



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 May 2025

Time: 9:00 am

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

Livestreamed on YouTube at

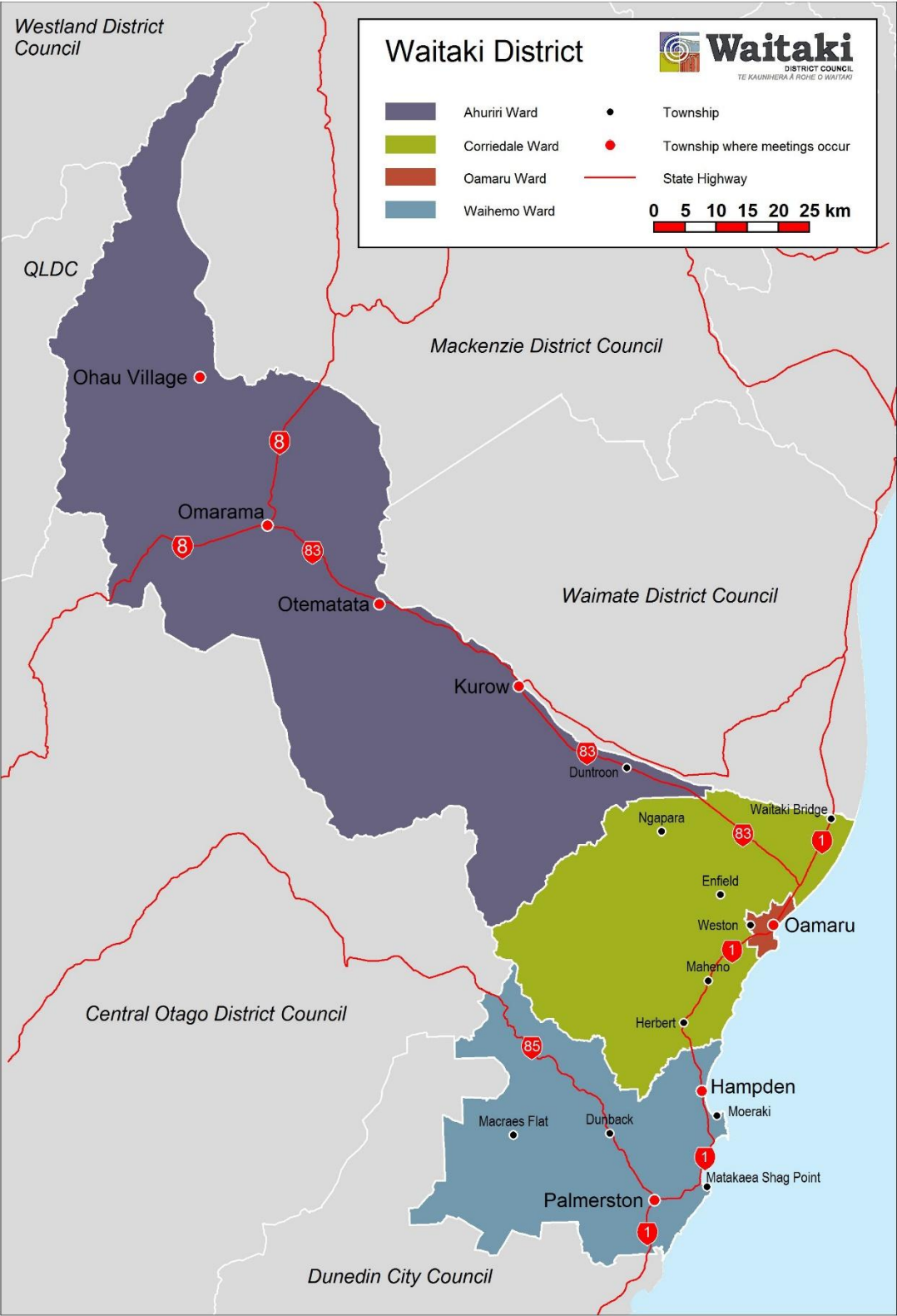
<https://www.youtube.com/live/cSRQRziPGmE?si=ymMVYa5XKnXMIOpv>

Agenda

Harbour Area Sub-Committee Meeting

13 May 2025

**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 NOVEMBER 2024**

Author: Ainslee Hooper, Governance and Policy Advisor

Authoriser:

Attachments: 1. Public minutes of the Harbour Area Sub-Committee Meeting held on
12 November 2024

RECOMMENDATION

That the Harbour Area Sub-Committee confirms the Public minutes of the Harbour Area Sub-Committee Meeting held on 12 November 2024, 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 TUESDAY, 12 NOVEMBER 2024 AT 9.00AM**

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

APOLOGY: Mr George Kelcher

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 (Infrastructure Manager)
Claire Foster (Strategic Property Lead)
Janelle Bilcliffe (Property Officer)

MEETING OPEN

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

1 APOLOGIES

RESOLVED HAC 2024/007

Moved: Mayor Gary Kircher

Seconded: Cr Tim Blackler

That the apology received from Mr George Kelcher be accepted.

CARRIED

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

**3.1 PUBLIC MINUTES OF THE HARBOUR AREA SUB-COMMITTEE MEETING HELD ON
13 AUGUST 2024**

RESOLVED HAC 2024/008

Moved: Cr Rebecca Ryan

Seconded: Cr Tim Blackler

That the Harbour Area Sub-Committee confirms the Public Minutes of the Harbour Area Sub-Committee Meeting held on 13 August 2024, as circulated, as a true and correct record of that meeting.

CARRIED

4 DECISION REPORTS

4.1 COMMERCIAL STATUS OF ŌAMARU HARBOUR

The report, as circulated, sought the Sub-Committee's decision to recommend to Council the continued use of Ōamaru and Moeraki Harbours for small-scale fishing and charters, protect infrastructure, approve funding to maintain the harbour entrance and avoid prohibitive compliance, safety and repair costs associated with a "Commercial Port" status.

Property Officer Janelle Bilcliffe introduced the report, pending clarification from ORC. Mr Murdoch inquired about the boundary between commercial operations and current activities, particularly regarding a large ship considering Oamaru and whether this would require a change to commercial port status.

Mrs Bilcliffe explained that the current status is based on the size of commercial vessels and ORC's opinion. ORC currently classifies Otago Harbour as the only commercial port, excluding Taieri Mouth and Moeraki. She mentioned that the Council could submit on the coastal plan next year to address these questions.

Cr Blackler inquired about the rationale behind declining the request for a large vessel and whether the absence of a wharf policy was the reason. Mrs Bilcliffe stated that each request is evaluated case-by-case, considering the vessel's depth requirements and available space at the wharf. She noted that accommodating large vessels would require health and safety plans and changes to the wharf.

Mr Murdoch emphasized the need for a policy, highlighting the lack of information on lateral loadings and structural issues that need addressing for large vessels. Cr Ryan inquired if the Oamaru Harbour Plan would be affected by the loss of commercial status. Mrs Bilcliffe confirmed that commercial fishing would remain, and the current harbour plan would not be impacted. The Chair asked if this would affect operations at Normanby Wharf. Mrs Bilcliffe indicated no changes to the current situation.

Regarding the \$70,000 annual dredging allocation, Infrastructure Manager Joshua Rendell clarified that it is part of the Long-Term Plan (LTP) and spent every 3 to 5 years, allowing for responsive dredging based on sand movement. Cr Blackler asked if the lack of commercial status would impact future projects. Mr Rendell responded that it would not. The Chair noted that extensive consultation with the Otago Regional Council would be required.

The Mayor asked about tax implications of commercial port status. Mr Hope confirmed potential impacts but stated current activities would still be considered commercial for tax purposes. Cr Blackler inquired about the distinction between commercial and non-commercial activities. Mrs Bilcliffe explained that under the Maritime Transport Act, any commercial operation within the harbour deems it commercial. ORC, as the regulatory authority, currently does not classify Oamaru as a commercial port, but this may be reviewed in the Coastal Plan.

Mr Clark asked about the difficulty of reversing the loss of commercial status if a significant opportunity, like gas exploration, arose. Mr Rendell explained that such a change would require substantial regulatory adjustments, including amendments to the coastal plan and navigation safety bylaw from ORC.

Cr Ryan inquired if the decision would impact the historic landmark status of the port and Oamaru Harbour. Mr Rendell did not believe it would.

Cr Blackler suggested taking more time to make an informed decision. Mrs Bilcliffe agreed, noting the need for a wharf policy to handle future inquiries. She highlighted the extensive safety management systems and compliance costs associated with maintaining commercial port status.

Mr Hope confirmed that ORC views the port as commercial, which takes precedence over recreational activities. He emphasized the significant costs and disadvantages of maintaining commercial status, suggesting that normalizing the current status would protect existing uses. The Chair and Mr Hope recommended developing a wharf policy and preparing for the Coastal Plan process next year.

Mr Blackler emphasized the need for health and safety (H&S) requirements regardless of the port's status. Mrs Bilcliffe explained that commercial fishing vessels currently unload at Normandy Wharf, a secured site managed by Sanfords. Moving this activity to the main wharf would require additional H&S measures. Cr Blackler asked about the actions to be taken by the Chief Executive (CE) to develop a wharf policy. Mr Hope stated that the CE would engage experts, consult with ORC, the harbourmaster, and stakeholders, and address identified needs and solutions. Mayor Kircher requested clarification on the financial implications, especially tax status, and a detailed risk assessment. Mr Hope agreed to include this information in the report to Council. Cr Thomson suggested exploring opportunities to enhance the harbour area. The Chair confirmed that the 2020 vision aims to balance commercial, recreational, and environmental interests. Mr Hope noted that recommendation 2 needs further work, focusing on port activities.

The Chair advised he will take recommendations separately. Recommendation two the mayor considers for it to be reworded.

RESOLVED HAC 2024/009

Moved: Mayor Gary Kircher

Seconded: Mr Graeme Clark

That the Harbour Area Sub-Committee recommends:

That Council:

1. Approves the continuation of existing small-scale fishing and charter operations, and Ōamaru and Moeraki Harbour recreational activities.

CARRIED

RESOLVED HAC 2024/010

Moved: Mayor Gary Kircher

Seconded: Cr Rebecca Ryan

2. Considers the removal of the Commercial Port status of Ōamaru Harbour by Otago Regional Council (ORC) during the review and consultation for the Coastal Plan and Navigation Safety Bylaw in 2025, subject to further information and a risk assessment being provided to Council.

CARRIED

RESOLVED HAC 2024/011

Moved: Cr Tim Blackler

Seconded: Mayor Gary Kircher

3. Directs the Chief Executive to prepare a Wharf Policy to protect the infrastructure and define current and future use for future consideration by the Sub-Committee for a recommendation to Council.

CARRIED

RESOLVED HAC 2024/012

Moved: Mayor Gary Kircher

Seconded: Cr Rebecca Ryan

4. Considers whether to continue to dredge Ōamaru Harbour as required and to allocate a fixed annual sum of \$70,000 from Harbour Endowment funds, setting aside the funds in a Dredging Reserve subject to further information at the Council Meeting.

CARRIED

RESOLVED HAC 2024/013

Moved: Cr Tim Blackler

Seconded: Mr Kevin Murdoch

5. Agrees to continue to survey the Ōamaru Harbour entrance every two years from 2026 and as required by the Otago Regional Council Harbourmaster and to allocate a fixed annual sum of \$10,000 from Harbour Endowment funds in a Dredging Reserve to cover the cost of survey.

CARRIED

Cr Blackler spoke to recommendation three, retrospectively I look forward to hearing what stakeholders' views are as we go through the process of developing the wharf policy.

The Chair – thanked Mrs Bliciffe for the paper

5 MEMORANDUM REPORTS

5.1 HARBOUR AREA UPDATE NOVEMBER 2024

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

Mr Clark asked when the work would be finished. Mr Rendell explained that the carpark area would be completed by the end of the month, and the urban park design work by Christmas. The mayor sought clarification on the progress of work on the other side. Mr Rendell responded that area 4 was not budgeted for and would be considered in the future. The mayor suggested using harbour endowment funds for potential loan repayments and asked about the status of old streetlights. Mr Rendell promised to find out and circulate the information.

Mr Clark asked about the new streetlights. Mr Rendell mentioned that information was shared via email and could be recirculated if needed. Dr Agnew inquired about the Holmes Wharf renovations. Mr Rendell stated that a plan would be presented at the next Ahuriri Community Board meeting for a decision. Cr Blackler asked about Friendly Bay boat access. Mr Rendell noted that there was no current plan for a public boat ramp, but it could be considered in the Long Term Plan. Mr Murdoch explained that the North Otago Yacht and Power Boat Club manages the existing ramps, which are open to the public for five weeks over Christmas. He noted that Friendly Bay is too shallow for vehicle-launched boats. Mr Hope supported Mr Murdoch's point that adding another public ramp would be extremely expensive and impractical, as it would require a gentler slope and significant concrete work, potentially damaging Friendly Bay.

The mayor mentioned discussions with a public forum attendee about building a trailer dinghy ramp but noted a lack of detailed plans and support. Mr Clark asked about the removal of five harbour moorings. Mrs Bilcliffe clarified that the moorings were relinquished due to a Council resolution and offered to ORC, which took two but declined the other five. The remaining moorings are tangled and may require removal at ORC's discretion. Mr Rendell added that ORC's decision was based on the questionable usability of the moorings. Mr Murdoch noted that the moorings are sunk in mud and not suitable for sale.

RESOLVED HAC 2024/014

Moved: Cr Tim Blackler
Seconded: Mr Graeme Clark

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

CARRIED

5.2 ŌAMARU HARBOUR - LETTERS OF SUPPORT FOR FUTURE PROJECTS

The report, as circulated, provided to the Harbour Area Sub-Committee copies of correspondence received that supports projects that would enable cruise ships to attend Ōamaru.

Infrastructure Manager Joshua Rendell introduced the topic, noting that the information came via unsolicited emails. The Chair asked for an update on the floating pontoon project. Mr Rendell confirmed funding for Holmes Wharf renovations but indicated that a decision on the pontoon project is pending further information.

Mr Blackler requested considerations on usage estimates and economic benefits for the project, asking if this information would be included in the Long-Term Plan (LTP) process. Mr Hope confirmed that it could be incorporated if desired by the Harbour Area Committee. The mayor supported the idea, highlighting the economic potential of attracting expedition cruise ships. Cr Ryan asked if the council had responded to the letters, and Mr Rendell confirmed he had acknowledged the information. Mr Clark and Dr Agnew supported the proposal, noting benefits for the historic precinct and other harbour activities. Mr Murdoch also supported the floating pontoon, recalling previous discussions about upgrading the landing. Cr Blackler moved to amend the recommendation, requesting officers to incorporate the information into the LTP process.

RESOLVED HAC 2024/015

Moved: Cr Tim Blackler
Seconded: Mayor Gary Kircher

That the Harbour Area Sub-Committee receives and notes the information and requests officers incorporate this information into the LTP process.

CARRIED

6 MEETING CLOSE

The Chair declared the meeting closed at 10.00am.

TO BE CONFIRMED at the first Harbour Area Sub-Committee Meeting to be held in 2025.

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CHAIRPERSON

4 MEMORANDUM REPORTS

4.1 HARBOUR AREA UPDATE MAY 2025

Author: Joshua Rendell, Infrastructure Manager

Authoriser: Roger Cook, Director Natural and Built Environment

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

Works have been completed at the Marketplace Zone. Options for handling soil contamination on the Eastern side of the Scott's car park are being investigated at this stage. Both capping and removal are being considered. Officers are currently working with Survey Waitaki to establish a design to ensure whatever action is taken is in keeping with the aesthetics of the area.

WATERFRONT ROAD

Prices are being obtained for drainage works for the carpark area near the Oamaru Yacht and Power Boat Club.

STREET LIGHT RENEWALS

The renewal of streetlights near the Harbour have been impacted by delays in manufacturing gear trays to suit and delivery from overseas. We expect delivery in July of the components.

BREAKWATER ARMOURING

Officers are currently refining designs for further tetrapod installations. Work is being done on concrete mix and design. Once complete manufacture of tetrapod's will be trialled with several contractors to ascertain how manufacture is best completed to enable a procurement process to be undertaken.

RENOVATION OF HOLMES WHARF

The Holmes Wharf reticulation services project is under review for investment giving funding constraints and timing/priority is yet to be determined. The Resource Consent to dispose of excess spoil from the mole to the base of Cape Wanbrow has been granted.

ŌAMARU HARBOUR SLIPWAY UPGRADE PROJECT

Installation of the new 20 tonne rated cradle was completed in April 2024 and utilisation is 100%. Bookings are being managed by the Slip Master in conjunction with the Property team to ensure payments are received before vessels are removed.

HARBOUR MOORINGS

Since the decision made at the Council Meeting on 30 July 2024, relating to the 42 moorings, the coastal consents have been split, new consent documents created, and transfers actioned. The 35 mooring owners have received their new consents. Of the remaining 7, 2 have been transferred to ORC. The last 5 moorings owned by Council, ORC have noted WDC will need to lodge an application or remove these before the consents can be surrendered. Officers are currently working through this process.

5 MEETING CLOSE