



NOTICE OF MEETING

**Notice is hereby given of the Meeting of the
Bluff Community Board to be held in the Bluff
Municipal Chambers, Gore Street, Bluff on
Monday 12 September 2022 at 7.00 pm**

Mr R Fife (Chairperson)
Mrs G Henderson (Deputy Chair)
Mr G A Laidlaw
Mr N Peterson
Miss T Topi
Cr A J Arnold
Mrs P Coote – Advisory Member

CLARE HADLEY
CHIEF EXECUTIVE

Bluff Community Board - Public

12 September 2022 07:00 PM

Agenda Topic	Page
1. Apologies	
2. Declaration of Interest	
a. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.	
b. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.	
3. Public Forum	
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MINUTES OF THE BLUFF COMMUNITY BOARD MEETING HELD IN THE BLUFF MUNICIPAL CHAMBERS, GORE STREET, BLUFF ON MONDAY 1 AUGUST 2022 AT 7.00 PM

PRESENT: Mr R Fife (Chair)
Mrs G Henderson (Deputy Chair)
Mr G Laidlaw
Mr N Peterson
Miss T Topi
Cr A J Arnold

IN ATTENDANCE: Mrs P Christie – Assistant Group Manager – Finance and Assurance
Mr R Pearson – Manager – Asset Management
Mr P Nolan – Manager – Infrastructure Operations
Ms C Rain – Manager – Parks and Recreation
Mrs N Allan – Service Centre Manager
Mr L Beer – Bluff Publicity/Promotions Officer
Ms M Cassiere – Executive Governance Officer

1. **APOLOGIES**

Mrs Pania Coote, Mr Graham Laidlaw for lateness.

Moved Mrs Henderson, seconded Mr Peterson and **RESOLVED** that the apologies be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **PUBLIC FORUM**

3.1 **Update from South Port**

Mr Nigel Gear, Mr Frank O' Boyle and Mr Geoff Finnerty were in attendance. They noted that they had applied for a capital consent to deepen the channel. They noted that work on dredging of the channel to clean up debris would start between mid to late August 2022 and would take approximately five weeks to complete. They also spoke about their health and safety programme and noted that WorkSite had completed their health and safety assessment of South Port's sites. They also spoke about the new tug boat and noted that staff were being trained up to use the tug boat.

The chair thanked Mr Gear, Mr O'Boyle and Mr Cornwell for taking the time to attend the meeting.

3.2 **Update from Bluff Motupōhue Environment Trust**

Mr David Swann and Ms Estelle Leask were in attendance. They noted that around 20,000 native plants were planned to be planted during conservation week and that volunteers would be needed. They also spoke about application of

pesticide for rodents as part of their predator control programme and reaffirmed that the 1080 pesticide would not be used.

The chair thanked Mr Swann and Ms Leask for taking the time to attend the meeting.

4. **MINOR LATE ITEM**

4.1. **Bluff Financial Statement**

Moved Mr Peterson, seconded Ms Topi and **RESOLVED** that the Minor Late Item 'Bluff Financial Statement' be accepted.

5. **MINUTES OF THE BLUFF COMMUNITY BOARD MEETING HELD ON 20 JUNE 2022**
A3945578

Moved Mrs Henderson, seconded Mr Laidlaw that the minutes of the Bluff Community Board held on 20 June 2022 be confirmed.

A query was raised around a solution for the clean-up of graffiti, and the Community Board was advised that a community driven initiative would be the best and the appropriate approach.

The motion, now put, was **RESOLVED**.

6. **REPORT OF THE BLUFF PUBLICITY / PROMOTIONS OFFICER**
A3993690

Moved Ms Topi, seconded Mr Peterson:

1. That the Bluff Community Board receive the report "Report of the Bluff Publicity / Promotions Officer".

Mr Lindsay Beer was in attendance and provided a summary of the report. He noted that the Lion foundation had donated \$18,000 towards the information kiosk, and provided an update on the Burt Munro Challenge for next year.

In response to a query about the shortfall required to fund the Information Kiosk, it was noted that the shortfall had been \$40,000 and that the Lion Foundation had donated \$18,000. It was further noted that the gap for the balance of the shortfall had yet to be bridged.

The motion, now put, was **RESOLVED**.

7. **BLUFF ACTION SHEET**
A3961422

Moved Mr Laidlaw, seconded Mrs Henderson that the Bluff Community Board:

1. That the Report Bluff Action Sheet be received.

Mr Peter Nolan was in attendance and provided an update of the report. He suggested that the current action sheet be closed off and that, going forward, new items based on a periodic update be discussed. He noted that a plan would be put in place with regard to visits to Bluff and for tour inspections as well.

Discussion took place around closing the current action sheet and the outstanding actions in the sheet. Outstanding actions included footpath around the Maritime Museum, replacement of tyres at Stirling Point, Resource Consent Approval process for the Bluff Foreshore subdivision, Bluff Hill carpark tidy up, and access restriction to the beach from Stirling Point Pilot Station Esplanade Reserve.

Mr Russell Pearson and Ms Caroline Rain were invited to speak to the outstanding items. They noted that some of the actions could be completed except for those which require further funding, and that proposals and workshops would be arranged with the Community Board around the other outstanding actions.

With regard to a query about the yellow lines around Stirling Point which Waka Kotahi was to have completed, they noted that it would be followed up and reported back to the Community Board.

Ms Rain provided an update on the Bluff Hill Active Recreation precinct and noted that the funds to work on the carpark and toilet area had been received. She noted that the scope had to be drawn up and work would commence. She further noted that it would take a total of 18 months to complete the projects.

Queries were raised around the building which lost its roofing and another building which has a verandah jutting out to the footpath. It was noted that the building owner would have to get the roofing fixed but that it may take time for work to be completed. It was also noted that the verandah provided structural support to the building and that it was not a significant issue.

Mr Pearson provided an update on the bund work and said that Waka Kotahi had provided a response. He noted that there was an arrangement between Waka Kotahi and Environment Southland, and that as an interim measure Environment Southland would close the flood gates more frequently. He also spoke about Closed Circuit Television (CCTV) cameras for Bluff and noted that the CCTV project was still being developed, that cameras would first be first installed in the city centre and that other areas including Bluff had been included in the project plan for CCTV cameras.

In response to a query whether a maintenance schedule for the Invercargill to Bluff walkway could be shared with the Community Board, it was noted that there wasn't a schedule at present and maintenance was being conducted on a reactionary basis.

The motion, now put, was **RESOLVED**.

8. **CHAIRPERSON'S REPORT – VERBAL**

Moved Mr Peterson, seconded Cr Arnold and **RESOLVED** that the Bluff Community Board:

1. Receives the report 'Chairperson's Verbal Report'.

The Chair noted that a funding request had been received from Bluff Promotion towards completion of the Bluff Information Kiosk and Bluff 2024 information boards.

Moved Mr Fife, seconded Mr Peterson that the Bluff Community Board resolves:

- 1) To review the report 'Bluff 2024 Boards funding request'.
- 2) To recommend to Council that Council approves the spending up to \$15,000 on the completion of the Bluff 2024 information boards.
- 3) Confirm to Council that the funding for the Bluff 2024 information boards will come from the Bluff Community Board Net Debt account.

The motion, now put, was **RESOLVED**.

9. **BLUFF FINANCIAL STATEMENT**

Moved Mr Peterson, seconded Mrs Henderson that the Bluff Community Board:

1. Receives the report 'Bluff Financial Statement'.

The motion, now put, was **RESOLVED**.

10. **URGENT BUSINESS**

Nil.

There being no further business, the meeting finished at 8.22 pm.

BLUFF BOAT RAMP FACILITIES UPGRADE – STAGE 1 UPDATE

To:	Bluff Community Board
Meeting Date:	Monday 12 September 2022
From:	Lee Butcher – Programme Director – Project Management Office
Approved:	Steve Gibling - Group Manager - Leisure and Recreation
Approved Date:	Tuesday 23 August 2022
Open Agenda:	Yes
Public Excluded Agenda:	No

Purpose and Summary

To inform the Bluff Community Board on the Bluff Boat Ramp Facilities Upgrade project updates since May 2022.

Recommendations

1. That the Bluff Community Board receives the quarterly report “Bluff Boat Ramp Facilities Upgrade – Stage 1 Update”.

Background

Following the Bluff Community Board update of May 2022, Council staff from the Project Management Office (PMO) have been working on the project “re-set” and developing the new project plan and timeline. The works will be split into three stages:

- Stage 1 West-Jetty
- Stage 2 East-Jetty
- Stage 3 Main-Ramp

Stage 1 has begun with the council staff meeting Southland District Council (SDC) regarding current Wharf and Jetty projects being undertaken on Stewart and Ulva Islands. Meetings provided opportunities to discuss SDC’s approach to their projects and the invested parties they have utilised throughout the projects (designers, local suppliers). SDC has provided us with indicative costing and plans (drawings) to assist in this project. Following the meeting with SDC, we contacted local company Offshore & Coastal Engineering Ltd (OCEL).

Council staff have been working with OCEL to develop a simplified Floating Jetty design for use in the West Jetty redevelopment. The decision to proceed with a Floating Jetty is based on the lower upfront cost and long-term maintenance benefits.

Following design conversations, council staff have also been considering approaches for Stage 2 East Jetty. In addition to repairing the current fixed structure, we are looking at the possibility of attaching a floating pontoon to extend the footprint and usability of the East Jetty.

In addition to meeting with SDC and OCEL, council staff have met with Environment Southland (ES) to discuss existing consents and the need for future amendments. Amendments may not be required however, this will be investigated further upon 100% design completion.

ES has also met with council staff in reference to the washdown facility and is due to come back to the ICC in the coming month.

Council staff have also met with the local coastguard, who are keen to establish a mooring close to the yacht club; they also have been working with the engineering firm OCEL and have access to a pontoon that could be integrated to the West or East jetty.

Progress has been slower than expected due to covid-19 and travel disruptions; getting engineers to the site has been problematic. OCEL had a good site meeting on 10/08 with council staff and is underway with design work.

Stage 1 Milestones:

- Engineering Contract Awarded
- 60% Design target date - (30/09/2022)

Upcoming Milestones:

- 100% Design and Detailed Drawings target date - (18/11/2022)
- Main Contractor procurement - (Dec 2022)

Next Steps

Upon 100% design completion, the next steps will be applying for Consent Amendments (if applicable) and going out to market for a contractor.

Follow up with ES on biohazard wash down.

Follow up with coastguard with reference to a mooring.

An additional Bluff Community Board update will be provided at the final Bluff Community Board Meeting of 2022.

Bluff Community Board to consider undertaking workshops to investigate alternative swimming solutions for community.

REPORT OF THE BLUFF PUBLICITY / PROMOTIONS OFFICER

To: Bluff Community Board

Meeting Date: Monday 12 September 2022

From: Lindsay Beer – Bluff Publicity / Promotions Officer

Open Agenda: Yes

Public Excluded Agenda: No

Purpose and Summary

To update the Bluff Community Board on activities happening in Bluff.

Recommendations

That the Bluff Community Board receive the report "Report of the Bluff Publicity / Promotions Officer".

Bluff Website

A lot of content changes have been made to the draft website in the past six weeks. Some of those were picking up changes that have occurred in the community recently, while some were grammatical and improvement based. The last item we were awaiting was the map content that was being developed for the kiosk in an effort to have consistency between the website and kiosk.

All changes are now back with the designer and will be circulated as soon as the changes are incorporated. We will work with the designer to see if the format of kiosk map is appropriate for the site.

A final draft will be circulated very soon and despite the fact that minor changes may still be found at that stage, I believe the site can go live as the information within is current and any further changes can be made after it goes live.

Information Kiosk

I currently have two more organisations who have signalled they will provide funding for the kiosk. I am just waiting to hear the exact amount of their contributions.

Summer Sounds

Sunday 29 January 2023 appears to be the best date in January for Summer Sounds Bluff 2023. Our major sponsor has been out of the country but upon their return we will confirm that date is suitable and then finalise details for the event.

BLUFF ACTION SHEET

To: Bluff Community Board

Meeting Date: Monday 12 September 2022

From: Peter Nolan – Manager – Infrastructure Operations

Approved: Steve Gibling - Group Manager - Leisure and Recreation

Approved Date:

Open Agenda: Yes

Public Excluded Agenda: No

Purpose and Summary

The action sheet has been updated to show the response to the issues raised in the inspection.

Recommendations

That the Report Bluff Action Sheet be received.

Background

The Bluff action sheet was developed following an inspection by the Bluff Community Board and Council staff. The action sheet looks to update the actions identified during that inspection.

Issues

N/A

Next Steps

Ongoing review of the Action Sheet.

Attachments

Bluff Action Sheet (A4063335)

Bluff Community Board - Public - Bluff Action Sheet (A4020067)

							APPENDIX 1
							A4063335
Bluff Inspection Action Sheet							
Item	Year	Responsibility Area	Issues	Actions	ICC Contact	Timeframe	
3	2019	Project Management Office	Boat Ramp	A report was included in the agenda from the Project Management Office.	Lee Butcher	Sep-22	
4	2019	Roading	Stirling Point	Footpath is still awaiting decisions. No further decisions have been made to advance a solution. The number of alternative options has not really changed and car parking remains to be a significant problem. No further progress has been made on this project. Footpath funding has also been cut but solutions are still being considered.	Asset Planning	Hold	
7	2019	Parks and Recreation	Bluff War Memorial	Onsite held Engineer 02/02/21 to understand options. Organise meeting with Bluff RSA, date to be confirmed. There is a section of land west of the memorial that is beginning to erod as a result of tidal impacsts which is making it difficult to maintain. Parks and Recreation are looking into a solution to manage this.	Caroline Rain	On hold until PGF memorial projects are completed	
8	2019	Parks and Recreation	Information Kiosk	Site work led by Parks and Recreation staff completed. Interpretation panels and lwi artwork to be finalised and led by the Steering Group to completion for the interior of the kiosk.	Lesley McCoy		
22	2020	Roading	Shannon / Blackwater Streets intersection for pedestrians	Further planning required with the cycle path but noted that a safe crossing location is required. Some footpath works and drop channels required. Still awaiting funding decisions from Waka Kotahi.	Asset Planning	Funding Pending	
23	2020	Roading	Maritime Museum intersection footpath	Footpath would be planned with the Boat Ramp works. Met with Ray and Tammi 01/09/2022. Identified drop kerb needs to be installed Shannon St. crossing Foreshore Rd.	Asset Planning	On Hold	
33	2020	Parks and Recreation	Bluff Hill Carpark general tidy up	New MoU has been signed with DOC and another with DOC and Bluff Hill Motupohue Trust. Operational undertakings through the understanding are ongoing. More actions are anticipated in collaboration with Awarua Runaka and Key Stakeholders as part of the Implementation Plan for the Bluff Motupohue 2020 Tourism Master Plan	Caroline Rain - Parks and Recreation	Ongoing	
34	2020	Roading	Barrow Street footpath behind Eagle Hotel	Works still pending and on future programme. Level of available funding has been reduced and will need evaluated.	Asset Planning		
38	2020	Roading	Stirling Point	Replacement for tyres has been costed and it is being considered where funding for this can be obtained. Agreed that the area needs further attention. No further action since last meeting Met with Ray and Tammi 01/09/2022. ICC to confirm private boundary by 09/09/2022	Asset Planning	On Hold	
39	2021	Parks and Recreation	Access Restriction to the Beach from Stirling Point Pilot Station Esplanade Reserve	Further consultation on this paper has been undertaken by Te Ao Marama. ICC staff have met on site with Tammi Topi to look at the issues and potential alternatives. An onsite workshop is being planned.	Caroline Rain - Parks and Recreation	On Hold	

Bluff Community Board - Public - Bluff Action Sheet (A4020067)

40	2022	Parks and Recreation	Bluff Foreshore Subdivision	Resource Consent Approval process underway relating to a proposed subdivision which will formalise land ownership for the boat ramp and along the foreshore. Te Ao Marama is following up on approval for adjoining land owner Ngai Tahu seafood's. Consent has been approved (copy of this can be found A4063424). A cadastral survey by True South is anticipated in September, followed by another meeting with ICC staff to confirm conditions of the consent.	Caroline Rain - Parks and Recreation	Ongoing
41	2022	Parks and Recreation	Bluff Skate Park	Following an onsite meeting with ICC and Tammi Topi, the skate park has been waterblasted and cleaned. Tammi is working with the designer and ICC to be ready for painting of the skate park in spring. A basketball hoop is being priced for installation as per requests from the community. Bluff School have been permitted to install murals of kiwi on the fence for a year.	Caroline Rain - Parks and Recreation	Ongoing
42	2022	Parks and Recreation	Bluff Hill Motupohue Active Recreation Precinct	Tourism Infrastructure Funding has been awarded to ICC (subject to consent conditions). This funding, along with a contribution from ICC, is planned to be used to develop car parking and toilet facilities, as well as MTB and walking trails and connections with other trails. A Project Control Group has been set up and actions assigned to ensure we keep tasks on track collaboratively. A tender is currently being finalised to seek a project manager.	Caroline Rain - Parks and Recreation	2023
44	2022	Drainage	Reported by Noel? Manhole lid and frame needs replaced	As this is state highway we have issued a planned work order to contract 807 to replace this lid and frame Not in Bluff. It was on the Tay Street and Clyde Street roundabout Reported Noel Peterson	RFS 374562	Closed
45	2022	Parks and Recreation	Seeking Public Notification on General Policies Reserve Management Plan (not an issue)	ICC Parks and Recreation would like to invite you to share your views on the General Policies Management Plan for parks and reserves in Invercargill and Bluff for the next 10 years. This information will inform the development of the management plan in compliance with section 41 of the Reserves Act 1977. Please visit our platform letstalk.icc.govt.nz to share your thoughts with us. Further workshops and engagement may be held prior to a draft being sent out for further consultation in 2023.	Caroline Rain - Parks and Recreation	Public notification closes 11 September 2022
46	2022	Parks and Recreation	Sandy Point Master Plan	Public Drop in sessions are anticipated 13, 15 and 17 September at the Library Meeting Room to test emerging theme ideas based on engagement to date on community aspirations for Sandy Point over the next 30-50 years. More information to come	Caroline Rain - Parks and Recreation	13-17 September 2022
48	2022	Roading	Sumps	02/09/2022 - 2 x sump issues identified. Slaney/Foyle & Barrow/Suir.	Operations Manager	New
49	2022	Roading	Ward Parade Footpath near Stirling Point	02/09/2022 - Identified that a little more tidying up required to ensure full width available to pedestrians	Operations Manager	New
50	2022	Roading	Rubbish bins	02/09/2022 - Some maintenance issues identified. Engaing WasteNet to review maintenance plan	Operations Manager	New
51	2022	Roading	Intersection Visability	02/09/2022 - Raymond/Walker - Overgrown vegetation from private property identified and will require cut back/removal	Operations Manager	New
52	2022	Roading	Vegetation encroaching road	02/09/2022 - Areas in Bann Street with vegetation encroaching the road identified	Operations Manager	New
53	2022	Roading	Footpath widths and dish channels	02/09/2022 - several areas identified that require trimming and clearing/cleaning. Ongoing area wide Routine Inspections, and Programmes, developed as a result of inspections, to be formalised and implemented.	Operations Manager	New



Ref: A3660986

26 May 2022

Invercargill City Council
C/-TrueSouth Survey Services Ltd

Attention: Trish Falconer

Email: trish@truesouth.co.nz

Dear Trish

**RESOURCE CONSENT APPLICATION FOR A TWO STAGE SUBDIVISION SEAPORT 2 ZONE.
AT 241 FORESHORE ROAD, BLUFF, 255 FORESHORE ROAD, BLUFF - RMA/2021/325**

Your application for resource consent to a two stage subdivision to facilitate the issue of five new records of title was received on 21 December 2021. It was processed in a non-notified manner in accordance with sections 95A and 95B of the Resource Management Act 1991. The Team Leader – Planning acting under delegated authority, considered the matter on 26 May 2022.

I advise that the Council has **granted** consent to your application, subject to conditions. In accordance with this decision the consent must be given effect to within five years from the date that it was issued.

The \$1310.00 application fee for this Resource Consent application has been paid. Any further costs incurred by Council in the processing of these applications will be invoiced at a later date.

DESCRIPTION OF ACTIVITY

Two stage subdivision to facilitate the issue of five new records of title as follows:

Stage 1

Subdivision of Record of Title SL7C/54 (Pt Sections 11 and 14 BLK XXIII Town of Campbelltown) will result in the issue of four new titles. Subdivision consent is sought to create seven allotments as described in the following table:

Lot	Area m ²	Purpose - intended ownership
1	137	Vacant land - South Port
2	1830	Maritime Museum - ICC
3	1870	Boat ramp and wash down area - ICC
4	2038	Road to vest – ICC
5	1489	Vacant land - South Port
6	1932	Vehicle and trailer parking - South Port (Leased by ICC)
7	700	Common Marine and Coastal Area

Stage 1 total area 9996m²

Lots 1 and 5 are to be amalgamated with Part Sections 7, 10, 12 Block XXIII Town of Campbelltown and Part Lots 6 and 8 DP 9710 (residue record of title SL7C/54)

Stage 2

Subdivision (boundary adjustment) of SL6D/155 (Pt Lot 8 DP 9710) and the balance title for SL7C/54 will result in the issue of two new titles. Subdivision consent is sought to create three allotments as described in the following table:

Lot	Area m ²	Purpose - intended ownership
8	452	Land to vest in ICC as Local Purpose Reserve -Esplanade
9	2047	Vacant land - South Port
10	433	Common Marine and Coastal Area

Lot 9 is to be amalgamated with Part Lot 8 DP 9710, Lots 1 and 5 (DPXXXX), and Part Sections 7, 10 and 12 Block XXIII Town of Campbelltown (residue Record of Title XXXX) and that one Record of title be issued to include all titles

Land in both stages that is below mean high water spring tide will become foreshore as part of the subdivision process.

REASON FOR THE APPLICATION

The site is located within the Seaport 2 Zone of the Invercargill City District Plan 2019 (District Plan).

Resource consent is necessary because the proposed subdivision is a discretionary activity under Rule SUB-R3 of the District Plan.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

The National Environmental Standards applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the NESCS and/or might require Resource Consent.

Land within Lots 3 and 7 are identified on the Selected Land Use Register. This area includes a boat ramp and associated access area and two jetties. A Preliminary Site Inspection (PSI) has been prepared in relation to earth works to upgrade the boat ramp (located within Lots 3 and 7) The area assessed within the PSI is contained within Lots 2, 4, 6 and 7 and concluded that there are heavy metals at concentrations that are below environmental guideline criteria.

Therefore no further consideration needs to be given to the NESCS for the subdivision and matters relating to the removal of soil/material I will need to be addressed in a aerate application relating to the upgrade of the boat ramp

Overall Status

Overall, this Resource Consent is considered to be a **discretionary** activity. This means that Resource Consent is required.

PLANNING ASSESSMENT**Notification Issues**

Under the provisions of the RMA, the Council follows the steps set out in s95A, in the order given, to determine whether to publicly notify an application for a Resource Consent. If there is no

requirement under s95A to publicly notify an application, the steps set out in s95B must then be followed to determine whether to give limited notification of the application. The following assessment considers whether public or limited notification is required or precluded:

Public Notification

Section 95A of the RMA sets out a step-by-step process for determining public notification.

Step 1: Mandatory public notification in certain circumstance

If the answer to any of the below questions is yes, then public notification is required and consideration of the other steps in Section 95A is not needed.

Question	Yes	No	N/A	Assessment Notes
Has the applicant requested public notification? (s95A(3)(a))	-	✓	-	
Is public notification required under Section 95C (applicant has not provided or refuses to provide further information; or, applicant refuses to agree to commissioning of report or does not respond to report commissioning request)? (s95A(3)(b))	-	✓	-	
Has the application been made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977? (s95A(3)(c))	-	✓	-	

Step 2: If not required by Step 1, public notification precluded in certain circumstances

If the answer is yes to any of the below questions, then Step 3 must be skipped and Step 4 considered.

If the answer is no to all of these questions, then Step 3 must be considered.

Question	Yes	No	N/A	Assessment Notes
Does a rule or national environmental standard preclude public notification of each activity in the application? (s95A(5)(a))	-	✓	-	
Is the application for one or more of the following, but no other, activities:				
A controlled activity? (s95A(5)(b)(i))	-	✓	-	
A restricted discretionary, discretionary or non-complying 'boundary activity'? (s95A(5)(b)(iii))	-	✓	-	

Step 3: If not precluded by step 2, public notification required in certain circumstances

The application is for a Resource Consent for 1 or more activities and any of those activities is subject to a rule or national environmental standard that requires public notification (s95A(8)(a))	-	✓	-	
The consent authority decides, in accordance with the section 95D, that the activity will have or	-	✓	-	

is likely to have adverse effects on the environment that are more than minor (s95A(8)(b))				
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As the answers to Step 3 are no then Step 4 must be considered

Step 4: Public notification in special circumstances

If the answer is yes to this question, then the application must be publicly notified.

If the answer is no, then the application needs to be considered for limited notification.

Question	Yes	No	N/A	Assessment Notes
Do special circumstances exist that warrant the public notification of the application? (s95A(9))	-	✓	-	No special circumstances exist concerning the application that requires it to be notified.

Limited Notification

Section 95B of the RMA sets out a step-by-step process for determining limited notification. The Council must decide whether there is any affected person, affected protected customary rights group, or affected customary marine title group in relation to the activity.

Step 1: Certain affected groups and affected persons must be notified

If there is any affected protected customary rights group or affected customary marine title group, or any person to whom a statutory acknowledgement has been made that is affected in a minor or more than minor way, then the application must be limited notified to these parties unless their written approval has been obtained.

Irrespective of the above, Step 2 must then be considered.

Question	Yes	No	N/A	Assessment Notes
Is the activity in a protected customary rights area?	-	✓	-	
Will the activity have adverse effects on the protected customary right?	-	-	✓	N/A, the activity is not in a protected customary rights area.
Has the protected customary rights group given written approval for the activity and it has not been withdrawn?	-	-	✓	N/A, the activity is not in a protected customary rights area.
Is the activity accommodated in a customary marine title area?	-	✓	-	
Does the activity have adverse effects on the exercise of the rights applying to a customary marine title group?	-	-	✓	N/A, the activity is not an accommodated activity in a customary marine title area.
Has the customary marine title group given written approval for the activity and it has not been withdrawn?	-	-	✓	N/A, the activity is not an accommodated

				activity in a customary marine title area.
Is the activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement? (s95B(3) and s95E(2)(c))	✓	-	-	The applicant has consulted with Te Ao Marama who have provided their approval on behalf of the Awarua Runaka
Is the person to whom the statutory acknowledgement made affected in a minor or more than minor way and has their written approval been obtained? (s95B(3) and s95E(2)(c))	✓	-	-	The applicant has consulted with Te Ao Marama who have provided their approval on behalf of the Awarua Runaka

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

If the answer is yes to any of these questions, then Step 3 must be skipped and Step 4 considered.

If the answer is no to all of these questions, then Step 3 must be considered.

Question	Yes	No	N/A	Assessment Notes
Does a rule or national environmental standard preclude limited notification of each activity in the application? (s95B(6)(a))	-	✓	-	
Is the application for a controlled activity (and no other activities) under the district plan(s) and is not a subdivision? (s95B(6)(b))	-	✓	-	

Step 3: If not precluded by Step 2, certain other affected persons must be notified

If there are any persons who might be adversely affected, then the application must be limited notified to these parties unless their written approval has been obtained.

Irrespective of the above, Step 4 must then be considered.

Question	Yes	No	N/A	Assessment Notes
Is the application for a 'boundary activity', and have all owners of an allotment with an 'infringed boundary', where the activity's adverse effects on the owner are minor or more than minor (but are not less than minor), given written approval? (s95B(7)(a))	-	✓	-	
In all other cases, will the activity have adverse effects on any person that is minor or more than minor (but not less than minor), and have these persons given their written approval? (s95B(8) and s95E)	-	✓	-	No other parties besides iwi are considered affected by the proposed subdivision.

Step 4: Further notification in special circumstances

If the answer is yes to the below question, then the application must be limited notified to these other persons.

Question	Yes	No	N/A	Assessment Notes
Are there special circumstances that warrant the application being limited notified to any other persons not already determined to be eligible for limited notification (excluding persons assessed under Section 95E as not being affected persons)? (s95B(10))	-	✓	-	No special circumstances exist concerning the application that requires it to be notified.

Conclusion

Having regard to the step-by-step process for considering public notification and limited notification under section 95 of the RMA, it is determined that:

- The application can proceed on a non-notified basis.

Consideration of Assessment of Effects

The following consideration of effects on the environment has been carried out in accordance with section 104(1) of the RMA.

Effects on Environment**Permitted Baseline**

Pursuant to Section 104(2) of RMA 1991, the Council may disregard an adverse effect of the activity on the environment if a national environmental standard or the District Plan permits an activity with that effect.

There is no permitted baseline for subdivision in the District Plan, all subdivisions require resource consent.

Infrastructure

There were no specific requirements from the Asset Managers in respect to either stage of this subdivision beyond what has been include in the application as they have been involved in the development of this proposal.

The application raised the following matters in relation to existing infrastructure.

Stage 1

There is an existing right of way over record of title SL7C/54 in favour of Lots 2-5 DP 11119 this is no longer required as the area of the right of way (shown as Lot 4 on the scheme plan) which will be vested as road and become a continuation of Ron's Place.

There are also easements for electricity and telecommunications that will also be extinguished as they are no longer required as Lots 1-3, 5 and 6 all have access to Foreshore Road.

These easements will be extinguished at the time title certification is sought for stage 1.

There are also existing private water and drainage easements over Lots 1, 3 and 4 DP 11119 that benefit the subject site and within Lots 1-5 DP 11119 which coincide with network water and drainage utilities. The proposal is to surrender these easements and replace with an easement in gross in favour of the Invercargill City Council.

In the application a condition is proposed to address this matter:

Prior to the issue of 223 certification, the consent holder shall identify (in consultation with the relevant departments of the Invercargill City Council) any existing water and drainage network utility services that require easements in gross - within Lots 1-3 and 6 of the subject site and 211, 223, 225 Foreshore Road and 5 Ron's Place. The easements in gross shall be of a width that is acceptable to the Invercargill City Council water and drainage managers and shall be shown in a memorandum of Easements on the Land Transfer Title Plan submitted for 223 certification.

This has been accepted and included in the conditions

There are also easements for electricity and telecommunications that will also be extinguished as they are no longer required as Lots 1-3, 5 and 6 all have access to Foreshore Road.

Stage 2

There are no easements identified as being necessary for Lots 8 and 9

Esplanade Mechanisms

In the application it is requested that the requirement for an esplanade strip (up to 20m wide adjacent to the coastal marine area) under Rule SUB-R10 as the land adjoins a working harbour which make sit unsuitable for uncontrolled public access

The change of ownership of Lots 3 and 8 to the Invercargill City Council along with the reserve at 355 Foreshore Road does provide suitable public access to the harbor.

This reasoning was accepted and no requirement for an esplanade strip was required.

Coastal Environment

The land being subdivided is identified as being within the coastal environment, the land being subdivided is within an area of the coast that has been developed for a number of port related activities as well as providing public access to the harbour. The subdivision will not change how this part of the coast is utilized.

Statutory Acknowledgement

Bluff Harbour is part of the Rakiura/Te Ara a Kiwa (Rakiura/Foveaux Strait Coastal Marine Area) Consultation was undertaken with Te Ao Marama Inc on behalf of the Awarau Runaka. They do not have any concerns with the proposed subdivision.

Bluff Community Board

The Bluff Community Board has been advised by the applicant about the subdivision.

Other Matters

In the application it was noted that the subject titles include former foreshore which has been reclaimed and land below mean High Water Springs is Common Marine Area. There are a number

of privately owned structures located within the Common Marine Area and it is suggested that a list of who owns these structures is retained for future reference respect of future rights and responsibilities around the maintenance and or removal of these structures.

This list has been included in the decision advice notes and has also been forwarded to Council's Manager – Strategic Asset Planning

Objectives and Policies

In accordance with section 104(1)(b) of the RMA, the objectives and policies of the Invercargill City District Plan were taken into account in assessing the application.

Subdivision

- SUB-O1 Subdivision and development is integrated with existing communities, infrastructure and public spaces.
- SUB-O2 Subdivision and development maintains and enhances the character and amenity of Invercargill.
- SUB-O5 Subdivision and development is managed so that it avoids, remedies or mitigates adverse effects on the safe, efficient and effective operation, maintenance, upgrading and development of infrastructure.
- SUB-O8 The subdivision of land is undertaken in accordance with the Objectives for zones and resources of the City recognising that because subdivision sets the long-term pattern of development, subdivision is a major determinant of how land is used and therefore of the environmental effects of land use.
- SUB-O11 Public access to and along the coast and along the margins of streams and rivers is retained and enhanced.
- SUB-P10 To have regard to any history of site contamination as part of the subdivision process.
- SUB-P11 To maintain and enhance through the subdivision process, public access to and along the coastline, waterways and public space of Invercargill.

Coastal Environment

- CE-O2 Provision is made for those activities that have a functional need of locating within the coastal environment.
- CE-O3 Provide for existing infrastructure and development within the coastal environment, including the Port of Bluff and Tiwai Smelter and recognise the functional need for some activities to locate within the coastal environment.
- CE-P2 To identify the Bluff township, and the hamlet of Ōmaui as the appropriate locations for subdivision, use and development in the coastal environment and, subject to providing for activities with a functional need to locate in the coastal environment, to give priority to preservation of the natural character of the coastal environment elsewhere.
- CE-P3 To seek the maintenance and enhancement of public access within the coastal environment through regulatory and non-regulatory means where it
 1. Is practical to do so
 2. Will not give rise to health and safety issues
 3. Will not interfere with the reasonable use of the land by the occupier.

Seaport 2 Zone

- PORT2Z-O3 Where it can be safely provided, and is practical, public access along the waterfront is maintained and enhanced.
- PORT2Z-P2 To maintain and make a feature of pedestrian access along the waterfront, where it is safe and practical to do so.

The application is considered to be in general accordance with the objectives and policies relating to Subdivision, Coastal Environment and the Seaport 2 Zone

DECISION

On 26 May 2022 the Council's Team Leader – Planning acting under authority delegated by the Council, resolved that consent be **granted** subject to the conditions imposed and detailed on the table attached.

The decision to grant a resource consent was made under sections 104 and 104B of the RMA. The reasons for this decision are outlined below. The conditions were imposed under sections 108 and 220 of the RMA. The matters considered in reaching the decision are detailed under the Planning Assessment section of this letter.

Reasons

In accordance with section 104(1)(a) of the RMA, the actual and potential adverse effects associated with the proposed activity have been assessed and are outlined above. It is considered that adverse effects of the proposed activity on the environment will be acceptable.

In accordance with section 104(1)(b) of the RMA, the proposal is considered to be consistent with the relevant objectives and policies of the Invercargill City District Plan.

RIGHTS OF OBJECTION AND APPEAL

If you are not satisfied you can object to the decision by writing to the Council. Your objection must set out the reasons in accordance with sections 357A and 357C of the RMA. It will then be passed on to the Council's Hearings Committee for a decision. If you prefer, you can also appeal the decision to the Environment Court. Any objection or appeal will need to be lodged within fifteen (15) working days of this letter being received. You may wish to consult your solicitor for advice on this matter.

Please contact Council's Planning Department (03) 211 1777 or duty.planner@icc.govt.nz if you have any questions or concerns.

Yours sincerely



Terence Boylan
PLANNER

Encl.



Ref: A3660986

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT No. RMA/2021/325**

APPLICANT:	Invercargill City Council
LOCATION OF PROPOSED ACTIVITY:	241 and 255 Foreshore Road, BLUFF PT Sec 7, PT Sec 10 to 12 PT Sec 14 Blk XXIII Town of Campbelltown, PT Lot 6 and Pt Lots 8 DP 9710 and Lot 9 DP 9710
DESCRIPTION OF ACTIVITY:	Two stage subdivision to facilitate the issue of five new Records of Title
DECISION:	Granted on 26 May 2022
	The following conditions were imposed under sections 108 and 220 of the Resource Management Act 1991:
	<ol style="list-style-type: none">1. The proposed activity is to be undertaken in accordance with the scheme plans for stages 1 and 2 and supporting information submitted with the application RMA/2021/325 received by the Council on 21 December 2021.
	<u>Stage 1</u>
	<ol style="list-style-type: none">2. That Lots 1 and 5 hereon be amalgamated with Part Sections 7, 10 and 12 Block XXIII Town of Campbelltown, Part Lots 6 and 8 DP 9710 (residue record of Title SL7C/54) and that one record of title be issued to include all parcels. LINZ reference 17679143. Prior to the issue of s223 certification, the consent holder shall identify(in consultation with the relevant departments of the Invercargill City Council) any existing water and drainage network utility services that require easements in gross - within Lots 1-3 and 6 of the subject site and 211, 223, 225 Foreshore Road and 5 Ron's Place. The easements in gross shall be of a width that is acceptable to the Manager - Engineering Services and shall be shown in a memorandum of Easements on the Land Transfer Title Plan submitted for s223 certification.4. Lot 4 is to vest as road.
	<u>Stage 2</u>
	<ol style="list-style-type: none">5. That Lot 9 hereon is to be amalgamated with Part Lot 8 DP 9710, Lots 1 and 5 (DPXXXX), and Part Sections 7, 10 and 12 Block XXIII Town of Campbelltown (residue Record of Title XXXX) and that one Record of title be issued to include all parcels. LINZ reference 1767914
Reasons for conditions:	The conditions were imposed to ensure consistency with the application.

Advice notes:

1. Under section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
2. It is the consent holder's responsibility to comply with all conditions imposed on this resource consent prior to and during the exercise of it.
3. Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken. For further information, contact the Building Consents staff who are located on the ground floor, Civic Administration Building or phone 211 1777.
4. The following street numbers have been allocated for the new lots:

Lots 1, 5 and 9 subject to amalgamation	Thin strips of land owned by Southport	255 Foreshore Rd
Lot 2	Bluff Maritime Museum	241 Foreshore Rd
Lot 3	vacant	3* Rons Crescent
Lot 4	Vest as Road	Rons Crescent
Lot 6	Vacant - Proposed car park	243* Foreshore Rd
Lot 7	Seabed – Common Marine and Coastal Area	N/A
Lot 8	Esplanade Reserve	309 Foreshore Rd
Lot 10	Seabed- Common Marine and Coastal Area	N/A

5. A list of structures and ownership (where able to be identified) is attached.
6. The Council holds the following information about this property that you may find useful.

Statutory Acknowledgement:

The property adjoins, a Statutory Acknowledgement under the Ngai Tahu Claims Settlement Act 1988 – Rakiura/Te Ara a Kiwa (Rakiura/Foveaux Strait Coastal Marine Area)



Terence Boylan
PLANNER

26 May 2022

Structures at land /marine interface - 241 and 255 Foreshore Road, Bluff

Scheme Plan Ref	Feature	Structure Owner (at conclusion of subdivision)
1	Lot 5 seawall / embankment	South Port
2	Fisherman's Wharf	South Port?
3	Wharf framework	?
4	Lot 4 seawall / embankment	Legal Road ICC
5	Loading bay	?
6	Wharf	?
7	Boat ramp	Bluff Yacht Club
8	Jetty	ICC
9	Lot 3 seawall / embankment	ICC
10	Boat ramp	ICC
11	Jetty	ICC
12	Wharf	No longer exists - demolished
13	Lot 2 seawall / embankment	ICC
14	Former slipway	ICC
15	Lot 1 seawall / embankment	South Port
16	Utility structure	?
17	Lot 9 seawall / embankment	South Port
18	Utility structure	?
19	Lot 8 seawall / embankment	Local Purpose Reserve ICC
20	Boat ramp	ICC
21	Jetty	ICC



Phone 03 218 8030 Fax 03 218 044
78 Doon Street, PO Box 534
Invercargill 9640
www.truesouth.co.nz

AMALGAMATION CONDITION:

That Lots 1 and 5 hereon be amalgamated with Part Sections 7, 10 and 12 Block XXIII Town of Campbelltown, Part Lots 6 and 8 DP 9710 (residue Record of Title SL7C/54) and that one Record of Title be issued to include all parcels.

NOTES:

- Lot 4 is to vest as Legal Road in the Invercargill City Council.
- Lot 7 is Common Marine and Coastal Area.
- The schedule of easements to be surrendered is shown for the purposes of seeking Section 243(e) approval from Council for the surrendering of these easements.

Local Authority: Invercargill City Council
Comprised In: RT SL7C/54 (part)
Total RT Area: 1.3682 ha

If this plan is used as the basis of any Sales and Purchase Agreement, then it is done so on the condition that all areas and dimensions are approximate only and subject to survey.

CLIENT:	Invercargill City Council
DATE:	16 December 2021
PROJECT:	5930
REVISION:	A - structure numbers

Scheme Plan

Proposed Subdivision of Part Sections 11 and 14, Block XXIII Town of Campbelltown (Stage 1)

241 Foreshore Road, Bluff

Scale 1:1250 @ A3

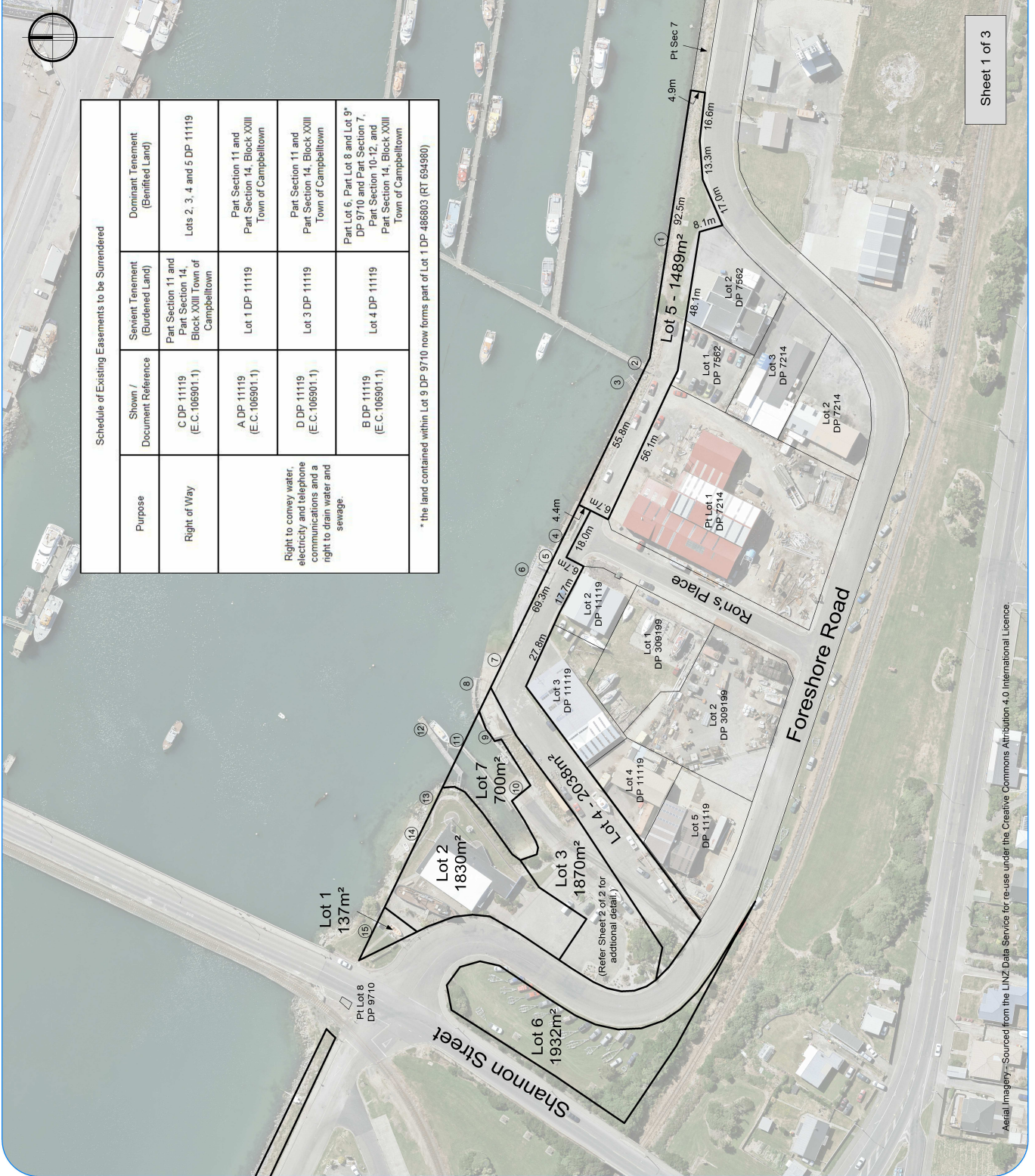
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Schedule of Existing Easements to be Surrendered			
Purpose	Shown / Document Reference	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right of Way	C DP 11119 (E.C. 106301.1)	Part Section 11 and Part Section 14, Block XXIII Town of Campbelltown	Lots 2, 3, 4 and 5 DP 11119
Right to convey water, electricity and telephone communications and a right to drain water and sewage.	A DP 11119 (E.C. 106301.1)	Lot 1 DP 11119	Part Section 11 and Part Section 14, Block XXIII Town of Campbelltown
	D DP 11119 (E.C. 106301.1)	Lot 3 DP 11119	Part Section 11 and Part Section 14, Block XXIII Town of Campbelltown
	B DP 11119 (E.C. 106301.1)	Lot 4 DP 11119	Part Section 11 and Part Section 14, Block XXIII Town of Campbelltown

* the land contained within Lot 9 DP 9710 now forms part of Lot 1 DP 486803 (RT 694980)



Sheet 1 of 3

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AMALGAMATION CONDITION:

That Lots 1 and 5 hereon be amalgamated with Part Sections 7, 10 and 12 Block XXIII Town of Campbelltown, Part Lots 6 and 8 DP 9710 (residue Record of Title SL7C/54) and that one Record of Title be issued to include all parcels.

NOTE:

Easements required for existing water, sewer and stormwater network utilities will be identified at the time of the final survey.

Local Authority: Invercargill City Council
 Comprised in: RT SL7C/54 (part)
 Total RT Area: 1.3682 ha

If this plan is used as the basis of any Sales and Purchase Agreement, then it is done so on the condition that all areas and dimensions are approximate only and subject to survey.

CLIENT:	Invercargill City Council
DATE:	16 December 2021
PROJECT:	5930
REVISION:	A - structure numbers

Scheme Plan

Proposed Subdivision of
 Part Sections 11 and 14,
 Block XXIII Town of
 Campbelltown
 (Stage 1)

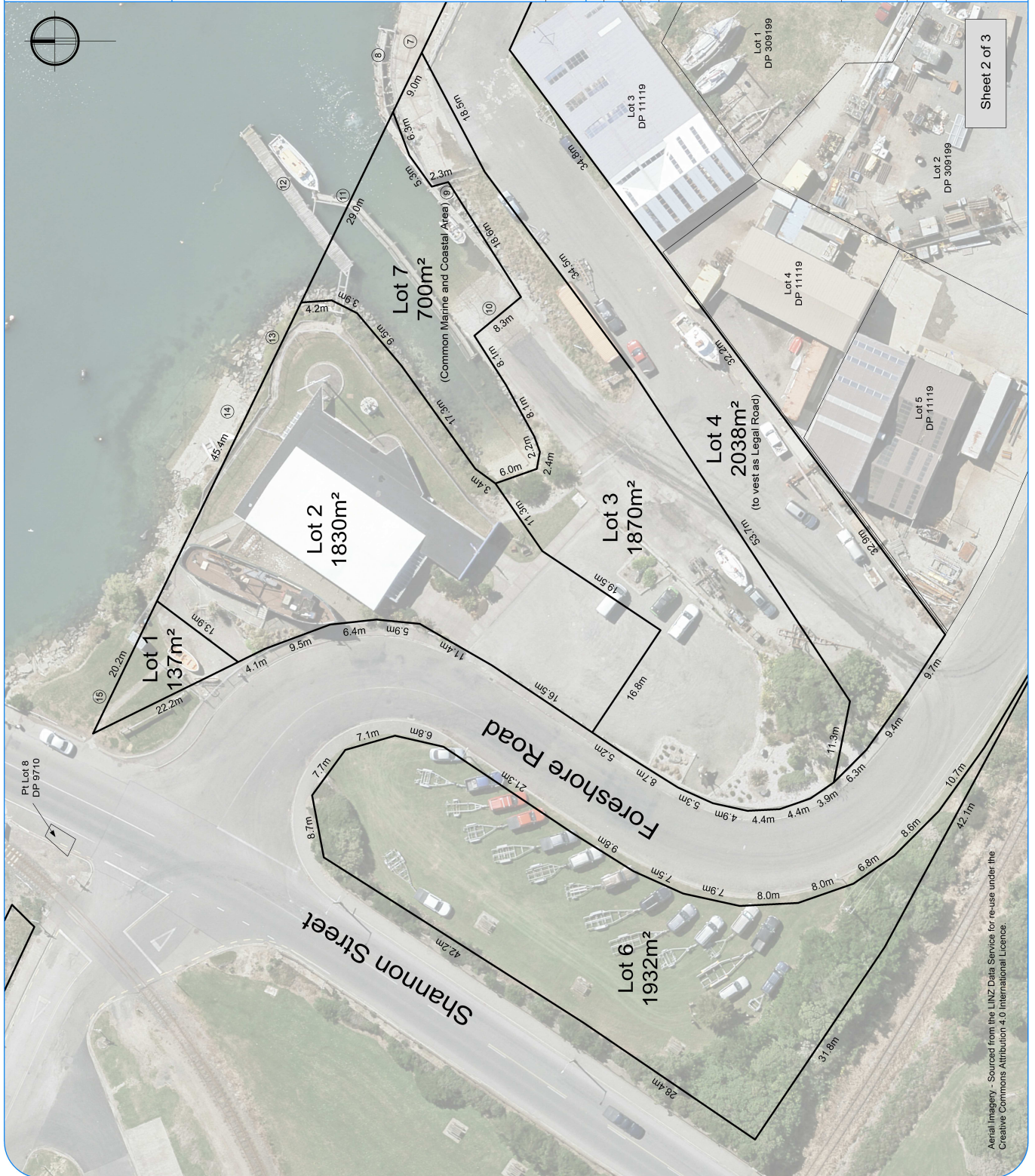
241 Foreshore Road,
 Bluff

Scale 1:500 @ A3

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AMALGAMATION CONDITION - Stage 2:

That Lot 9 hereon be amalgamated with Part Lot 8 DP 9710, Lots 1 and 5 DP XXXXXX, Part Sections 7, 10 and 12 Block XXIII Town of Campbelltown (residue Record of Title XXXX) and that one Record of Title be issued to include all parcels.

Local Authority: Invercargill City Council
 Comprised In: Rst SL7C/54 (part), SL6D/155

If this plan is used as the basis of any Sales and Purchase Agreement, then it is done so on the condition that all areas and dimensions are approximate only and subject to survey.

CLIENT:	Invercargill City Council
DATE:	16 December 2021
PROJECT:	5930
REVISION:	A - structure numbers

Scheme Plan

Proposed Subdivision of
 Part Lot 6 and Parts Lot 8
 DP 9710
 (Stage 2)

255 Foreshore Road,
 Bluff

Scale 1:1000 @ A3

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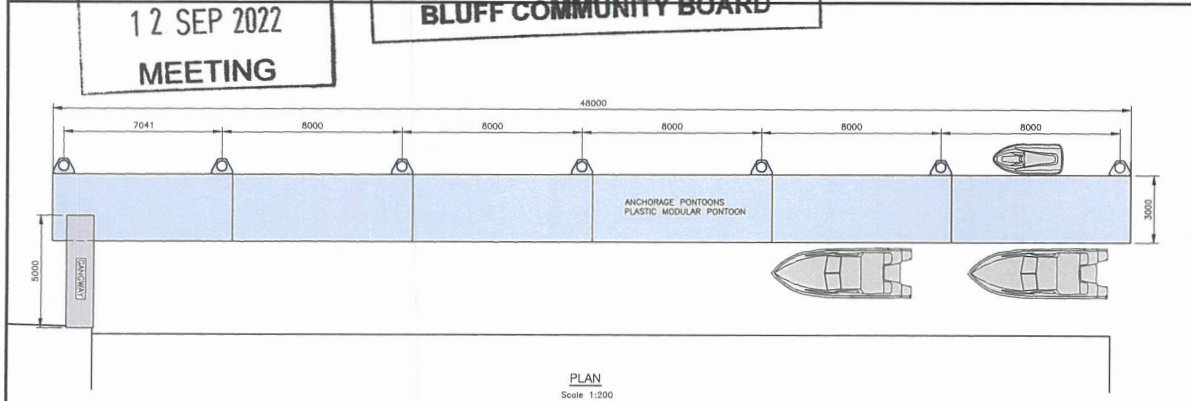
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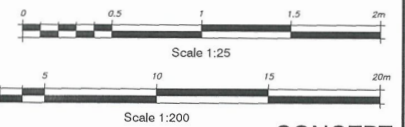
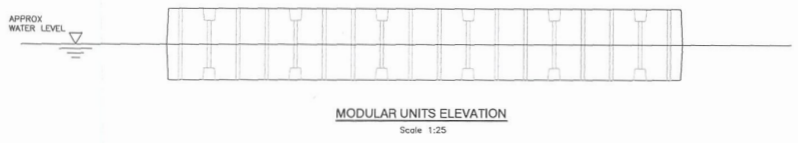
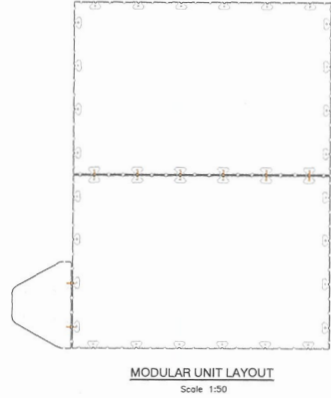
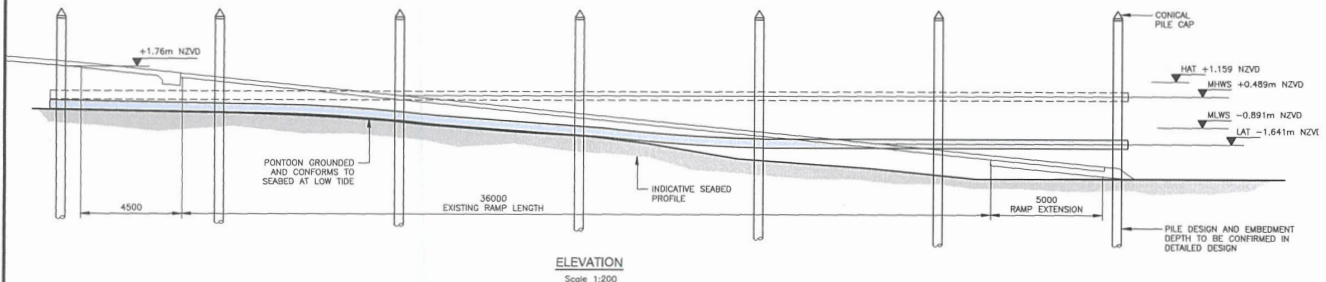
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TABLED A1
12 SEP 2022
MEETING

BLUFF COMMUNITY BOARD



PHOTOGRAPH OF PLASTIC MODULAR FLOATING PONTOON



- NOTE:**
1. PLASTIC MODULAR PONTOONS BY ANCHORAGE PONTOONS
 2. LAYOUT AND DIMENSIONS FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR ACCURATE SCALE MEASUREMENTS, SET OUT OR FOR CONSTRUCTION PURPOSES
 3. CONCRETE BOAT RAMP APPROXIMATE ALIGNMENT AND WATER LEVELS APPLIED FROM BOAT RAMP REFURBISHMENT DRAWINGS BY JACOB, SEPTEMBER 2021
 4. SEABED PROFILE INDICATIVE ONLY

DO NOT SCALE FROM DRAWING

CONCEPT

							Drawn	FT	<p>OFFSHORE & COASTAL ENGINEERING LIMITED</p> <p>14 Richardson Terrace Christchurch New Zealand</p> <p>Tel (03) 3790444 Email: mail@ocel.co.nz www.ocel.co.nz</p>	<p>This drawing and its content is the property of Offshore & Coastal Engineering Limited</p> <p>Any unauthorised use or reproduction of it is forbidden</p>	<p>INVERCARGILL CITY COUNCIL</p> <p>BLUFF BOAT RAMP PONTOON CONCEPTS</p> <p>CONCEPT 3 GENERAL DETAILS</p>	Scale (A3)	ACAD Filename
							Checked					AS SHOWN	220803/00-220803-0001
							Traced					Drawing No.	Rev.
							Approved					DR-220803-009	1
PRELIMINARY ISSUE	1	11/09/22	FT	CONCEPT			Approved						
Amendments	Rev'n	Date	Drawn	Issued for	Checked	Approved	Date	09/2022					



Amendments	Rev'n	Date	Drawn	Issued for	Checked	Approved	Date
PRELIMINARY	1	11/09/22	FT				



OFFSHORE AND COASTAL ENGINEERING LIMITED

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INVERCARGILL CITY COUNCIL
BLUFF BOAT RAMP PONTOON CONCEPTS
CONCEPT 2 GENERAL DETAILS

Scale (A3)	ACAD Filename
AS SHOWN	22003/08-220003-003R1
Drawing No.	Rev.
DR-220803-003	1

