



# Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

Notice of a meeting of the

## *Harbour Area Committee*

in the

**Council Chamber, Third Floor, Waitaki District Council Headquarters,  
20 Thames Street, Oamaru**

**2pm, Wednesday 3 May 2017**

### **MEMBERSHIP:**

Mayor Kircher (Chair)  
Cr Hopkins  
Cr Tavendale

Cr Holding  
Cr Percival  
Cr Wollstein

***In the interests of the environment and to help reduce photocopying costs,  
please bring your Committee agenda with you to the meeting***

# Harbour Area Committee Meeting

## Agenda<sup>2</sup>

Wednesday 3 May 2017

Council Headquarters, Council Chambers  
3<sup>rd</sup> Floor, 20 Thames Street, Oamaru

- Apologies
- Declarations of Interest

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### Harbour Area Committee:

Mayor Kircher (Chair)  
Cr Hopkins  
Cr Tavendale

Cr Holding  
Cr Percival  
Cr Wollstein

# Harbour Area Committee Report

From Assets Group Manager

Date 3 May 2017

## Harbour Land

### Recommendation

That Council proceed with releasing an Expression of Interest (EOI) document seeking interest from parties in the Harbour Land, while keeping the Community informed of progress.

### Objective of the Decision

To formally request ideas from interested parties in Harbour accommodation development as indicated in the Harbour Strategy 2011.

### Summary

Council recently resolved to investigate moving Arun Street to enable land to be made available for development in the Harbour area in Oamaru. They have also expressed their desire for accommodation proposals to be progressed as this is one of the objectives of the Harbour Strategy 2011. This paper recommends that Council request Expressions of Interest from developers for two locations in the Harbour area while keeping the Community informed of progress.

### Summary of Decision Making Criteria

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Key	Environmental Considerations	No
Legal	No	Cultural Considerations	No
Significance	No	Social Considerations	No
Financial Criteria	Moderate	Economic Considerations	Key
Community Views	Key	Community Board Views	No
Consultation	No	Publicity and Communication	Key

### Background

The Oamaru Harbour area has developed over recent years and is now an asset heavily used by the community and visitors. A large part of the recent work is based on the actions recommended in the Harbour Strategy 2011. This included harbour land status rationalisation which has identified land best suited for development and has now made that land available. Council is a major land owner of undeveloped land in the Harbour Area.

The 2011 strategy document identified numerous projects, many of which have been completed. Harbour accommodation was identified as one of the objectives that would add value to the Harbour area. The Harbour Tourist Park has gone some way to meeting the objective, and it has continued to grow. However there is also space for motel / hotel type accommodation and that is the development now being recommended.

There has been a lack of bed nights in Oamaru and releasing land for accommodation development in the Harbour Area will help address this issue. In recent weeks there has been speculation that there are a number of potential developments in the pipeline adding further bed nights to the market in central Oamaru. However, there is still a need for accommodation in the Harbour area itself. Harbour land could also be made available to other development opportunities other than accommodation.

There have been two sites identified for development, and from an earlier media article Council has been approached by a number of interested parties creating a desire for this to go to market. It is noted that the land is Harbour Endowment and that the best commercial return for the land should be sought. This needs to be considered when assessing possibilities.

A risk analysis was carried out and the main areas of risk are around funding of the work needed to progress development, how the communication channels will work to keep those who are interested informed and future planning needs in the area including, but not limited to, utilities, walkways and mobility linkages.

Council has had a number of discussions regarding moving the development project forward and has asked for a formal Expressions of Interest document to be developed.

### **Options Considered**

#### **Option 1: Release an Expressions of Interest asking for development proposals in the Harbour area (recommended option)**

This option moves ahead with formally seeking interest from those parties that have already signalled an interest in development in the Harbour area as well as seeking more interest nationally. These options will then be assessed by the Committee and the next steps determined.

This option has the following benefits:

- Enables uptake of opportunities to be progressed
- It is consistent with the 2011 Harbour Strategy objectives
- The risks can be mitigated with good planning
- Keeps the momentum going with current development in Harbour

Risks:

- The roading project has not yet been finalised or budgets approved.
- The communication plan not meeting community expectations.
- The Harbour Strategy is being updated in parallel, however it is not expected that the accommodation objective will be affected. There may be some impact on where things like utilities and walkway linkages are placed.

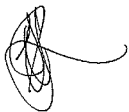
The Harbour accommodation project is not assessed to be of high significance based on the application of the Significance and Engagement Policy 2014, however there are a number of stakeholders and a detailed communication plan will be developed. The communication plan will focus on keeping stakeholders and the community informed of progress.

#### **Option 2: Status Quo – Do Nothing**

This option leaves the development of this area to a later time. It is likely that those parties that have already signalled an interest may find other investment opportunities to explore. It is expected that an update of the Harbour Strategy will continue to show that accommodation in the Harbour area remains as an objective.

### **Conclusion**

It is recommended that the Expressions of Interest for development in the Harbour area are called for and assessed by the Committee. There are some risks, however the process will maintain momentum for the opportunities to be explored, which will benefit the whole area.



Neil Jorgensen  
**Assets Manager**

### **Attachments**

Additional decision making considerations  
Plan Showing Development Sites

**Additional Decision Making Considerations**

The following matters have been considered in making the decisions.

**Outcomes**

This decision contributes to the following community outcomes:

We enable opportunities for new and existing business.

We understand the diverse needs of our community.

Waitaki's distinctive environment is valued and protected.

**Policy and Plan Considerations**

Harbour Accommodation as identified in the 2011 Harbour Strategy.

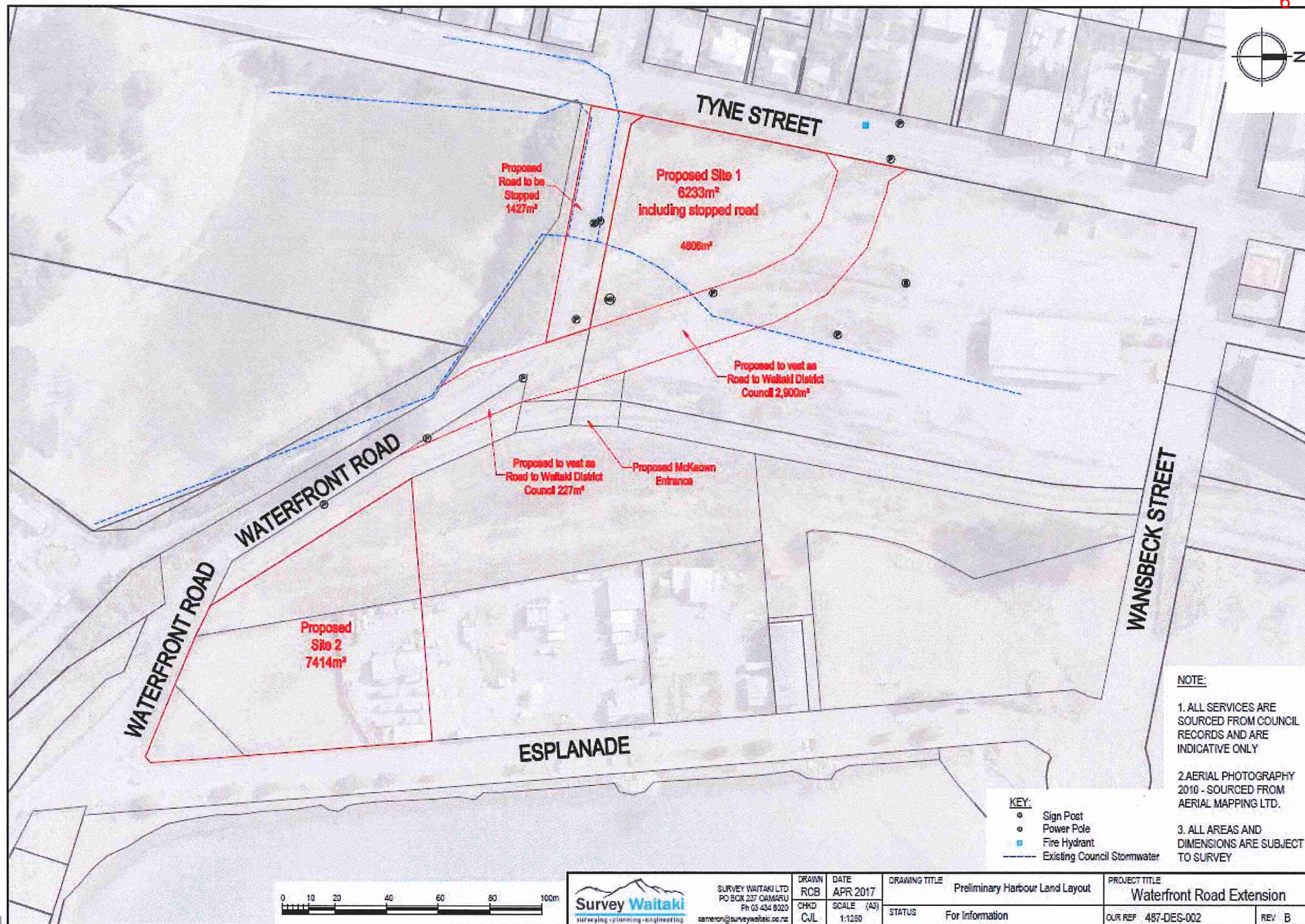
**Community Views**

Matters in the Harbour area generally have attracted high interest and strong community views.

**Publicity & Communication Considerations**

Based on the stakeholder engagement assessment there are a number of parties that will be kept informed during the process.







# Harbour Area Committee Memorandum

**From:** Assets Group Manager

**Date** 3 May 2017

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## Harbour Strategy 2017

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### **Recommendation**

The Harbour Area Committee receives the information.

### **Purpose**

The purpose of this memorandum is to let people know that the Harbour Area Committee has started the process to update the Harbour Strategy 2011.

### **Background**

Council completed the last Harbour Strategy review in 2011. Over the last six years many objectives in the Strategy have been progressed and the harbour area is now a vibrant and happening place. Now is the perfect time to review the Strategy and develop the master plan for future harbour developments.

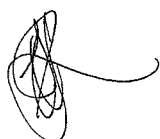
The harbour area has a high level of public and commercial interest and working on an update of the strategy gives more certainty to new and existing businesses wishing to develop. The Harbour Area Committee has started this work and will keep the community informed of progress.

Reviewing the Harbour Strategy has the following benefits:

- Provides a clear, agreed direction for the whole area
- Provides a basis and wider context for individual projects
- Lower risk - less chance of 'surprises'
- Keeps the community informed of progress.

### **Comment**

It is an exciting time down at the Oamaru Harbour Area. This Strategy refresh will help provide future direction and keep people informed about the various happenings.



Neil Jorgensen  
**Assets Group Manager**