



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

**I hereby give notice that the
Harbour Area Committee Meeting
will be held on:**

Date: Tuesday, 2 November 2021
Time: 10.00am
Location: Council Chamber, Third Floor
Waitaki District Council Headquarters
20 Thames Street, Oamaru

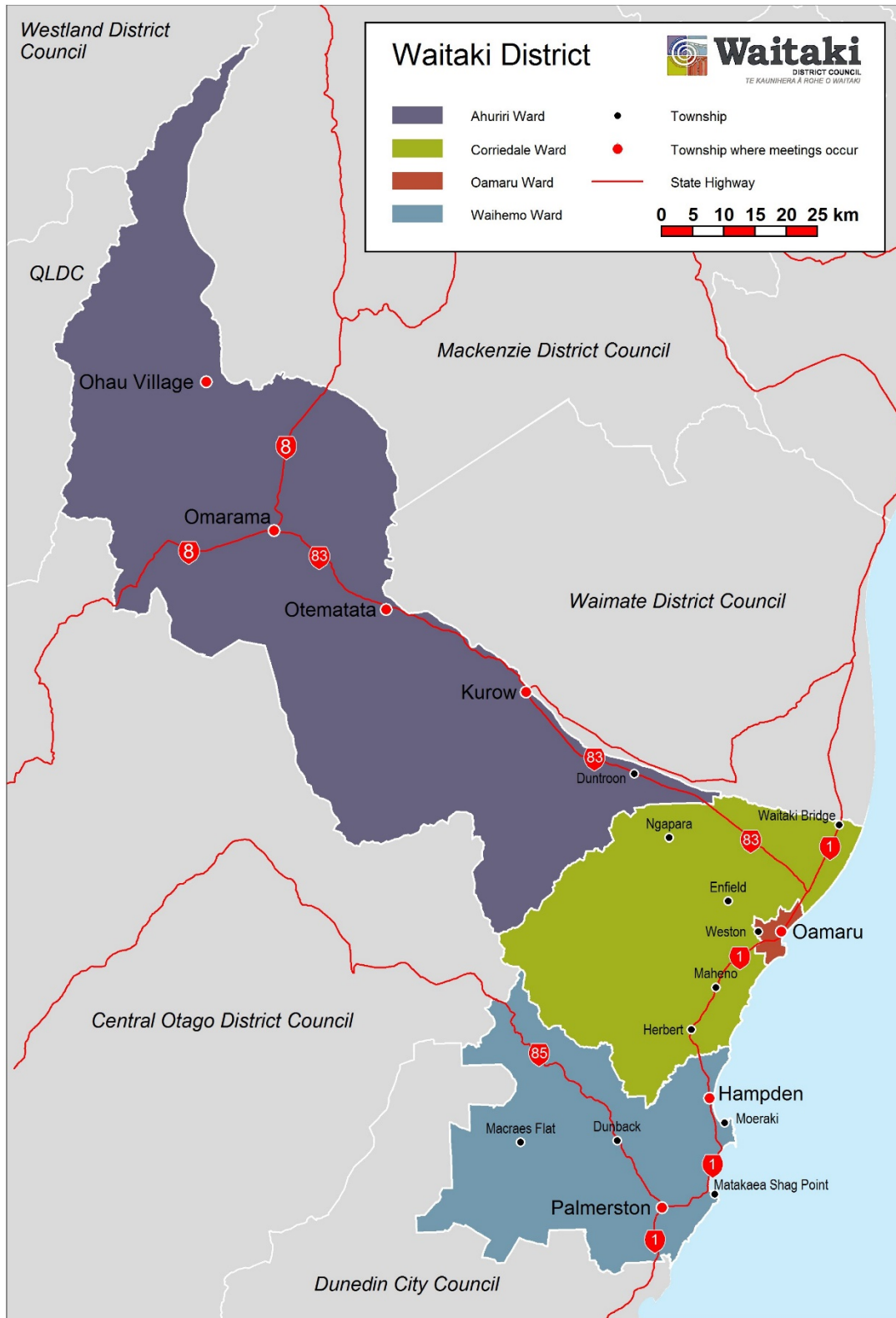
Agenda

Harbour Area Committee Meeting 2 November 2021

Harbour Area Committee Membership

Mayor Gary Kircher	Chair
Cr Jeremy Holding	Associate Chair (Cape Wanbrow)
Deputy Mayor Melanie Tavendale	Member
Cr Kelli Williams	Member
Cr Colin Wollstein	Member
Dr Philippa Agnew	Community Representative
Mr Graeme Clark	Community Representative
Mr George Kelcher	Community Representative
Mr Kevin Murdoch	Community Representative

**Alex Parmley
Chief Executive**



STRATEGIC FRAMEWORK

Waitaki

THE BEST PLACE TO BE!

Waitaki - Whenua taurikura

EMPOWERING OUR PEOPLE AND PLACE TO THRIVE

Whakapuāwai takata, Whakapuāwai whenua

COMMUNITY OUTCOMES

economic



PROSPEROUS DISTRICT

- Attractive to new opportunities
- Support local businesses
- Foster a diverse and resilient economy

social and cultural



STRONG COMMUNITIES

- Enable safe and healthy communities
- Connected, inclusive communities
- Promoting a greater voice for Waitaki
- Celebration of our community identity

environment



QUALITY SERVICES

- Robust core infrastructure and services
- Community facilities and services we are proud of

environment



VALUED ENVIRONMENT

- Protecting our diverse landscapes and water bodies
- Meeting environmental and climate change challenges

STRATEGIC PRIORITIES

Providing high-quality core infrastructure and services

Determining the best way to deliver 3-waters for the community

Working with the community to respond to COVID-19 challenges

Creating a District Plan that is fit for Waitaki's future

Striving towards better Council performance

Driving best value for rates

Ensuring we get core business done while delivering on our strategic priorities and achieving our community outcomes



Agenda Items

1	Apologies	5
2	Declarations of Interest	5
3	Confirmation of Previous Meeting Minutes.....	6
3.1	Public Minutes of the Harbour Area Committee Meeting held on 17 August 2021	6
4	Memorandum Reports.....	11
4.1	Harbour Area Projects Update	11
5	Meeting Close	14

- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

3.1 PUBLIC MINUTES OF THE HARBOUR AREA COMMITTEE MEETING HELD ON 17 AUGUST 2021

Author: Ainslee Hooper, Governance and Policy Advisor

Authoriser: Lisa Baillie, People and Culture Group Manager

Attachments: 1. **Public Minutes of the Harbour Area Committee Meeting held on 17 August 2021**

RECOMMENDATION

That the Harbour Area Committee confirms the Public Minutes of the Harbour Area Committee Meeting held on 17 August 2021, as circulated, as a true and correct record of that meeting.

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, 17 AUGUST 2021 AT 8.45AM**

PRESENT: Mayor Gary Kircher (Chair), Cr Jeremy Holding (Associate Chair), Deputy Mayor Melanie Tavendale, Cr Kelli Williams, Cr Colin Wollstein, Mr George Kelcher, and Mr Kevin Murdoch

APOLOGIES: Dr Philippa Agnew and Mr Graeme Clark

IN ATTENDANCE: Alex Parmley (Chief Executive)
Paul Hope (Finance and Corporate Development Group Manager and Acting Assets Group Manager)
Ainslee Hooper (Governance and Policy Advisor)

IN ATTENDANCE FOR SPECIFIC AGENDA ITEMS:

Joshua Rendell (Assets Operations Manager)
Renee Julius (Property Manager)

MEETING OPEN

The Chair declared the meeting open at 8.45am and welcomed everyone present in the Council Chamber and those watching the livestream of the meeting online.

1 APOLOGIES

RESOLVED HAC 2021/010

Moved: Cr Colin Wollstein
Seconded: Cr Jeremy Holding

That the apologies for absence received from Dr Philippa Agnew and Mr Graeme Clark be accepted.

CARRIED

2 DECLARATIONS OF INTEREST

Mr George Kelcher declared an interest during discussion on Agenda Item 4.1.

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

3.1 PUBLIC MINUTES OF THE HARBOUR AREA COMMITTEE MEETING HELD ON 27 APRIL 2021

RESOLVED HAC 2021/011

Moved: Cr Jeremy Holding
Seconded: Deputy Mayor Melanie Tavendale

That the Harbour Area Committee confirms the Public Minutes of the Harbour Area Committee Meeting held on 27 April 2021, as circulated, as a true and correct record of that meeting.

CARRIED

Questions from Committee Members:

An update on the access to the breakwater was requested. Officers undertook to follow up.

ACTION: Assets Operations Manager

An update on the Network Waitaki electric vehicle charging station was requested. Assets Operations Manager Joshua Rendell advised that the alternative location that the Committee had suggested was also found to not be suitable and therefore the project is on hold.

During the discussion on public access to the breakwater, one Committee Member expressed frustration about this situation and shared the belief that the Department of Conservation (DOC) needed to pay another visit to the site, because it was a lot safer there now. This point was acknowledged by others.

ACTION: Assets Operations Manager, Group Manager Paul Hope, with Chair as required

4 MEMORANDUM REPORTS

4.1 HARBOUR AREA DELIVERY PLAN UPDATE

The report, as circulated, updated the Harbour Area Committee on the progress of projects included in the Harbour Area Delivery Plan.

In response to a question around why some projects had been progressed but not others, Assets Operations Manager Joshua Rendell advised that it was primarily a lack of available resources. As some of the significant pieces of work were completed, that would free up resourcing to address more of the remaining projects. One Committee Member was concerned about the potential for confusion when there was no priority order to the projects or any indication of when a project might be coming up so that the relevant elected member could know that they would be contacted in the near future and would need to make time available for their allocated tasks / role. This was acknowledged by Mr Rendell.

The Yacht Club project was discussed, and the safety concerns put forward as requiring more urgent attention. Mr Rendell advised that background work on that project had been done, and some external funding had been received for the area near the carpark. However, some instability had been found in the ground nearby and there were stormwater concerns that needed to be investigated further before other work could begin. A request was made for the many potholes in the road to be remedied in the meantime, and Mr Rendell undertook to get those addressed.

ACTION: Assets Operations Manager

Mr George Kelcher suggested there was a need to get the work underway in that location shortly, so that it could be completed before Christmas. He believed it should be done with the carpark construction work and declared an interest in that work as a director on the Board of Whitestone Contracting. If it was given priority now, the contractor work could be done before Christmas and

the seal in April and then the area would be good for another ten years. It was also suggested that other pieces of seal could be completed too (eg beside the wool stores).

The Committee discussed whether there was a need for Council to decide to fund the whole piece of work itself, rather than wait for alternative funding which had presented some challenges and applications had been unsuccessful to date. The comments about why it should be done were acknowledged. The Chair said it was a discussion that Council needed to have with officers and then make the call about whether it should fund 100% of the work and get it done.

Group Manager Paul Hope thanked the Committee members for their patience to date and noted his observation that every piece of work associated with the harbour seemed to be more complicated than any initial assessment. He acknowledged that relatively short-term solutions had been made over previous years, but the harbour plan would now allow for and guide longer-term solutions that would be far better (eg the work on the breakwater). He cited the Holmes wharf project (more piles and more of the structure needed replacing than expected), the rock revetment (and the discovery of a colony of endangered lizards that needed to be relocated), and the unauthorised vessel in the harbour staying much longer than expected as examples of projects where considerable extra time and effort had had to be put in by officers and contractors.

Members acknowledged Mr Hope's comments, and also how busy staff were, and the size of the projects now being undertaken and progressed nicely. Appreciation was extended for the work undertaken to date, especially around the breakwater and in partnership with the contractor.

The Chair noted that the Committee would discuss the challenge of funding for the road behind the yacht and power boat club and see if a solution could be found so that officers and contractors would be able to schedule that work.

ACTION: Chair with Committee Members

A query was raised about the footpaths project, which appeared to be missing from the list. Mr Rendell acknowledged that as an oversight and said it would be included and the relevant elected members contacted.

ACTION: Assets Operations Manager

Concern was expressed by one Committee Member about the amount of money that had been spent so far on issues around the harbour area and still without the work being finished, because of the need to work around DOC and its efforts to protect seagulls and skinks. The Chair acknowledged the point of view and noted that Council had to work around the ecology of the area as well and it is a challenge.

RESOLVED HAC 2021/012

Moved: Cr Colin Wollstein

Seconded: Cr Kelli Williams

That the Harbour Area Committee receives and notes the information.

CARRIED

5 MEETING CLOSE

There being no further business, the Chair declared the meeting closed, at 9.07am.

TO BE CONFIRMED at the Harbour Area Committee Meeting to be held on Tuesday, 21 September 2021.

.....
CHAIRPERSON

UNCONFIRMED

4 MEMORANDUM REPORTS

4.1 HARBOUR AREA PROJECTS UPDATE

Author: Joshua Rendell, Assets Operations Manager

Authoriser: Paul Hope, Acting Assets Group Manager

RECOMMENDATION

That the Harbour Area Committee receives and notes the information.

PURPOSE

The purpose of this report is to update the Harbour Area Committee on the progress of projects in the Harbour area.

INITIATED PROJECTS

Three tranche one projects are currently active and have been initiated so far. These include:

- BW9 – Public Access to the Breakwater and Sandy Bay Beach
- SH15 – Slipway Improvement
- HW26 – Renovation of Holmes Wharf.

BW9 – Public Access to the Breakwater and Sandy Bay Beach

Public access to the breakwater is still currently limited. There has been no record of incidents involving people accessing the area in recent months.

Officers have sufficient information to look at the issues and options available for public access to the Breakwater and Sandy Bay Beach. A decision report will be included in the final agenda papers for a future Harbour Area Committee Meeting and then a subsequent Council Meeting.

HW26 – Renovation of Holmes Wharf

Bay Underwater Services NZ Limited has completed 96% of structural strengthening of Holmes Wharf. Final structural bolting of bearers to the outside fender piles will be undertaken after the wharf re-decking is completed.

It was originally anticipated that 80 piles be cased. After further inspection and testing throughout the life of this project, an additional 38 were added. A total of 118 piles have been cased.

The final re-decking contract will go out for open tender in December. Construction is anticipated to commence in January 2022 and take 10 months to complete.

SH15 – Slipway Improvement

An engineering dive team has undertaken a survey and inspection of the ramp, with a report expected to be available later in November. Once received, Officers will have sufficient information to prepare an issues and options report for a future Harbour Area Committee Meeting and then a subsequent Council Meeting so that decisions can be made on the options available for the slipway.

PROJECTS YET TO BE INITIATED

Three projects identified in Tranche 1 of the Harbour Delivery Plan are financed but have not yet been initiated. They are:

- SH13 – Road Realignment
- MP29 – Formalising the Parking in the Marketplace Zone
- MP30 – Market Place Zone West – Structure, Power, Water, Shade Sails, Power Poles and Storage Container.

These projects will be initiated as soon as resourcing becomes available.

Each of these projects will require an issues and options report which will be presented to a future Harbour Area Committee Meeting and then a subsequent Council Meeting for approval before physical works commence.

PROJECTS ADVANCED FROM TRANCHE 2

SH14 – Ōamaru Blue Penguin Colony Carpark: Carpark Sealing and Marking

Council successfully applied to the Tourism Infrastructure Fund for \$100,000 to complete the carpark formalisation, sealing and marking that has been programmed in the LTP for 2024/25. This work needs to be brought forward and prioritised to take advantage of the funding which has a limited period of availability.

This project will also look at the Southern Zone of the Harbour projects as well as at the various options for the size and scale of the carpark to ensure that the final solution will not limit the options available for the other projects.

COMPLETED PROJECTS

- BW7 – Completion of Rock Armouring
- Holmes Wharf Observation Deck

RELATED ACTIVITIES

Holmes Wharf Access Road

Potholes have been filled with gravel and the access road levelled. The condition of the access road generally deteriorates within 1-6 months depending upon storm events. The cost to fill potholes and level the road is generally between \$1,000 - \$3,000 each time.



Holmes Wharf Access Road recently graded

Rock Revetment

Coastal erosion was threatening the collapse of a footpath opposite the North Otago Yacht and Powerboat Club. 355 cubic metres of basalt rock revetment was carefully placed to protect this section of coastline under the watchful eye of marine ecologist Dr Philippa Agnew.

A 30 year consent has been issued by the Otago Regional Council to maintain rock revetment in the Ōamaru Harbour and Holmes Wharf Mole. A Wildlife Authority for at-risk lizard salvage affecting the majority of the western side of the harbour is currently being processed by the Department of Conservation.



Rock revetment work at Ōamaru Harbour

Coastal erosion is also threatening the collapse of a footpath and heritage wall nearby Galley Restaurant. Basalt rock revetment will be completed in 1-2 weeks.

5 MEETING CLOSE