



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 13 February 2023 at 7.00 pm**

Mr R Fife (Chair)
Mr S Graham
Ms T Stockwell
Mr J Sutherland
Ms T Topi
Cr G M Dermody
Mrs P Coote – Advisory Member

CLARE HADLEY
CHIEF EXECUTIVE

Bluff Community Board - Public

13 February 2023 07:00 PM

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| 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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| 9. Chairperson's Report - Verbal Update | |

**MINUTES OF BLUFF COMMUNITY BOARD, HELD IN THE BLUFF MUNICIPAL CHAMBERS,
GORE STREET, BLUFF ON MONDAY 19 DECEMBER 2022 AT 7.00 PM**

Present: Mr R Fife
Mr S Graham
Ms T Stockwell
Ms T Topi
Cr G M Dermody
Mrs P Coote – Advisory member

In Attendance: Mrs C Hadley – Chief Executive
Mr R Pearson – Manager – Strategic Asset Planning
Ms C Rain – Manager – Parks and Recreation
Ms N Allan – Manager – Bluff Service Centre
Ms M Cassiere – Executive Governance Officer

1. Apology

Mr Justin Sutherland

Moved Mr Graham, seconded Ms Topi and **RESOLVED** that the apology be received.

2. Declaration of Interest

Nil.

3. Public Forum

3.1 Ms Kylie Fowler – Bluff Oyster Festival

Ms Kylie Fowler spoke about the cancellation of the Bluff Oyster Festival scheduled for May 2023. She noted that the Festival site was adjacent to the Club Hotel, which had been issued a Dangerous and Insanitary Building Notice from Invercargill City Council (ICC). She said that the Bluff Oyster and Food Festival organising committee had submitted required applications to ICC, for a demolition consent of the Club Hotel, however the timeline for the demolition consent had been pushed further out. She noted that the organising committee had therefore made the decision to cancel the event for May 2023.

It was noted that the Bluff Community Board supported the demolition of the Club Hotel and would issue a letter of support.

The Chair thanked Ms Fowler for taking the time to attend the meeting.

4. Minutes of the Bluff Community Board Inaugural Meeting held on Monday 28 November 2022

A4183563

Moved Cr Dermody, seconded Mr Graham and **RESOLVED** that the minutes of the Bluff Community Board Inaugural meeting held on Monday 28 November 2022 be confirmed.

5. Report of the Bluff Publicity/Promotions Officer

A4216369

The Chair noted that Mr Beer submitted an apology due to personal circumstances. He provided a summary of the report.

Moved Ms Topi, seconded Mr Graham and **RESOLVED**:

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

6. Bluff Action Sheet

A4204040

Moved Mr Graham, seconded Cr Dermody that the Bluff Community Board:

1. That the Report Bluff Action Sheet be received.

Mr Russell Pearson and Ms Caroline Rain spoke to the report. It was noted that submission had been made to Waka Kotahi about reduction of speed that included the support from the Bluff Community Board for it, that a basketball hoop had been installed at the skateboard park, and that Ocean Beach repairs had been completed.

It was noted that vehicles and large camper vans parked in front of the Bluff War Memorial and concern was raised that this would add to the fragility of the location.

Discussion took place around installation of Closed Circuit Television (CCTV) cameras to deter further vandalism of Stirling Point. It was noted that the location of the CCTV cameras was being discussed by the team.

It was noted that the Foreshore Reserve drainage investigation would take place on 22 December 2022.

It was noted that bin clips for rubbish bins were available and that the team would report on whether Council could supply them. It was noted that bin clips be included in the Bluff Action Sheet as a line item.

Discussion took place around the Old Bluff Cemetery being locked to prevent general vehicle access, which can restrict access for people with mobility issues. It was noted that signage could be put up with information around how the cemetery could be accessed by vehicle if required. Discussion also took place around any restrictions on accessibility to the cemetery during Sundays and public holidays.

It was noted that the team at Council had received an application to build a road on an unformed road and that they were currently investigating whether Council was required to build the road.

A query was raised about planting of native trees in those areas that could not be maintained due to the type of terrain. It was noted that Council staff would have to check and report back.

In response to a query about how no parking lines could be drawn on roads, it was noted that a request could be submitted through the Bluff Service Centre.

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

7. Bluff Boat Ramp – Verbal Update

Mr Lee Butcher was an apology and his updates via email was tabled. The Chair read out Mr Butcher's updates at the meeting.

Note: A redacted version of the email would be included in the agenda and uploaded to the Council website.

8. Chairperson's Report – Verbal Update

The Chair provided a verbal report.

8.1 Strategy Day

The Chair noted that the Strategy Day had been informative in parts. He said that workshops could be planned for next year and all the members of the Bluff Community Board could be present.

In response to a query about the Chair's expectation from the Strategy Day, the Chair said that the expectation was for brief explanations on the structure of roles and responsibilities at Council. This would have allowed Community Board members to identify and gain understanding of the people involved in areas related to aspects of Bluff community.

The Chair further noted that workshops would be arranged in the New Year with the people involved at Council, which would be beneficial for the new members of the Community Board.

It was noted that on the Strategy Day, a discussion had taken place that the structure of roles and responsibilities would be sent to the Community Board, and that it would be displayed at the Municipal Chambers.

8.2 Meeting at Marae

The Chair noted that Tiwai had been discussed at a meeting at the marae and included various topics such as climate change, rising sea levels, etc. He said that Environment Southland would be invited to conduct a workshop around water

quality. He also noted that the Community Board had been invited to visit Tiwai and that he intended the site visit be around the wharf site, discharge areas, and dump site.

8.3 **Tour of Inspection**

The Chair provided a brief summary around the tour of inspection to the new members of the Community Board, and said that it would be organised for the New Year.

Moved Mr Fife, seconded Ms Topi and **RESOLVED** that the Bluff Community Board:

1. Receive the report 'Chairperson's Report – Verbal Update'.

Note: The Chair noted that Mr Marcus Roy, Southland Mountain Bike Club was not present for the public forum.

Moved Mr Fife, seconded Ms Topi and **RESOLVED**:

1. That the Bluff Community Board provide a letter of support to be sent to the Bluff Oyster Festival organising Committee for the demolition of Club Hotel.

There being no further business, the meeting finished at 8.06 pm.

REPORT OF THE BLUFF PUBLICITY / PROMOTIONS OFFICER

To: Bluff Community Board

Meeting Date: Monday 13 February 2023

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".

Summer Sounds Bluff (Sunday 29 January)

Summer Sounds Bluff 2023 went well. All feedback that we have has been very positive.

The acts included Darcy Kerr, JEM and BackChat while we utilised Melissa Brown and Don Rangitaawa as entertainment pre our original start time of 2.00 pm to have music as people arrived at the venue.

Publicity was carried out via facebook – Bluff Promotions, Bluffy's and Summer Sounds pages, while all local media outlets were circulated with information and some paid advertising was also arranged. I also did a radio Interview with Hokonui Radio leading into the event. Andrew Watkins of Bluff Engineering and Welding put the event signage around the town prior to the event to ensure maximum exposure.

As always we are grateful for the support of the Creative Communities Scheme, Bluff Engineering and Welding, i Hire Invercargill, the Department Of Conservation and Te Rūnanga O Awarua. Without those organisations the event would not happen each year.

Cruise Ships

I have spent time working on establishing contacts with the agents from some of the companies bringing cruise ships into Bluff this summer season.

I made initial contact with an Invercargill based representative for the visits of the Star Breeze on 11 December and Le Soleal on 13 December and dropped off some information before a Christchurch based representative took over the logistics of the visit. I have established a connection there that I am endeavouring to foster (a) to provide ongoing information to the company regarding things to do in Bluff and (b) to ensure that we can advise our business community when ships are arriving. To facilitate this I am following the South Port Shipping Movements page although there have been a couple of instances where notice has been quite short.

I have also contacted Heritage Expeditions who are visiting fairly regularly at this time of year and am endeavouring to establish a link for getting information to their passengers.

I have also been directly contacted by the MV Ortelius which will be in port on 16/17 February and in response have provided information.

I also had discussions re the arrival of the HMNZS Canterbury which is calling for two logistics and re-supply visits during February/March. Although it is not open to the public during the visit I am told there is a crew of 200 plus groups visiting and joining the ship so there will be the opportunity for time on shore for the crew. I have already advertised these dates on Bluffy's and our own Facebook pages plus we are circulating them through our membership database.

BLUFF COMMUNITY STRATEGIC PLANNING

| | |
|-----------------------|---|
| To: | Bluff Community Board |
| Meeting Date: | Monday 13 February 2023 |
| From: | Rhiannon Suter, Manager – Strategy and Policy |
| Approved: | Michael Day - Group Manager - Finance and Assurance |
| Approved Date: | Friday 3 February 2023 |
| Open Agenda: | Yes |

Purpose and Summary

This report provides the Bluff Community Board with options to undertake community strategic planning, including through participating in the Long Term Plan process and undertaking dedicated community planning for Bluff-Motupōhue.

Recommendations

That the Bluff Community Board:

1. Receive the report "Bluff Community Strategic Planning"
2. Note the Long Term Planning (LTP) workshop schedule and the Mayor's invitation that Bluff Community Board members are welcome to attend all LTP workshops which are of interest to them.
3. Agree to hold a Bluff focused LTP workshop, proposed to be held on the afternoon of 29 May 2023.
4. Note that a report on the Bluff Tourism Masterplan Implementation Plan, including an update on the part time coordination which will conclude at the end of June 2023 will be brought to the March Community Board meeting.
5. **Agree/Do not agree** to proceed with community strategic planning (Option 2) with a budget of between \$40,000 and \$60,000 to be completed by February 2024 and to align with the Long Term Plan process.

Background

The Community Board has the opportunity to participate in planning for the Bluff community in two ways:

- The Council's Long Term Plan process
- Working with a range of stakeholders to develop a dedicated community strategic plan which will inform planning for both Council and other stakeholders.

These two processes inevitably interconnect. Undertaking community strategic planning can help to set direction and provide the basis by which particular projects or levels of service changes are then considered for inclusion in the Long Term Plan.

The Bluff community has undertaken work in the past to set a strategic direction, most recently through the Bluff-Motupōhue Tourism Masterplan. This plan was put together by Great South, supported by the Bluff Community Board, Awarua Runaka and Council. While this plan focuses on tourism, many aspects are relevant to the wider community. The process was completed over the time of the Covid lockdowns ensuring Bluff was able to position itself positively for a range of potential Government funding including Tourism Infrastructure Funding, Shovel Ready and Provincial Growth funding. This context meant that time for some aspects of the plan, notably the community vision setting, was constrained.

This plan has resulted in a number of benefits to the community including funding from Council and for the Tourism Infrastructure Fund towards the Active recreation precinct – Mountain bike trail. In addition, Great South has been able to support the implementation of the plan through a temporary part time co-ordinator position.

The Community Board may be satisfied that the Bluff Motupōhue Tourism Masterplan is sufficient or it may be of the view that tourism should not be the sole focus for community planning. This report is intended to provide guidance to support making this decision.

The community board will receive an update report on implementation of the masterplan from Great South in March.

Issues and Options

The Bluff Community Board has a number of purposes which give it a role to play in community planning. These include responsibility to promote the wellbeing of the community, provide community leadership, advocacy and relationship building and to make recommendations to Council as to whether projects and services align with community needs.

An initial workshop identified a range of challenges and issues facing Bluff which the Community Board believe should be areas of focus. These are listed below and have been categorised to assist the Board with determining the next most appropriate course of action. Inevitably many issues cut across multiple areas – this categorisation is a conversation starter to support decision making.

Note: *Top priority areas which were identified by multiple parties are marked with an asterisk.

Community wellbeing

- Housing
- Health
- Cost of living

The Board raised a number of issues broadly related to community wellbeing. The Board should consider whether it needs to undertake any further work with the community to understand community need, including to inform development of a community vision.

For reference, the Bluff Motupōhue Tourism Masterplan says the following about vision:

The community's vision builds on the tribal philosophy of Te Rūnanga o Ngāi Tahu: "Mō tātou, ā mō kā uri a-muri ake nei" – for us and our children after us

It was agreed after a series of community workshops that the vision for the community could be:

"A thriving place to live, work and visit for us and our children after us"

If one adds in a commercial sector perspective this could be:

The economic vitality of Bluff will encourage existing businesses to expand and new businesses to locate in Bluff"

If one includes DOC and other governance agencies this could be:

Bluff is recognised as one of the most economic and environmentally sustainable communities nationally"

An amalgam of the above offers a vision for Bluff, being

"A special place that connects the community and visitors with the landscape, our marine environment and our visitor economy, within a culture of respect, safety and care"

Spatial Masterplanning

- Leased area – Southport picnic benches – Could this area be utilised for carparking?
- Stirling point/ Gunpit Road parking
- Speed limit at/ parking/ visibility of Bluff sign
- *Resilience – One road in and out of Bluff – climate change
- Risk to low level areas from King tides inc. War memorial and some houses
- Examine what other cycling infrastructure may be needed – security for bikes/ charging stations
- Long Term Plan for tourism infrastructure to support visitors learning, enjoying and connecting – Stirling Point, Bluff Hill and ferry terminal, use of South Port Wilsons carpark
- *Use of Club Hotel site
- Vision for the Kiwirail land

Many of the issues raised by the Community Board relate to long-term decisions about where activities should take place and where future investment may be needed. Many of these issues are touched on in the Bluff Motupōhue Tourism Masterplan. Many are complex in nature; some such as Stirling Point access and carparking do not have obvious solutions. Many would require District Plan changes or significant investment and involve land and areas of responsibility which do not lie with Council. The Board should consider whether these issues need to be considered further in a holistic manner.

Strategic/New potential projects

- *Finish what is started
 - Bluff Boat Ramp. Topics raised included parking availability, impact on adjacent land, location of the nearest public toilets.
 - Completion of cycle track into Bluff township
- Walking track improvements
- CCTV security
- Safe space for swimming – alternative to Jetty – this is referred to in another report from the PMO to this community board meeting.

Specific projects which the Board would like Council to consider including in the Long Term Plan will need to be raised with Council for consideration as part of the Long Term Plan process. The Board should consider if they prefer focus on projects they have already identified and for which wider community planning is less necessary.

Council Infrastructure maintenance/projects

- Condition of the campground¹
- Levels of service – potholes, parking, footpaths
- Ocean Beach restoration – maintenance
- Gore Street/ Slaney Street parks
- Rubbish in the water
- Upkeep of the cemetery
- Replacement or repair of panels at Stirling Point – managing costs of vandalism
- Regular inspections to confirm work is being completed
- Speed management and parking adjacent to schools
- Condition of area around the service centre

Many of the issues raised by the Board were ongoing maintenance issues which can continue to be raised regularly with the relevant teams through the BAU business of the Board. It would also be appropriate to hold a workshop to have a general discussion about levels of service for the LTP. This could be held in May before the Community Board meeting which would enable the relevant teams to consider this in their Asset and Activity planning. It is important to be aware that Council will receive the recommendations of the Community Board but they will need to balance all the needs of the District in making their final decisions about Levels of Service and associated funding.

Other infrastructure

- Presentation of the town for locals and visitors – Community pride
 - Berms grass cutting - Physically too hard for some people
- *Road speed limits and road condition – State Highway 1
- Rowing Club beach erosion

¹ While the Council owns the land it may have less ability to impact the campground condition directly under the terms of its lease

- Maintenance of land – understanding who owns what

Some of the issues the Board raised related to land/ assets which Council is not responsible for. The Board would need to consider its role in the advocacy space. There is potential to work with others on community planning to help achieve improved outcomes.

Community activation

- Community looking for greater connection and pride in Bluff
- Reserve areas – potential to host events
- 2032 Commonwealth Games – are there opportunities for downhill Mountain Biking

To support activation, the Board's advocacy and leadership roles are important. Community planning can help provide the strategic context which supports activation to happen.

Relationships/Communications

- Needing a proactive not reactive relationship between Community Board and Council
- *Relationship between community and Council/communication about key issues/ Council contractors work in Bluff/ work of Community Board
- Communications around risk at Ocean Beach

This report is a step towards providing more detailed advice to the community board on ways in which a more proactive relationship in planning can be supported.

The communications team has been provided this feedback and will be able to build on the community board workshop on this topic which took place before the election.

Significance

The community board's decision on its approach to planning is procedural in nature and not significant. At the point which the Board may choose to recommend a project or plan to Council which is significant, Council would then consider consultation requirements as part of this.

Options

Option 1: Focus on achieving the Board's areas of focus through the Long-term planning process.

This option would be appropriate if the Board is of the view that the vision and focus of the Bluff Motupōhue Tourism Masterplan while tourism focused largely reflects the needs and priorities of the community more broadly and further strategic planning is not required at this time.

The specific actions which would be included in this option are:

- Community board members attend those LTP workshops of interest
- The Board determine whether to hold a dedicated Bluff LTP workshop in May 2023 which would provide the opportunity to discuss levels of service and projects. The Board would then receive a report in July with draft recommendations to Council for consideration.

- The Board works with its Council representative and the strategy team to identify any major strategic projects which they wish Council to consider. These would need to be discussed at a high level at the Strategic Projects workshops in April and August and Council would then make the decision whether to include budget for scoping and business case development in the 2024 – 2034 LTP.
- Options for engagement and consultation events and activities in Bluff will be developed with the community board as part of the LTP process.

An LTP engagement page will be launched on letstalk.govt.nz later in February and the board will receive a link at this time.

Option 2: Focus on achieving the Board's areas of focus in two interlinked ways: Through the Long-term plan process and through the development of a strategic community plan for Bluff.

This option would be appropriate if the Board wishes to develop a broader community plan which revisits community vision and sets the strategic direction for Bluff. It is important to note that the Board should still engage with Long Term Plan process in parallel and that some specific projects which may require more in-depth scoping would be ready for consideration in the following Long Term Plan cycle.

In addition to the actions outlined above this option would involve:

- Contracting a consultant to work with the community board to undertake community planning activities, likely to include:
 - Engagement workshops with the Board and Iwi partners, the community including a wide range of stakeholders, including those who have also undertaken elements of visioning and planning (e.g. Bluff 2024) which good planning should incorporate/ align with
 - Development of a vision and priority statements – i.e. determining what the Board want to achieve and how to achieve it
 - Identification of a range of potential priority actions for Council and other stakeholders to consider scoping for inclusion in their operational plans
- Allocation of between \$40,000 - \$60,000 from the Bluff Community Board's reserves to is appropriate and is recommended to achieve this.
- The detailed timeline would need to be developed with the consultant but this work if developed over the next year, would support both this LTP and the next LTP cycle. Its important to be aware that scoping of some projects would not be ready for this cycle and this should be viewed as a long-term process.

Community Views

The community was consulted by Great South on the Bluff-Motupōhue Tourism Masterplan in 2020. The community was also consulted as part of the 2021 – 2031 Long Term Plan on their views on inclusion of the projects from the masterplan in the Long Term Plan.

The community was broadly supportive of the masterplan and had a range of detailed suggestions on the plan which were considered in the finalisation of the plan. The main area which was changed as a result of this feedback was the suggestion to change the location of the Bluff sign. The community was supportive of investment in Bluff projects – the boat ramp and the active recreation precinct carpark – through the LTP.

Some of the feedback of the community to the Tourism Masterplan was related to community rather than tourism industry outcomes which was the focus of the plan. At the engagement event, some community feedback was that a community focused plan was needed.

Further engagement and consultation will take place through the 2024-2034 process and would also be part of any further community strategic planning.

Implications and Risks

Strategic Consistency

Both recommended processes align with Council's strategic direction. If the Board proceed with developing a community plan, the decision to adopt the plan will rest with Council.

Financial Implications

Proceeding with community planning is expected to cost between \$40,000 - \$60,000 which can be met from the community board's reserves.

All decisions on funding for specific projects or changes to levels of service which the Board may recommend as an outcome of planning will rest with Council.

Legal Implications

Any community strategic plan developed as a result of the Community Board's work will not have legal standing. The Long Term Plan is a legally required, audited document which the Council must provide to the community to lay out its plan to support community wellbeing. It does not form a contract for delivery with the community and plans may be changed as required through the Annual planning process.

Climate Change

It is recommended that community planning consider the climate change issues raised by the Community Board as part of good planning for resilience.

Risk

Community planning is a lengthy and complex process. The main risk to be managed is appropriate alignment of the community board's processes with the Council's Long term planning processes. Communications with the community will need to be designed to ensure community expectations are managed.

Next Steps

The Strategy and Policy Manager will work with the Chair of the community board and staff to enable the Board to align with Council long term planning based on decisions from this paper.

Attachments

1. Council Report on Vision, community outcomes and workshop schedule (A4208731)
2. Bluff Motupohue Tourism Masterplan (A3566966)

2024 – 2034 LTP DEVELOPMENT UPDATE

| | |
|-----------------------|---|
| To: | Council |
| Meeting Date: | Tuesday 20 December 2022 |
| From: | Rhiannon Suter, Manager – Strategy and Policy |
| Approved: | Michael Day - Group Manager - Finance and Assurance |
| Approved Date: | Thursday 15 December 2022 |
| Open Agenda: | Yes |

Purpose and Summary

This report provides Council with an update on delivery of the 2024 – 2034 Long-term Plan, with inclusion of the draft vision, mission, strategic priorities and community outcomes, along with the proposed workshop schedule for confirmation.

Recommendations

That Council

1. Receive the report "2024 – 2034 LTP development Update".
2. Note all components of the LTP remain draft until adoption of the LTP in June 2024.
3. Confirm the continuation of the current LTP vision "Our city with heart – He Ngākau Aroha".
4. Confirm the continuation of the current LTP mission "Waihōpai – To leave in good order"
5. Confirm the draft strategic priorities:
 - a. Meeting the changing needs of our rangatahi as part of our wider population, which is growing older and more diverse.
 - b. Delivering city centre renewal.
 - c. Enabling the housing, health, security and social infrastructure our city needs to grow.
 - d. Navigating increasingly complex environmental challenges including climate change, land contamination and earthquake risks.
 - e. Maintaining Community affordability in a time of economic volatility - Core infrastructure, major projects and levels of service will be delivered with financial prudence and efficiency.
 - f. Ensuring Council leadership and delivery is credible and effective, building community trust and engagement.
6. Confirm the draft community outcomes:
 - a. One Community – Our youth, older people, different neighbourhoods and communities' basic needs are met, and they feel valued and proud to live here.
 - b. A vibrant, safe city centre which meets our people's diverse cultural needs.
 - c. A future focused economy delivered through innovation and partnership and supported by appropriate infrastructure.

- d. A healthy, resilient environment where the city is well positioned to navigate climate change.
7. Note that a paper with information regarding decision making for strategic projects as part of the 2023/2024 Annual Plan and 2024 – 2034 Long-term Plan will be brought to the January Council meeting for decision.
8. Approve the appended workshop schedule, noting that it is subject to change as the process develops.

Background

The Long-term Plan outlines the Council's plans including major projects, levels of service and forecast budgets for the next ten years. The current Long-term Plan is the 2021 – 2031 Long-term Plan. The next Long-term Plan, which this Council has commenced development for, is the 2024 – 2034 Long-term Plan.

The first elements which are required to be developed are the strategic statements which express the Council's vision and areas of the focus: the vision, mission, strategic priorities and community outcomes. These are used to inform the development of the Infrastructure Strategy, Financial Strategy, Levels of Service and KPIs and Asset and Activity Plans amongst other components.

Over the next 15 months Council will discuss many strategic issues which are part of the Long-term Plan. Council's decisions on these matters will be incorporated into the draft Long-term Plan consultation document and plan itself. The appended Workshop schedule is provided for Council to ensure that the issues it wishes to discuss are scheduled appropriately. This schedule is by its nature subject to change as new issues come to Council attention and supporting information is developed and becomes available.

Issues

Significance

These decisions are not significant as they remain provisional until final adoption of the Long-term Plan in June 2024.

Vision

A Council's vision for its Long-term Plan should communicate its vision for the city and what it aims to achieve over the ten years of the Long-term plan.

The vision “**Our City with Heart – He Ngākau Aroha**” was established for the 2021 – 2031 Long-term Plan. It was chosen to express the Council's focus on the redevelopment of the city centre in order to create a vibrant alive heart of the city, alongside the Council's priority to promote community wellbeing. This was the first time that Mana whenua gifted a vision for the Long-term Plan – He Ngākau Aroha”. The vision has resonated with members of the community and has been used by groups in a number of settings.¹

¹ <https://icc.govt.nz/public-documents/long-term-plan/long-term-plan-2021-2031/>

Council remains focused on the city centre. As major city developments including Invercargill Central, Langlands Hotel and the HWR tower move towards completion, Council's focus for the 2024-2034 Long-term Plan will continue to be on the city centre, widening to encompass activation to create vibrancy. As part of its planning for the new Long-term Plan Council will consider what adjustments or additions may be made to the city centre streets programme, options to support city centre beautification and ideas to create a city centre which better meets the needs of young people and other diverse groups. Council will also retain its focus on managing costs and delivering intergenerational equity while supporting community wellbeing, recognising the cost of living challenges faced by the community.

The existing vision continues to reflect the core focus of Council and has some name recognition with the public and as a result there are considerable benefits to retaining it.

Mission

A Council's mission statement for its Long-term Plan communicates how the organisation will work together to achieve the vision for the city. It expresses how the Executive, Staff, Councillors and key stakeholders will work together in alignment towards a common outcome. Rather than being public facing, it is primarily for internal use.

Waihōpai is the Mana whenua name for the area of Murihiku within which Invercargill City itself resides. One translation of the kupu (word) "Waihōpai" is "to leave in good order" – this can be viewed on the signage at the top of Bluff Hill in Motupōhue.

The current mission "**Waihōpai – To leave in good order**" was selected to reflect the responsibility of Council to leave the city and the council organisation in good shape for the next generation. It was chosen to reflect the importance of sound decision making, financial probity, future focused technology investment and process design and building an organisational culture of high performance in delivering good service. It has been widely utilised within the organisation, including in the Executive Leadership Team mission statement which is linked to the internal management KPIs.

By its nature a mission statement is more internal facing. There is lower awareness amongst the public of this mission statement, however a change in focus would have flow through implications to internal management systems.

Strategic challenges/ priorities

A Council's Long-term Plan identifies the issues which it believes to be the most significant to the community – these can be described either as challenges or priorities. They will be incorporated within the financial and infrastructure strategies and provide important direction to the asset and activity managers as they prepare their plans for Council consideration.

The 2021 – 2031 Long-term Plan contains the following **strategic challenges**:

- Renewal of the city centre
- Climate change
- Changing community requirements for water outcomes
- An increasingly diverse and older population
- The need to maintain core infrastructure and invest for the future, while maintaining financial prudence and balancing the community's ability to pay.

The following **strategic priorities** are provided for consideration for the 2024 – 2034 Long-term plan:

- Meeting the changing needs of our rangitahi as part of our wider population, which is growing older and more diverse
- Delivering city centre renewal
- Enabling the housing, health, security and social infrastructure our city needs to grow
- Navigating increasingly complex environmental challenges including climate change, land contamination and earthquake risks.
- Maintaining Community affordability in a time of economic volatility - Core infrastructure, major projects and levels of service will be delivered with financial prudence and efficiency
- Ensuring Council leadership and delivery is credible and effective, building community trust and engagement.

These priorities reflect an enhanced focus on the needs of young people, many of whom report increased mental health and other challenges. Council aims to focus on retaining more young people within the city. On 25 November, Councillors worked with representatives from Invercargill Young Professionals, Youth Council, Vodafone Foundation and Next Rotary Generation to find more about what young people 18 – 30 want for the city. It will consider what opportunities there are for enhancing the city for young people through the Long-term Plan.

The redevelopment of the city centre will continue to be an important focus, both in terms of capital investment, noting a refocus of stage 2 of City Streets is likely and through beautification and activation of the city centre. Alongside this, the Council wants to ensure it provides leadership to support the city to have the housing, health and other social infrastructure it needs to grow and provide for the needs of the aging population.

Council recognised the strategic importance of climate change for the city in the 2021 – 2031 Long-term Plan. Alongside this there are a range of other complex environmental needs which need to be balanced including freshwater outcomes, managing historical contamination and improving resilience to a future disaster such as a major earthquake.

Council always has responsibility to maintain financial prudence and intergenerational equity. It recognises the increased economic volatility which is likely over the time of the next plan, and the need to manage investment carefully as the community experiences cost of living challenges.

Finally, the Council wishes to focus on building a strong team the community can have confidence in.

Community Outcomes

The community outcomes describe what the Council is aiming to achieve for the community. The outcomes link up to the vision and down to the Levels of Service and Key Performance Indicators.

Draft community outcomes are provided for consideration. These reflect the new Councils' key areas of focus and the four wellbeings which Council is required to give consideration to under the Local Government Act (Social, cultural, economic and environmental wellbeing).

- One Community – Our youth, older people, different neighbourhoods and communities' basic needs are met, and they feel valued and proud to live here.
- A vibrant, safe city centre which meets our people's diverse cultural needs.
- A future focused economy delivered through innovation and partnership and supported by appropriate infrastructure.
- A healthy, resilient environment where the city is well positioned to navigate climate change.

Roadmap to Renewal and Strategic Projects

Council laid out its Roadmap to Renewal to deliver a range of high profile community facilities in the 2021 – 2031 Long-term plan. As new information becomes available adjustments need to be made to project delivery plans.

To support preparation for the 2023/2024 Annual plan and the Long-term plan, a paper will be brought to Council in January seeking direction on where Council wants to see adjustments to the programme.

Workshop Schedule

Workshops are a mechanism for Councillors and Mana Whenua Representatives to receive updates on issues and give direction to staff to prepare papers with options for decision. There are no decisions made at workshops. Following each workshop, papers including options and decisions will be brought to Council to make. It is important to note that the workshop schedule is subject to change in response to new information / additional Council priorities.

| Date | LTP - DRAFT Workshop Schedule 2023 |
|---------------------------|---|
| Tuesday, 21 February 2023 | <p>Our City With Heart – City Centre Focus</p> <p>Discussion of topics including:</p> <ul style="list-style-type: none"> • High level strategy for connecting our spaces, including connection to 1225 and Wachner Place • Creating inner city vibrancy, including understanding young people's needs, spaces for food trucks • Options for City centre beautification |
| Tuesday, 14 March 2023 | <p>Community wellbeing</p> <p>Discussion of topics including:</p> <ul style="list-style-type: none"> • One community - LOS - different communities • Community development/ activation • Safety (CCTV and role of Maori wardens) • Safety – gravel roads • What role can Council take to support mental health (e.g. use of green spaces) Leisure and Rec |
| Tuesday, 28 March 2023 | <p>Regional and environmental issues</p> <p>Discussion of topics including:</p> <ul style="list-style-type: none"> • District Plan and RMA planning issues • Air quality • Oreti Beach • New River estuary/ Ocean Beach – monitoring of contaminants • Regional Spatial Strategy • Climate change • Regional Land Transport Plan |

| Date | LTP - DRAFT Workshop Schedule 2023 |
|--------------------------------|---|
| Tuesday, 18 April 2023 | Housing Discussion of topics including: <ul style="list-style-type: none"> • Beyond 2025 Regional Housing workstream • Housing strategy • Provision of Council housing for vulnerable people |
| Wednesday, 26 April 2023 | Strategic projects high level options Discussion of topics including: <ul style="list-style-type: none"> • Roadmap projects • Other major projects – TBC by Council • Alternative Water Supply/ Water Tower/ Branxholme – Three Waters |
| Tuesday, 2 May 2023 | Options for optimisation/Disposal of non-strategic parks and property |
| Tuesday, 16 May 2023 | Revenue strategy Discussion of topics including: <ul style="list-style-type: none"> • Commercial strategy/ areas for rationalisation/ collaboration; • Appropriate fee for service • Development contributions |
| Tuesday, 13 June 2023 | Financial strategy and infrastructure strategy Discussion of topics including: <ul style="list-style-type: none"> • Strategic approach • Rating Policy |
| Tuesday, 4 July 2023 | LTP Asset and Activity Plans <ul style="list-style-type: none"> • Roading • Solid waste • Property • Passenger Transport • Public toilets |
| Tuesday, 11 July 2023 | LTP Asset and Activity Plans <ul style="list-style-type: none"> • Pools • Parks • Libraries • Venues • Arts and Culture |
| Tuesday, 25 July 2023 | LTP Asset and Activity Plans <ul style="list-style-type: none"> • Housing • Democratic Process • Investments • Corporate Services |
| Tuesday, 15 August 2023 | Strategic Projects Workshop Two |
| Tuesday, 12 September 2023 | Economic wellbeing/ priorities Discussion of topics including: <ul style="list-style-type: none"> • Great South work programme • Beyond 2025 |
| Tuesday, 26 September 2023 | ICHL Strategic direction |
| Tuesday, 10 October 2023 | External grants and funding |
| Tuesday, 28 November 2023 | Financials <ul style="list-style-type: none"> • Financial Strategy • Revenue and Finance policy • Rating policy • Draft budget preparation |

Community Views

Community consultation informed the development of the 2021 – 2031 Long-term Plan, including the Roadmap to Renewal.

Views of residents are sought via the residents survey every quarter and have been utilised in preparing this plan. There will be opportunity to continue to ask further questions at the direction of Council over 2023.

Pre-engagement for the Long-term plan will take place during 2023 (likely in March/ April and again in October). Further detailed plans will be brought to Council for consideration early in the New Year.

Formal consultation for the 2024 – 2034 Long-term plan will take place in either March or April 2024.

It is important to note that significant change to the Roadmap to Renewal projects may require further consultation. No consultation is required as a result of this report.

Implications and Risks

Strategic Consistency

The proposed vision, mission, strategic priorities and community outcomes are an evolution of the direction set by the previous Council.

Through the LTP process, consideration will be given to strategic alignment with regional work, such as direction from the regional climate change working group and the outcome of the Beyond 2025 workplan.

Financial Implications

There are no financial implications to this report.

Legal Implications

The proposed LTP components and LTP development process outlined in this paper align with the requirements of the Local Government Act 2002.

Climate Change Implications

The topic of climate change will be considered as part of this Long-term Plan process.

Risk

| Risk | Management/ Mitigation |
|--|---|
| The vision, mission, strategic challenges or community outcomes do not appropriately align with community need | These LTP components have been developed taking into account councillor and community feedback. There will be three significant opportunities for community feedback via pre-engagement and consultation before the Long-term plan is adopted |
| The proposed workshop schedule does not allow for all the strategic conversations which Council needs to have in preparation of the Long-term plan | The workshop schedule is flexible and subject to change. Additional topics or follow on workshops can be added as necessary |
| Information is not ready and available to support Council discussions. | The workshop schedule has been designed based on current understanding as to when information will be available to Council. It can be amended as required. |
| Community perceives that Council discussions are not transparent | Workshops provide an opportunity for Council to explore an issue, consider possible pathways forward and indicate direction for what topics they need to receive information on, in order to be able to discuss and determine direction during Council and committee meetings. Transparency is very important to the Mayor and he will determine the appropriate balance between making space for Councillors to have early exploratory thinking and ensuring appropriate decision making at formal meetings. |

Next Steps

Council will continue to receive reports to confirm key components of the Long-term Plan as they are developed over the next eighteen months. All components remain draft until the Long-term plan is adopted.

Attachments

No attachments.

BLUFF MOTUPŌHUE

2020 TOURISM MASTER PLAN

“Tārere ki whenua uta” Swing the waka towards the shore

The great Māori explorer Tamatea was said to have made this command from his waka Tākitimu, as he sailed along the coast, past what we now call Bluff.

He wished to see the wonders of this beautiful place.

Working together we can offer visitors to our place a wonderful experience.



Sir Tipene O'Reagan
Upoko
Te Rūnaka o Awarua



Dean Whaanga
Kaiwhakahaere/Chair
Te Rūnaka o Awarua



Ian Collier
Chair
Great South



Sir Tim Shadbolt
Mayor
Invercargill City Council



Ray Fife
Chair
Bluff Community Board



Te Rūnaka o Awarua



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CONTEXT



Overview

Great South has facilitated the development of this Tourism Master Plan which provides concepts for the future development of Bluff as a jewel in the crown of the Southland region.

The need for this project was determined as a priority outcome in the recently launched Southland Murihiku Destination Strategy which aligns with the New Zealand Aotearoa Government Tourism Strategy. This regional framework recognised the strategic importance of Bluff and its potential to be a vibrant hub for the local community first and foremost, as well as for its visitors.

The ultimate aim of this Master Plan is to transform and revitalise Bluff to make it a more attractive place to live, work, play, visit and invest in.

This document has been informed by research, analysis and consultation with local community groups and residents, organisations, businesses and government agencies. It reflects a valued partnership with Awarua Rūnaka and will be used to guide the revitalisation of the area over the next 20 years.

The Process

The Master Plan is the culmination of a series of steps illustrated in the figure below, jointly undertaken by Stafford Strategy consultants initially and Great South in its latter stages.





About Bluff/Motupōhue

Bluff is a historic town and commercial seaport situated within the Southland region and is the South Island's southernmost settlement. Today an estimated 1,800 people reside in the Bluff area which is administered by the Invercargill City Council and is located approximately 30km by road from the Invercargill city centre business area.

Bluff is home to the port of Bluff which is operated by South Port New Zealand Limited and which moves approximately 2.2 million tonnes of cargo each year. Visible from Bluff is the Tiwai Point aluminium smelter operated by New Zealand Aluminium Smelters Limited, which is majority owned by Rio Tinto.

The Māori name for the Bluff peninsula is Motupōhue; motu – because of its island-like appearance from the sea; and pōhue because of the white convolvulus that flowers in the forest.

Bluff is dominated by Bluff Hill/Motupōhue (standing at 265 m (870 ft)), which provides shelter from the southerly winds. Bluff Hill/Motupōhue holds a special place in Ngāi Tahu history and is acknowledged in the Ngāi Tahu Claims Settlement Act 1998 as a Tōpuni.

In 2000, a newly constructed track was named Tōpuni Track while another was named Millennium Track. The legislative concept of Tōpuni comes from rangatira (chiefs) extending their mana (power and authority) over places or people by laying their tōpuni (a prestigious form of cloak) over them. The metaphorical cloak laid over Motupōhue symbolises the tribe's commitment to conservation and ensures its values are put into practise in the management of Bluff Hill/Motupōhue.

Te Rūnaka o Awarua - 1 of 18 constituent members of Te Rūnanga o Ngāi Tahu – is located within the town's Te Rau Aroha Marae complex, the world's southern-most marae.

History

Bluff was an important site of cross-cultural encounter in the first half of the nineteenth century and is home to a relatively large and resilient Ngāi Tahu community today. European and American sealers, whalers, and traders lived and worked with Ngāi Tahu communities around the Foveaux Strait region from about 1800. Some of

these people were based at Bluff from the mid-1830s when shore-whaling was established there.

While the port was not a permanent settlement until that time, the surrounding area served a variety of functions for Ngāi Tahu. The main settlement in the area between the 1820s and 1840s was Ruapuke Island, which with seven villages, was the base of the preeminent Ngāi Tahu chief, Tūhāwaiki. Smaller Ngāi Tahu settlements were scattered along the Southland coast, including villages at Ocean Beach, and Ōmāui and Oue on what is now known as the New River Estuary.

Europeans arrived in Bluff sooner than in many other parts of New Zealand. The first record of a boat entering Bluff Harbour was in 1813 when a Sydney expedition investigated the extent and quality of harakeke (flax). Whalers referred to the summit of Motupōhue as The Bluff, and this gave the harbour and adjacent littoral settlement its name on the pre-colonial frontier.

The colonial-era town was officially known as Campbelltown between 1856 and 1917, after which the borough, established in 1878, was officially named Bluff.

Tourism

Bluff welcomes a significant number of visitors each year, however their length of stay is often short which presents opportunities and is a focus of this Tourism Master Plan.

Bluff is a popular visitor destination attracting visitors for a variety of reasons. Its rich history and culture is represented with various attractions including the Bluff Maritime Museum which contains an extensive collection of models, boats, artefacts, displays, a working triple expansion engine and a full sized oystering boat, the Monica.

The most-photographed spot in Bluff is the famous signpost at Stirling Point, which is a highlight for any visitor to the South. The signpost points out distances to major cities around the world and marks the beginning of State Highway 1, New Zealand's main highway which traverses the whole length of the country all the way to Cape Reinga in the far north.

Stirling Point is also the end or start point for New Zealand's official walking track Te Araroa Trail. This 3,000km route stretches to Cape Reinga in the north and takes in spectacular New Zealand

landscapes from beaches to volcanoes to forests to cities.

Aside from Stirling Point, the town is probably best known for its iconic and world renown "Bluff Oyster". Each May the Bluff Oyster Festival is held; this event is a consistent sell-out with the festival itself being one of Southland's most recognisable brands. While the oyster story is often a focus, Bluff is also known for its abundance of a wide variety of seafood/kaimoana. More fish and shellfish are landed here than any other New Zealand port and other such delicacies include blue cod, crayfish, mussels, kina (sea urchin) and pāua (abalone). Tītī (muttonbirds) are also exclusively harvested from three dozen islands south of Bluff by Kāi Tahu every autumn.

Bluff has scenic reserves and public conservation land which are managed for preserving as far as possible, the natural state of native flora and fauna, while allowing public access for recreational activities. This means that Bluff offers many short walks and mountain biking tracks, both bush and coastal, that showcase the stunning scenery and views. This is balanced alongside significant predator free initiatives which not only contribute to environmental

outcomes, but support economic, social and cultural outcomes for the community in Bluff and beyond. These are of interest to a growing number of socially and environmentally aware visitors.

Bluff is closely aligned with Stewart Island/Rakiura in more ways than just providing the terminus for the twice-daily ferry service which runs across Foveaux Strait.

This is an important service for locals as well as visitors. A chain sculpture at Stirling Point symbolises the Māori legend where demi-god Māui used "Te Waka a Māui" (the South Island) as his canoe which he anchored to Rakiura (Stewart Island); therefore a similar chain sculpture can be found at Lee Bay, Rakiura representing the other end of the chain.

The Southland Murihiku Destination Strategy identified significant potential for Bluff to benefit more from the opportunities tourism presents. Similar to the rest of Southland, this was linked to encouraging visitors to stay longer and spend more by providing products and experiences which fit with the people and place. These would also showcase the unique and compelling aspects of this destination.



STUDY AREA





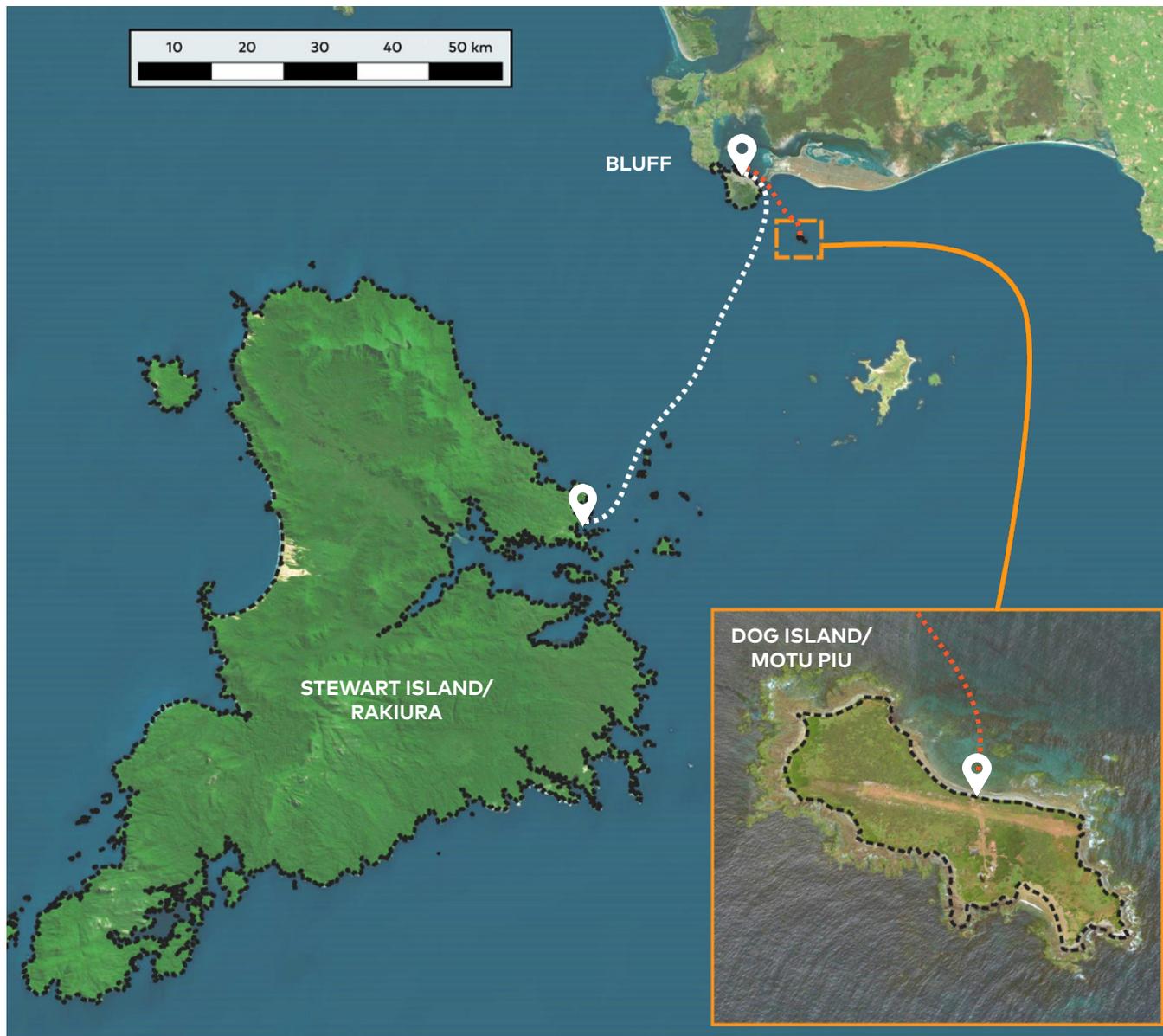
OUTLINING THE STUDY AREA

The Tourism Master Plan applies to the study area shown in this map. It covers the entire SA2 (statistical local area) of Bluff which covers 11.6 square kilometres.

KEY

- Study area boundary
- +++ Existing Rail Line
- DOC Conservation Estate





THE STUDY AREA AND CONNECTIVITY

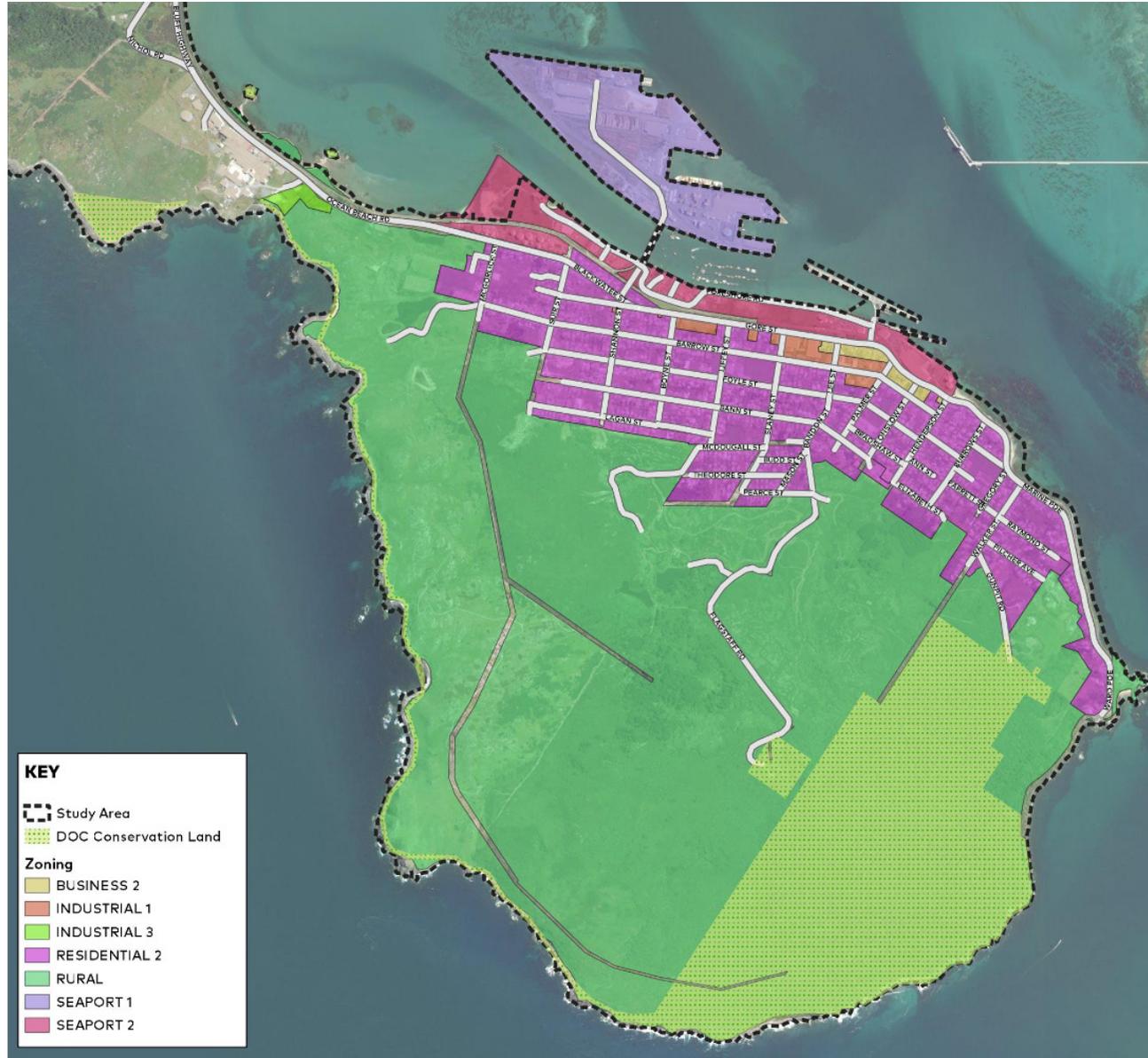
The Tourism Master Plan has also taken into consideration the surrounding islands, including Dog Island/Motu Piu and Stewart Island/Rakiura. Bluff provides essential connectivity to these destinations.

There are plans for Dog Island/Motu Piu, to be developed for both environmental and tourism purposes and Stewart Island/Rakiura is also keen to expand its tourism offering in a sustainable and carefully managed way.

Bluff has an essential role to play in sustainable tourism growth for both islands including biosecurity considerations relating to predator free initiatives.

SPATIAL MAPPING





LAND ZONING (DISTRICT PLAN)

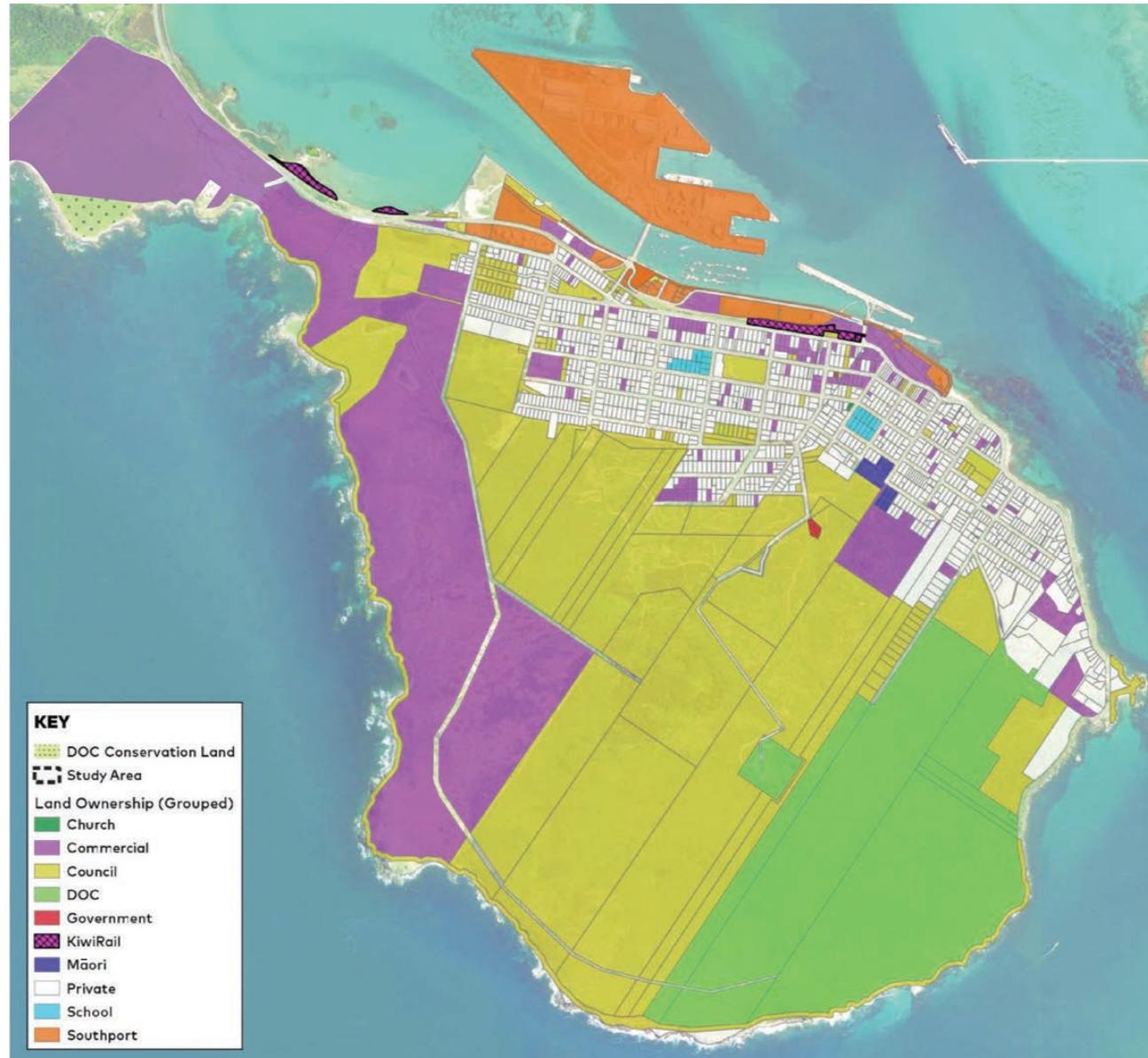
This figure demonstrates land zones as per the current Invercargill District Plan for the Bluff area.

The majority of land parcels within Bluff are zoned either Rural or Residential 2. There are small pockets of Industrial 1 and Business 2 zones along the southern side of Gore Street. Department of Conservation (DOC) Estate comprises approximately 1/5th of land in Bluff.

Stirling Point, which is a key tourist hub within Bluff, is currently zoned Rural, with the restaurant and hotel facilities on the western side of the site being zoned Residential 2.

Ocean Beach is currently zoned heavy industrial and the owners are considering applying to change this to a zone of mixed use. Please note that DOC and ICC also own the foreshore of this area.

This Tourism Master Plan may offer a timely opportunity to reassess zoning of areas to help activate various tourism and recreational uses.



LAND OWNERSHIP

Land ownership (demonstrated in the accompanying figure) has been grouped to offer anonymity, particularly for private land holders. It demonstrates the following:

- A large proportion of Bluff's land parcels are owned by Invercargill City Council, particularly those sites that fall within the Rural zone.
- Private land parcels are largely situated within the Residential 2 zone and primarily comprise of single dwelling houses.
- South Port is a major landholder along the northern coastline of Bluff.
- Bluff Hill/Motupōhue is administered partly by DOC (the Lookout and Public Conservation Land) and the surrounding land is owned by Invercargill City Council.
- Many landowners have development planned, some of which is tourism related. There is an opportunity to integrate and align where practical and possible.



THE VISION



The community's vision builds on the tribal philosophy of Te Rūnanga o Ngāi Tahu: "Mō tātou, ā, mō kā uri ā muri ake nei" – for us and our children after us.

It was agreed after a series of community workshops that the vision for the community could be:

"A thriving place to live, work and visit for us and our children after us"

If one adds in a commercial sector perspective this could be:

"The economic vitality of Bluff will encourage existing businesses to expand and new businesses to locate to Bluff"

If one includes DOC and other government agencies this could be:

"Bluff is recognised as one of the most economic and environmentally sustainable communities nationally"

An amalgam of the above offers a vision for Bluff, being:

"A special place, that connects the community and visitors with the landscape, our marine environment and our visitor economy, within a culture of respect, safety and care."

Photo supplied by: Erica Sinclair, Te Whānau-ā-Apanui

THE TOURISM MASTER PLAN



The Tourism Master Plan is at concept level only. It deliberately isn't at a detailed design stage as many projects are still only concepts, subject to feasibility studies and business plans to verify their viability and scale.

Specific sites for various development project elements are still fluid, so only general areas are indicated at this concept stage within the mapping.

Some of the project concepts were identified within the recent Southland Murihiku Destination Strategy, and reflect new visitor experiences to help grow visitation, visitor yield and length of stay in Southland.

Some of the projects reflect community stakeholder aspirations as identified in previous community plans for Bluff, particularly in relation to improved recreational facilities.

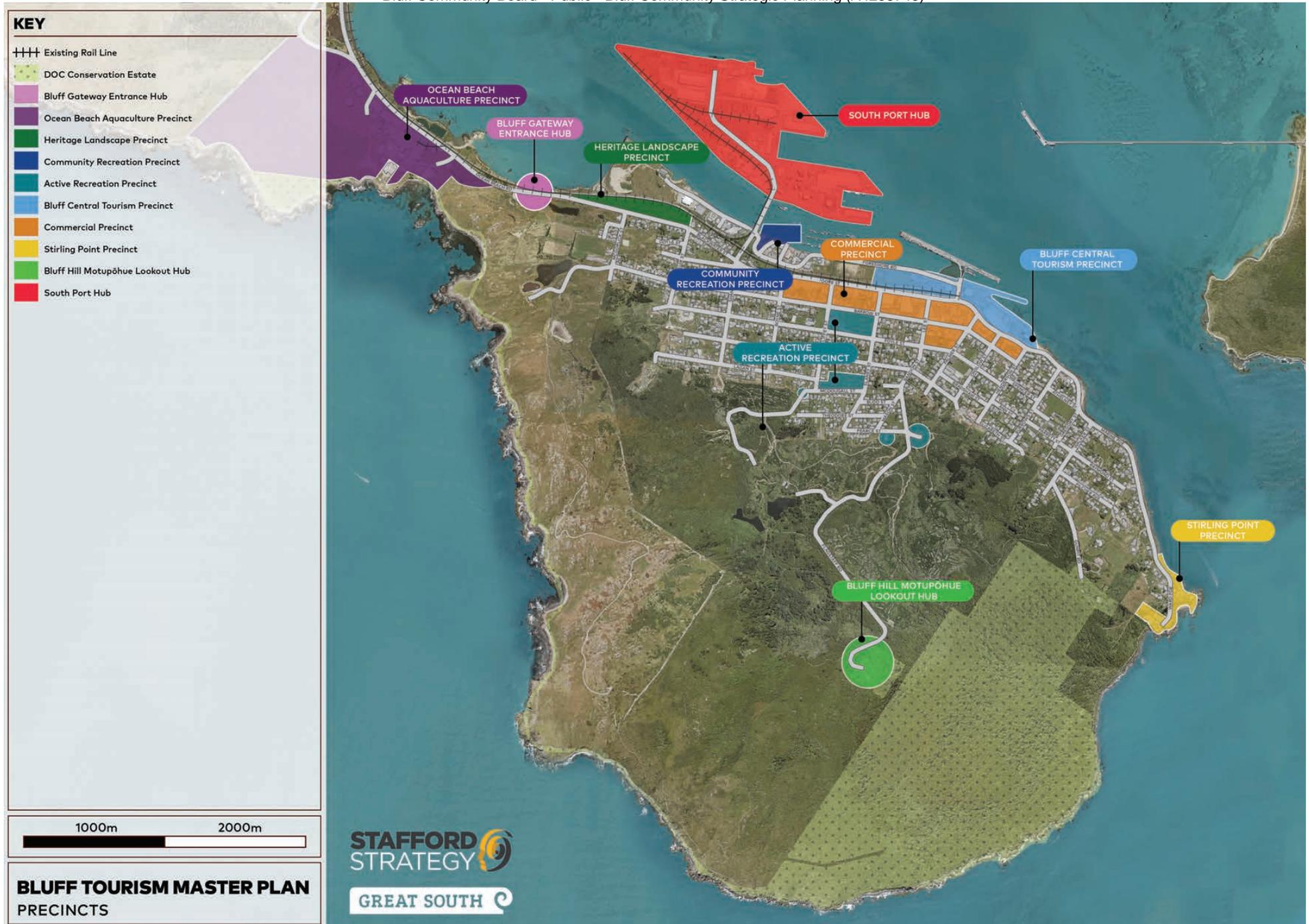
This Tourism Master Plan is deliberately not text heavy, but rather a visual representation of what is being considered in various areas within Bluff. This is to allow stakeholders to consider all the various possible project elements within their proximity to other designated tourism hubs and precincts. This will also enable better understanding of the need to cluster tourism and recreational elements together where possible to help them leverage off one another and to consolidate infrastructure.

The visual representation also allows stakeholders to see the myriad of different land ownerships, to better understand the different visions and commercial/community requirements of key stakeholders, and to better understand the challenges of trying to find workable solutions for improved access and connectivity between these.

There are eleven hubs or precincts identified in this Tourism Master Plan:

1. Bluff Gateway Entrance Hub
2. Ocean Beach Aquaculture Precinct
3. Heritage Landscape Precinct
4. Community Recreation Precinct
5. Active Recreation Precinct
6. Bluff Central Tourism Precinct
7. Commercial Precinct
8. Stirling Point Precinct
9. Bluff Hill/Motupōhue Lookout Hub
10. South Port Hub
11. Wider Bluff Area

Each hub is connected by infrastructure such as roading as well as cycling and walking trails and these connections need to be further explored.





ABOUT THE CONCEPTS PRECINCTS AND HUBS



Bluff Gateway Entrance Hub

This hub proposes significant landscaping and signage to create a strong sense of arrival into Bluff. The current location, situated in close proximity to Ocean Beach, aims to provide a gateway entrance which reflects the marine related focus of Bluff and its unique history and heritage. This is hoped to evoke interest and excitement from visitors and a strong sense of pride from locals.

Ocean Beach Aquaculture Precinct

The team at Ocean Beach have a vision to create New Zealand's foremost land-based aquaculture park. As part of this vision they are looking to partner with industry to create world class hatcheries and grow-out facilities for finfish, shellfish and sea weed. In future there will be aquaculture tours as well as artisan retail and hospitality venues showcasing Southland arts, crafts and produce on the site. Ocean Beach have specifically partnered with the Southern Pioneers Food Hub to create a Southland food manufacture and show case destination. There will be an obvious

focus on seafood but there will also be a broad range of Southland foods available to taste and purchase. The Ocean Beach team are also working through improving the connection of Te Araroa Trail, coastal walkway and Motupōhue walking and cycling trails to Stirling Point and Bluff.

Heritage Landscape Precinct

This is a gateway precinct into Bluff and provides the potential for public art and harbour edge connectivity. It should be well landscaped and provide an attractive area for locals and visitors to evoke a strong sense of local pride.

Te Araroa Walking Trail traverses through or beside this area so should be included and there is an option of community swimming access being located here near the Awarua Rowing Club.

Community Recreation Precinct

This is a dedicated precinct to help meet the needs of locals first and foremost. Its purpose is to provide a safe and easy link to the water for swimming and recreational activities including an improved boat ramp and a renewed indoor community swimming pool. The

area could consist of a dedicated public event space if the Maritime Museum were ever to relocate.

Active Recreation Precinct

The vision is to create a precinct where people interested in exploring Bluff's outdoor environment (with a focus on mountain biking and running/walking) can visit to learn more and enjoy what is on offer. There is a need to carefully develop this precinct in a way that does not impact on the biodiversity enhancement work progressing on Bluff Hill and surrounds. The local sports amenities (including the Bluff Pool) complement the offering in this area.

Bluff Central Tourism Precinct

This is the primary visitor hub in Bluff. It provides the ferry link to Stewart Island/ Rakiura and could contain a variety of tourism related visitor attractions, facilities, amenities and services. Over time it will develop, creating a visitor focussed hub with various experiences, many of which can be clustered together. Its location is close to the commercial precinct for easy access to shops, cafes etc which is important.

Commercial Precinct

The commercial precinct aims to provide sufficient space for future commercial growth to support the local community, its businesses and the visitor economy. The purpose of the commercial precinct is to ensure that commercial ventures can be clustered together, to leverage off one another and to help improve connectivity between commercial businesses and related events.

Stirling Point Precinct

Stirling Point is a significant site being the end of Te Araroa Trail, the location of the famous "Bluff Signpost" as well as dispersal point for many walking trails. This precinct aims to improve the visitor experience particularly during peak season periods when parking is challenging and pedestrian movements are constrained. It suggests the potential for a "Park and Ride" service from the Bluff Central Tourism Precinct car park to Stirling Point to help reduce parking congestion, improve safety and create better walking trail links for local users in particular.

Bluff Hill/Motupōhue Lookout Hub

It is proposed to enhance the existing road to the top of Bluff Hill/Motupōhue with a small attractive cluster of activities potentially including an expanded parking facility, star gazing experience (with a focus on Aurora Australis etc) and a pouwhenua or "Taurapa" stern post.

The strong cultural significance of Bluff Hill/Motupōhue with its Tōpuni status, underpins all suggested concepts. This hub also acknowledges that Bluff is the starting point for any journey north through New Zealand and as such the symbolic positioning of a pouwhenua at the summit will strengthen and recognise the important spiritual connection of mana whenua to the land and this will assist travellers on their journey north.

There is a need to carefully develop this hub in a way that does not impact on the biodiversity enhancement work progressing on Bluff Hill/Motupōhue and surrounds and in particular, the Predator Free Bluff initiative. A number of walking tracks can also be accessed from this hub connecting to other hubs within Bluff.

South Port Hub

The South Port hub recognises the significant operational requirements of the port and the need to maintain a safe and effective separation between port activity and non port related vehicle and pedestrian movements.

The port needs to retain flexibility to enable changes to port activity and shipping over time. It also has the potential for tourism activity to become a more dominant element of the hub over time if desired. Its strategic location also allows it to effectively link to the Bluff Central Tourism Precinct and Community Recreation Precinct.

Wider Bluff Area

It is important that the connectivity between Bluff and surrounding areas and their projects is considered. This includes the Bluff to Invercargill cycle trail, Te Araroa Walking Trail and other Awarua, Waituna, Catlins and Ōmāui projects. Bluff also remains an essential gateway to various islands including Stewart Island/Rakiura and as such there are also important biosecurity and accessibility considerations.

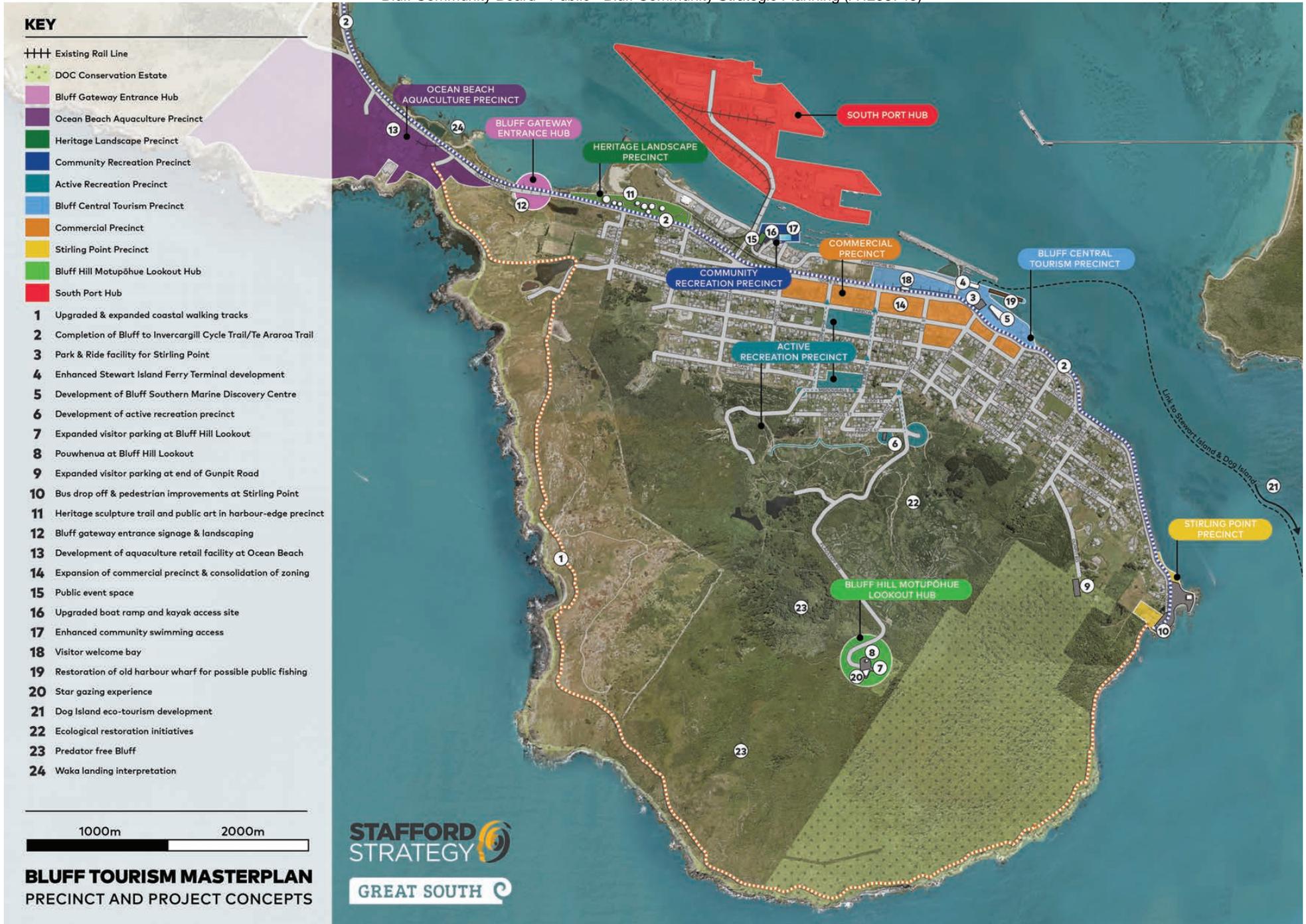


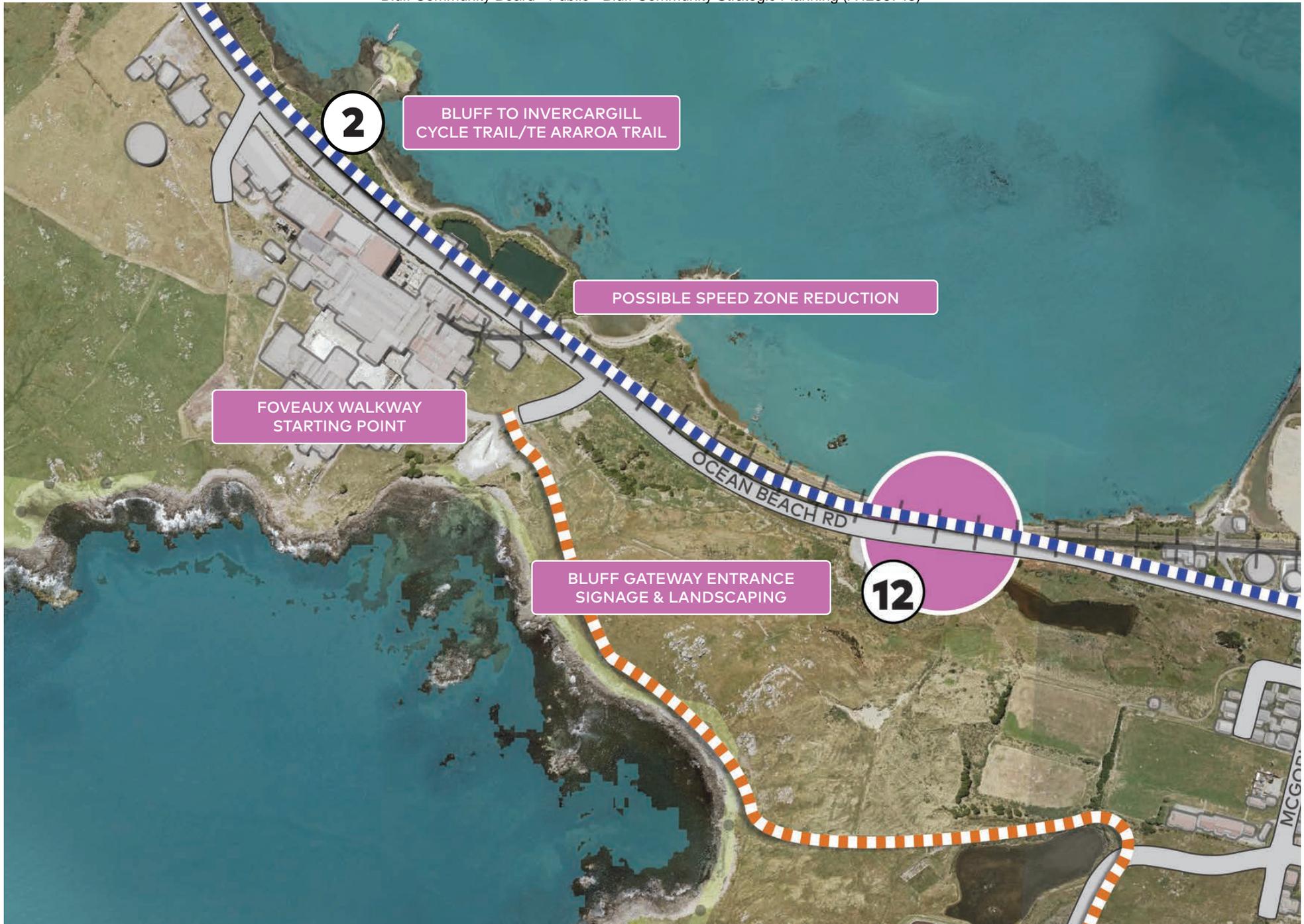
Photo supplied by: South Sea Spray

TRANSFORMATIVE CONCEPTS PROJECTS AND STAGING

1. **Upgraded and expanded coastal walking tracks**, extending from Stirling Point through to the Ocean Beach Aquaculture Precinct.
2. **Completion of the Bluff to Invercargill cycle trail/Te Araroa trail** running from Stirling Point through to Invercargill.
3. **Park and Ride facility for Stirling Point** to future-proof the precinct and manage capacity issues, including parking facilities and a bus drop off/pick up bay within the Bluff Central Tourism Precinct.
4. **Enhanced Stewart Island Ferry Terminal development**, including adding Bluff tourism product experiences, to create a more memorable regional stay and stimulate higher visitor spend.
5. **Development of the Bluff Southern Marine Discovery Centre** which includes the suggestion of relocating the existing Maritime Museum, to add a new experience with a focus on the marine life in Foveaux Strait and the marine industry that relies on this.
6. **Development of an Active Recreation Precinct** by reinventing existing facilities into an active recreation hub, including improved carparking facilities at the mountain bike access point. This could be achieved through rebranding, and profiling of existing facility offerings and refurbishments/facility enhancements.
7. **Expanded visitor parking at Bluff Hill/Motupōhue Lookout** to improve access and vehicle flow.
8. **Pouwhenua at Bluff Hill/Motupōhue Lookout** which aims to position Bluff as the starting point for a journey up through New Zealand and to guide experiences throughout the wider Southland Murihiku region.
9. **Expanded visitor parking at the end of Gunpit Road** along with improved signage to direct visitors walking down to Stirling Point and around the Bluff Headland.
10. **Bus drop off and pedestrian improvements at Stirling Point** to cater for the park and ride shuttle as well as limiting car parking at Stirling Point and walking path improvements to add to pedestrian safety and the quality of the experience.
11. **Heritage sculpture trail and public art in harbour-edge precinct** to activate and beautify the Heritage Landscape Precinct and to visually tell the history of Bluff.
12. **Bluff gateway entrance signage and landscaping** creating a stronger point of entry and sense of arrival into Bluff.
13. **Development of an aquaculture retail facility at Ocean Beach** being part of a major marine harvesting and wholesale commercial facility to position Bluff as the seafood capital of New Zealand.

- 14. Enhancement of commercial precinct and possible consolidation of zoning** to offer future proofing to meet ongoing demand and to encourage the clustering of commercial activity together.
- 15. Public event space** to be developed if the Maritime Museum relocates to the Bluff Central Tourism Precinct.
- 16. Upgraded boat ramp and kayak access site** for improved public use and access to the water.
- 17. Potential for enhanced community swimming access** to be considered for public use and safe access to the water.
- 18. Visitor welcome bay** to provide visitor information about Bluff including an information kiosk.
- 19. Restoration of old harbour wharf for possible public fishing** under the proviso that this will avoid any conflict with commercial port activity and related safety concerns.
- 20. Star gazing experience** at Bluff Hill/ Motupōhue Lookout to enhance viewing opportunities of the Aurora Australis and solar events, and tell the cultural significance of the skies to mana whenua.
- 21. Dog Island/Motu Piu eco-tourism development** which may offer a variety of eco tours and experiences including that of having New Zealand's tallest lighthouse.
- 22. Ecological restoration initiatives** including removal of pest plants, planting of native revegetation, and ongoing monitoring and maintenance
- 23. Predator free Bluff** is the cornerstone of a large landscape project, envisioned by the Predator Free Southland partnership initiative, among agencies and iwi, that aims to progress the region towards PF2050 goals. It builds on a 10-year commitment from the Bluff Hill/Motupōhue Environmental Trust and aims to eliminate introduced predators to provide a safe habitat for native species on the hill. It is also an essential component of providing biosecurity for other predator free initiatives on Stewart Island/Rakiura and the Sub Antarctic Islands.
- 24. Waka landing interpretation** aims to tell the story of the great Māori explorer Tamatea in his waka Tākitimu, as he sailed along the coast, past what we now call Bluff.





BLUFF GATEWAY ENTRANCE HUB CONCEPTS

The vision for the gateway entrance hub is to create a clear sense of arrival into Bluff, evoking interest and excitement from visitors and a strong sense of pride from locals.



Stakeholders

The driver of this hub development needs to be the local community and in particular, the Bluff 2024 group who currently look after the welcome signage. This will be with the support of Council and other stakeholders and in alignment with the Ocean Beach Aquaculture Precinct.

Description

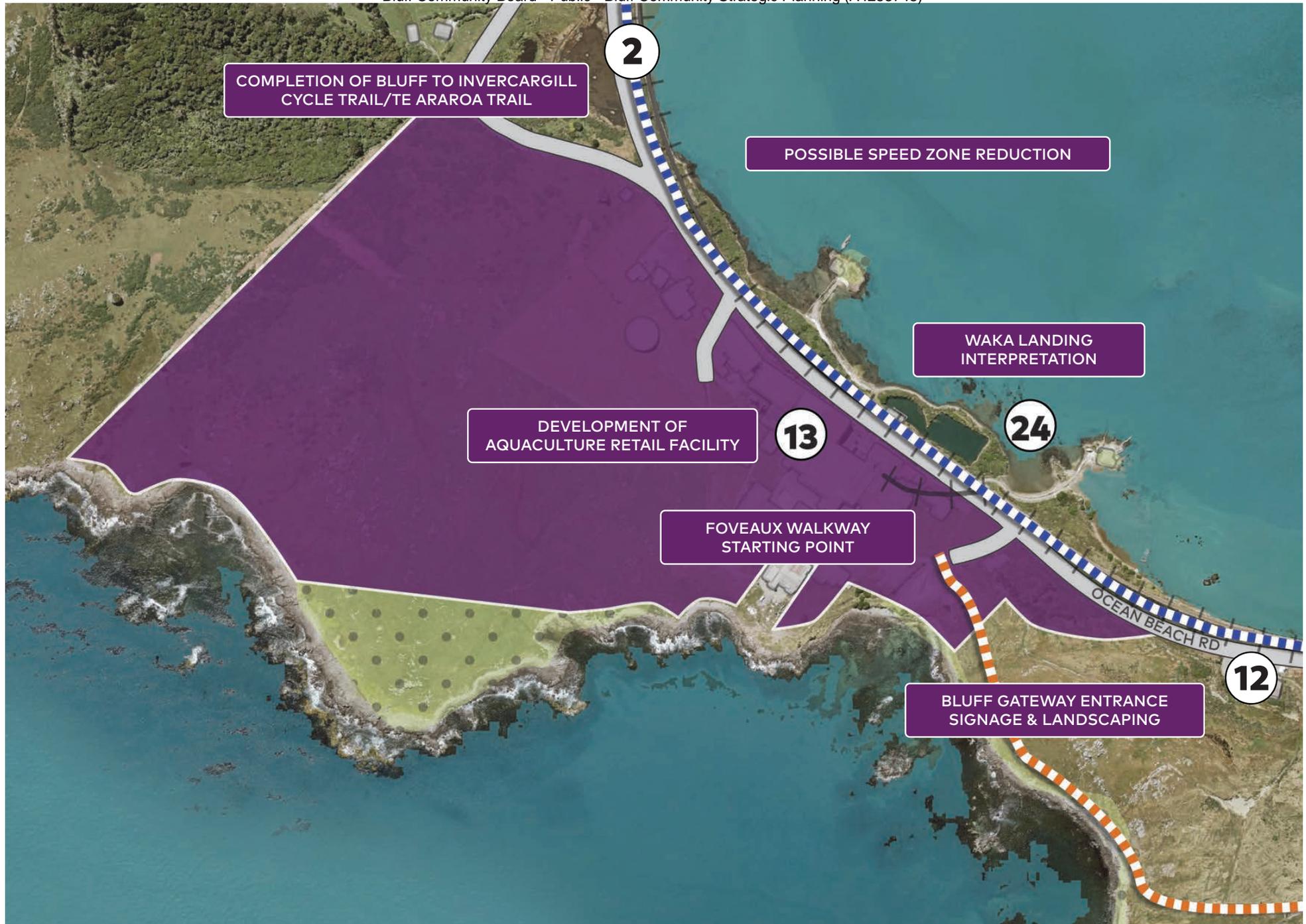
This hub proposes significant landscaping and signage to create a strong sense of arrival into Bluff. The current location, situated in close proximity to Ocean Beach, aims to provide a gateway entrance that reflects the marine related focus of Bluff and its unique history and heritage.

Implementation and Timing

There needs to be consideration that if people are encouraged to stop here, that the area can manage this (e.g. safe parking, possible lower speed zone).

The Bluff to Invercargill Cycle Trail is currently being constructed and will be completed in 2021.





OCEAN BEACH AQUACULTURE PRECINCT CONCEPTS

The vision for Ocean Beach is to create New Zealand's foremost land-based aquaculture park with first class facilities, which is a major driver of visitation to Bluff.



Stakeholders

The key driver of this precinct's development will be the operating company and team at Ocean Beach with strong support from the local community, Government and other stakeholders. The Waka landing interpretation project will be developed by Awarua Rūnaka and relevant landowners, the Department of Conservation, Council and other stakeholders will be involved in walking and cycle trail developments.

Description

The developers of the Ocean Beach site intend to create a world-class hatchery, wholesale and retail facility to showcase regional seafood. This aquaculture precinct may also provide for extended walking and cycling trails around the Bluff headland to benefit locals and visitors.

It is noted that there are other initiatives in this Ocean Beach vicinity linked to DOC and Awarua Rūnaka that would also need to be considered.

Implementation and Timing

The rejuvenation of Ocean Beach as New Zealand's foremost land-based aquaculture centre is well underway. The New Zealand Abalone Company has established itself on site, farming pāua, and a number of other exciting Aquaculture ventures are proposed for the site over the coming years. A food innovation hub connected to the coastal walkway to Stirling Point and aquaculture tours are also proposed for completion prior to Bluff's 200 year anniversary in 2024.





POSSIBLE OPTION FOR COMMUNITY SWIMMING ACCESS NEAR ROWING CLUB

GENERAL WATER FRONT TIDY

11

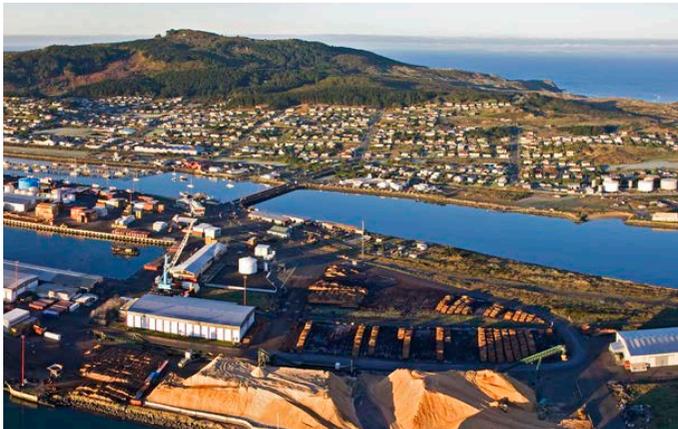
HERITAGE SCULPTURE TRAIL & PUBLIC ART IN HARBOUR-EDGE PRECINCT

2

TE ARAROA WALKING TRAIL TRAVERSES THROUGH HERE

HERITAGE LANDSCAPE PRECINCT CONCEPTS

The vision is to create a quality outdoor art and heritage experience that engenders much community pride.



Stakeholders

The Bluff community need to drive this project - in particular the Bluff Community Board - alongside other organisations operating in this area (e.g. Mobil, Te Araroa Trails Trust, Awarua Rowing Club etc).

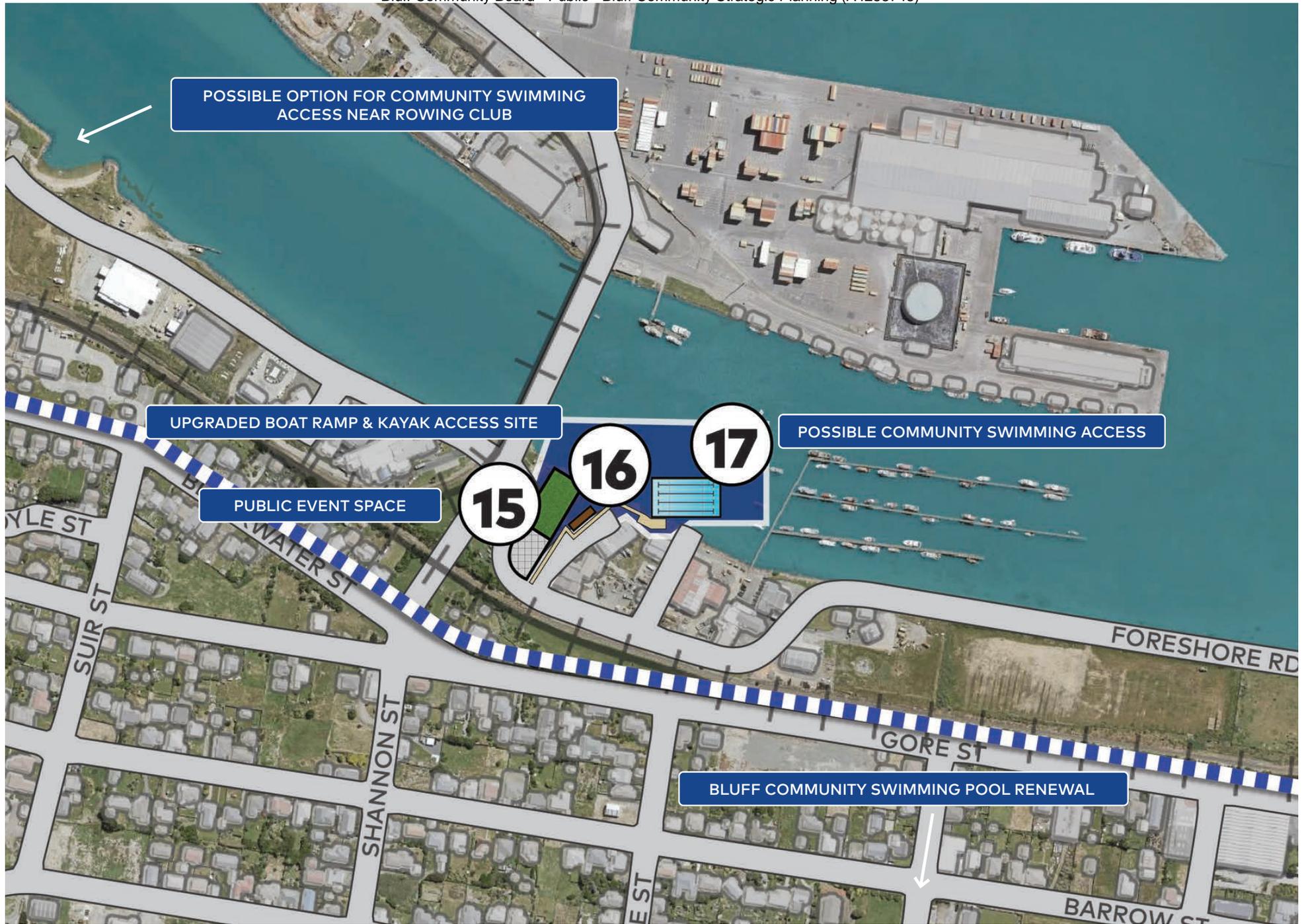
Description

This is a gateway precinct into Bluff and provides the potential for public art and harbour edge connectivity. It should be well landscaped and provide an attractive area for locals and visitors to evoke a strong sense of local pride. Te Araroa Walking Trail traverses through or beside this area, so should be included, and there is an option of community swimming access being located here near the Awarua Rowing Club.

Implementation and Timing

Further investigation into the opportunities associated with this precinct, including defining the final location of any public art, is required in the first instance - before timing can be considered.





COMMUNITY RECREATION PRECINCT CONCEPTS

The vision is to create a highly attractive precinct for residents' local recreational use, with a focus on accessing the harbour.



Stakeholders

The Bluff community need to drive this project - in particular the Bluff Indoor Pool Trust and Bluff Community Board - alongside other organisations who operate within, or use this area.

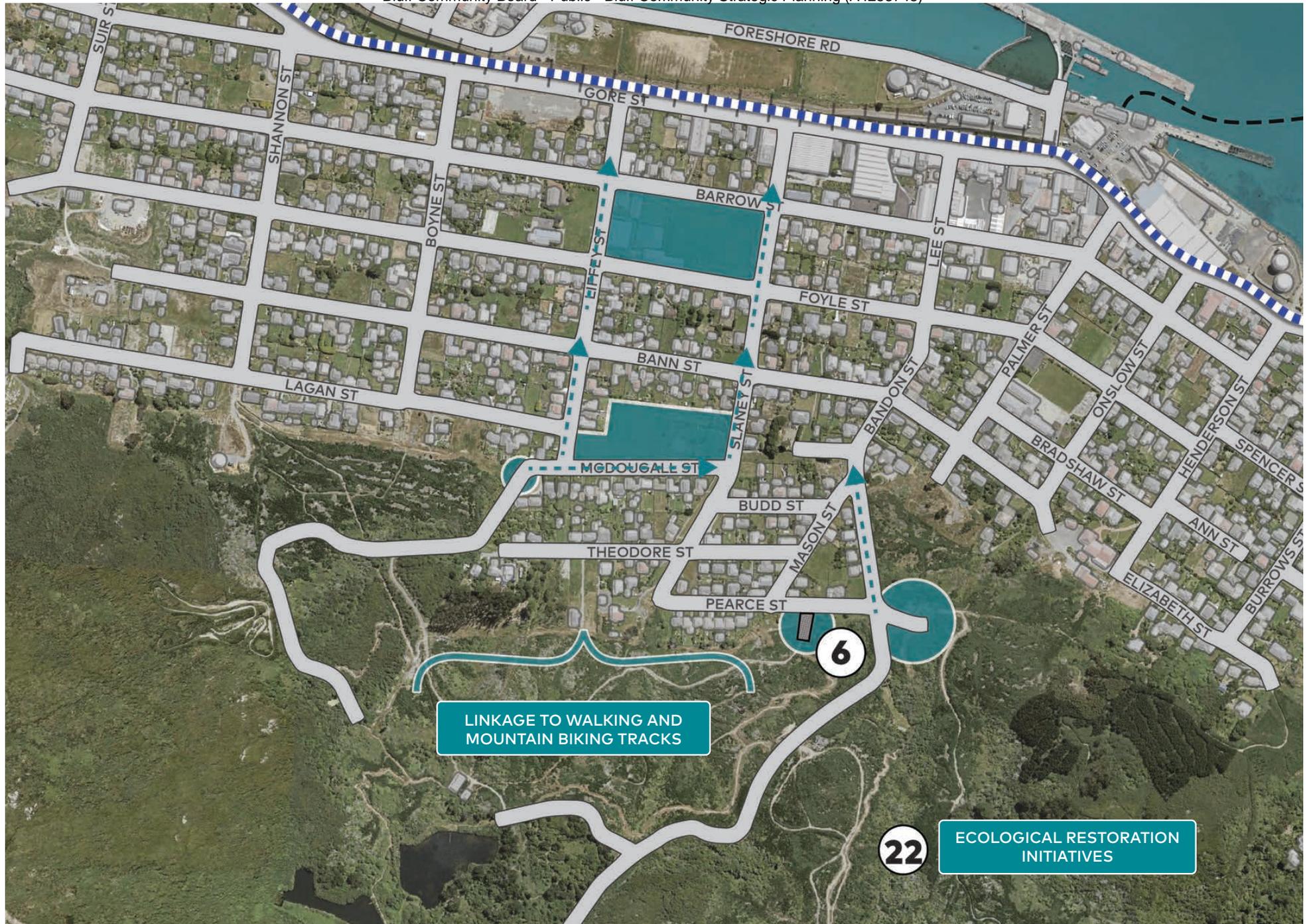
Description

This is a dedicated precinct to help meet the needs of locals first and foremost. Its purpose is to explore options to provide a safe and easy link to the water for swimming and recreational activities including an improved boat ramp and a renewed indoor community swimming pool. The area could consist of a dedicated public event space if the Maritime Museum were to relocate.

Implementation and Timing

The development of an improved boat ramp and various swimming access opportunities are currently being investigated with relevant stakeholders.





LINKAGE TO WALKING AND MOUNTAIN BIKING TRACKS

22

ECOLOGICAL RESTORATION INITIATIVES

ACTIVE RECREATION PRECINCT CONCEPTS

The vision is to create a precinct where people interested in exploring Bluff's outdoor environment (with a focus on mountain biking and running/walking) can visit to learn more and enjoy what is on offer. There is a need to carefully develop this precinct in a way that does not impact on the biodiversity enhancement work progressing on Bluff Hill/Motupōhue and surrounds.



Stakeholders

The Bluff community need to drive this project - in particular the Bluff Community Board - alongside other organisations who operate within, or use this area including the Southland Mountain Bike Club, Bluff Hill Motupōhue Environment Trust etc.

Description

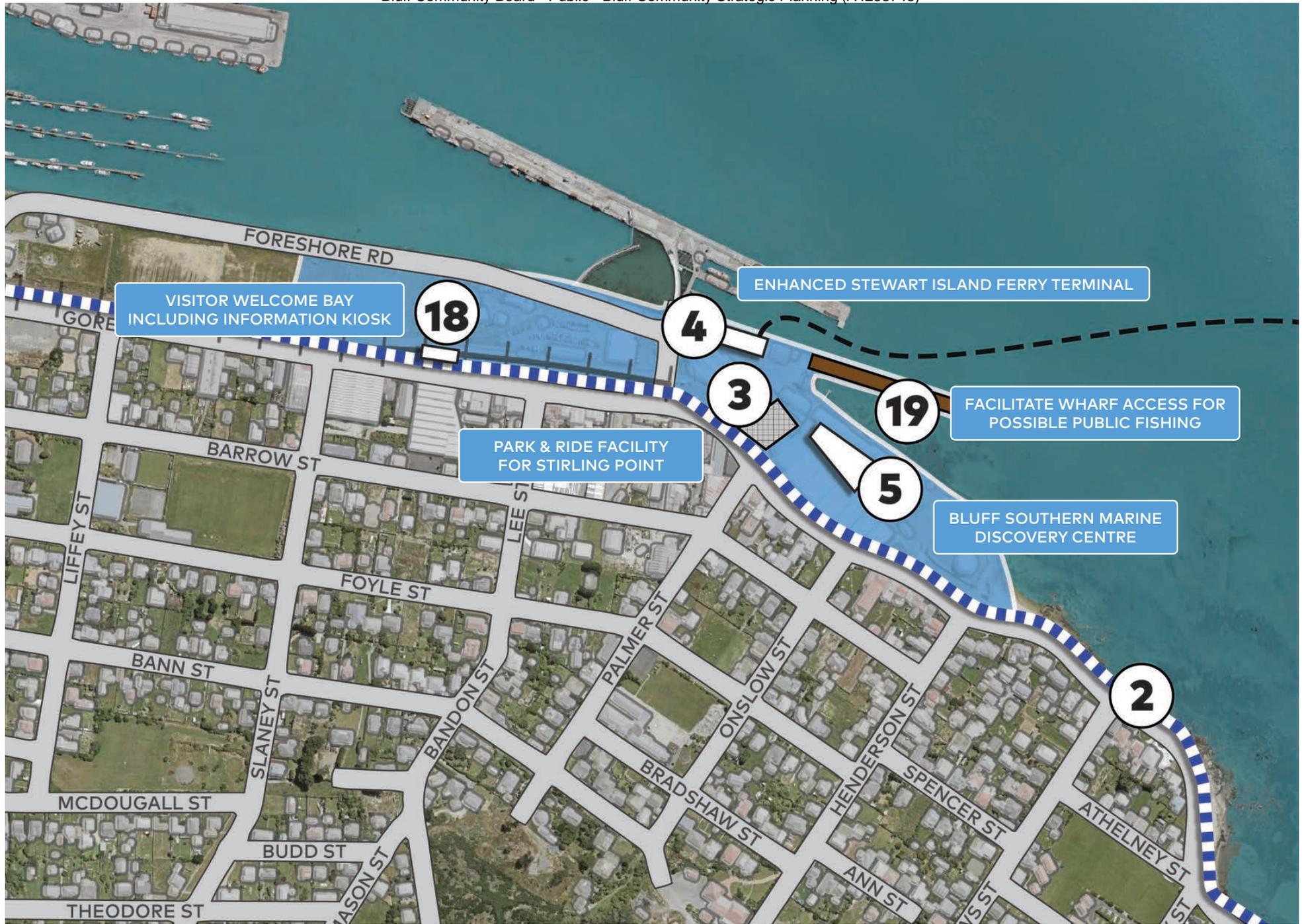
The precinct gives visitors and the community a central point for understanding what is on offer and a place to meet to undertake outdoor activity - especially mountain biking/cycling and other sports. This precinct will connect closely with other biking, walking and cycling access points around the Bluff environment. Improved wayfinding and programming/production will be a key consideration for any future walk.

There is a need to carefully develop this precinct in a way that does not impact on the biodiversity enhancement work progressing on Bluff Hill/Motupōhue and surrounds. If done well, it could complement rather than detract from this. The local sports amenities (including the Bluff Pool) complement the offering in this area.

Implementation and Timing

Scoping and concept development of this precinct is underway alongside relevant stakeholders.





BLUFF CENTRAL TOURISM PRECINCT CONCEPTS

The vision is to create a highly appealing and attractive tourism precinct that generates greater visitor length of stay and visitor spend in Bluff.



Stakeholders

Those involved in the tourism industry in Bluff and landowners will be directly involved with the development of this precinct. This includes RealNZ, Awarua Rūnaka, local operators as well as the Bluff Community Board, Council, Great South, Bluff Promotions and others interested in supporting the activation of tourism development opportunities.

Description

This is the primary visitor hub in Bluff. It provides the ferry link to Stewart Island/Rakiura and could contain a variety of tourism-related visitor attractions, facilities, amenities and services. Over time it will develop, creating a visitor-focused hub with various experiences, many of which can be clustered together. Its location is close to the commercial precinct for easy access to shops, cafes etc, which is important. Developing this hub with a visitor-centric focus is important, as this is the key target market.

The Bluff Southern Marine Discovery Centre and enhanced Stewart Island Ferry Terminal project were two of five high priority investment recommendations identified in the Southland Murihiku Destination Strategy and were considered 'game changers' for Southland developing as a visitor destination.

Implementation and Timing

COVID-19 is having a significant impact on local, national and international tourism. This current uncertainty will impact the implementation and timing of this precinct including suggested projects within it.



14

EXPANSION OF COMMERCIAL PRECINCT
& CONSOLIDATION OF ZONING

BLUFF OYSTER AND FOOD FESTIVAL

COMMERCIAL PRECINCT CONCEPTS

The vision is to create an attractive, dynamic and exciting precinct to support local businesses and to encourage sustainable business growth for the long term.



Stakeholders

The drivers for achieving the vision will need to include the local business community, Council and Great South (as the region's economic development agency).

Description

The commercial precinct aims to provide sufficient space for future commercial growth to support the local community, its businesses and the visitor economy.

The purpose of the commercial precinct is to ensure that commercial ventures can be clustered together, to leverage off one another and to help improve connectivity between commercial businesses and related events.

Implementation and Timing

The implementation of the development of this precinct needs to consider the impact of COVID-19 and the views of the local business community.



STIRLING POINT PRECINCT CONCEPTS

The vision for Stirling Point is to make it a highly memorable, safe and significant experience for all visitors and locals.



Stakeholders

Key stakeholders involved with developing this precinct include various landowners, organisations and users of the site.

Description

Stirling Point is a significant site being the end of Te Araroa Trail, the location of the famous “Bluff Signpost” as well as dispersal point for many walking trails. This precinct aims to improve the visitor experience particularly during peak season periods when parking is challenging and pedestrian movements are constrained. It suggests the potential for a ‘park and ride’ service from the Bluff Central Tourism Precinct car park to Stirling Point to help reduce parking congestion, improve safety and create better walking trail links for local users in particular.

Implementation and Timing

Investigation into options for various components of this precinct are underway. Future suggestions such as the ‘park and ride’ service will be dependent upon the wider tourism sector and impact of COVID-19 and visitor demand.



BLUFF HILL MOTUPŌHUE LOOKOUT HUB CONCEPTS

The vision is to create an iconic destination hub that acknowledges the cultural significance of this important site and that stimulates strong visitation and recognition that this is the beginning of a journey through New Zealand, and not the end point.



Stakeholders

There are multiple stakeholders involved with this hub, including Awarua Rūnaka, DOC, Bluff Hill Motupōhue Environment Trust and Council.

Description

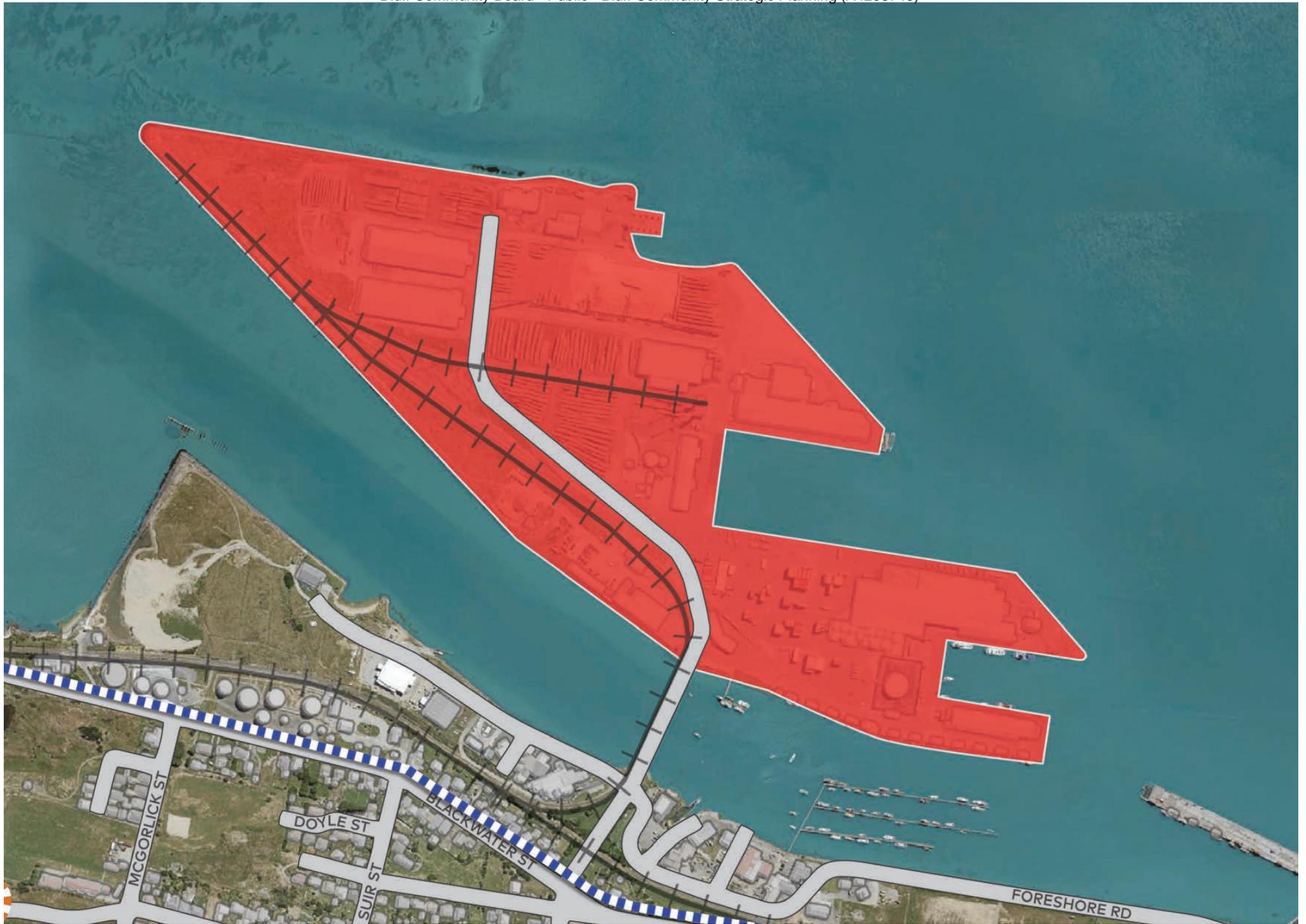
It is proposed to enhance the existing road to the top of Bluff Hill/Motupōhue with a small attractive cluster of activities potentially including an expanded parking facility, star gazing experience (with a focus on Aurora Australis) and a pouwhenua or “Taurapa” stern post.

The strong cultural significance of Bluff Hill/Motupōhue with its Tōpuni status, underpins all suggested concepts. This hub also acknowledges that Bluff is the starting point for any journey north through New Zealand and as such the symbolic positioning of a pouwhenua at the summit will strengthen and recognise the important spiritual connection of mana whenua to the land and this will assist travellers on their journey north.

There is a need to carefully develop this hub in a way that does not impact on the biodiversity enhancement work progressing on Bluff Hill/Motupōhue and surrounds - in particular the Predator Free Bluff initiative. A number of walking tracks can also be accessed from this hub connecting to other hubs within Bluff.

Implementation and Timing

Various aspects of this hub’s development will be investigated and implemented at different times. The Bluff Hill Motupōhue Environmental Trust (BHMET) has been conducting predator control on Bluff Hill/Motupōhue for over 10 years and has significant plans to build on progress to date. DOC and Council are looking at enhanced recreation and ecological restoration initiatives (link to Active Recreation Hub).



SOUTH PORT HUB CONCEPTS

The vision for the port is for its sustainable long-term growth to support both Bluff and the wider regional Southland economy.



Stakeholders

The driver for this is South Port and their stakeholders.

Description

The South Port hub recognises the significant operational requirements of the port and the need to maintain a safe and effective separation between port activity and non port-related vehicle and pedestrian movements. The port needs to retain flexibility to enable for changes to port activity and shipping over time.

It also has the potential for tourism activity to become a more dominant element of the hub over time if desired. Its strategic location also allows it to effectively link to the Bluff Central Tourism Precinct and Community Recreation Precinct.

Implementation and Timing

South Port will determine the timing of various aspects of activity within its operations.





WIDER BLUFF AREA CONCEPTS

While the scope of this Tourism Master Plan focusses on Bluff, it is acknowledged that there needs to be consideration of other projects and initiatives in surrounding areas.



Stakeholders

Individual projects will have various stakeholders involved. The importance of collaboration and partnership between key organisations and leaders will be critical to ensuring a holistic and aligned approach.

Description

It is important that the connectivity between Bluff and surrounding areas and their projects is considered. This includes the Bluff to Invercargill cycle trail, Te Araroa Walking Trail and other Awarua, Waituna, Catlins and Ōmāui projects. There should be effort to align these projects as much as possible, considering a visitor-centric view point and this could be achieved with consistent interpretation messaging as well as promotion/marketing when appropriate. Some projects such as cycle trails and predator free, traverse all areas and should be a focus point.

Bluff also remains an essential gateway to various islands including Stewart Island/Rakiura and as such there are important biosecurity and accessibility considerations.

Implementation and Timing

Implementation will be determined project by project and individual projects will have varying interest or impact on Bluff. Projects that traverse areas should be prioritised e.g. Predator Free Bluff and Stewart Island/Rakiura and cycle trails as well as consideration of the provision of subsequent infrastructure, amenities and facilities.

IMPLEMENTATION



The Bluff Motupōhue 2020 Tourism Master Plan has identified 11 overall hubs or precincts and then a more specific list of 24 transformational concepts, projects and staging.

Each of these concepts, projects and staging collaboratively transform and revitalise Bluff to make it a more attractive place to live, work, play, visit and invest in.

A working group was established with representatives from Invercargill City Council, Awarua Rūnaka, Bluff Community Board and Great South to prepare an Implementation Plan to sit alongside the Bluff Motupōhue 2020 Tourism Master Plan.

This implementation plan identifies projects that are directly complementary and fit together as a bundle. Some projects naturally need to go ahead of others as they provide the foundation or building block opportunities for others. It provides an update of the progress to date on some projects and identifies the pathway forward in the future for others.

It is important to acknowledge that the Master Plan is a 20 year vision and the status and progress towards that vision is predicated on the level of support from key stakeholder organisations - especially council and central government - and the level of resourcing able to be applied by both government and the private sector.

COVID-19 is still having a significant impact on local, national and international tourism and will be a key consideration affecting the overall implementation and timing of this Tourism Master Plan.

*“He waka eke noa”
On our journey together*



GREAT SOUTH 

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BLUFF ACTION SHEET

| | |
|--------------------------------|---|
| To: | Bluff Community Board |
| Meeting Date: | Monday 13 February 2023 |
| From: | Peter Nolan – Manager – Infrastructure Operations |
| Approved: | Erin Moogan - Group Manager - Infrastructure Services |
| Approved Date: | Wednesday 14 December 2022 |
| 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 (A4256446)

Bluff Community Board - Public - Bluff Action Sheet (A4256447)

Appendix 1
A4256446

| 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 | East and West pontoons (FY 23) |
| 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. No further action has occurred but future workshops with the board should consider options and direction. No funding has been allocated for development works. | Asset Planning | Hold |
| 7 | 2019 | Parks and Recreation/ Roading (erosion) | 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 erode as a result of tidal impacts which is making it difficult to maintain. Parks and Recreation are looking into a solution to manage this. Infrastructure have resolved this issue in the short term by filling in the holes | Caroline Rain | Under Action - Investigation on long term plan for memorial site Contract 807 Downer has filled the subsidence on 14/09/2022 |
| 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. Works are still on hold whilst funding is established and would be incorporated into planned works. | 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 |
| 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. Works will be considered when forward programmes are developed | 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. The property boundary does cross the wall and about half the wall is inside the property. No funding is currently allocated for new works. | 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 | Under Action to arrange date/time |
| 42 | 2022 | Parks and Recreation | Bluff Hill Motupohue Active Recreation Precinct | ICC has successfully tendered for a Project Manager to manage the design and construction contracts for car parking, toilet facility and mountain biking and walking trail development at Motupohue/Bluff Hill. The Project Manager Logic Group Limited will be working close with ICC and Southland Mountain Bike Club to secure the Tourism Infrastructure Fund and Long Term Plan funding is spent within 18 months as per the | Caroline Rain - Parks and Recreation | 2023/24 |
| 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 |

Bluff Community Board - Public - Bluff Action Sheet (A4256447)

| Item | Year | Responsibility Area | Issues | Actions | ICC Contact | Timeframe |
|------|------|--------------------------------------|---|---|--------------------------------------|--------------|
| 48 | 2022 | Roading | Sumps | 02/09/2022 - 2 x sump issues identified. Slaney/Foyle & Barrow/Suir. 14/11/2023 - Slaney/Foyle sump has been excavated and camera investigation. Looks like a power pole installation may of damaged the sump connection near the main. Further excavation now required and waiting Power Permits to dig near power pole. Brow/Suir Sump requires a full kerb re-shape and will be programmed in the new year. TBA., 30/01/2022 - Barrow/Suir sump completed December 2022. Slaney/Foyle still to be addressed as maybe a 3waters asset. awaiting confirmation. | Operations Manager | Under Action |
| 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 14/11/2022 - Cyclic team to work on this area mid November and maintain to this level gong forward. Will keep this action open until inspection of area at end of November. 30/01/2023 - Path and vegetation cleared in December. Requires ongoing maintenance as part of normal operations. Should be removed from action sheet. | Operations Manager | Completed |
| 50 | 2022 | Roading | Rubbish bins | 02/09/2022 - Some maintenance issues identified. Engaging 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 14/11/2022 - This area requires a little more than our team with weed eaters etc. We have made contact with Bradley Yorke who is a excavator operator with various attachments to deal with this kind of stuff. Bradley has had a look at all of the sites and can complete them. Only issue is that he is booked up till Christmas so is pencilled in for January. Bradley has done lots of work for Fouveax (SDC) and ICC Parks so he sounds like the ideal person, we just unfortunately have to wait a couple of months. 30/01/2023 - Awaiting Sub contractor as he has not been able to attend January. Now in February. | Operations Manager | Under Action |
| 52 | 2022 | Roading | Vegetation encroaching road | 02/09/2022 - Areas in Bann Street with vegetation encroaching the road identified 14/11/2022 - Will engage Bradley Yorke as per Raymond/Walker St notes above. 30/01/2023 - Awaiting Sub contractor as he has not been able to attend January. Now in February. | Operations Manager | Under Action |
| 54 | 2022 | Parks and Recreation/ Infrastructure | West end Foreshore Reserve - drainage investigation | Initial Site investigation undertaken December 2022 | Caroline Rain - Parks and Recreation | Under Action |