



NOTICE OF MEETING

**Notice is hereby given of the Meeting of the Bluff
Community Board to be held in the Bluff Municipal
Chambers, Gore Street, Bluff on Monday
12 October 2026 at 7.00 PM**

Mr R Fife (Chair)
Ms J Eruera
Mr F Murdoch
Ms H Simeon
Mr J Sutherland
Cr G M Dermody

MICHAEL DAY
CHIEF EXECUTIVE

Bluff Community Board - Public

12 October 2026 07:00 PM

Agenda Topic	Page
1. Apologies	
2. Declaration of Interest	
a. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.	
b. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.	
3. Public Forum	
3.1 South Port - Derek Nind, Chief Executive Officer	
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8. Long-term Planning - Bluff Community Board Targeted Rate	20
9. Chairperson's Report - Verbal Update	
10. Public Excluded Session	

PUBLIC EXCLUDED SESSION

Moved _____, seconded _____ that the public be excluded from the following parts of the proceedings of this meeting; namely

(a) Long-term Plan 2027-2037 Community Funding Decisions

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) Long-term Plan 2027-2037 Community Funding Decisions	Section 7(2)(h) Enable any local authority holding the information to carry on, without prejudice or _____ disadvantage, commercial activities	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.

**MINUTES OF THE MEETING OF BLUFF COMMUNITY BOARD, HELD IN THE MUNICIPAL
CHAMBERS AT 18 GORE STREET, BLUFF ON MONDAY 31 AUGUST 2026
AT 7.00 PM**

Present: Mr R Fife (Chair)
Ms J Eruera
Mr J Sutherland
Cr G Dermody - via teams

In Attendance: Cr B Stewart - via teams
Ms T Hurst – Acting Chief Executive - via teams
Mr M Morris – Manager – Governance and Legal - via teams
Mrs C Rain – Manager – Parks and Recreation - via teams
Ms P Christie - Manager - Finance and Assurance - via teams
Mr G Hayes – Communication Advisor - via teams
Mr C Bowen - Manager - Strategic Asset Planning - via teams
Mrs N Allan – Manager – Bluff Service Centre
Mrs D Fife – Bluff Service Centre

1. Apologies

Ms H Simeon and Mr F Murdoch.

Moved Ms Eruera, seconded Mr Sutherland and **RESOLVED** that the apologies be accepted.

2. Declaration of Interest

Nil.

3. Public Forum

3.1 Bluff Hill Motupohue Environment Trust - David Swann

Mr Swann circulated a report on his presentation. The report highlighted the work of the Trust, their gains but also their struggle with obtaining funding to keep the work continuing. Mr Swann requested a letter of support for his application to the Lottery Community Fund.

In response to a question regarding the applications, it was noted the applications the Trust missed out on were the Department of Conservation Community Fund and Ngai Tahu Mahinga Kai Enhancement Fund, but Mr Swann was currently working on other funding applications as well as the Lottery Community Fund. The Trust had current funding for five weeks.

Moved Ms Eruera, seconded Mr Sutherland and **RESOLVED** that a letter of support be provided to the Trust for their funding application.

4. Minutes of the Bluff Community Board Meeting held on 20 July 2026

Moved Cr Dermody, seconded Mr Sutherland that the Minutes of the Bluff Community Board Meeting held on 20 July 2026 be confirmed.

The question was asked about progress on surface water on the footpaths at the top end of Gore Street by the Foveaux Dairy. This was looked at during the tour of inspection but waiting on decision on what to do going forward. It was asked if the issue could be added to the action sheet.

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

5. Bluff Action Sheet

Moved Mr Sutherland, seconded Ms Eruera the Bluff Community Board:

1. Receives the report "Bluff Action Sheet" and notes the updates provided.

Mr Chris Bowen and Mrs Caroline Rain spoke to the report:

The Stirling Point no stopping lines repainting issue was included in the Parking Control Bylaw Amendment report presented to the Infrastructure and Growth Committee meeting to be approved on Monday 1 September.

The amended mowing map was being prepared by the Parks department.

The issue of the Bluff Hill Environment Trust situation was brought up and the question was asked if Invercargill City Council promote the Trust on their social media platform. Council did not have a dedicated person that would assist groups with funding.

The issue of the West End Jetty progress was brought up and the delay was waiting on a gap in the engagement calendar.

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

6. Financial Report for Bluff Community Board for the Year Ending 30 June 2026

Mr Michael Morris spoke to the report.

Moved Mr Fife, seconded Mr Sutherland that the Bluff Community Board:

1. Receives the "Financial Report for Bluff Community Board for the Year Ending 30 June 2026".
2. Approves the transfer of \$30,339 funds to the Bluff Community Board Net Debt account, bringing the balance to \$282,207.50.

There would be a workshop before the next Board meeting to consider options for the Net Debt Account.

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

7. Report of the Bluff Publicity / Promotions Officer

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

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

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

8. Update on Head Start Proposal and Local Government Commission Process for Reorganisation

Ms Trudie Hurst spoke to the report.

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

1. Receives the report "Update on Head Start Proposal and Local Government Commission Process for Reorganisation".

Since the completion of the report, Gore District Council had withdrawn support for the Head Start process. What would happen going forward was uncertain but was confirmed that the Local Government Commission had the final say.

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

9. Chairperson's Report - Verbal Update

No report was provided.

There being no further business, the meeting finished at 7.51 pm.

BLUFF ACTION SHEET

To:	Bluff Community Board
Meeting Date:	Monday 12 October 2026
From:	Infrastructure Services and Parks and Recreation
Approved:	Jonathan Shaw – Group Manager – Consenting and Environment
Approved Date:	Monday 5 October 2026
Open Agenda:	Yes
Public Excluded Agenda:	No

Purpose and Summary

This report provides a high level of operational detail to the Bluff Community Board regarding infrastructure and community spaces and places.

Recommendations

That the Bluff Community Board:

1. Receives the report "Bluff Action Sheet" and notes the updates provided.

Background

The Bluff Action Sheet was developed following joint 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 16 September 2026.

Where action items have been closed out, they are removed from the list "Appendix 1" and archived. Operational day-to-day issues are dealt with by creating an RFS (Request for Service). These will be dealt with accordingly in Council's RFS system and service levels.

New actions and latest updates are shown in red.

Progress Update

Requests for Service

August 2026

Department	Actioned	Being Investigated	Contractor Dispatched	Total Received
Building Maintenance				0
Drainage	9			9
Parks & Recreation	6	2		8
Refuse	16			16
Roading	8	2	1	11
Water	6			6
Total Received	45	4	1	50

Previous 12 months

								2026				
Department	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Building Maintenance	0	0	1	1	1	1	0	1	1	3	6	0
Drainage	2	3	3	3	0	1	0	2	0	1	3	4
Parks Department	5	2	7	7	11	10	0	0	0	1	0	5
Refuse	3	15	28	10	6	13	0	0	0	8	12	12
Roading	14	19	49	9	13	13	21	23	19	11	15	9
Water Services	4	2	8	8	3	5	2	0	0	4	2	3
Total Received	28	41	96	38	34	43	23	26	20	28	38	33

Roading – Waihōpai Alliance

During August and September, the Waihōpai Alliance continued routine and reactive maintenance across the Bluff roading network. A key focus has been drainage and kerb and channel maintenance following periods of wet weather, including clearing catchpits, removing accumulated silt and debris, and targeted sweeping and clean-up works. This included improvement work along Ward Parade, where kerb and channel areas were cleaned to improve drainage performance and the presentation of the corridor. Similar maintenance has been undertaken elsewhere across Bluff, alongside minor pavement, footpath and roadside asset repairs.

The Alliance will continue to monitor drainage performance and general network condition and respond to emerging maintenance needs as required.

Parks and Recreation

Parks and Recreation has been working on a drainage solution with Three Waters for Robinson Park to address water table issues. Preparations are underway for the sports field renewals at Foyle Street Reserve (Bluff Rugby Club); however the rain has not helped with progress of drying out the fields, which has caused delays in starting. A preferred supplier is being confirmed to begin work on the carpark at the Rugby Club.

Parks and Recreation in partnership with the Bluff Hill Motupōhue Environment Trust, have arranged for pest vegetation clearance and 10,000 plants to go in behind the Te Rau Aroha Marae by mid-October 2026. 60 people were involved in their planting day held on 13 September, with ICC providing support through mulch and resources.

Next Steps

Actions from this report will continue within Council operational processes.

Attachments

1. Appendix 1 - Bluff Action Sheet (11186005).

Bluff Community Board - Public - Bluff Action Sheet

APPENDIX 1
11186005

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Bluff Inspection Action Sheet

BCB Priority Key

High	1
Medium	2
Low	3
Business as usual	4

Item numbers are numeric

135 Next New Item number

Item	Year	Responsibility Area	Issues/Projects	Actions	ICC Contact	Timeframe	Priority
PROJECT MANAGEMENT OFFICE							
3	2022	Project Management Office	Boat Ramp	14/04/2025 - Bracing methodology and pricing have been signed off. Fabrication of additional items has begun. Civil works programme is in production. Toilet block and fish processing station are in fabrication with delivery estimated for May. 20/05/2025 - Minor amendments are being made to the piles for the Exeloo facility to account for the ground conditions. Civil works to begin on the Eastern Jetty following the confirmation of pile placement. 10/07/2025 - Piles have been installed in the dinghy ramp for the Eastern Jetty bracing to be attached to. There have been some minor measurement changes resulting in an adjustment being made to the bracing. The adjustment has pushed the works out to the end of July. Pending handover/delivery in August. The Exeloo unit is going through consenting. Once consents are received installation will take place. 22/08/2025 - Report provided for the 1 September meeting. 13/11/2025 - Toilet block foundation is underway with installation of the toilet block and fish processing station commencing mid November. Minor defects are being completed on the Jetty works. Pending handover/delivery in December. 12/12/2025 - Minor defects underway. Memorial plaque installed. Toilet block and fish processing station in place awaiting water connection in January (emergency replacement underway by ESG). Signage to be installed in February. 13/02/2026 - Defects are now complete on the Jetty works. Handover has been moved until final completion of all aspects, work towards handover is still underway. Delays on the emergency replacement (ESG), works should begin the week of 16 February. Signage is with stakeholders for approval, completion and installation scheduled for the end of February/start of March. 19/03/2026 - Construction of the Bluff community boat ramp facility has been completed, with the public toilet and fish cleaning station now in place. Work is continuing to finalise the operational processes and maintenance arrangements to support the long-term use of the facility, with the fish cleaning station temporarily fenced during this period. 22/04/2026 - Final PMO report provided for the 8 June meeting. 26/08/2026 - The recent health and safety investigation relating to access risks has been completed. Several follow-up actions are currently being scoped and costed prior to handover, including the repair of fencing. These actions require funding allocation and scheduling to ensure the assets meet the intended design requirements and operational expectations. 23/09/2026 - A couple of the actions have been completed to better manage health and safety risks identified after the most recent investigation. There are a few outstanding actions prior to completion of the project.		West Jetty final bracing Complete Toilet (February)	1
STRATEGIC ASSET PLANNING							
85	2023	Strategic Asset Planning	Bluff Gateway Entrance and Highway sign - Lighting installation, surface water run-off improvements	04/03/2025 - Given NZTA are unable to fund this, next steps are to confirm a concept and the scope of the project (confirming lighting, landscaping, safety considerations) 03/06/2025 - The new lighting fixture for the Bluff sign has been designed and will be forwarded to NZTA for approval. This work is unbudgeted at this stage. 10/07/2025 - Lighting to be progressed in new financial year. 18/08/2025 - To be progressed as above. 24/11/2025 - Awaiting progress as above. 18/02/2026 - Examining options for funding, NZTA compliance needs to be addressed for lighting. 10/08/2026 - Currently no approval for funding for this action. 23/09/2026 - As there is no funding for this - please close this action.	Chris Bowen	Close Action	2
109	2024	Strategic Asset Planning	No Stopping lines at Stirling Point - Ward Parade	No stopping lines previously at Stirling Point on Ward Parade. NZTA previously consulted, however no changes to bylaws were adopted. 12/07/2024 - Potentially needs new consultation. ICC following up on legal implications. 03/10/2024 - No-Stopping lines on Ward Parade to go out for public consultation. The parking bylaw will need to be amended once consultation is completed. Full process expected to take 6 months. 15/04/2026 - Anticipated consultation will take place third quarter of the calendar year subject to approval from the Infrastructure and Growth Committee. Consultation will be undertaken with other parking projects. 03/07/2026 - Public consultation scheduled for 14 September 2026 - 25 October 2026 as part of the ICC Parking Control Bylaw Review. 10/08/2026 - As above - Public consultation is still upcoming. 23/09/2026 - Process is still occurring - no update.	Grant Fisher	30-Jul-2024	1

Bluff Community Board - Public - Bluff Action Sheet

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Bluff Inspection Action Sheet

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132	2023	Strategic Asset Planning	Speed limit reduction between 100km / 50km zones	10/07/2025 - Concerns about the speed limit going from 100 to 50 km per hour. Vehicles, including trucks still going too fast after the 50 sign. Speed reduction requested entering Bluff, 70km from Ocean Beach. Speed limits are set by Waka Kotahi, a temporary speed limit can be requested. 28/08/2025 - Council is currently consulting on speed limit reviews as part of the GPS-Transport changes. As stated this requires NZTA approval. Staff to discuss the matter with NZTA. Note: The GPS-Transport does not support lowering speed limits in a general sense, but a staged reduction may be an exception. 22/01/2026 - Discussed with NZTA late last year. Further discussions required. 18/02/2026 - Further discussions with NZTA have been held. Noted GPS restrictions limit matters. Formal letter to be drafted by staff and approved by BCB by 31 March 2026. 04/03/2026 - Letter drafted for BCB to consider 02/04/2026 - Letter with Chair for signing. 19/05/2026 - NZTA representative invited to attend Bluff Community Board meeting. 29/06/2026 - Seeking support from the stakeholders and drafting a letter from the Chief Executive of ICC. The current Government directive, Land Transport Rule: Setting of Speed Limits 2024, indicates a low priority for speed reductions not adjacent to school zones. The Land Transport Act 1988, details the process which must be undertaken. As this is a low priority, with limited traction within NZTA, time is spent gaining the required support from stakeholders and gaining statistics on driver safety compliance / issues. 23/09/2026 - Letter has been drafted and sent.	Grant Fisher	In progress	3
INFRASTRUCTURE OPERATIONS							
126	2024	Infrastructure Operations	Marine Parade - groundwater flowing over footpath.	09/12/2024 - Ground water is flowing over the footpath at various locations along Marine Parade. Particularly after wet weather. Is there opportunity to install strip drains to catch this water? What are the long term plans to address this issue. 14/04/2025 - Further wet weather assessment is required - followed by containment methodology. 22/10/2025 - Inspection on 7 August revealed 2 sections. First section where water is continuously flowing over footpath outside 30 Marine Parade, investigations underway for permanent solution to resolve. Second area identified at 96 Marine Parade where property drainage outflows into the berm instead of kerb and channel. Council to address this non-compliance with owner. 22/01/2026 - 30 Marine Parade - slot drain under consideration to catch ground water continuously flowing over the footpath at this location. 19/05/2026 - Investigations ongoing. 10/08/2026 - Investigations ongoing - no progress. 23/09/2026 - Investigations remain ongoing, with options for managing groundwater at 30 Marine Parade continuing to be assessed. Wet-weather monitoring will help confirm the most appropriate long-term solution.	Allan Gillespie	TBC	1
127	2025	Infrastructure Operations	Shannon Street - bridge approach-footpath failure	17/12/2024 - Footpath subsidence identified and temporarily repaired by the Waihopai Alliance in December 2024 10/03/2025 - CCTV investigation of underground SW pipelines completed, and cavity identified under footpath 10/07/2025 - Subsidence has accelerated, with a new sink hole appearing on the footpath. Council, Contractors and Consulting Engineer representatives met on site to review. The cause of the subsoil erosion is suspected to be attributed to the stormwater main in the footpath, however after flooding and testing the pipes could not confirm this. The hole has since been filled and a temporary surface reinstated to make the footpath safe and usable. Further investigations continue, including potentially diverting the stormwater main. This site will be monitored closely for any further movement / subsidence. 2/08/2025 - Shannon Street bridge investigations/monitoring are still ongoing. Next steps are to relocate the stormwater, which will eliminate this from being the cause of the erosion. During these works there will be traffic delays/detours. This will allow further investigations to be undertaken for the cause of the settlement/erosion under the footpath. 22/01/2026 - Ongoing monitoring, no further movement on footpath. 17/02/2026 - Stormwater main planned for diversion in March/April. Further investigations to be undertaken at footpath/retaining wall/bridge approach. 23/09/2026 - The proposed diverted stormwater main remains the preferred solution, with construction pending funding approval. The site continues to be monitored in the meantime to manage any emerging issues.	Allan Gillespie	In Progress	1

Bluff Community Board - Public - Bluff Action Sheet

APPENDIX 1

11186005

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Bluff Inspection Action Sheet

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Item	Year	Responsibility Area	Issues/Projects	Actions	ICC Contact	Timeframe	Priority
PARKS AND RECREATION							
5a	2023	Parks and Recreation	General Land review	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. 17/02/2026 - Workshop with Council on 10 March 2026 will address JG Ward Reserve. 31/03/2026 - Workshop was supportive of proceeding with JG Ward and 38 Suir Street Proposal. 19/05/2026 - Planning work is under action. 29/06/2026 - 38 Suir Street and JG Ward Reserve are out for consultation 3 July - 7 August, following Council decision to proceed in July 2025, and all information required being ready to continue. 10/08/2026 - Consultation has closed, hearings and deliberations are being arranged for September and a report will be presented for final decisions following the consideration of submissions. 22/09/2026 - Deliberations held 24 September, with recommendations from the Hearings Panel then proceeding to Community and Regulatory Committee for a final decision	Caroline Rain - Parks and Recreation	Under Action - Deliberations 24 Sep	2
104	2024	Parks and Recreation	Foyle Street Reserve - seating / drainage repairs	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. 15/11/2024 - This is still in the investigation stage, very steep banking and will take some thinking on how this could be achieved. 07/08/2025 - Draft Sports Field Operational Plan (from Xyst) has been received and details that Foyle Street Reserve is high priority for council to undertake drainage repairs. It also notes the lighting condition at the reserve is in poor condition. A scope is drafted for an upgrade of this park and will need to be approved before the end of the calendar year. Seating was not identified in the report. 14/11/2025 - Scheduled to occur between January-March. 16/01/2025 - Tender process has been completed and the successful contractor has been selected. Initial start meeting with the contractor is being scheduled and onsite start time is to be confirmed in the next 4 weeks. 17/02/2026 - Set up meeting has been completed and start time for this work is expected to be August - post the rugby season. 31/03/2026 - Scheduled for after rugby season. 19/05/2026 - No changes. 29/06/2026 - Discussion has been made with Heritage NZ Properties and Heritage NZ Pouhere Taonga around archaeological advice received, which is being discussed with contractors for the drainage plans. 10/08/2026 - On track for beginning September start date, subject to no outstanding Heritage requirement changes. Rugby Club has been informed. 22/09/2026 - Scheduled for end September, weather dependent. Currently expected to be delayed as rain has been ongoing throughout the month.	RFS 410856	Under action	4
125	2025	Parks and Recreation	Western Jetty at Foreshore Road Boat Ramp	March 2025 – Further discussion is required to understand the viability of repairing and maintaining two boat ramps and associated infrastructure within Bluff. 11/02/2025 - Gave update for costs to repair the Foreshore Road ramp/wharf and asked for their endorsement to place a bid for funds. This was not endorsed as they wish to undertake more due diligence discussion on the investment of two boat ramps. 09/06/2025 - Awaiting advice from Bluff Community Board on direction. 08/07/2025 - Awaiting direction from Bluff Community Board. 07/08/2025 - Please inform what is required to get direction from the Bluff Community Board 14/11/2025 - Does BCB want a specific paper on this topic. 16/01/2026 - Investment on this boat ramp and jetty required direction from the BCB. 17/02/2026 - This information is still with the Bluff Community Board - if more information is required to inform a decision please confirm. 08/04/2026 - Paper drafted to be considered at a future board meeting. 19/05/2026 - Paper is being presented at 8 June meeting. 29/06/2026 - Following up actions from report. 10/08/2026 - Seeking board clarification on engagement. 22/09/2026 - Engagement Plan created with report update anticipated in November.	Caroline Rain	Being investigated	3
134	2026	Parks and Recreation	Rugby Park Carpark	February 2026 - Rugby club enquired if the carpark on Foyle St can be sealed with the pending Foyle St footpath renewal. 17/02/2026 - Parks have requested a price estimate for the works. Depending on cost could be a consideration. 31/03/2026 - Parks and Recreation are working closely with Infrastructure to understand associated costs with maintaining this car park. 19/05/2026 - No changes. 29/06/2026 - Footpath works are underway and due to be completed by 3 July. Planning of car park works to follow which would be anticipated to happen in summer once planning is completed. 10/08/2026 - Quotes are being sought. 22/09/2026 - Evaluation of quotes are being completed, ICC will proceed with a preferred supplier over the coming month.	Caroline Rain	Footpath Under Action and Car Park Planning being investigated	3

REPORT OF THE BLUFF PUBLICITY / PROMOTIONS OFFICER

To: Bluff Community Board

Meeting Date: Monday 12 October 2026

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

1. Receive the report "Report of the Bluff Publicity / Promotions Officer".

Funding Application – Christmas In The Bluff

I prepared and submitted a funding application to the Invercargill City Council Community Wellbeing Fund under the Christmas In The Bluff name in conjunction with Debbie Fife.

The application was considered recently and we were successful in gaining funding of \$6,193.03 each year for three years.

The application covered the costs required for the following:

Santa Parade Traffic Management Plan - \$2,902.03

Santa Parade Advertising of Road Closures - \$851.00

Gala Day Mini Jeeps - \$2,440.00

The event will take place on Sunday 6 December.

Summer Sounds

I am looking at changes for our Summer Sounds concert in 2027. One option is a change of venue and the other is a change of format of the event itself.

Venues

I was approached by an individual named Thomas Mockton recently looking for a venue for a physical comedy show along the Te Araroa Trail with Bluff as his departure point. He is keen to do a Bluff show on Friday 8 January 2027 and he was looking for any kind of indoor creative space - a theatre, hall, art space, community space, living room, shed, or anywhere with a sound system and place for people to sit and watch.

You can see more about his work here: www.thommonckton.net

I provided him with various options and even photos of some of the choices and I believe he has chosen the St John Hall in Lee Street for the event. I have also advised him sound equipment would be an extra cost at any venue in Bluff.

Garage Sale

I have only had time for a very quick look at dates for a Garage Sale and feel with the end of the year looming and a degree of time required to pull everything together the New Year might be the best time for this.

Coming Events

31 October: Thieves Alley Market Halloween Market, Oyster Festival Site 4.00 pm to 7.30 pm

1 November to 7 November: SBS Bank Cycle Tour of Southland (Bluff Hill stage Friday 6 November)

6 December: Bluff Promotions Santa Parade and Christmas In The Bluff Gala Day

8 January: An Order of Magnitude Mime Show, 6.00 pm, St John Hall, Lee Street.
www.thommonckton.net/tour

30 January: Coast 2 Toast

BLUFF MOTUPŌHUE TOURISM MASTERPLAN UPDATE

To:	Bluff Community Board
Meeting Date:	Monday 12 October 2026
From:	Rhiannon Suter - Manager – Strategy, Policy and Engagement
Approved:	Jonathan Shaw – Group Manager – Consenting and Environment
Approved Date:	Tuesday 6 October 2026
Open Agenda:	Yes

Purpose and Summary

This report provides an update to the Bluff Community Board on progress in implementing the Bluff Motupōhue Tourism Masterplan.

Recommendations

That the Bluff Community Board:

1. Receives the report "Bluff Motupōhue Tourism Masterplan Update".

Background

The Bluff Community Board recommended key areas of focus for the Bluff Motupōhue Tourism Masterplan implementation which were confirmed by Council for the Great South Letter of Expectation. These were Te Taurapa o Te Waka – Motupōhue Bluff Hill Experience, Product Packaging and Capability Development for Operators and Sharing the Motupōhue Bluff Story.

At the time of the last report on the implementation of the Bluff Motupōhue Tourism Masterplan, the Bluff Community Board determined to allocate additional funding for data collection of visitor insights.

Issues

This further report from Great South provides an update on progress against the three priority areas and the data monitoring work.

Next Steps

A further update will be brought to the committee in the new year.

Attachments

1. Great South - Bluff Motupōhue Tourism Masterplan Update and Visitor Data Report – ID 11295160



Bluff Motupōhue Tourism Master Plan Update and Visitor Data Report

October 2026

Prepared by:

Amie Young, Destination Development Manager, Great South

Key Project Progress

Te Taurapa o Te Waka – Motupōhue Bluff Hill Experience

The feasibility study for Te Taurapa o Te Waka is now underway and is being led by IresonCo, with support from Great South. The study formally commenced with a three-day initiation and discovery programme held from 16 to 18 September 2026. This included an initiation workshop in Invercargill, a site visit to Motupōhue and discovery workshop at Te Rau Aroha Marae, and a recap session to confirm next steps. The workshops brought together representatives from Te Rūnaka o Awarua, Great South and IresonCo to establish the project control group, confirm the scope and approach for the study, identify project objectives and critical success factors, and discuss key stakeholder, communication and risk management considerations.

The discovery workshop provided an opportunity to explore the history and cultural significance of the site, review the vision and objectives for the visitor experience, and discuss a range of matters that will form part of the study. These included project options and phasing, cultural narratives and interpretation, strategic partnerships, commercial opportunities, governance arrangements, funding pathways, planning and regulatory considerations, risks, benefits and wider community outcomes.

A final version of the planning assessment has also been received following a round of edits and updates. This work provides greater clarity on potential planning requirements, consenting considerations and future project pathways and will help inform the next stages of the feasibility study.

The feasibility study is expected to be completed in early 2027. Under the agreed programme, the work will progress through options analysis, funding and comparative analysis, stakeholder engagement, and detailed feasibility assessment before a draft study is prepared for review in February 2027 and subsequently finalised.

Product Packaging and Capability Development for Operators

Work continues to strengthen Bluff's visitor offering and support the development of experiences that encourage visitors to stay longer and spend more time in the community.

In September, Great South hosted two Te Araroa Trail sessions featuring Matt Claridge, Chief Executive of Te Araroa Trust, alongside Don Birch, Chair of the Trust, and local Te Araroa Trust representatives. The sessions included a public presentation in Bluff and a stakeholder workshop in Invercargill, providing an opportunity to share insights on trail users, visitor trends and opportunities to enhance the experience for walkers arriving in, departing from, or passing through Bluff. Discussions also explored opportunities to strengthen local trail infrastructure, visitor services, short-walk experiences, wayfinding, and promotion of Bluff as an important destination on the Te Araroa Trail.

Great South also attended the New Zealand Cruise Association Conference in Auckland in August 2026. The conference brought together cruise lines, ports, tourism organisations, government agencies and operators from across New Zealand to discuss the future of the cruise sector, destination readiness, visitor experience delivery, and opportunities to strengthen New Zealand's competitiveness as a cruise destination. Insights gained through the conference will help inform ongoing work with Bluff operators, cruise stakeholders and the wider community as cruise visitation continues to develop.

Ongoing support continues to be provided to tourism operators and community stakeholders to identify opportunities for new experiences, improved packaging of existing products, and stronger connections between visitors and the unique stories, landscapes and culture of Motupōhue Bluff.

Sharing the Motupōhue Bluff Story

There are no significant new updates to report within this work programme. The audit of existing signage and interpretation remains under review and will help identify opportunities to improve how Motupōhue Bluff's stories, heritage, cultural narratives and visitor experiences are presented and connected across the destination.

Findings from the audit will help inform any future priorities for signage, interpretation and wayfinding improvements in support of the Bluff Motupōhue Tourism Master Plan.

Visitor Data Monitoring

Thanks to funding support from the Bluff Community Board, a further 12 months of visitor monitoring at Motupōhue Bluff Hill and Stirling Point has been contracted. The monitoring period runs from 13 March 2026 to 13 April 2027, providing the closest possible continuation of the earlier dataset and capturing key visitation periods including the Bluff Oyster and Food Festival 2026 and Easter 2027. There was a gap in Bluff Hill data collection during June and July 2026 due to a counter battery issue so a slight gap during this period will be evident.

Continuing the monitoring will provide a more complete year-round picture of visitor activity at two of Bluff's key visitor sites. It will also allow visitation patterns to be compared across seasons, public holidays and major events, helping to build the evidence base needed to track progress, guide future planning and support investment and funding decisions.

LONG-TERM PLANNING - BLUFF COMMUNITY BOARD ACTIVITIES AND TARGETED RATE

To: Bluff Community Board

Meeting Date: Monday 12 October 2026

From: Michael Morris – Manager – Governance
Rhiannon Suter – Manager – Strategy, Policy and Engagement

Approved: Jonathan Shaw – Group Manager – Consenting and Environment

Approved Date: Wednesday 7 October 2026

Open Agenda: Yes

Purpose and Summary

The Bluff Community Board is funded via a targeted rate. This paper seeks input from the Board for the preferred rating approach in preparation for the 2027 – 2037 Long-term Plan. This report follows a workshop held for the Bluff community Board held on the same day as this meeting.

Recommendations

That the Bluff Community Board:

1. Receives the report “Long-term Planning - Bluff Community Board Targeted Rate”.

Recommend Finance and Policy Committee to recommend to Council:

2. Continues with either **Option 1/ Option 2/ Option 3/ Option 4 (delete as appropriate)** for the Targeted rate.

Background

The governance of the Bluff Community Board as well as operations (support for Bursaries and projects) is funded via a targeted rate on the following basis outlined in the Rating Policy.

Council sets a targeted rate to fund the costs of the Bluff Community Board and its projects. This is set as a rate in the dollar on capital value of properties identified in Map A, excluding Utility, with property type differentials applied.

In preparation for the 2027 – 2037 Long-term Plan there is an opportunity for the Board to consider whether it would like to recommend any changes in the targeted rate to Council, as well as consider potential improvements to the operation of Bursary and project funding.

A Workshop has been held (on the date of this meeting) to discuss options and will inform the Boards decisions made under this report. It is important to note this is the first opportunity for direction there will be further opportunities and a chance for community engagement on this issue as engagement on the Long-term Plan commences in due course.

Issues and Options

Analysis

Expenditure

Direct costs to operate the board in 2025/2026 were \$71,000 compared to a budget of \$82,000. This was represented by:

Expense Budget	2025/2026 Actuals	2025/2026 Budget
Elected reps and Mana Whenua expenses	\$31,000	\$31,000
Bursaries for Bluff residents	\$12,000	\$12,000
Grant to Bluff Maritime Museum	\$10,000	\$10,000
Bluff Promotions	\$16,000	\$16,000
Training, travel and conference expenses, catering and other general expenses and the levy to LGNZ	\$2,000	\$13,000
	\$71,000	\$82,000

Previous year under spends and the funding provided for \$15,000 a year for projects has over time built up a reserve which is currently \$278,417. This has also earned interest revenue of \$4,000 for the year.

From 2027/2028, the Bluff Community Board along with all other activities of Council will receive a corporate overhead support charge based on corporate services provided. These include IT and software licences, finance, communications, customer services, strategy, health and safety etc. For 2027/2028 is estimated at \$104,000. The most significant element of this are the licences for Board members to utilise their iPads in meetings.

Previously these costs were rated for as part of the General rate. Going forward this will be funded by the Bluff Community Board targeted rate while there would be lower general rate which will offset this.

The Targeted Rate

There are 1392 properties which receive a community board targeted rate. The average rate is \$79.55, with the average rate for residential properties \$67.11, for lifestyle properties \$114.45, for commercial properties \$64.71, for farms \$124.15 and for industrial properties \$204.08.

At present (for 2026/2027) \$88,000 is raised from the targeted rate. For 2027/2028 the first year of the Long-term Plan this is estimated to be \$201,000, representing existing budget \$82,000 plus \$15,000 project funding and \$104,000 corporate overhead support costs.

It is worth noting that all figures are uninflated so some may change slightly when inflation is added, if applicable (i.e. non grants costs).

Significance

This issue will inform the Rating Policy which is significant and will be consulted on alongside the Long-term Plan.

Options

It is not recommended to make any change to the structure of the targeted rate which is set on capital value but instead to give consideration to the purpose and amount of funding required from the rate.

There is the opportunity for the Bluff Community Board to consider the support it wishes to give to the community through bursaries and project funding.

The level of bursaries (\$12,000) has not changed for many years and given the impact of inflation it is worth considering whether this should increase, for example to \$40,000.

There is also the opportunity to review the longstanding funding which the Board provides to the Bluff Maritime Museum and Bluff Promotions. This will be discussed at the workshop before this meeting and will include options on having a pool of contestable funding that these and other organisations can apply for, to retain the funding but increasing accountability measures to the board so the board can understand how the community money has been spent.

Option 1 (Status Quo Incorporating Overhead) – \$44,000 Direct Costs, \$104,000 Corporate Overhead, \$38,000 Bursary and Grants and \$15,000 Project Funding

Estimated rate revenue in 2027/2028: \$201,000

Estimated median rate in 2027/2028*: \$166.06 GST incl

No level of service change

Option 2 – \$44,000 Direct Costs and \$104,000 Corporate Overhead Funding Only

Estimated rate revenue in 2027/2028: \$148,000

Estimated median rate in 2027/2028*: \$122.27 GST incl

Level of service reduction

Option 3 – \$44,000 Direct Costs, \$104,000 Corporate Overhead and \$38,000 Bursary and Grants Funding Only

Estimated rate revenue in 2027/2028: \$186,000

Estimated median rate in 2027/2028*: \$153.66 GST incl

Option 4 – \$44,000 Direct Costs, \$104,000 Corporate Overhead and \$66,000 Bursary and Grants Funding Only (Increased Bursary Funds to \$40,000 from \$12,000)

Estimated rate revenue in 2027/2028: \$214,000

Estimated median rate in 2027/2028*: \$176.80 GST incl

* Part of the rates will be offset by a decrease in the General rate as the corporate overhead charge was previously funded from.

There will be level of service change, with increased spending in the Bluff Bursary awards and possible opportunities for contestable Bluff related event/ projects/ activities that could make use of the surpluses made by the Community Board (for the 2025-2026 this was a \$30,000 surplus as set out in the Financial Report to the meeting of 31 August 2026).

The fifth option is the status quo but to use the Net Debt Account (reserve) as an offset for the rates take. This is not recommended by staff, as the Bluff Community Board have expressed a desire in the past to be able to make more funding available for the Bluff Community, and a small reduction in the rate take will not achieve this.

Community Views

No feedback was provided by the community on the consultation of the 2024 rating policy; however, the community Board has heard from an interested ratepayer on this matter through public forum, expressing opposition to the use of any Bluff targeted rates funding for projects.

The community will be consulted on the rating policy in 2027 as part of the Long-term Plan. Targeted engagement with the Bluff Community will be undertaken to ensure people have the opportunity to share their views.

Implications and Risks

Strategic Consistency

Option 1 aligns with the current rating policy and the changes which are required to be made to allocation of overheads this Long-term Plan as we align with new water reform requirements. All four options are not significantly in variance to the approach set in the policy which can be refined as the Community Board directs.

Financial Implications

The financial implications of the options are outlined above. It is worth noting that all figures are uninflated so some may change slightly when inflation is added, if applicable.

Legal Implications

Consultation on the proposed policy is required in line with the Local Government Act 2002 and the Local Government (Rating) Act 2002.

Climate Change

There are no identified climate change implications.

Risk

Risk	Mitigation
Proposed option is out of alignment with community preference.	Consultation including targeted community engagement.
Proposed option is out of alignment with Council direction for the Long-term Plan.	Consideration by the Council representative from the Community Board.

Next Steps

The Bluff Community Board's preferred approach for projects and grants will be recommended to Council for the Long-term Plan budgets and the preferred option for the targeted rate will be included with other rating policy items for the Long-term Plan to the Finance and Policy Committee in October.

Attachments

Nil.