



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, 14 June 2022
Time: 9.00am
Location: Council Chamber, Third Floor
Waitaki District Council Headquarters
20 Thames Street, Oamaru

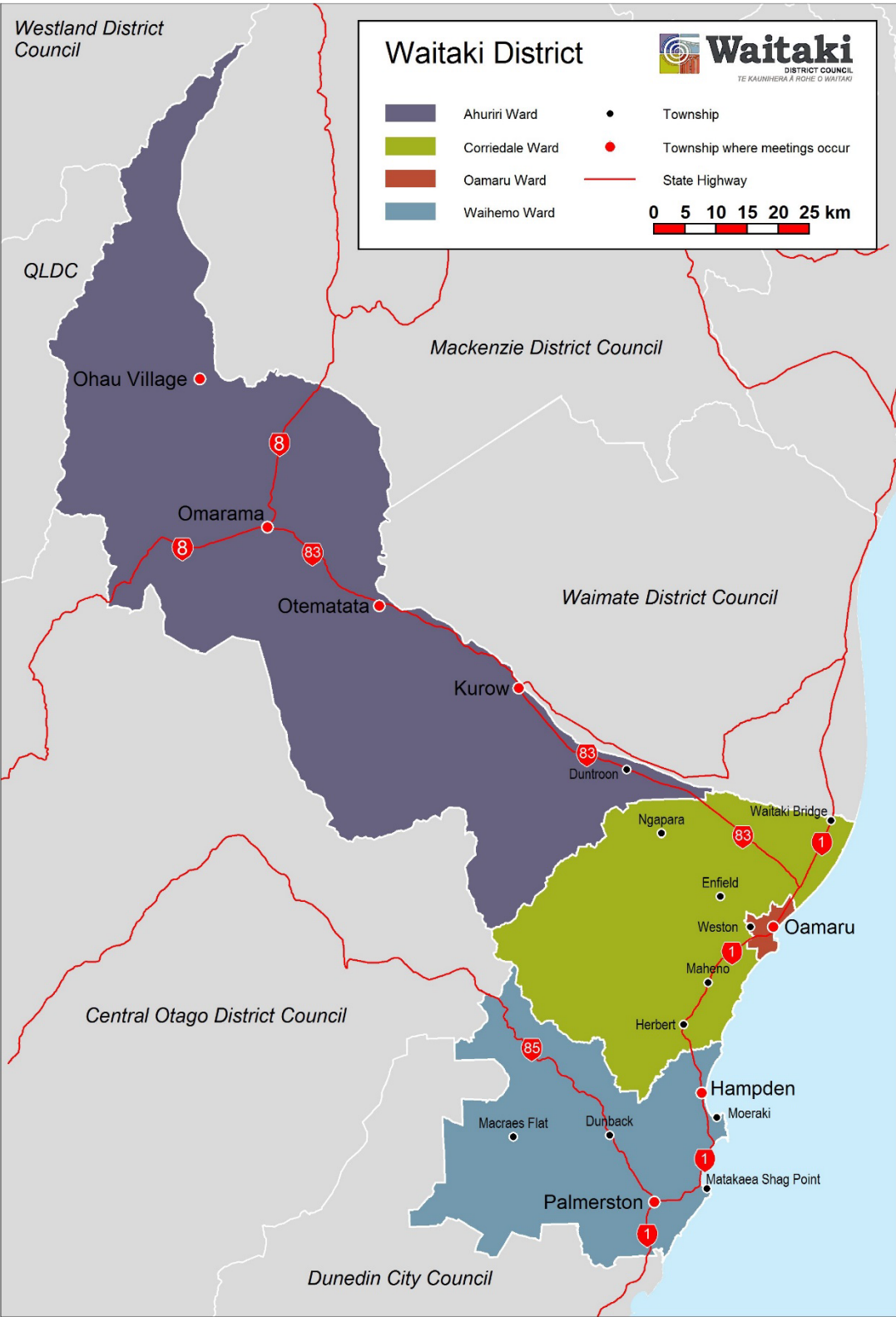
Agenda

Harbour Area Committee Meeting 14 June 2022

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





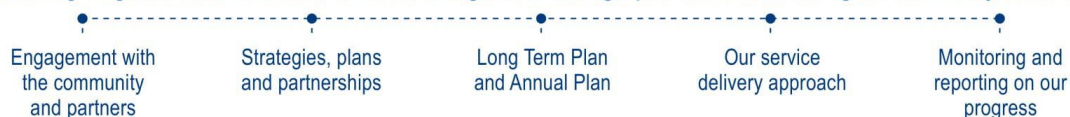
COMMUNITY OUTCOMES



STRATEGIC PRIORITIES



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



Agenda Items

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

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

3.1 PUBLIC MINUTES OF THE HARBOUR AREA COMMITTEE MEETING HELD ON 8 MARCH 2022

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 8 March 2022

RECOMMENDATION

That the Harbour Area Committee confirms the Public Minutes of the Harbour Area Committee Meeting held on 8 March 2022, 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
AND VIA ZOOM VIDEO-CONFERENCE
ON TUESDAY, 8 MARCH 2022 AT 10.15AM**

PRESENT: Mayor Gary Kircher (Chair), Cr Jeremy Holding (Associate Chair; via Zoom), Deputy Mayor Melanie Tavendale, Cr Kelli Williams (via Zoom), Cr Colin Wollstein, Dr Philippa Agnew, Mr Graeme Clark, Mr George Kelcher, and Mr Kevin Murdoch

IN ATTENDANCE: Cr Jim Hopkins
Cr Bill Kingan
Cr Guy Percival (via Zoom)
Cr Jim Thomson
Paul Hope (Finance and Corporate Development Group Manager and Acting Assets Group Manager)
Roger Cook (Acting Heritage, Environment and Regulatory Group Manager)
Ainslee Hooper (Governance and Policy Advisor)

IN ATTENDANCE FOR SPECIFIC AGENDA ITEMS:

Joshua Rendell (Assets Operations Manager)

MEETING OPEN

The Chair declared the meeting open at 10.15am and welcomed everyone present.

1 APOLOGIES

There were no apologies.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

3.1 PUBLIC MINUTES OF THE HARBOUR AREA COMMITTEE MEETING HELD ON 2 NOVEMBER 2021

RESOLVED HAC 2022/001

Moved: Deputy Mayor Melanie Tavendale
Seconded: Mr Graeme Clark

That the Harbour Area Committee confirms the Public Minutes of the Harbour Area Committee Meeting held on 2 November 2021, as circulated, as a true and correct record of that meeting.

CARRIED

4 MEMORANDUM REPORTS

4.1 HARBOUR AREA PROJECTS UPDATE

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

Discussion focused on the matters listed below.

Officers have information on what needs to be proposed for the resource consents relating to public access to the breakwater, but a decision is still required on what controls Council wants to have in place. Officers are working with both the Department of Conservation and the Otago Regional Council to gain those consents. The project manager for this project was managing others as well, so there had not yet been an opportunity for the information to be analysed and options put together for Council to consider. That would take time to do and there were other priorities ahead of this project at the moment.

Concern was raised about the 'messy and unsightly' appearance of the Tyne Street footpath, and it was suggested it should be tidied up ahead of the Waterfront Road footpath which was currently prioritised ahead of Tyne Street. In response, it was noted that Waterfront Road had safety issues which needed to be treated as a priority, and there was still a need to determine the best and most appropriate approach to the Tyne Street footpath before work commenced. There was support for this approach and the need for a bigger plan for Tyne Street in particular. It was also clarified that lighting would be considered as part of the plans for the area, and that the discussion over a year ago about replacing the old globe lights along the Esplanade had not, in the end, been realised and there had been no progress since.

It was suggested that any money to be spent on Kurow bridge should be directed at putting it back in place. It was a project that could be done, by installing concrete pads for it to sit on. This was acknowledged as something to keep working on.

Regarding the sealing of the carpark beside the penguin colony, the project manager would be contacting two of the Committee's community members to discuss requirements shortly so that design work could commence.

The meeting heard that a number of visiting boats were coming into the harbour, and work was being done to guide them more safely into the harbour. They were staying up to 4-5 nights and word was getting out that Oamaru is a great place for boats to visit. As part of the discussion, it was noted that visiting boats were going to moorings that were not Council-owned. It was suggested that, if the floating pontoon was in place, then it would be possible to charge for supplied services.

Elected members requested more information about the status of the funding that had been set aside for the floating pontoon, and officers undertook to provide that.

RESOLVED HAC 2022/002

Moved: Dr Philippa Agnew

Seconded: Cr Colin Wollstein

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 10.41am.

TO BE CONFIRMED at the Harbour Area Committee Meeting to be held on
Tuesday, 14 June 2022.

(The Harbour Area Committee Meeting originally scheduled to be held on 26 April 2022
was cancelled.)

.....
CHAIRPERSON

UNCONFIRMED

4 DECISION REPORTS

4.1 TURNING CIRCLE UPGRADE

Author: Joshua Rendell, Assets Operations Manager

Authoriser: Paul Hope, Acting Assets Group Manager

Attachments: 1. Turning Circle Upgrade Concepts

RECOMMENDATION

That the Harbour Area Committee:

1. Approves the commencement of the Turning Circle Upgrade project; and
2. Appoints two members (to be named) as 'Senior Users' for this project.

DECISION OBJECTIVE

To approve the commencement of the turning circle project and appoint two Harbour Area Committee members to act as 'Senior Users' for this project.

SUMMARY

Through the Ōamaru HarbOUR Space, the Ōamaru Rowing Club indicated that it would like unobstructed access to the water's edge. This project was included as a desirable project in the 'Ōamaru Harbour Plan 2020 and Beyond', and a budget was approved to the value of \$30,000 for the 2022/23 financial year through the 2021-2031 Long Term Plan.

Officers are seeking approval to initiate this project. The project is relatively simple in terms of delivery and can be completed in a short timeframe. Given the Harbour Area Committee's desire to see further works occur in the Harbour area, prioritising this project as a 'quick-win' is desirable.

Officers are also seeking the appointment of two 'Senior Users' from the Harbour Area Committee to keep informed of progress and to make any future decisions on this project.

There are several options for delivery of this project. The Harbour Area Committee Senior Users will assist Officers in identifying the preferred options after further investigative work is undertaken and provide governance for the project team.

DECISION-MAKING EXPECTATIONS

Governance Decision-Making:	Approve commencement of the project and appoint governance members for the project
Operational Decision-Making:	Implement the governance decisions
Communications	Media Releases – contributed to by officers and Elected Members Media/public enquiries regarding governance decision-making topics above can be addressed by governance Media/public enquiries regarding operational decision-making topics above can be addressed by officers

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	No
Financial Criteria	Moderate	Economic Considerations	Moderate
Community Views	Key	Community Board Views	No
Consultation	No	Publicity and Communication	No

BACKGROUND

Through the 'Ōamaru Harbour Plan 2020 and Beyond', the Ōamaru Rowing Club indicated that it would like unobstructed access to the water's edge. Rowing club members currently need to cross a road to access the boat ramp to launch their boats. This results in regular conflicts with motorists.

It had been anticipated that the current turning circle at the end of Esplanade Road would be relocated to the entrance of the Holiday Park, shortening the public road by approximately 50m.

Whitestone Contracting Limited has kindly offered to assist by providing some high-level cost estimates for this work.

This project was approved through the Harbour Plan process and a budget was approved to the value of \$30,000 for the 2022/23 financial year through the 2021-2031 Long Term Plan.

DISCUSSION

It was originally anticipated that access beyond the turning circle would remain in place, with signposting provided to encourage motorists to turn around at the new location rather than the old location. This would result in the loss of six car parks along Esplanade Road.

This method is unlikely to be effective and will continue to result in conflicts with motorists. It would be preferable that the road was shortened through the use of bollards, or through hard landscaping, with kerb and channel and plantings used to guide motorists to turn around. This would be done in such a way as to continue to allow vehicular access to the Ōamaru Rowing Club, whilst restricting access to most public vehicles.

Two possible options for a more substantive approach that include shortening the road are appended. The option identified as Option A has an initial cost estimate of \$90,000, which would require additional budget. The option identified as Option B has an initial cost estimate of \$20,000, being within budget.

SUMMARY OF OPTIONS CONSIDERED

Option 1 – Determine that this project is no longer required

The Harbour Area Committee may determine that this project is no longer a priority project and request re-allocation of funding to another activity through the 2022/23 Annual Plan process.

Option 2 – Approve initiation of this project, without Senior Users appointed

The Harbour Area Committee may wish to proceed with this project, and nominate a preferred approach now, without further oversight from appointed Senior Users.

Option 3 – Approve initiation of this project, and appoint Senior Users from the Harbour Area Committee (recommended)

ASSESSMENT OF PREFERRED OPTION

In assuming that there is still a need for this project as circumstances have not changed, commencement of this project is ideal, as it is relatively simple to deliver and will make a marked difference for a community group. The appointment of a number of Senior Users from the Harbour Area Committee will enable more agile decision-making in the delivery of the project.

CONCLUSION

The delivery of this project was identified through the HarbOUR plan as being important to the Rowing Club's operations and necessary to resolve current conflicts between motorists and club members.

ADDITIONAL DECISION-MAKING CONSIDERATIONS

Outcomes

We keep our district affordable

We enable opportunities for new and existing business

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

We understand the diverse needs of our community

Waitaki's distinctive environment is valued and protected

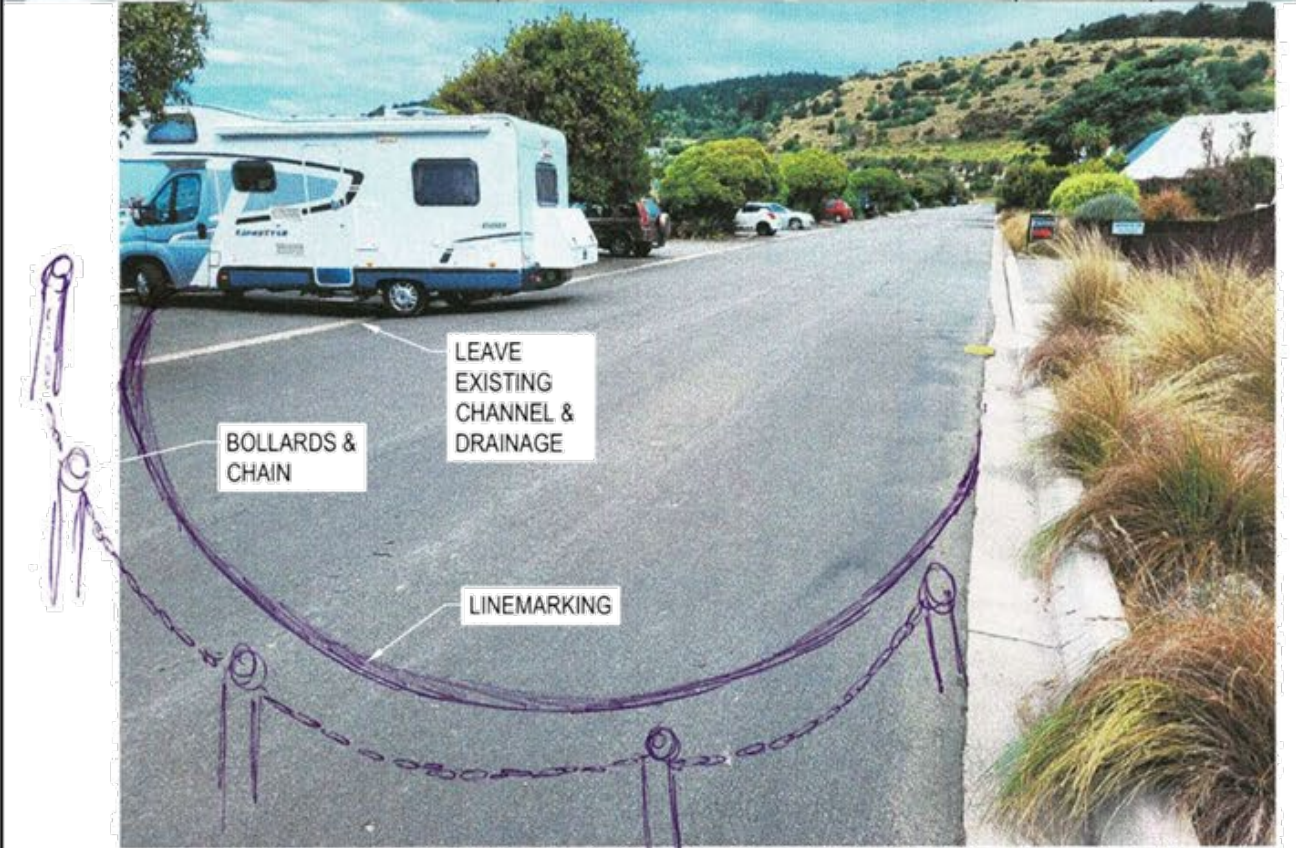
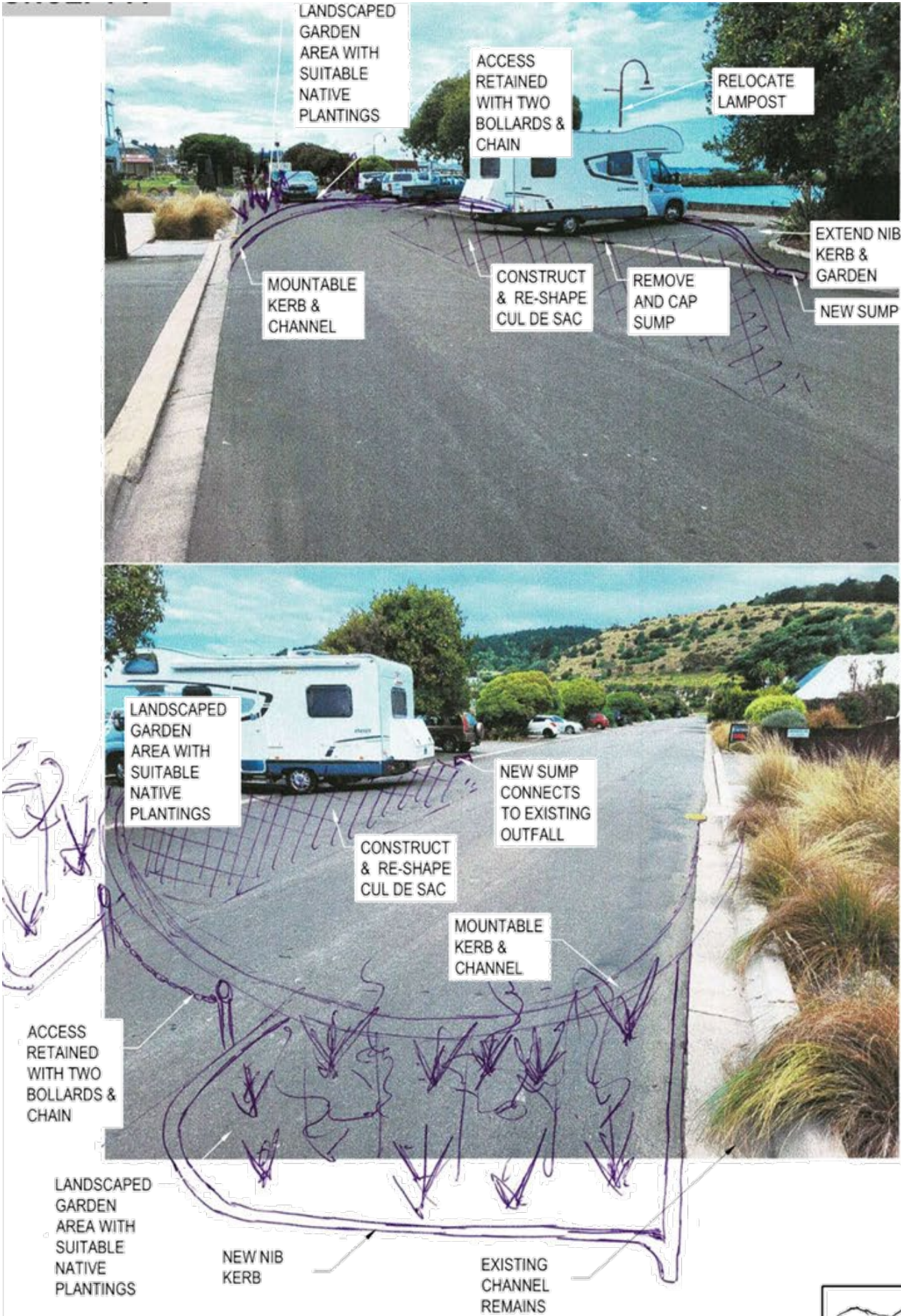
We maintain the safest community we can

Community Views

Through the HarbOUR plan, a number of submissions were received from the rowing club, requesting relocation of the turning circle to enable launching of rowing boats without the hinderance of passing vehicles.

Financial Considerations

There are several options for delivery of this project, some of which may be above the available budget.



5 MEMORANDUM REPORTS

5.1 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

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

- BW9 – Public Access to the Breakwater and Sandy Bay Beach
- HW26 – Renovation of Holmes Wharf
- SH15 – Slipway Improvement
- MP33 – Footpath Connections.

BW9 – Public Access to the Breakwater and Sandy Bay Beach

This project has not progressed since the last update to the Harbour Area Committee. It will re-commence when resource becomes available to do so.

Public access to the breakwater is still currently limited. There has been one incident involving a security callout due to 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

Banks's Building Services Limited commenced the deck replacement contract on 4 April 2022. Work is progressing well, with just under 3,000 metres of new decking and sub-decking timber installed, which represents 22% of project completion.

There is minimal salvageable timber being removed from the wharf due to extensive rot evident to most boards. Sub-structure timber investigations are occurring whilst decking timber is removed, which have not revealed any unexpected surprises to date.

The project is on schedule and on budget.

SH15 – Slipway Improvement

Officers have received the structural report completed for the slipway.

An issues and options report will be tabled to 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.

MP33 – Footpath Connections

Works will commence on the construction of the footpath between Scott's brewery and the Galley in the coming months.

Ōamaru Steam and Rail will undertake planned maintenance on its tracks after the installation of the footpath due to availability of materials. The footpath works will be completed in such a way as to allow this maintenance to be undertaken, without the need to re-patch footpaths afterwards.

Following completion of these works, efforts will turn to having the footpath on Waterfront Road completed.

The proposed alignment for the Waterfront Road footpath crosses the train tracks out the front of the newly constructed McKeown's fuel station, following the neighbouring property boundary, through the gardens on the corner of the Esplanade, and crossing the Esplanade to link up with the footpath on the opposite side of the road. The image below shows the proposed alignment.



Figure 1 - Proposed alignment of Waterfront Road footpath

PROJECTS YET TO BE INITIATED

Three projects identified in tranche one 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

6 MEETING CLOSE