



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

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

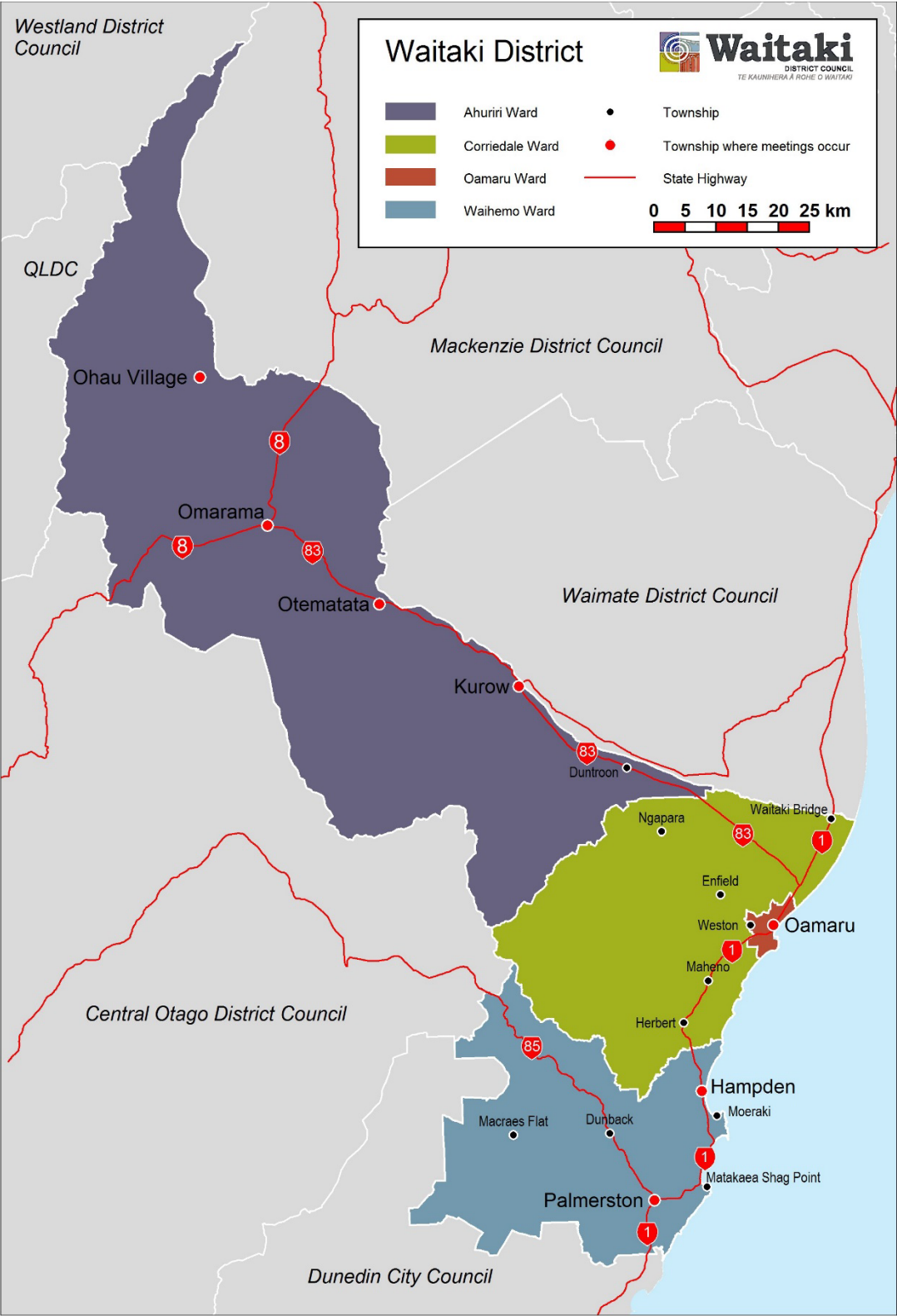
Date: Tuesday, 13 February 2024
Time: 9.00am
**Location: Council Chamber, Third Floor
Waitaki District Council Headquarters
20 Thames Street, Oamaru**

Agenda

Harbour Area Sub-Committee Members

Cr Jeremy Holding	Chair
Cr Rebecca Ryan	Deputy Chair
Cr Tim Blackler	Member
Mayor Gary Kircher	Member
Dr Philippa Agnew	Community Representative
Mr Graeme Clark	Community Representative
Mr George Kelcher	Community Representative
Mr Kevin Murdoch	Community Representative

Lisa Baillie
Acting 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
10 OCTOBER 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
10 October 2023

RECOMMENDATION

That the Harbour Area Sub-Committee confirms the Public Minutes of the Harbour Area Sub-Committee Meeting held on 10 October 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
AND VIA ZOOM VIDEO-CONFERENCE
ON TUESDAY, 10 OCTOBER 2023 AT 9.00AM

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

APOLOGIES: Mr Kevin Murdoch

IN ATTENDANCE: 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)
Erik van der Spek (Project Manager – Major Projects)
Grant Rhodes (Property Manager – Delivery)

MEETING OPEN

The Chair declared the meeting open at 9.00am and welcomed everyone present.

1 APOLOGIES

RESOLVED HAC 2023/009

Moved: Cr Tim Blackler
Seconded: Mr George Kelcher

That the apology received from Mr Kevin Murdoch be accepted.

CARRIED

It was acknowledged that Member Graeme Clark was participating in the meeting via Zoom.

2 DECLARATIONS OF INTEREST

Mr George Kelcher declared interests in aspects of the Harbour Area Projects Update as a supplier for the rock armouring and as a Director of Whitestone Contracting Limited.

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

3.1 PUBLIC MINUTES OF THE HARBOUR AREA SUB-COMMITTEE MEETING HELD ON 13 JUNE 2023

Amendment: Under 4.1, sixth paragraph, second line, replace the word “informally” with “informed” so that it reads “formally informed”.

RESOLVED HAC 2023/010

Moved: Mayor Gary Kircher

Seconded: Cr Rebecca Ryan

That the Harbour Area Sub-Committee confirms the Public Minutes of the Harbour Area Sub-Committee Meeting held on 13 June 2023, with one minor amendment, as a true and correct record of that meeting.

CARRIED

4 DECISION REPORTS

4.1 BREAKWATER AND SANDY BAY BEACH ACCESS

The report, as circulated, sought a recommendation from the Sub-Committee to Council in relation to determining the best option for recreational access to the Breakwater and Sandy Bay Beach.

Projects Officer (Major Projects) Erik van der Spek introduced the report.

Key discussion points are summarised below.

The public would continue to have day access, including to the Penguin Colony. The intention was to ensure there was no public access to the breakwater at night. Access to the beach would be opened up further through the existing gate around the Del Mar restaurant. Asked whether there were any concerns about people going onto the beach with vehicles when the gate was open, Mr van der Spek advised that that situation would be monitored. Access to the beach was still needed and the type of gate may need to be changed if there were problems with vehicles.

Signage would be required toward the end of the breakwater to alert the public to the presence of wildlife.

The fencing would need to be extended on both sides to stop people and seals from getting onto the breakwater.

Two Members shared their sadness that it was not possible to walk down the breakwater anymore. Another Member noted that there were obligations on the landowner and lessee to keep people safe from seals and to do that, fencing would be required.

It was suggested that the signage would need to be strong enough to endure the at times 'fierce' sea and that it would need to be put in place and removed in accordance with the seasons. Asked if Penguin Colony staff could help with putting the signs out and removing them at the appropriate times, Dr Agnew agreed that they could do that.

ACTION: Dr Agnew and Penguin Colony staff

MOTION with Amendment

Mayor Gary Kircher said he was happy to move the report's recommendations but wanted to add a fourth one as well, as follows:

"That staff work with the Oamaru Blue Penguin Colony to provide signage supporting wildlife protection, as required."

RESOLVED HAC 2023/011

Moved: Mayor Gary Kircher

Seconded: Dr Philippa Agnew

That the Harbour Area Sub-Committee recommends:

That Council, with the intention of improving recreational access to the Breakwater and Sandy Bay Beach, approves the following actions:

1. moving the current barrier out 10 metres from the Ōamaru Blue Penguin Colony; and
2. improving the viewability through the barrier; and
3. preventing access from Sandy Bay Beach onto the Breakwater; and
4. that staff work with the Oamaru Blue Penguin Colony to provide signage supporting wildlife protection, as required.

CARRIED

4.2 WATERFRONT ROAD REALIGNMENT

The report, as circulated, sought a recommendation from the Sub-Committee to Council in relation to determining whether to carry out minor work to improve safety and drainage issues around the North Otago Yacht and Power Boat Club over the short-term until a longer-term solution and funding is found.

Two Members spoke in support of the officer recommendation, given that they presented the best option for now and still allowed for change in the future. Although it was a temporary fix, it would improve safety overall.

RESOLVED HAC 2023/012

Moved: Mr Graeme Clark

Seconded: Mr George Kelcher

That the Harbour Area Sub-Committee recommends:

That Council installs low-cost traffic calming measures on the current road to slow traffic movements in front of the North Otago Yacht and Power Club and addresses identified drainage and pothole issues.

CARRIED

5 MEMORANDUM REPORTS

5.1 HARBOUR AREA PROJECTS UPDATE (OCTOBER 2023)

The report, as circulated, informed the Harbour Area Sub-Committee of the relevant status and issues pertaining to projects within the Harbour area.

The report was taken as read, and key discussion points are summarised below.

The Marketplace Zone site works were scheduled to take place in March/April. Concern about that timing being too close to winter for sealing was acknowledged, but it was noted that it was the only time it could be done during what would be a very busy period.

Regarding lighting, the overhead structure and streetlights had been removed the previous week. Three poles were left in place but only one was structurally sound enough to leave there. Some

streetlights could be hung on that. New streetlights will be reinstated; they would be standard steel poles and the infrastructure would be underground.

Work around the Red Sheds was continuing, but an extension of time had been required because of bad weather. It was now scheduled to finish around 4 November.

The removal of the concrete capping from the breakwater rock armouring had gone to plan. Unfortunately, the hope of finding solid concrete face from which to excavate back did not materialise, so rock was added instead.

Regarding the power work on Holmes Wharf, Network Waitaki would be contributing to that, and Council would be responsible for digging the trenches and backfilling. That would future-proof any other use of the sheds.

It was suggested that the small red sheds would need power as well to make them rentable. Network Waitaki is very keen to put additional EV chargers in the marketplace carpark. Asked whether there was provision for the Farmers Market to be relocated when work was being done on the carpark and how long the work would take, Mr van der Spek advised that the site works would take around six weeks and the impact on market stallholders had been discussed with them and they seemed understanding. An alternative site had not yet been identified.

RESOLVED HAC 2023/013

Moved: Mayor Gary Kircher

Seconded: Cr Tim Blackler

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

CARRIED

6 MEETING CLOSE

The Chair declared the meeting closed at 9.22am.

TO BE CONFIRMED at the Harbour Area Sub-Committee Meeting to be held on
Tuesday, 13 February 2024.

.....
CHAIRPERSON

4 DECISION REPORTS

4.1 MARKETPLACE ZONE IMPROVEMENTS

Author: Erik van der Spek, Project Manager (Major Projects)

Authoriser: Paul Hope, Acting Assets Group Manager

Attachments: 1. Marketplace zone layout

RECOMMENDATION

That the Harbour Area Sub-Committee recommends:

That Council:

1. Approves the Site Plan and layout for development of the Marketplace Zone; and
2. Delegates to the Chief Executive the authority to negotiate and approve contracts for this work in accordance with Council's procurement policy.

DECISION OBJECTIVE

To seek Council approval of the site plans and layout of the Marketplace Zone to enable detailed design and procurement to proceed.

SUMMARY

The Marketplace Zone layout and site plan (refer Attachment 1) has been developed from discussions with stakeholders. It provides for the range of activities expected in the area. \$735,000 is available for completing this project. If tenders exceed the available budget, work will be prioritised / deferred to meet the budget and additional community support / sponsorship will be sought.

DECISION-MAKING EXPECTATIONS

Governance Decision-Making:	Approval of Site Layout
Operational Decision-Making:	Implementation of Site Plan
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	Moderate	Environmental Considerations	No
Legal	No	Cultural Considerations	No

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

BACKGROUND

The 'Ōamaru harbour plan 2020 and beyond' (Harbour Plan) included the following Projects:

1. 'Formalising the parking at Marketplace Zone' as importance level A, with a project budget of \$200,000 approved in the 2020-2021 Annual Plan. The project was described as *'formalising the parking and roads around Scott's Brewery – specifically the south-eastern area to make better use of the space'*.
2. 'Marketplace Zone West – Structure, power and water, Shade Sails, power poles and storage container' as importance level A, with a project budget of \$150,000 approved in the 2020-2021 Annual Plan. The project was described as *'a dedicated area will be created with shade sails and PowerPoints supplying electricity for vendors. When this is not being used as a market area, it will provide another recreation space. Movable furniture will be stored in a semi-permanent storage building. This can function as a Farmers Market office each Sunday morning. On the far side of the car park, running parallel to Tyne Street, a more formalised parking area will be designated. Meanwhile, the area to the south towards the corner of Tyne will remain informal parking for the time being. This area will be investigated for future developments that could be leased out for visitor accommodation, light commercial or mixed use'*.

The budget indicated in the Harbour Plan for 'Marketplace Zone West' was incorrect, with \$200,000 being allocated in the 2020-2021 Annual Plan.

In 2023, Council applied to round seven of the Tourism Infrastructure Fund for \$400,000 to re-form areas of the parking area, improve drainage, mark carparks, install power points, create a performance area, and an entrance to the Farmer market area. This will result in more effective use of space and turn this area into an attractive entrance, parking, and service area for the Ōamaru Harbour and Victorian Heritage Precinct, enhancing the visitor experience.'

The Ministry of Business, Innovation and Employment awarded Council \$335,000, with the expectation that Council would obtain necessary consents and approvals by 30 March 2024 and complete construction by 18 February 2025.

The total budget available is \$735,000, consisting of \$367,500 for Parking improvements and \$367,500 for Farmer Market improvements.

Officers have met with key stakeholders and had discussions with the Harbour Area Sub-Committee members to gather information on needs and expectations. The site plan in Attachment 1 has resulted from those discussions. Key design considerations included the following:

- Integration with areas leased to Scott's Brewing
- Design to provide formalised parking for cars, motorhomes, shuttle vans with trailers, and buses; and to allow for buses and truck and trailer units to transition the area
- Identification of areas for future development
- Landscaping along Waterfront Road
- Multifunctional 'Urban Park/ Farmers market'
- Formalising access from Marketplace area onto Waterfront Road
- Provision for lighting either as part of the project or in the future
- Walking connection along Tyne Street to connect with Waterfront Road.

The site plan has been broken into areas. Should we be unable to afford all planned works, lighting and new seal for Area 4 would be the lowest priority. Note: Area 2 is leased to Scott's Brewing, and they would meet any cost of sealing that area.

A concept for the Farmers Market area (Area 3) is under development by Creo. This concept will be discussed and refined with Council's 'Placemaking' Team and stakeholders. Should we be unable to afford all planned works, we would work with the Placemaking team to seek additional support and sponsorship.

A high-level indicative timeframe for work is outlined below.

- Consents 30 March 2024
- Procurement 15 May 2024
- Site works 1 June to 30 October 2024 subject to materials and temperatures.

SUMMARY OF OPTIONS CONSIDERED

Option 1 – The Harbour Area Sub-committee recommends that Council approves the site plan and layout of improvements in the 'Marketplace zone'. The Harbour Area Sub-Committee may choose to recommend changes as part of the Council approval process. This option enables us to proceed to market, procure services and confirm costs. This also allows us to proceed in a timely manner to meet MBIE contribution requirements.
(Recommended)

Option 2 – The Harbour Area Sub-Committee requests further development of the site plan and layout. This option would delay any approval of the site plan until the Harbour Area Sub-Committee's next meeting (currently scheduled for 14 May 2024). As that delay could affect consenting timeframes, it could result in MBIE reconsidering its contribution.

Option 3 – The Harbour Area Sub-Committee recommends that Council places this project on hold. This option would result in a withdrawal of MBIE funding.

ASSESSMENT OF PREFERRED OPTION

Option 1 is the preferred option. The site plans are consistent with discussions with stakeholders and with the Harbour Plan. This option allows us to progress with detailed design and procurement and enables us to maximise work onsite by being able to access additional funding from MBIE.

CONCLUSION

Option 1 is the only option that will result in significant improvements being made to the 'Marketplace Zone' over the next 12 months.

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

Policy and Plan Considerations

The proposed work is consistent with the 'Oamaru harbour plan 2020 and beyond'.

Community Views

The Marketplace zone is a high-profile area. Council has previously consulted on this project through the development of the 'Oamaru harbour plan 2020 and beyond'.

Financial Considerations

Council has allocated budgets for these projects via the 2020-2021 Annual Plan and has secured additional funding through the Ministry of Business, Innovation, and Employment Tourism Infrastructure Fund. If the contract value exceeds the allocated funding, the areas for completion will be prioritised.

Legal Considerations

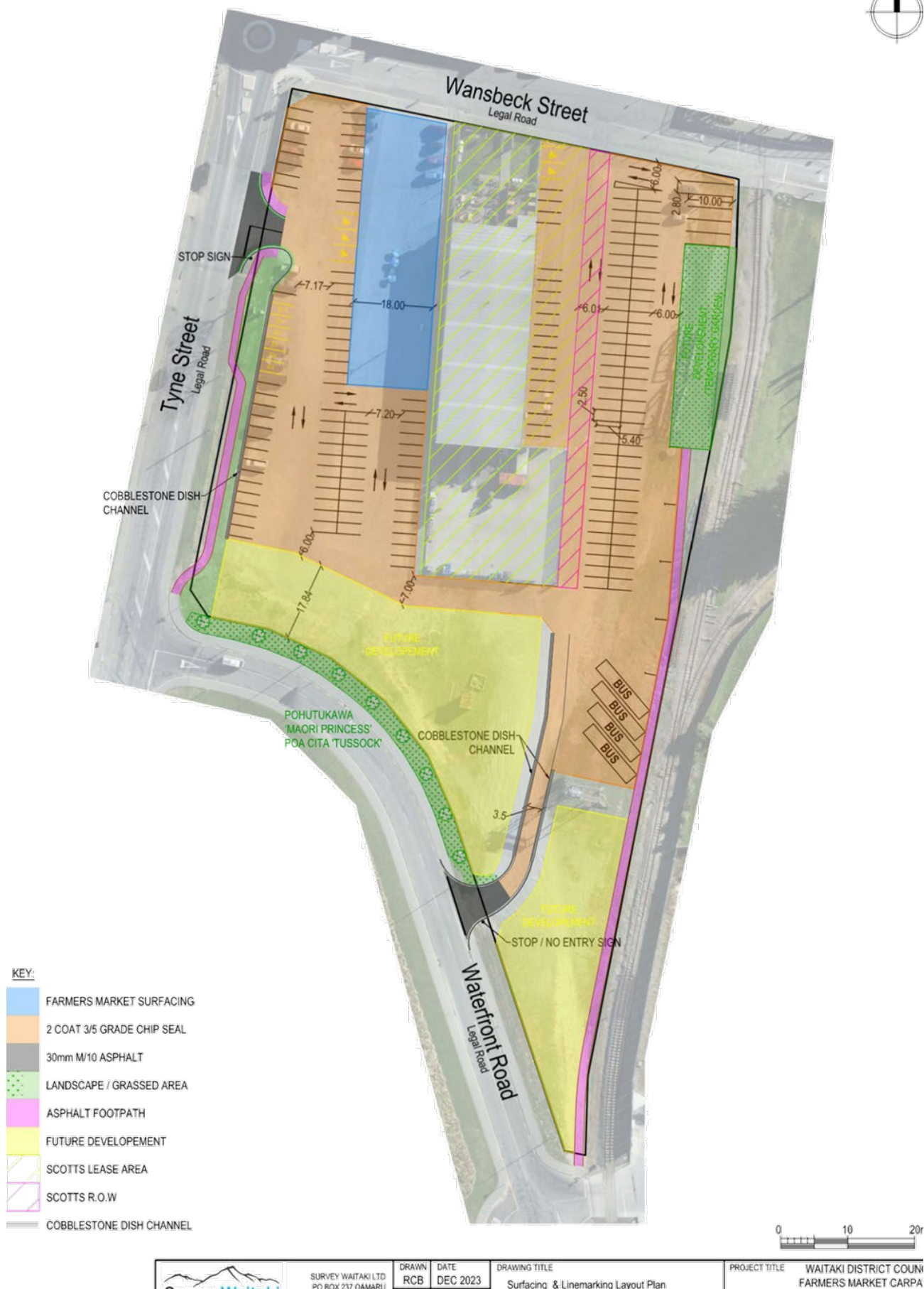
There are no project-specific legal implications.

Environmental Considerations

There are no project-specific Environmental Considerations.

Publicity and Community Considerations

Project updates will be provided via usual Council communications.



5 MEMORANDUM REPORTS

5.1 HARBOUR AREA UPDATE (FEBRUARY 2024)

Author: Erik van der Spek, Project Manager (Major Projects)

Authoriser: Paul Hope, Acting Assets Group Manager

RECOMMENDATION

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

PURPOSE

To inform the Harbour Area Sub-Committee of the relevant status and issues pertaining to projects within the Harbour area

MARKETPLACE ZONE

Survey Waitaki is preparing site plans. These have been included with a separate agenda report to this meeting which seeks a recommendation from the Sub-Committee to Council for its approval. A consent application has been lodged for stormwater pipes as consents need to be completed by the end of February as a pre-contract condition for Ministry of Business, Innovation and Employment (MBIE) funding. Procurement of a contractor will commence in late February. The Farmers' Market area will be a separable portion with a design yet to be confirmed.

WATERFRONT ROAD

Discussion with the North Otago Yacht and Powerboat Club indicated that the preferred option for speed management in front of the Club is a single 'speed bump' halfway along the building. Survey Waitaki is designing pipework to resolve ponding issues near the North Otago Yacht and Power Boat Club. This work will be completed in conjunction with the Farmers' Market area construction works.

BREAKWATER AND SANDY BAY BEACH ACCESS

An engineer has been engaged to design barriers for an extended viewing area on Macandrew Wharf. This will be designed to restrict access onto the breakwater. A lockable gate to allow access to maintain the breakwater will be included in the design.

In recent months, there has been a high number of people accessing the breakwater of an evening. A temporary barrier has been installed at the base of the breakwater until the permanent barrier can be installed in an effort to reduce the number of on-site attendances by security personnel.

RENOVATION OF HOLMES WHARF

New services will be reticulated to the Holmes Wharf sheds in February/March.

ŌAMARU BLUE PENGUIN COLONY CARPARK PROJECT

This project is now complete and is receiving generally favourable comments.

ŌAMARU HARBOUR SLIPWAY UPGRADE PROJECT

Installation of the new cradle and other associated improvements are expected to be completed in February/March.

RED SHEDS UTILISATION AND MAINTENANCE

The renovation of the Carpenters shed and Forge shed is now complete. The renovation of the Locomotive shed and the Friendly Bay Society shed is scheduled to be completed before the end of the financial year.

NORMANBY WHARF REPAIRS

An engineer has been engaged to investigate and assess repair options. The assessment has indicated that the wharf can remain operational until repairs are made.

6 MEETING CLOSE