



# Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

## Notice of Meeting

and

## AGENDA

### *Harbour Area Committee*

in the

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

**Tuesday 5 June 2017**

#### **MEMBERSHIP:**

Mayor Gary Kircher (Chair)  
Cr Jeremy Holding  
Cr Jim Hopkins

Deputy Mayor Melanie Tavendale  
Cr Guy Percival  
Cr Colin Wollstein

# Harbour Area Committee Meeting

## Agenda

**Tuesday 5 June 2018**

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

	Page/s
<b>1. Apologies</b>	
<b>2. Declarations of Interest</b>	
<b>3. Confirmation of Previous Meeting Minutes</b>	
• 8 May 2018	4 – 7
<b>4. Harbour Projects</b>	
• Memorandum and Recommendation	8 – 11
<b>5. Resolution to Exclude the Public</b>	–

That the public be excluded from the following parts of the proceedings of this meeting, namely items 6 and 7.

The general subject of each matter to be considered while the public is excluded; the reasons 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 – Section 48(1)
<b>Public Excluded:</b>	
6. Confirmation of Previous Meeting Minutes PE	To protect the privacy of natural persons. Section 48(1) (a). (The disclosure of the information would cause unnecessary personal embarrassment to the persons concerned.)
• 8 May 2018 PE	
7. Harbour Proposals PE	To enable the Council to carry out commercial negotiations without prejudice or disadvantage. Section 48(1)(a) (Premature disclosure of the information would detrimentally affect the Council's position in the negotiations.)

These resolutions are made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of the Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

- |    |  |         |
|----|--|---------|
| 6. | <b>Confirmation of Previous Meeting Minutes PE</b> | 12 – 15 |
|    | • 8 May 2018 PE                                    |         |
| 7. | <b>Harbour Proposals PE</b>                        | 16 – 22 |
|    | • Report and Recommendations                       |         |

### **Resolution to Return to Public Session**

That the Harbour Area Committee resumes in open meeting and decisions made in public excluded session are confirmed and made public as and when required and considered.

8. **Release of Public Excluded Information**  
 Public excluded information that is approved for release during the Public Excluded session of this meeting will be included in the public minutes of this meeting, under Agenda Item 8.

### **Harbour Area Committee:**

Mayor Gary Kircher (Chair)	Deputy Mayor Melanie Tavendale
Cr Jeremy Holding	Cr Guy Percival
Cr Jim Hopkins	Cr Colin Wollstein

**Waitaki District Council****Harbour Area Committee**

**UNCONFIRMED MINUTES of the Harbour Area Committee Meeting  
held in the Council Chamber, Third Floor, Waitaki District Council  
Headquarters, 20 Thames Street, Oamaru  
on Tuesday 8 May 2018 at 3.04pm**

<b>Present</b>	Mayor Gary Kircher (Chair), Deputy Mayor Melanie Tavendale, Cr Jeremy Holding, Cr Jim Hopkins, and Cr Guy Percival
<b>Apology</b>	Cr Colin Wollstein
<b>In Attendance</b>	Cr Craig Dawson Cr Peter Garvan Cr Jan Wheeler Neil Jorgensen (Assets Group Manager) Lichelle Guyan (Heritage, Environment and Regulatory Group Manager) Renee Julius (Property Manager) Rachel McNeill (Property Officer) Ainslee Hooper (Governance Advisor)

The Chair declared the meeting open at 3.04pm, and welcomed everyone present.

**1. Apologies**

RESOLVED  
HAC 2018/001

Cr Jim Hopkins / Cr Jeremy Holding  
That an apology for absence on leave be received from  
Cr Colin Wollstein.

CARRIED

**2. Declarations of Interest**

There were no declarations of interest.

**3. Confirmation of Previous Meeting Minutes**

RESOLVED  
HAC 2018/002

Cr Jim Hopkins / Deputy Mayor Melanie Tavendale  
That the minutes of the 3 May 2017 Harbour Area Committee  
Meeting, as circulated, be confirmed as a true and accurate record of  
that meeting, with one amendment: Cr Tavendale seconded the  
Resolution HAC17/001.

CARRIED

**4. Harbour Projects**

The report, as circulated, sought to obtain Council's approval for and allocation of funding to a number of projects in the Harbour area.

Assets Group Manager Neil Jorgensen explained that this meeting presented an opportunity for Councillors to ask questions about the projects as listed, and to put forward requests for reprioritisation of resources from one project to another as they deemed appropriate.

Mr Jorgensen also advised that one of the Chief Executive's Key Performance Indicators (KPI) was to produce a Heritage Precinct, Harbour and Surrounds Strategy.

During the ensuing discussion, the following key points were made / agreed:

- It was important to retain the **hut** as it formed part of the story in the harbour, but moving it (along with the flagpole) would improve navigational safety.
- Councillors offered varying suggestions about **fencing** and **signage**.
- With regard to **lighting**, it was AGREED that two light stands should be painted initially, so Councillors could see what they looked like and then make a decision about colours.
- The **story of the harbour** – there was a preference that the Harbour Area Committee discuss how that would be told and in particular how it might illustrate the connection with the Antarctic story using 3D globes to highlight relevant lithographs.
- **Sumpter Wharf** – There is some structural strength work required first, as there is only one strong pier according to the engineer's report and the cost to fix that is likely to be around \$15k. Decking and other timber work would then follow, and it was believed some of the Holmes Wharf decking could contribute to that. The total estimate is \$35k, which would include payment for contractors to do the wharf decking (rather than relying on volunteers), and for professional services (which would include Heritage New Zealand advice).
- Holmes Wharf project – this was currently on hold, with more investigations underway.
- The "new and friendly version of the fence" would be lower, wooden, and more attractive than what was there now.

The Chair then signalled his intention to put all the recommendations as one motion to the meeting, but to call for votes for each individual recommendation separately. The record of the resolution follows.

RESOLVED  
HAC 2018/003

Deputy Mayor Melanie Tavendale / Cr Jeremy Holding  
The Harbour Area Committee recommends:  
That Council:

1. Approves the removal, relocation and reinstatement of the hut and mast with a \$20,000 budget funded from the Harbour Project fund.  
CARRIED
2. Approves the replacement of Holmes Wharf entrance fencing with Oamaru stone block and signage with a \$1,500 budget funded from the Harbour Project fund.  
CARRIED
3. Approves the installation of globe lights on the lampposts adjacent to the Esplanade with a \$20,000 budget funded from the Harbour Project fund.  
CARRIED
4. Approves the construction of a viewing area on Sumpter Wharf with a \$35,000 budget allocated as part of the Holmes Wharf redecking project.  
CARRIED
5. Receives and notes the information on the other projects.  
CARRIED

Group Manager Neil Jorgensen explained that the “List of Other Harbour Projects” illustrated the varying stages of the projects. In response, the following requests were made, to be received at a future meeting/s:

- An updated budget for all projects in and around the harbour area
- An update on interest received from endowment property
- An update on what was needed to get traction on the bollards and bollard covers
- Steampunk-themed artwork on the toilets – this had been budgeted for four years and funds rolled over; could it be progressed?
- To add a Steampunk playground entry to the list of project ideas.

ACTION POINTS: Assets Group Manager

Other points of note in the discussion:

- The balance of the Harbour Endowment Fund is currently \$482k (refer report). Interest on that Fund goes towards the operational budget to be spent (only) on property because this was a legal requirement.
- Depreciation for the breakwater was not a current issue, but could be in the longer term.

## 5. Resolution to Exclude the Public

RESOLVED  
HAC 2018/004

Deputy Mayor Melanie Tavendale / Cr Jim Hopkins  
That the public be excluded from the following parts of the proceedings of this meeting, namely agenda items 6, 7, and 8.

The general subject of each matter to be considered while the public is excluded; the reasons 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 – Section 48(1)
<b>Public Excluded:</b>	To protect the privacy of natural persons.
6. Harbour Proposals PE	Section 48(1) (a).
7. Lease of Land PE	(The disclosure of the information would cause unnecessary personal embarrassment to the persons concerned.)
8. Visitor Accommodation Update PE	To enable the Council to carry out commercial negotiations without prejudice or disadvantage. Section 48(1)(a) (Premature disclosure of the information would detrimentally affect the Council's position in the negotiations.)

These resolutions are made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of the Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

CARRIED

**Refer to Public Excluded Minutes**

**Resolution to Return to Public Session**

RESOLVED  
HAC 2018/009

Cr Jim Hopkins / Cr Guy Percival  
That the Harbour Area Committee resumes in open meeting and decisions made in the public excluded session are confirmed and made public as and when required and considered.

CARRIED

There being no further business, the Chair declared the meeting closed at 4.52pm.

TO BE CONFIRMED at the next scheduled meeting of the Harbour Area Committee, to be held on the 5th day of June 2018 in the Council Chamber of the Waitaki District Council Headquarters, 20 Thames Street, Oamaru.

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Chairman



# Harbour Area Committee Report

**From** Property Officer

**Date** 5 June 2018

## Harbour Projects

### Recommendations

That the Harbour Area Committee:

1. Instructs officers to work with stakeholders to develop:
  - a. a proposal and budget to beautify Harbour Street; and
  - b. a concept plan for an Urban Park.
2. Instructs officers to present both the proposal and concept plan to the Harbour Area Committee for consideration and recommendation to Council for final approval.

That the Harbour Area Committee recommends:

That Council:

3. Instructs officers to complete the following projects with funds from the Harbour operational budgets:
  - a. Interpretive signage regarding the Shags on Sumpter Wharf
  - b. Sumpter Wharf Signage
  - c. Renovation of interpretive signage (rusty pipe signage)
4. Receives and notes the information on the other projects

### Objective of the Decision

To approve and allocate approval to a number of projects in the Harbour Area.

### Summary

To provide the Harbour Area Committee with a formal overview of the current projects underway in the Harbour Area.

### Summary of Decision Making Criteria

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

### Background

The Harbour Area Committee has been working on a number of projects in the Harbour area. This report provides a formal update on the status of projects.

### Harbour Street Beautification

#### Summary

Beautification of Harbour Street has been identified as a project that would enhance the area.

#### Option 1 – Do nothing

By doing nothing, Harbour Street will remain the same.

#### Option 2 – Develop a proposal and budget to beautify Harbour Street (recommended)

This option will involve officers working with key stakeholders to develop a proposal to improve the appearance of Harbour Street. The work will also include investigating options for sleeves for the retractable road bollards, and placement of pedestrian bollards outside the Criterion. The draft proposal will be presented to the Harbour Area Committee for consideration.



## Urban Park

### Summary

As part of the 2017/2018 Annual Plan, funds were allocated towards developing an Urban Park in the Oamaru Harbour Area.

### Option 1 – Do nothing

Doing nothing is not considered an option as the project will not be easily progressed.

### Option 2 – Develop a concept plan for the Urban Park (recommended)

This option will involve officers developing a concept plan for the Urban Park in conjunction with key stakeholders as well as the strategy work being completed in conjunction with the District Plan. The draft plan will be presented to the Harbour Area Committee for consideration and recommendation to Council for final approval.

## Project Approval

### Interpretive signage regarding the Shags on Sumpter Wharf

#### Summary

Council has been approached by Forest and Bird to install signage at the end of Sumpter Wharf, in conjunction with Tourism Waitaki.

#### Outcome

Interpretive signage about the Shags in keeping with signage in and around the Harbour Area.

### Sumpter Wharf Signage

#### Summary

Updated safety signage to be installed at the end of Sumpter Wharf.

#### Outcome

Signage should be able to be interpreted regardless of native language.

### Renovation of interpretive signage (rusty pipe signage)

#### Summary

The interpretive signage on the rusty pipes has delaminated and is in need of replacement. The rusty pipes are often mistaken for rubbish bins which look untidy.

#### Outcome

New signage panels be installed, consistent with the other panels in the harbour. The top of the rusty pipes to be capped so they are not mistaken for rubbish bins.

## Options

### Option 1 – Do nothing

### Option 2 – Instructs Officers to complete the following projects which will be funded out of the Harbour operational budget (preferred option)

- a. Interpretive signage regarding the Shags on Sumpter Wharf
- b. Sumpter Wharf Signage
- c. Renovation of interpretive signage (rust pipe signage)

### Assessment of Preferred Option

Option 2 is the preferred option as it allows for works to be completed without delay.

## Project Updates

### Slipway

Slipway engineers assessed the slipway on 18 May 2018. A report with recommendations is due shortly.

### Dredging

The dredging proposal is progressing well and a work programme outline is now established along with budget requirements. A more detailed depth survey has been ordered out to the 8m depth contour after consultation with various dredging operators. Once this is completed, hydrodynamic modelling analysis will commence.

In the meantime, a two-step dredging operation is being set up. The first phase is with a long-reach excavator, followed by phase two with a dredge. The entire dredging operation requires a budget of \$500,000 for year 1 and this has been updated in the Long Term Plan. It is then anticipated that dredging will be required every two years, at a cost of \$150,000 per annum. This can be accommodated with a minor change to the annual requirement of \$100,000 per annum.

### Holmes Wharf decking and utility renewal

A detailed engineering survey of the entire wharf structure has been completed. Unfortunately, the survey has shown that there has been significant deterioration since the previous detailed survey in 2004. The original plan to re-deck the entire wharf is now being reassessed to include more significant sub-structure works.

The reassessment is progressing, and options, along with their financial impact, are being evaluated. An updated proposal will be brought back to the Harbour Area Committee when it is available.

### Wansbeck intersection bollards

This item will be reviewed once safety works on the intersection have been considered by the roading team. It is anticipated that intersection improvements will be presented to the 18 July 2018 Assets Committee Meeting.

### Penguin Colony Carpark

It is planned to update the funding application and resubmit it to the Tourism Infrastructure Fund (TIF) for the next round of funding. The date for the next round had not been set by TIF at the time of writing this report.

The following projects were considered at the Harbour Area Committee Meeting on 8 May 2018, and will go to the next Council Meeting on 26 June 2018 with a recommendation for approval:

- Removal, relocation and reinstatement of the hut and mast located between the boat ramps
- Gateway to Holmes Wharf
- Globe lights on the Esplanade
- Sumpter Wharf Entrance.



Rachel McNeill  
**Property Officer**

Neil Jorgensen  
**Assets Group Manager**

### Attachments

Additional decision making considerations

**Additional Decision Making Considerations**

The following matters have been considered in making the decisions.

**Outcomes**

We enable opportunities for new and existing businesses.

We provide and enable services and facilities so people want to stay and move here.