



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

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

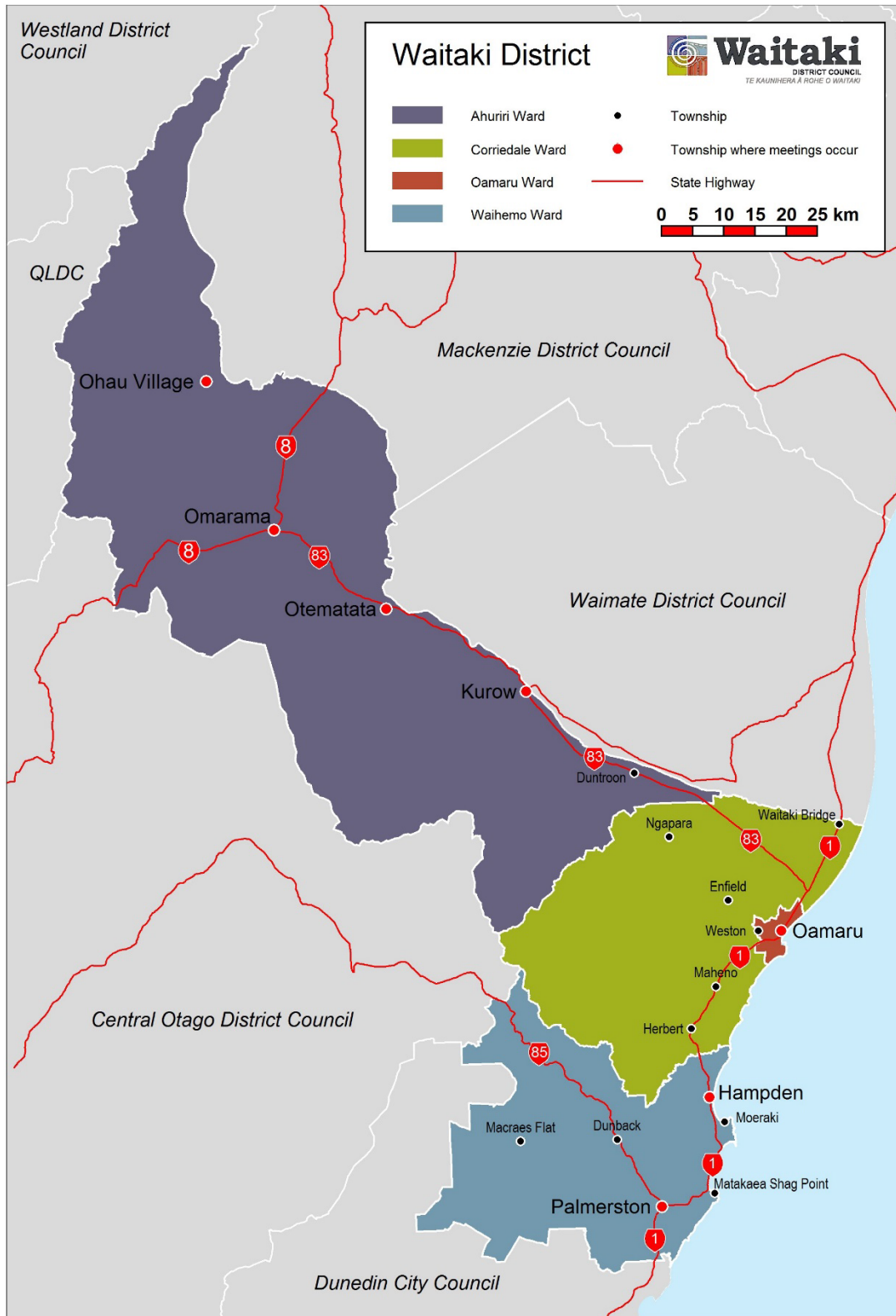
Date: Tuesday, 13 June 2023
Time: 9.00am
**Location: Council Chamber, Third Floor
Waitaki District Council Headquarters
20 Thames Street, Oamaru**

Agenda

Harbour Area Sub-Committee Meeting

13 June 2023

**Alex Parmley
Chief Executive**





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 SUB-COMMITTEE MEETING HELD ON
12 APRIL 2023**

Author: Ainslee Hooper, Governance and Policy Advisor

Authoriser: Lisa Baillie, People and Transformation Group Manager

Attachments: 1. **Public Minutes of the Harbour Area Sub-Committee Meeting held on
12 April 2023**

RECOMMENDATION

That the Harbour Area Sub-Committee confirms the Public Minutes of the Harbour Area Sub-Committee Meeting held on 12 April 2023, as circulated, as a true and correct record of that meeting.

UNCONFIRMED MINUTES

**OF THE HARBOUR AREA SUB-COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBER, THIRD FLOOR,
WAITAKI DISTRICT COUNCIL HEADQUARTERS, 20 THAMES STREET, OAMARU
ON WEDNESDAY, 12 APRIL 2023 AT 9.30AM**

PRESENT: Cr Jeremy Holding (Chair), Cr Rebecca Ryan (Deputy Chair), Cr Tim Blackler, Mayor Gary Kircher, Dr Philippa Agnew, Mr Graeme Clark, Mr George Kelcher, and Mr Kevin Murdoch

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

MEETING OPEN

The Chair declared the meeting open at 9.30am and welcomed everyone present.

1 APOLOGIES

There were no apologies.

2 DECLARATIONS OF INTEREST

Mr George Kelcher declared interests arising from being involved in the rock armament work in the harbour and also from the perspective of Whitestone Contracting Limited being a potential tenderer for any future work. He remained in the room and made initial comments only during discussion on agenda item 3.2 after first acknowledging his declared interest in the particular topic.

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

**3.1 PUBLIC MINUTES OF THE HARBOUR AREA SUB-COMMITTEE MEETING HELD ON
14 FEBRUARY 2023**

Amendment: Mr Graeme Clark advised that he had asked for OWCT membership of the Marketplace Zone West project to be minuted but noted that it had not been.

Mayor Gary Kircher recalled that Mr Clark had requested that OWCT be listed as an appointed representative to the Marketplace Zone West project. However, he also recalled his response – that, while the OWCT would not be listed as an appointed member to that project, it would still have input to it. Therefore, the wording of the Minutes were correct as they were.

RESOLVED HAC 2023/005

Moved: Mayor Gary Kircher

Seconded: Dr Philippa Agnew

That the Harbour Area Sub-Committee confirms the Public Minutes of the Harbour Area Sub-Committee Meeting held on 14 February 2023, as circulated, as a true and correct record of that meeting.

CARRIED

4 MEMORANDUM REPORTS

4.1 HARBOUR AREA UPDATE (APRIL 2023)

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

Group Manager Paul Hope advised that the Assets Operations Manager was unavailable to attend today's meeting. He took the report as read and undertook to answer the questions he could and to take away questions that he could not for answers to be provided later via email.

A summary of discussion on the various sections of the report is provided below.

Initiated Projects

Holmes Wharf – It was suggested that the Committee think about seeking tenants for the buildings. It was recognised that there would be expenditure required to get services to them (eg sewerage, power, water). However, it could be helpful to the Committee's decision-making on what needed to be done around the wharf area if renting the buildings was considered to be an option.

Group Manager Paul Hope acknowledged that the limitations of the buildings and services did currently restrict tenancy opportunities, and he welcomed the opportunity for the Committee to discuss that. Significant expenditure would be required to fully provide services to those structures, and that may require a business case to be developed. Currently, it would be difficult to justify the level of investment Council would need to make, because income from tenants would not come until after the investment had been made. Mr Hope invited the Committee to consider the broader aims and outcomes from developing the wharf, whilst recognising that the costs could be significant. He was also keen to know what additional information the Committee might require from officers to inform that process.

Three other Members shared their support for testing the tenancy market by inviting Expressions of Interest, investigating what comes back, and then discussing what services those interested might need and what it would cost to install, and potential funding options. It was also suggested that a better understanding of the wider footprint would be required, as it was not just the building but the land around it as well. It was believed to be important for people to still be able to walk around the surrounding area, as they do now.

ACTION: Officers to put together an Expression of Interest package and provide it to a future sub-committee meeting for consideration and approval.

Footpath Connections

A comment was made that the cost of this project was climbing all the time as delays continued.

Regarding potential contamination, it was noted that fuel tanks had been on the site at some stage, but they had been well managed over time and there should be no contamination. However, the potential risk for that would be 'part and parcel' of any further development on that site.

Regarding footpath connections, an update on the outcome of discussions with McKeown's was requested. Mr Hope advised that he had not been involved in those discussions, but he assumed that if anything problematic had been raised, it would have been highlighted in the report to this meeting. In the absence of such highlighted feedback, the discussion was likely to have focused on just location and design matters.

It was suggested that having a full footpath would be received better by Oamaru Steam and Rail and members of the public who wandered through the area. It would help prevent people walking through the railway tracks if the connection was in place and formalised.

Public access to the breakwater

One Member shared their continued disappointment in relation to the delay with this project. Initial discussions had considered taking away the 'unsightly' concrete off the breakwater. If that did happen and that was shaped better, access to Sandy Beach could be provided and it was felt that the Committee needed to be pushing that.

Proposed Lighting

Discussed addressed the sensitivity around the light spill, whether the lights would be full standards; and whether they would be on all night or could be turned off after night viewing at the Penguin Colony and after closing hours at the nearby restaurant. The impact of the lights on wildlife was also highlighted as an important factor to consider. Another suggestion was that fishermen might need the lights on all night, but this was not supported by a different Member who noted that the lights were currently on the rock arm side which was not good for vessels. Another addition to the discussion was that, if lights were being upgraded, then lighting for the buildings should also be considered, and adding infrastructure pipes at the same time as electricity supplies would be beneficial.

The option of having two different types of lighting arrangements in place was raised. Mr Hope acknowledged that officers were already talking to the Roading team about light control in the area, and it would be very helpful to integrate more than one approach to lighting on the wharf to try and meet the needs of as many users as possible, and to reduce any surprises. In terms of wildlife, Dr Agnew would be consulted about the best lighting to provide minimal impact on their behaviour and activities.

Upgrading the power supply to the boat berthing area was also suggested as a beneficial add-on if other items were being upgraded.

Mayor Kircher explained the road alignment project at the request of another Member. It was noted that this project had some challenges associated with it relating to the narrowness of the area behind the building and the proximity to the railway tracks. The need for safety for children walking from the clubhouse building was also important to bear in mind.

Regarding the red sheds maintenance, it was noted that the leaning chimney had been temporarily secured.

RESOLVED HAC 2023/006

Moved: Mr Graeme Clark

Seconded: Cr Tim Blackler

That the Harbour Area Sub-Committee receives and notes the information.

CARRIED

5 MEETING CLOSE

There being no further business, the Chair declared the meeting closed at 10.02am.

TO BE CONFIRMED at the Harbour Area Sub-Committee Meeting to be held on 13 June 2023.

.....
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 Sub-Committee receives and notes the information.

PURPOSE

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

INITIATED PROJECTS

Slipway Improvement

The final cradle design is being assessed and request for quote documents are being compiled ready for obtaining prices. Officers anticipate awarding the contract for the construction of the cradle in July.

Ōamaru Blue Penguin Colony Carpark Upgrade

This project involves sealing and marking the large penguin colony carpark, and will comprise new streetlighting, drainage, fencing, and landscaping. It is scheduled for completion by 31 October 2023. Tenders are currently advertised for the project and will close on 16 June. Proposed community partnering is currently being investigated to undertake fencing and landscaping components of this project. The smaller penguin colony carpark is scheduled for resealing and marking to coincide with the larger carpark project.

Renovation of Holmes Wharf

All decking and structural work to the wharf is now complete.

New underground services design and procurement planning is progressing.

The Boxthorn shrubs with sharp thorns growing around the sheds will be removed.

Heavy swells have depleted rock on the mole adjacent to the carparking area at the start of the wharf and have washed stones onto the wharf. The mole will continue to be monitored, and a rock armouring campaign will be programmed for 2023/2024 as required.

The streetlights on Holmes Wharf are failing, and fuses have tripped out several times over the past couple of months. A safety inspection was conducted by Network Waitaki in May and nothing obvious to cause the fault was determined. However, this inspection reinforced the fact that the overhead power lines and streetlights are at the end of their life and should be replaced as soon as possible.

Marketplace Zone West

A number of conversations have been held with stakeholders, including Ōamaru Whitestone Civic Trust representatives, adjacent businesses, and farmers' market representatives. Dougal Armour has been engaged to create some concepts to serve as a basis for further discussion and engagement.

Footpath connections

The construction of a new footpath along Waterfront Road has been constructed. Works are yet to commence on the paved crossing on Esplanade Road. The paving will be similar to that undertaken in other areas on the same road.

Public Access to the Breakwater and Sandy Bay Beach

Advice from an independent safety specialist has been sought with respect to safety requirements likely to be required to enable public access to the breakwater. The advice is consistent with the views that Officers have previously presented – i.e. that under New Zealand Standards for Tracks and Structures a safety barrier would be necessary. Concrete overspill will be removed from a section of the breakwater structure during the next campaign of rock armouring. Once it has been removed, Officers will investigate an option to move the current barrier from the Penguin Colony out approximately 10m with a change in design to improve visibility.

Breakwater Rock Armouring

Procurement for the supply and placement of 1,500 tonne of rock armouring and removal of unsightly concrete covering the start of Macandrew Wharf will conclude this month. The contractor is expected to commence work in July/August 2023.

Road realignment

A concept design for the road alignment has been created following a survey of the area. Further work needs to be undertaken to determine what activities take place in the remaining and surrounding areas so that a complete concept design can be formed. Officers intend to meet with key stakeholder(s) to discuss the project, and what activities might need to be supported through its delivery.

PROJECTS YET TO BE INITIATED

- Red shed utilisation and maintenance
- Formalise parking in the Marketplace zone
- Ōamaru Harbour district plan review
- Design guidelines and visual theme for wayfinding and amenity improvements

5 MEETING CLOSE