



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
2 September 2024 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

MICHAEL DAY
CHIEF EXECUTIVE

Bluff Community Board - Public Agenda

02 September 2024 07:00 PM

Agenda Topic	Page
1. Apologies	
2. Declaration of Interests	
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. Minutes of the Bluff Community Board Meeting Held on 22 July 2024 (A5463134)	3
4. Minutes of the Public Excluded Session of the Bluff Community Board Meeting Held on 22 July 2024 (A5463815)	8
5. Verbal Update on Bluff Wastewater Consent	
6. Bluff Boat Ramp Facilities Upgrade – Stage 1 Update (A5500760)	9
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8. Bluff Community Board Financial Report for the Year Ending 30 June 2024(A5526628)	20
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**MINUTES OF BLUFF COMMUNITY BOARD, HELD IN THE MUNICIPAL CHAMBERS
AT 18 GORE STREET BLUFF ON MONDAY 22 JULY 2024 AT 7.00 PM**

Present: Mr R Fife - Chair
Mr J Sutherland
Ms T Topi
Cr B Stewart
Mrs P Coote

In Attendance: Mr M Morris – Manager – Governance and Legal
Mr D Rodgers – Manager - Strategic Asset Planning
Mr C Bowen – Open Spaces and Recreation Strategic Advisor
Mr A Gillespie – Senior Engineer Operations
Mr L Beer – Bluff Promotions
Mrs N Allan – Manager Bluff Service Centre
Mrs D Fife – Assistant Manager Bluff Service Centre

1. Apologies

Cr G Dermody, Ms T Stockwell and Mr S Graham

Moved Cr Stewart, seconded Mrs Coote and **RESOLVED** that the apologies be accepted.

2. Declaration of Interest

Nil.

3. Minutes of the Bluff Community Board Meeting held on Monday 10 June 2024

A5397323

Moved Mr Sutherland, seconded Ms Topi that the Minutes of the Bluff Community Board meeting held on Monday 10 June 2024 be confirmed.

Matters arising from previous minutes:

- Query on Bluff Wastewater Consent Project page 5 - Land Treatment Option - Identified two locations. Had these two locations been named as they are not mentioned in the report. They were not named.
- Mr Fife would attend the advisory group meeting on 25 September 2024 as the Board representative and report back.
- Query on matters arising from previous minutes page 5 - Meeting to be arranged with PowerNet concerning underground powerlines.

Cr Dermody was to follow up from last meeting, and was an apology for this meeting, so Mr Fife would follow up with an email to Cr Dermody.

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

4. Bluff Hill Motupōhue Active Recreation Precinct - Update

A5286252

Mr Chris Bowen presented the report.

Moved Mrs Coote, seconded Cr Stewart that the Bluff Community Board:

1. Receives the quarterly report "Bluff Hill Motupōhue Active Recreation Precinct - Update".
2. Provides feedback on the proposed wording for the Directional Signage on Gore Street "Motupōhue Adventure Park" along with an all-accessible toilet and parking symbols (English and Te Reo).

Mr Bowen reported that with the positions of the CCTV cameras in the carpark, screens would need to be erected to protect the neighbour's privacy. The cameras would be connected to the park's camera network.

Parks were working together with Te Ao Marama and the Southland Mountain Bike Club towards an opening at the end of September.

It was asked if the gravel encroaching on land beside the reservoir was part of the project. It was confirmed that the gravel was in the plan, but there was work happening in conjunction with the Bluff Hill Motupōhue Environment Trust to plant the area with natives.

A question was asked about the laybys on Flagstaff and Bluff Hill Road and whether these could be gravelled to make the laybys parking user friendly. It was noted they were not under the scope of the Recreation Precinct project and that would have to be another project. Some laybys needed to be kept clear for emergency access.

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

5. Reserve Land Review Feedback through Long Term Plan Consultation

A5409329

Moved Cr Stewart, seconded Ms Topi that the Bluff Community Board:

1. Receives the report "Reserve Land Review Feedback through Long Term Plan Consultation".
2. Provides feedback on the proposed reserve land review.

Mr Chris Bowen spoke to the report.

After being presented with the report it was decided that no decision would be made at the meeting and the Board would have a workshop with Mr Bowen to go over the options of the Reserve Land Review, a date would be confirmed.

Moved Cr Stewart, Seconded Mr Fife and **RESOLVED** that a workshop be arranged.

Parks were working with Awarua Rūnanga regarding the land behind Flagstaff Road and an update would be given at a later meeting.

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

6. Report of the Bluff Publicity/Promotion Officer

A5455509

Mr Lindsay Beer presented the report.

Moved Cr Stewart, seconded Mr Sutherland that the Bluff Community Board:

1. Receives the "Report of the Bluff Publicity / Promotions Officer"

Mr Beer would extend an invitation to the meeting with Mr Brazil from Highway South concerning the positioning of the promotional sign to the board members.

It was asked how the progress of the events template was going. Mr Beer had passed the paperwork on to a member who was going to pull things together and create the template, but that had failed to happen and the member had moved on. Mr Beer had all the paperwork and would liaise with Ms Topi regarding going forward.

A query concerning the updating of the Bluff Promotions website was raised as it seemed to be out of date with business details. Mr Beer indicated that he would take the concern back to Bluff Promotions.

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

7. Bluff Action Sheet

A5402993

Mr Allan Gillespie and Mr Chris Bowen presented the report.

Moved Cr Stewart, seconded Mrs Coote that the Bluff Community Board:

1. "Receives the report "Bluff Action Sheet".

The issue of the condition of the Slaney Street driveway discussed at the last meeting had been looked at and there did not appear to be a problem. Mr Gillespie would put this information in writing along with before and after photographs and if needed have further discussions with members of the Board.

In previous reports the RFS numbers were actually doubled up in error and now this had been corrected and these numbers were the correct numbers.

It was asked what was the priority for RFS to be actioned, it was confirmed that they were actioned by urgency and safety with potholes and water leaks being a propriety. There

was a water leak at 30 Marine Parade which had been causing a slip hazard, an RFS had been lodged, but the problem was still ongoing. Mr Gillespie advised he would follow up.

Mr Bowen reported on the play strategy that was being worked on at the moment and noted he would bring Mr Damien Puddle, Local Play Advocate to a meeting to provide an update to the Board.

There was also research being conducted to look at all sports fields to come up with the best way to manage these areas.

It was asked if a swimming pontoon for Bluff would also be looked at, as part of the Bluff Safe Swimming option. It was noted that Mr Puddle would be involved with the process and there would be Board consultation as well.

Parks were investigating the west jetty and working through the best way to manage and maintain the asset.

It was asked if Mr Bowen could attend with Mr Gillespie on the monthly tour of inspection.

Mr Rodgers joined the table when the question of the ongoing Stirling Point issues was raised. Mr Rodgers confirmed he had been working on this complicated problem of parking and other issues at Stirling Point and indicated that when he had finished the draft report he would bring it to the Board for discussion.

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

8. Chairperson's Report - Verbal Update

Mr Raymond Fife gave a verbal update.

Moved Cr Stewart, seconded Ms Topi that that the Bluff Community Board:

1. Receives "Chairperson's Report - Verbal Update"

The Chair attended the Tiwai Community Forum on 26 June 2024 and felt that the meeting was well received by all attendees.

There would be a Ruapuke Island Group - Mataitai Reserve public meeting on 25 July 2024 which would be of interest to the Board members.

Mr Fife, Mr Sutherland and Ms Topi were to attend the LGNZ meeting in Wellington from 21 – 24 August 2024.

There would be a Long-term Plan workshop on 14 October 2024 and a reminder would be sent closer to the date.

The boat ramp west jetty had been installed and the project was slowly coming together and would prove to be a great asset to Bluff.

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

9. Public Excluded Session

Moved Mrs Coote, seconded Ms Topi and **RESOLVED** that the public be excluded from the following parts of the proceedings of this meeting, namely:

- (a) Minutes of Public Excluded Session of the Bluff Community Board Meeting Held on 10 June 2024

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
(a) Minutes of Public Excluded Session of the Bluff Community Board Meeting Held on 10 June 2024	<p>Section 7(2)(h) Enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities</p> <p>Section 7(2)(i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.</p>

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

BLUFF COMMUNITY BOARD – MONDAY 22 JULY 2024

PUBLIC EXCLUDED SESSION

Present: Mr R Fife - Chair
Cr B Stewart
Mr J Sutherland
Ms T Topi
Mrs P Coote

In Attendance: Mr M Morris – Manager – Governance and Legal
Mrs N Allan – Manager Bluff Service Centre
Mrs D Fife – Assistant Manager Bluff Service Centre

1. Minutes of Public Excluded Session of the Bluff Community Board Meeting held on 10 June 2024

A5397201

Moved Ms Topi, seconded Cr Stewart and **RESOLVED** that the Minutes of Public Excluded Session of the Bluff Community Board Meeting held on 10 June 2024 be confirmed.

Moved Cr Stewart, seconded Mrs Coote and **RESOLVED** that the meeting moves back into open meeting.

BLUFF BOAT RAMP FACILITIES UPGRADE – STAGE 1 UPDATE

To:	Bluff Community Board
Meeting Date:	Monday 2 September 2024
From:	Jessica Jack – Programme Coordinator – Project Management Office
Approved:	Erin Moogan - Group Manager - Infrastructure Services
Date:	Tuesday 27 August 2024
Open Agenda:	Yes
Public Excluded Agenda:	No

Purpose and Summary

To inform the Bluff Community Board on the progress made since June 2024 on the Bluff Boat Ramp Facilities Upgrade project.

Recommendations

That the Bluff Community Board:

1. Receives the quarterly report "Bluff Boat Ramp Facilities Upgrade – Stage 1 Update".
2. Receives and supports funding requests for a memorial plaque to be installed at the Bluff Boat Ramp in memory of John McCulloch.

Update

Following the Bluff Community Board update presented in June 2024, significant progress has been made on the project.

Western Jetty

Supreme Site Works has installed the abutment extension on the Western Pontoon, which will help protect its base.

E-Type has completed the installation of the Western Steel Pontoon and Gangway.

The Western Pontoon is now complete (excluding the pile caps) and open to the public.

Eastern Jetty

SouthRoads has remobilised and is in the process of completing the stairs for road access.

E-Type has completed the Eastern Pontoon and will proceed with the installation in October/November. A change in delivery due to the misalignment of piles during driving. Work on the framework will start once the new drawings are complete. Following this, SouthRoads will complete the necessary carpentry works.

Timeline

Due to a reliance on weather and resourcing, our timeline has been pushed to August/September completion, including project completion and asset handover.

Stage 2 (Dryside and Ramp)

Long-term Plan (LTP) funding has been approved for the scoping works of Stage 2. Planning and initiation will begin following the closeout of Stage 1.

Summary of Actions

Stage 1 Milestones: (Completed)

- Resource application (West Jetty) to ES – May 2023.
- Main Contractor tender/procurement – August 2023.
- Contractor selection – October 2023.
- Construction – November 2023.
- Completion of the Western Jetty Civil Works, including the demolition, rockwork, abutment concrete and asphalt installation. – January 2024.
- Installation of the PE Pontoon (excluding the plate, this is being modified) – January 2024
- Installation of all four Caissons for the Steel pontoons – February 2024.
- Installation of Eastern Jetty piles – May 2024
- Abutment extension works – June 2024
- Demolition and removal of the existing Eastern Jetty – June 2024
- Installation of Western Steel Pontoon – July 2024
- Complete fabrication of the Steel Pontoons and Gangways – July and August 2024

Upcoming Milestones: (WIP)

- Installation of the Eastern Steel Pontoon – October 2024
- Construction of the Eastern Jetty – October/November 2024

Next Steps

Complete Stage 1 and initiate Stage 2 scoping works.

Request

The Bluff Boat Ramp Facilities Upgrade Project is seeking funding assistance from the Bluff Community Board to install a memorial plaque at the Boat Ramp in honour of John McCulloch. On August 3rd, John tragically lost his life in a boating accident. From the outset, John was a vital member of our project control group and a dedicated contributor to the Bluff boating community. His unwavering commitment and significant contributions played a crucial role in the success of our project. We believe a memorial plaque would be a fitting tribute to recognise John's impact on the project and the community. We kindly request your support in funding the purchase and installation of this plaque.

According to Appendix B of the ICC Donations Guideline ([2020-Donations-Guidelines.pdf \(icc.govt.nz\)](#)), the price for a plaque ranges between \$300-\$1000 with an installation of \$250. The project is seeking a maximum of \$1250 to fund the creation and installation of the memorial plaque.

Images for Reference

Site Plan



Supreme Site Works Western Jetty – Abutment Extension



E-Type Western Jetty – Pontoon Installation





SouthRoads Eastern Jetty – Steps



REPORT OF THE BLUFF PUBLICITY / PROMOTIONS OFFICER

To: Bluff Community Board

Meeting Date: Monday 22 July 2024

From: Lindsay Beer – Bluff Publicity / Promotions Officer

Open Agenda: Yes

Public Excluded Agenda: No

Purpose and Summary

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

Recommendations

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

Bluff Promotions Community Wide Garage Sale (Sunday 4 August)

Our first Bluff Promotions Community Wide Garage Sale on Sunday 4 August attracted generally good feedback.

As with any first time event there are tweaks to be made for the future but the event definitely found favour and we have a great base on which to build into the future.

Sixteen addresses participated on the day and from touring around most of them while the event was in full swing they were all pretty happy with the numbers that came through.

Thanks are very much due to Stewart Island Experience, the Bluff Service Centre, the Bluff Oyster and Food Festival Committee and the Thieves Alley Market crew plus Bluff Promotions members for their work and support to bring the event together as well of course to all the event participants.

Promotional Sign

I have had another discussion with Mike Brazil from Highways South who has now advised that we should potentially come up with our plan as to where we would like to place the sign and then he will take it back to his department for discussion. I will try and hold a meeting with any interested parties from the Community Board and our group as soon as possible on my return home.

Fashion Competition

I have sourced a copy of the rules and conditions of one of the previous Oyster Sack Fashion / Creativity Awards that used to be held as part of the Oyster Festival and have given them to some of those interested in resurrecting the event as a standalone event.

Summer Sounds

I feel the best date for the 2025 Summer Sounds Bluff concert will be Sunday 26 January. I will begin preparations using this as a working date initially.

Kiwibank New Zealander of the Year

I have prepared a nomination on behalf of Bluff Promotions of a Bluff person for the Local Hero Awards part of the Kiwibank New Zealander of the Year Awards.

Up & Over Bluff Hill Grunt

I have recently followed up with DOC regarding the time taken to receive permission or even an indication of the type of permission required to resurrect the Up & Over Bluff Hill Grunt. They have advised that there is no change which means that there is no decision nearly twelve months on.

I will make another approach very soon and have had a couple of conversations with representatives of the Community Wellbeing Fund as to how the delay may impact our funding of \$1,900 per year for two years.

Website

After comments at the recent Bluff Community Board meeting we have made some content changes to the website with more adjustments pending. I do have some new additions to add in the near future after meeting with some parties from whom we need some information.

I have suggested to Bluff Promotions that we need a collective approach to discovering changes in the community that need updates, as while some movements / changes are obvious some are not as obvious so a general scan each time the group meets would be most beneficial as well as any input from outside the group.

The other thing we have requested from Emotive Design is the ability to gain some analytics from the site to see where visitors to the site are from and this is currently being organised.

Event Guidelines

Tammi recently reviewed our Event Guideline document and gave some feedback which we have incorporated.

I did take a long time over building up the document through seeking out as many avenues as possible to take information from. I was then a little let down when an offer from someone with significant event experience offered to review it and format it which did not happen.

I have subsequently moved to another option to have the document presented in a suitable format.

FINANCIAL REPORT FOR BLUFF COMMUNITY BOARD FOR THE YEAR ENDING 30 JUNE 2024

To: Bluff Community Board

Meeting Date: Monday 2 September 2024

From: Kathleen Simmonds – Accounting Technician

Approved: Patricia Christie – Group Manager – Finance and Assurance

Approval Date: 28 August 2024

Open Agenda: Yes

Public Excluded Agenda: No

Purpose and Summary

To present to the

- Bluff Community Board its Financial Report for the year ending 30 June 2024.

Recommendations

That the Bluff Community Board:

1. Receive the “Bluff Community Board Financial Report for the year ending 30 June 2024”

Financial Report

Bluff Community Board has a surplus of \$39,000 for the 2023 – 2024 financial year.

The board received targeted rate revenue of \$96,000 and Net Debt interest of \$5,000. Total Expenses were \$62,000 against an Annual Plan Budget of \$69,000.

The surplus funds of \$39,000 will be transferred to Debt Net account.

The Bluff Community Board has a Net Debt balance of \$218,937 as at the end of the 2023-2024 financial year.

Next Steps

Receive the Report.

Attachments

1. Appendix 1 – Bluff Community Board - Financial Report for the Year Ending 30 June 2024 (A5526543).

Bluff Community Board - Financial Statement Report Year ending 2023/2024

Performance Report

	Full Year (\$'000)				
	Actual	Committed	Forecast	Remaining	Plan
REVENUE					
General rates	(0)	-	-	0	-
Targeted rates	96	-	95	(0)	95
Finance Revenue	5	-	-	(5)	2
TOTAL REVENUE	101	-	95	(5)	97
EXPENSES					
Salaries & Wages Expenses	-	-	-	-	28
Other Staff expenses	2	(0)	1	(1)	1
Administration expenses	-	-	1	1	1
Operational expenses	0	0	1	1	1
Grants & subsidies expenses	32	-	38	6	38
Elected reps & Mana Whenua expenses	28	-	28	0	-
TOTAL EXPENSES	62	0	69	7	69
SURPLUS / (DEFICIT)	39	(0)	26	(12)	28

Bluff Community Board has completed the 2023-2024 year with a surplus of \$39,000.

Targeted Rate revenue received was \$96,000. \$5,000 interest was applied to balance of Net Debt account.

Total actual spend for the year was \$62,000 against plan budget of \$69,000.

Four recipients received The Bluff Community Board Education Bursary in the 2023-2024.

The surplus funds is higher than plan of \$28,000. \$39,000 surplus will be transferred to Net Debt Account for future use by the Board.

The Net Debt Account for the Bluff Community Board has a balance of \$218,937 as at the end of the 2023-2024 financial year.

BLUFF ACTION SHEET

To:	Bluff Community Board
Meeting Date:	Monday 2 September 2024
From:	Infrastructure and Parks
Approved:	Erin Moogan - Group Manager - Infrastructure Services
Approved Date:	Wednesday 28 August 2024
Open Agenda:	Yes
Public Excluded Agenda:	No

Purpose and Summary

To update the responses to the issues raised in the Bluff inspections.

Recommendations

That the Bluff Community Board receives the report "Bluff Action Sheet".

Background

The Bluff Action Sheet was developed following on-going inspections by the Bluff Community Board and Council staff. The action sheet updates the actions identified during these inspections. The last Bluff check-in was on 29 Aug 2024.

Where action items have been closed-out they are moved from the list "Appendix 1" and archived. Operational day-to-day issues are added to Appendix 2 with an RFS (Request For Service) reference. These will be dealt with accordingly in the Council's RFS system.

Progress Update

Strategic Asset Planning

Staff are examining options for Stirling Point. The focus is on safe manoeuvring and parking consolidation within the area. Also included are concepts for increasing usable space and safety aspects such as barriers.

The footpath renewal programme for the city is being developed for 24/25 and includes footpaths in Bluff. Due to budget constraints and increasing costs footpaths of the highest priority in terms of asset life will be renewed first. Sites in Bluff being finalised.

Roading

July has been the coldest month of the year, resulting in the occurrence of frost and black ice on the roads. Consequently, our team has been actively engaged in deploying signs and applying grit to ensure road safety. Operationally, our primary focus has remained on pre-reseal repairs, driven by the impending deadline at the end of September.

The Bluff Memorial permanent works is still on hold awaiting the footpath renewal works in Bluff. Similarly the wash-out end north end of Foreshore Road - Awarua Boating Club is also linked to the footpath works.

A draft "Bluff Maintenance Map" has been published for comment. This map shows ownership and maintenance responsibilities around the Bluff township.

Out of interest, in celebration of the Waihōpai Alliances achievements over the past year, a summary of statistics of roading maintenance for the wider Invercargill City Council, including Bluff, was published. This summary can be seen overleaf – Figure 1.

Requests for Service

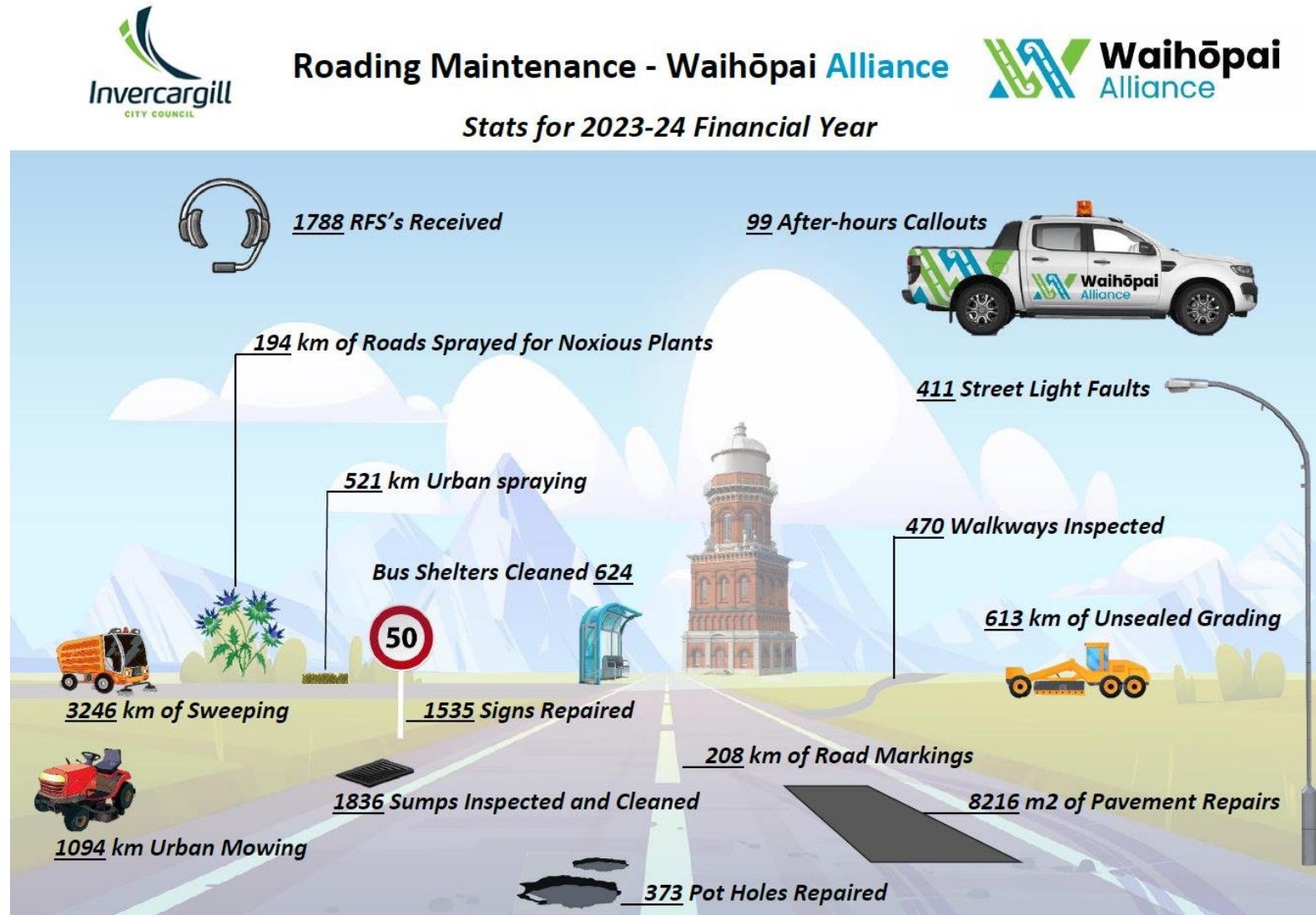
July 2024

Department	Actioned	Being Investigated	Total Received
Building Maintenance	0		0
Drainage	2		2
Parks Department	3		3
Refuse	4		4
Roading	21	3	24
Water Services	4		4
Total Received	34	3	37

Previous 12 months

Totals Received	2023						2024					
Department	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Building Maintenance	0	0	4	2	1	1	2	3	1	2	6	3
Drainage	6	2	4	0	0	0	0	2	1	2	1	1
Parks Department	0	0	1	0	5	7	3	6	5	3	3	3
Refuse	7	4	10	13	18	5	7	7	6	8	7	7
Roading	12	9	12	12	13	5	7	12	4	11	8	5
Water Services	0	2	3	2	2	7	5	1	1	2	3	3
Total Received	25	17	34	29	39	25	24	31	18	28	28	22

Figure 1:



Next Steps

Ongoing review of the Action Sheet.

Attachments

1. Appendix 1 - Bluff Action Sheet (A5486118)
2. Appendix 2 - Bluff - RFS Items in Progress (A5486118)

Bluff Community Board - Public Agenda - Bluff Action Sheet (A5486116)

APPENDIX 1

A5486118

Bluff Inspection Action Sheet

Item	Year	Responsibility Area	Issues/Projects	Actions	ICC Contact	Timeframe
PROJECT MANAGEMENT OFFICE						
3	2022	Project Management Office	Boat Ramp	<p>12/07/2024 - All the seaward piles are complete, and the land-based work is well underway. There has been a delay in extending the west concrete pad, which is now programmed for end July (weather, tides, and resources). Once set, we will launch the first sea pontoon (west) and connect up the PU and steel sections.</p> <p>11/07/2024 - Query on plans for a wash-down facility at the boat ramp originally proposed by Environment Southland?</p> <p>12/07/2024 - ES was looking at sites late last year. This is their project, so they were not aware of the timing and haven't had an update for quite some time.</p> <p>21/08/2024 - There are no updates regarding the washdown facility. The installation of the Western Jetty and Pontoon at Bluff Boat Ramp has been completed and is now open to the public. However, there have been minor delays in completing the East due to misalignment of some piles. The framework is being redrawn to address this issue. Completion of the East is expected to be delayed by two months, with the new anticipated completion date being October or November.</p>	Lee Butcher	<p>East and West pontoons (July /Aug)</p> <p>Updated completion October/November</p>
98	2024	Project Management Office	Stirling Point CCTV	<p>12/07/2024 - The contract signing is due next week. The focus will be on CBD camera points and working with external parties to confirm the best way to link up the more complex cameras like Stirling Point. There are a few options, such as linking into Southports Fibre or wireless. At this point, we wouldn't expect that camera to be live until the end of this year.</p>	Lee Butcher	<p>Installation for this position will be Nov/Dec, depending on equipment supply and connection.</p>
STRATEGIC ASSET PLANNING						
4	2019	Strategic Asset Planning	Stirling Point - Seaside Footpath	<p>Seaside footpath is still awaiting decisions. The number of alternative options has not really changed and car parking remains to be a significant problem.</p> <p>Future workshops with the Board should consider options and direction. No funding has been allocated for development works. Further strategic planning is needed to look to have longer term plan available. Any improvements will need to be budgeted in the future. Not included in LTP. Staff looking at a longer term solution as budget becomes available.</p> <p>30/05/2024 - BCB request workshop to discuss all Stirling Point issues/way forward.</p> <p>11/07/2024 - Workshop terms of reference to be circulated, include tyre wall, footpath discussions, safety. No budget as yet. Timeline suggested at two months.</p>	Doug Rodgers	Hold
38	2020	Strategic Asset Planning	Stirling Point - Replacement for tyre retaining wall	<p>01/09/2022 Met with Ray and Tammi. Property boundary does cross the wall, about half the wall is inside the property. No funding is currently allocated for new works. Changes planned here need to align with what is strategically planned. Some resolution needed on how the area should be managed, importance of Board input noted. How can parking be improved or should restrictions be in place. All parties aware that land is a limitation and any project will need high capital investment. 08/04/24 - no progress to date, low level investigation needed, and scope. No budget for CAPEX.</p> <p>11/07/2024 - Noted and add to workshop. Terms of Reference and agenda for Stirling Point, refer to item 4.</p> <p>28/08/24 - Options for the wall and potential widening are being investigated. Includes moving wall back to widen usable area.</p>	Doug Rodgers	On Hold
63	2023	Strategic Asset Planning	Footpath renewals programme	<p>8/12/2023 - Condition assessments on all footpaths are currently being undertaken across Invercargill and Bluff.</p> <p>08/04/24 - footpath renewals programme - Budget constraints have now meant we can only complete 3 renewal projects and 1 new project in Bluff:</p> <ul style="list-style-type: none"> Lagan St West – Shannon st to the cemetery Barrow st East – Palmer to Onslow (in front of Police station) Barrow St East – Onslow to Henderson NEW FOOTPATH Barrow St East - Palmer to Onslow. <p>We have also planned to replace approx. 180m of kerb on Atheleny St in front of Argyle park where the kerb has become very damaged, we will also take this opportunity to install a proper kerb let down for the mowers to get onto the park for mowing. All these jobs are still in the planning phase with construction due to start in the next month.</p> <p>30/05/2024 - Budget has not been sufficient to meet the needs of the project and through condition assesment of priorities. Will be reprogrammed for 24/25.</p> <p>11/07/2024 - NZTA funding levels for footpath renewals has yet to be confirmed by work category, this is expected in September However, currently working through a draft footpath programme for 2024/25 by priority for the City.</p> <p>August update - Footpath programme being developed on the basis that funding will be confirmed. This will be amended to match funding when announced in September, should the need arise.</p>	Doug Rodgers	In Progress
85	2023	Strategic Asset Planning	Bluff Sign at Entrance	<p>30/05/2024 - Waka Kotahi needs to be approached again to see if a solution to the lighting can be reached. At present lighting is not permitted.</p> <p>11/07/2024 - No progress to date, will follow up with NZTA.</p> <p>21/08/24 - Meeting with NZTA.</p>	Doug Rodgers	In Progress
97	2023	Strategic Asset Planning	Street lighting - Murihuku Place & Rons Place	<p>31/08/2023 - No street lighting, popular route for walkers at night, feels unsafe.</p> <p>08/04/24 - noted, under investigation.</p> <p>August Update - Not programmed at this stage, funding to be confirmed.</p>	Doug Rodgers	28-Feb-2024
109	2024	Strategic Asset Planning	No Stopping lines at Stirling Point - Ward Parade	<p>No stopping lines previously at Stirling Point on Ward Parade. NZTA previously consulted, however no changes to bylaws were adopted.</p> <p>12/07/2024 - Potentially needs new consultation. ICC following up on legal implications.</p> <p>August update - No further progress at this stage.</p>	Doug Rodgers	30-Jul-2024

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Item	Year	Responsibility Area	Issues/Projects	Actions	ICC Contact	Timeframe
INFRASTRUCTURE OPERATIONS						
83	2023	Infrastructure Operations	Cycle track access issue north of over bridge - Bluff Highway	Cars using cycleway to access property. ICC to investigate erecting bollards to prevent vehicle access from Princes Road and north of railway overbridge on Bluff Highway. 30/05/2024 - South side of bridge at Princes Road - Developer extending Princes Rd to end of vehicle crossing. Bollards to be installed once these works are complete. 11/07/2024 - Signage to be installed at end of Princes Road where road ends and shared path begins.	Allan Gillespie	30-Sep-2024
84	2023	Infrastructure Operations	Kiwi rail	To arrange discussion on issues in Bluff. 30/05/2024 - BCB to send list of queries to contact at Kiwirail - Ari Jakobs (ari.jakobs@kiwirail.co.nz)	Allan Gillespie	31-Jul-2024
87	2023	Infrastructure Operations	12 Marine Parade - Footpath Maintenance	Contractor trimmed overhanging bushes. Property owner to be contacted to maintain verge frontage. 30/05/2024 - Letter sent to property owner to maintain frontage.	Allan Gillespie	31-Jul-2024
95	2023	Infrastructure Operations	Ocean Beach Road - Motorists parking in cycle lane	31/08/2023 - BCB noted motorists are currently parking in the cycle lane blocking cyclists using the Bluff trail along Ocean Beach Road. 8/12/2023 - Need to have a lane line (WK responsibility), EMP (cycleway maintenance) at 25m spacings and have painted symbols (regular intervals) on shared path to highlight. Confirm no cables for EMP and discuss with WK. 05/04/2023 - Edge Marker Posts to be installed and shared path symbols to be painted between Bluff Oysters and Suir St along the Bluff trail. 23/08/2024 - Dispatched to the Waihōpai Alliance for installation of edge marker posts and painted symbols.	Allan Gillespie	30-Sep-2024
71	2023	Infrastructure Operations	Gore Street (between Onslow/Henderson) – Hedge trimming along fence line.	Currently encroaching into parking bays opposite 2-20 Gore St. 08/03/2024 - Potential removal of hedge. Awaiting confirmation from NZTA. 05/04/2024 - NZTA have no budget to maintain this hedge. On further inspection the condition of the property behind the hedge is quite bad. ICC to discuss way forward internally. 11/07/2024 - ICC preparing roading beautification paper to Council to address areas where tree/hedge/garden maintenance currently falls outside of Parks areas. 23/08/2024 - Waihōpai Alliance to price for trimming the hedge.	Allan Gillespie	30-Sep-2024
77	2023	Infrastructure Operations	Foreshore Road/Murihuku Road – Sight distance reduced by plantings – Southport	To confirm maintenance accountability between Southport/ ICC Infrastructure/ ICC Parks. 11/07/2024 - Confirmed Southport responsible for these gardens. ICC to contact Southport to address. 23/08/2024 - Southport notified to trim back garden.	Allan Gillespie	In Progress
100	2024	Infrastructure Operations	Christmas Decorations for Dec 2024	01/02/2024 - Flags keep being damaged from wind. Whats the plan for Christmas décor this year? 08/03/2024 - Erin Moogan to raise the 2024 Christmas decorations for Invercargill and Bluff to the ELT. Erin will report back to BCB. 23/08/2024 - New flags to be purchased to complete current complement of flags. Three flagtrax type support brackets to be installed in Bluff as a trial to see if damage from wind can be mitigated. Paper submitted to ELT to outline current plan for 2024 Christmas decorations, and way forward into 2025. Current plan at Bluff 2024 is to install Christmas tree with lights, and flags on streetlight poles.	Allan Gillespie	30-Jun-2024
PARKS AND RECREATION						
1	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. An engineered solution is required regarding the erosion issue. 5/4/2024 - Subsidence to be filled in short term before ANZAC Day. A permanent solution of providing a concrete apron to mitigate future subsidence from wave action over the sea wall has been approved. This will extend from the Bluff Memorial concrete apron west along the sea wall, extending back to the two picnic table concrete pads. Works are coming up in April to add the concrete apron 11/07/2024 - Works linked to footpath renewal works. Refer to item 63.	Caroline Rain	Under Action - Investigation on long term plan for memorial site Contract 807 Downer has filled the subsidence on 14/09/2022
2	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. August update - Various options are being developed and further information has been requested on the cost of each option. A separate paper is being developed for the October Bluff Community Board.	Caroline Rain - Parks and Recreation	Under Action to arrange date/time
5	2023	Parks and Recreation	Land review	Awarua Bay Road Reserves were endorsed by the Community Wellbeing Committee on 13 February 2024 to request to the Minister of Conservation to remove reserve status which is currently under action. Mokomoko is on hold until further collection of information is completed. 38 Suir Street, JG Ward Reserve, Part Bluff Hill Reserve, Bluff Camping Ground land parcels were endorsed by Community Wellbeing Committee for Council Officers to proceed with Public Notification with the community on potential alternative uses of these spaces. 5/4/2024 - Engagement with the community has been undertaken via the LTP process in March and feedback is currently being analysed. Feedback on LTP? Collation of feedback made available? August update - At the July Bluff Community Board Meeting, a paper was presented which detailed all submissions received for the Long-term Plan process. An agreement was reached that a separate working group would be formed to discuss in detail the options associated with each land parcel.	Caroline Rain - Parks and Recreation	Awarua Bay Road Reserves now with Minister of Conservation for approval. Mokomoko is on hold

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Item	Year	Responsibility Area	Issues/Projects	Actions	ICC Contact	Timeframe
9	2023	Parks and Recreation	Bluff Community Maara at 10 Onslow Street (Senior Citizens leased land)	Work has been progressing with Healthy Families, Awarua Whanau Services to develop a Community Garden in this location. Community engagement through a community meeting held Wednesday 4 October and online provided positive feedback and ideas. A concept plan was drafted from the community feedback received. A Memorandum of understanding was drafted for the multiple interest parties to understand who does what. 5/4/2024 - A documented agreement will no longer be in the form of an MOU and is simplifying the process. August update - ICC are awaiting confirmation from local mana whenua on location preference and once this has been achieved the agreement can progress to approval stage.	Caroline Rain	Under Action
82	2023	Parks and Recreation	Litter Bins - Stirling Point Lighthouse	BCB requests new street litter bins at Stirling Point Lighthouse carpark. 5/02/2024 - Parks confirmed no bins will be provided. Signs to be installed to "take rubbish with you". 30/05/2024 - Design of the signage is currently underway.	Caroline Rain	In Progress
96	2023	Parks and Recreation	Wash-out end north end of Foreshore Road - Awarua Boating Club	Bank at the beach, north end of Foreshore Road being washed-out by unknown source of water. Looks to be stormwater related, requires further investigation. Extension for this work is requested - design to be completed end June 2024. 5/4/2024 - Works planned to build bund so water cannot flow over the bank. 11/07/2024 - Works linked to footpath renewal works, requires clean fill from proposed footpath locations. Refer to item 63.	Caroline Rain/ Infrastructure	Under Action
110	2024	Parks and Recreation	Bluff Skate Park - Lighting	Bluff Skate Park – Is there an opportunity to install any lighting at the park? (similar to Invercargill's Skate Park opposite Splash Palace). August update - Assessment across all lighting requirements are being undertaken for all Parks and Recreation sites, which includes Bluff Skate Park. This assessment is expected to be completed before the end of the calendar year.	Caroline Rain	New

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APPENDIX 2

A5486118

Bluff Action Items "RFS's In Progress" *For review - items resolved and being actioned

Item	Year	Responsibility Area	Issues/Projects	Actions	ICC Contact	Timeframe
65	2023	Infrastructure Operations	30 Barrow Street, footpath too narrow, 0.8m	25/08/2023 - Owner notified to trim overgrown hedge back to boundary. Property is currently vacant and garden unattended. 01/08/2024 - Third Letter sent to owner to remove hedge from boundary. Waihopai Alliance to trim hedge back to boundary and recover costs.	Allan Gillespie	30-Sep-2024
92	2023	Infrastructure Operations	Pine tree/gorse in Lagan Street Road reserve	Pine tree/gorse complaint in Lagan Street reserve between Slaney Street and Brandon Street. Gorse bushes removed. ICC investigating if tree to be maintained or removed. 11/10/2023 - Gorse removed. Parks advised pine tree branches should be trimmed short term, however would be best to remove completely medium term. Costs \$2,200 to trim/remove dead branches, \$4,800 to remove tree completely. 01/02/2024 - BCB confirmed pine trees to be removed completely. 23/08/2024 - ICC currently confirming quote to remove trees and advise adjacent land owners.	Allan Gillespie	31-Oct-2024
100	2024	Infrastructure Operations	Slump in road - outside 86 Gore Street	01/02/2024 - Slump in roadway on Gore St outside 86 Gore St (SH1) 02/02/2024 - This slump was identified in Oct 2023 and passed onto the NZTA SH Maintenance contractor. They advised this needs to be discussed with NZTA. Awaiting feedback from NZTA. 30/05/2024 - Slump is within area with pavers, so is shared responsibility between ICC (surface) & NZTA (Base/sub-base). Investigations underway.	Allan Gillespie	30-Sep-2024
101	2024	Infrastructure Operations	Slump in footpath - 76 Gore Street	01/02/2024 - Slump in Footpath, trip hazard. 05/02/2024 - Fulton Hogan - Administrator - GEN This area has cones marking the hazard. Supervisor to discuss options with ICC. Dispatch 3488.	RFS 410859	31-Oct-2024
102	2024	Infrastructure Operations	Grass cutting along Marine Parade	01/02/2024 - Grass cutting along Marine Parade not consistent – grass quite high in places 30/05/2024 - Historically mixed between Parks and Roading. Parks mow around the Parks asset areas. Roading mow the rest of the areas, however these have been on a much less frequent basis. Roading to determine on level of service required, and add to mowing schedule accordingly. 23/08/2024 - Price received for mowing grass 4 times a year. Infra Ops to confirm way forward.	RFS 418938	30-Sep-2024
104	2024	Parks and Recreation	Foyle Street Reserve - seating	01/01/2024 - Is there any opportunity to replace the shrubs along the banks of Foyle Street reserve with some form of terraces to accommodate seating to watch sporting activities? 5/4/2024 Still investigating seating opportunity.	RFS 410856	30-Sep-2024
107	2024	Parks and Recreation	Dog Park fencing - 11 Kirk Crescent	Damaged fencing (holes in fencing) at the Bluff Dog Park - 11 Kirk Crescent. 05/04/2024 fence has been repaired, rubbish removed.	RFS 418923	Complete
108	2024	Infrastructure Operations	Overhanging vegetation - Shannon St bridge	04/06/2024 - Overhanging vegetation on Shannon St bridge, west side between bridge and Foreshore Rd. 23/08/2024 - Waihopai Alliance to action, send the crew down to attend. Dispatch# 16341.	RFS 419100	16-Sep-2024
111	2024	Infrastructure Operations	Pothole - intersection SH1 Blackwater/Shannon St	12/07/2024 - Notified NZTA Highways South via email. 27/08/2024 - Emailed NZTA Highways South again.	NZTA Highways South	Being Investigated
112	2024	Infrastructure Operations	Gorse - Bann St	12/07/2024 - Reports of gorse noxious weed growing on Bann Street, between Onslow and Bandon Street. 15/07/2024 - Waihopai Alliance: Not the correct time for noxious spraying, will programme the removal. Dispatched #15415.	RFS 422056	30-Sep-2024
113	2024	Infrastructure Operations	Water Leak - 30 Marine Parade	12/07/2024 - Suspected water leak. 15/07/2024 - Turns out to be ground water soaking through the ground and coming out at the street level - Downers.	RFS 422057	Complete
114	2024	Infrastructure Operations	Road Sweeping and Rubbish - Stirling Point lookout	12/07/2024 - Stirling Point - general upkeep and maintenance at Stirling Point. weeds growing around litter bins, kerbs, detritus. 12/07/2024 - Waihopai Alliance: Assigned to cyclic to tidy up around Stirling Point. Dispatch #15418. 26/07/2024 - Completed.	RFS 422059	Complete
115	2024	Infrastructure Operations	Overhanging Trees - Stirling Point lookout	12/07/2024 - Overhanging trees - Stirling Point. Trees/bushes starting to grow taller than the viewing platform, starting to block view. Grass also growing through platform edges, looking very untidy. Dispatch #15492 23/07/2024 - Completed.	RFS 422061	Complete
116	2024	Infrastructure Operations	Gore St/Shannon St weeds in channel	12/07/2024 - Road sweeping and rubbish - excessive weeds/detritus in channel. Needs cleanup. Both sides Shannon St & around centreplot on Gore Street. 12/07/2024 - Waihopai Alliance: Dispatch 15423 complete. 25/07/2024 - Cyclic attended, 40m K&C grass removed.	RFS 422064	Complete
117	2024	Infrastructure Operations	Overhanging Trees - 70 Marine Parade	12/07/2024 - Overgrown trees - 70 Marine Parade. Flax bush + plantings overhanging into footpath. Need to be trimmed back by owner. (flax bush is on boundary, but looks to be within retaining wall for No. 70) 27/07/2024 - The flax bushes have been cut along the footpath and is now safe to walk on.	RFS 422065	Complete
118	2024	Infrastructure Operations	Overhanging Trees - 40 Marine Parade	12/07/2024 - Overgrown trees - 40 Marine Parade. Flax bush + plantings overhanging into footpath. Need to be trimmed back by owner. Letter to property owner. 01/08/2024 - 2nd Letter Sent to customer to trim back flax.	RFS 422068	30-Sep-2024
119	2024	Infrastructure Operations	Pothole - Gregory St	12/07/2024 - Pothole - Gregory St at intersection with Athelney St. Medium size. 12/07/2024 - Waihopai Alliance: Work has been programmed in to fill pothole in July. Dispatch #15419.	RFS 422072	Complete

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Item	Year	Responsibility Area	Issues/Projects	Actions	ICC Contact	Timeframe
120	2024	Infrastructure Operations	Overgrown footpath - Parrett St	12/07/2024 - Overgrown footpath - Parrett St, between Gregory St and Walker St. 21/07/2024 - 1 Parrett Street – slither of land, ICC owner. Previously planted by ICC, now unmaintained and overgrown. Waihōpai Alliance to trim back overhanging bushes/trees along footpath, and trim back grass along footpath edges.	RFS 422080	30-Sep-2024
121	2024	Infrastructure Operations	Footpath drainage - Parrett St	12/07/2024 - Footpaths - water continuously flowing down footpath making residents rather walk on the road. 25/07/2024 - Waihōpai Alliance Comments: Supervisor is down there this afternoon, will assess and get back to me on resolution. Dispatch #15640. 29/07/2024 - Waihōpai Alliance inspected site: Comments: Inspected the site during a downpour. Overserved runoff from the south-west corner of Walker St / Parret St footpath. Did not think it was a concerning volume of water making it's way down the footpath to warrant further action.	RFS 422082	Complete
122	2024	Infrastructure Operations	Footpaths maintenance - 24 Marine Parade	12/07/2024 - Footpath maintenance - Footpath in terrible condition with slime/sludge. Needs attention. drain outlet outletting onto footpath. Is there meant to be an inlet allowing drain water to pass under footpath? 25/07/2024 - Waihōpai Alliance: Cyclic have cleared away the mud & sludge. 13/08/2024 - ICC to speak with the property owner and let them know that they need to connect their property to the drain outlet going on to the k&c, which goes into the sump (Which also might need cleaned).	RFS 422083	31-Oct-2024

TABLED AT
02 SEP 2024
MEETING



Bluff Wastewater Consenting Project: Assessment of Alternatives Process

Summary of Current Status of the Options on the Short list and the Status Quo

This table below summarises the status of all the options on the Short List and the Status Quo through the Fatal Flaw Process, Traffic Light Assessment (TLA) and summarises information generated to date through the Multi-Criteria Analysis using Best Practicable Option Framework (MCA/BPO). Information that has become available after the fatal flaw process at MCA/BPO stage is highlighted in beige.

Option	Option Name	Receiving Environment & Scheme Summary	Key Comments to provide input to "Fatal Flaw" Assessments	Further Developments	Current Status and Reason
1A	Status Quo Scheme	<ul style="list-style-type: none"> Discharge to Foveaux Strait through existing 50m long outfall Treatment as is, namely screening, secondary treatment, and Ultra Violet light disinfection 	<ul style="list-style-type: none"> 1999 AEE assessed that effects should be acceptable Beca options review reports (2014 and 2019) indicate compliance with consent conditions Condition and remaining life of existing 50m Foveaux Strait outfall may not match life of new consent 	<ul style="list-style-type: none"> Consent monitoring and Ecological survey (2024) indicates that effects on coastal environment remain acceptable provided that 100m mixing zone as included in the current consent is still acceptable Relining of pipeline from wastewater treatment plant and the outfall itself is required. 	<p><i>Culturally unacceptable but used for benchmark / base case in Traffic Light Assessment.</i></p> <p>Subject to continued acceptance of the currently consent mixing zone size of 100m, option does not fail any other fatal flaw criteria.</p> <p>Council resolved that this option be included in the MCA/BPO process as the benchmark option.</p>
1F	Status Quo (1A) and surface flow wetland	<ul style="list-style-type: none"> Status Quo treatment and 50m outfall but with surface flow wetland before outfall 	<ul style="list-style-type: none"> May provide land contact 	<ul style="list-style-type: none"> Option has been further developed as part of the TLA and the MCA/BPO process Potential impact on the quality of the discharge to the marine environment due to birds, animals and soil incorporation through the wetland Potential to construct a naturalistic wetland to receive the treated wastewater. Further potential to protect/enhance the existing wetlands and re-establish modified wetland areas. Would result in potential benefits to biodiversity resulting in a positive impact of the scheme. 	<p>Short listed</p>



Option	Option Name	Receiving Environment & Scheme Summary	Key Comments to provide input to "Fatal Flaw" Assessments	Further Developments	Current Status and Reason
1G	Status Quo (1A) and land contact other than a surface flow wetland	<ul style="list-style-type: none"> Status Quo treatment and 50m outfall with land contact added before outfall 	<ul style="list-style-type: none"> e.g. rock passage, trench before marine outfall discharge May provide land contact Could meet requirements of "Cultural Effects Assessment for Bluff Treated Sewage Discharge Consent – 1999 Consent Appendix B" in terms of local iwi perspectives on Wastewater treatment and discharge in that "all things must pass through Papatuanuku" 	<ul style="list-style-type: none"> Option has been further developed as part of the TLA and the MCA/BPO process 	Short listed
3B	Dual solution: Status Quo treatment and existing 50m outfall as well as land application	<ul style="list-style-type: none"> A "mix and match" scheme with existing treated wastewater applied to land when conditions are suitable, then discharge to the outfall when not Applied through Rapid Infiltration Beds (RIBs) or trenches 	<ul style="list-style-type: none"> Variations available for this option being due to proportion of treated wastewater directed to land Not previously covered 	<ul style="list-style-type: none"> Review of potentially suitable sites for land application undertaken using Physiographic approach. Desk based assessment only identified a number of potential sites within 15km of the WWTP. An assessment of the potential RIB sites indicated that two sites within 5km were potentially suitable with respect to ecological issues Ecological assessment of potential sites (based on LiDAR, detailed aerial photographs and field observation from off site) indicated that a number of the identified sites may not be suitable 	<p>Short listed</p> <p>Potential sites have been identified by a desktop assessment and will require on site assessment of sites that have not yet been undertaken for soil and groundwater conditions. Therefore, option cannot be confirmed as possible at this stage.</p>
3C	Status Quo treatment and land application by Rapid Rate Irrigation	<ul style="list-style-type: none"> 100% applied to suitable land to achieve rapid percolation Applied through Rapid Infiltration Beds (RIBs) or trenches Decommission existing 50m outfall 	<ul style="list-style-type: none"> Beca option report 2019: indicated that could require 7.2 to 45 ha 	<ul style="list-style-type: none"> As for 3B 	<p>Short listed</p> <p>Potential sites have been identified by a desktop assessment and will require on site assessment of sites that have not yet been undertaken for soil and groundwater conditions. Therefore, option cannot be confirmed as possible at this stage.</p>