



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

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

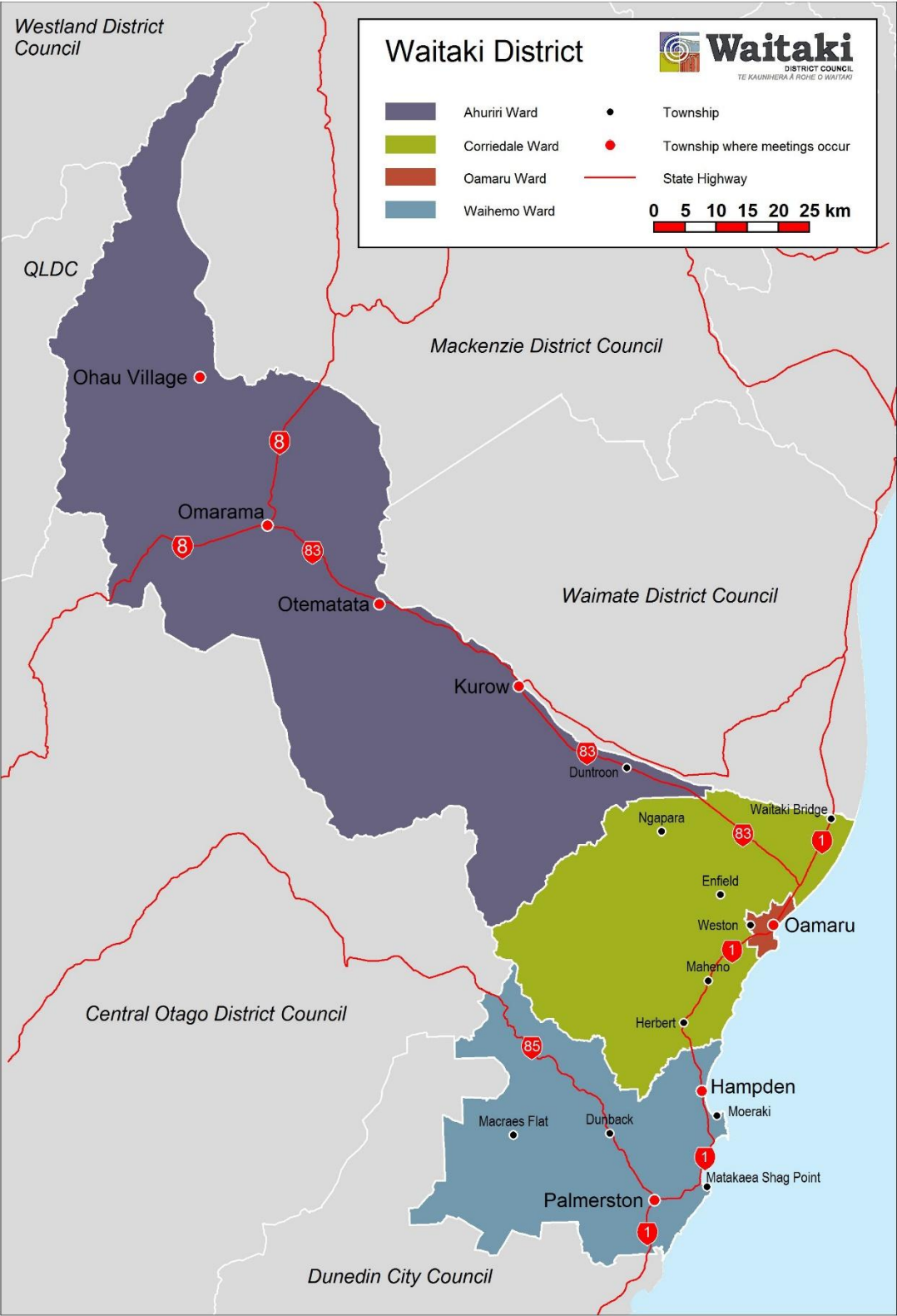
Date: Tuesday, 12 August 2025
Time: 1:00 pm
Location: Council Chamber, Third Floor
Waitaki District Council Headquarters
20 Thames Street, Oamaru

Agenda

Harbour Area Sub-Committee Meeting

12 August 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
13 MAY 2025**

Author: Arlene Goss, Governance Services Lead

Authoriser:

Attachments: 1. Public minutes of the Harbour Area Sub-Committee Meeting held on
13 May 2025

RECOMMENDATION

That the Harbour Area Sub-Committee confirms the public minutes of the Harbour Area Sub-Committee Meeting held on 13 May 2025, 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, 13 MAY 2025 AT 9:00 AM**

PRESENT: Cr Jeremy Holding (Chair), Member Graeme Clark, Member Philippa Agnew, Member Kevin Murdoch, Member George Kelcher, Member Rebecca Ryan, Member Gary Kircher

IN ATTENDANCE: Cr John McCone
Lisa Baillie (Director, Community Engagement and Experience)
Roger Cook (Director, Natural and Built Environment)
Joshua Rendell (Infrastructure Manager)
Arlene Goss (Minutes)
Jason Lilley (Website and Digital Content Creator)

This meeting was live-streamed and can be viewed at

<https://www.youtube.com/live/cSRQRziPGmE?si=N474eRh4QAVXBaBo>

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

1 APOLOGIES

RESOLVED HAC 2025/001

Moved: Member Jeremy Holding

Seconded: Member Rebecca Ryan

That the apology received from Cr Tim Blackler 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
12 NOVEMBER 2024**

RESOLVED HAC 2025/002

Moved: Mayor Gary Kircher

Seconded: Mr Graeme Clark

That the Harbour Area Sub-Committee confirms the minutes of the Harbour Area Sub-Committee Meeting held on 12 November 2024, as circulated, as a true and correct record of that meeting.

CARRIED

4 MEMORANDUM REPORTS

4.1 HARBOUR AREA UPDATE MAY 2025

The purpose of this report was to inform the Harbour Area Sub-Committee of the relevant status and issues pertaining to projects within the Harbour area.

The Mayor noted that stage 2 of the carpark had not started yet. He would like to recommend to council that they proceed with stage 2 and do the work at the same time as dealing with the contamination in the area. He asked if it was possible to proceed with a streamlined procurement process, given that stage 1 of the carpark had just been completed.

Mr Rendell updated the committee on this work and spoke about touching base with contractors to see if the initial prices they quoted still applied, as these were received 12 months ago. (Mr Rendell's Zoom feed had poor sound quality at this point so some of this discussion has not been minuted.)

The Mayor suggested the following motion and moved it:

1. That the Harbour Area Sub-Committee recommends to Council that it proceeds to Stage Two of the ex-railway land carpark, to be funded from the Harbour Endowment Fund.
2. That the matter be referred back to the committee by email prior to going to council.

This motion lapsed due to not finding a seconder.

Questions were asked by the members including a cost for stage 2. This would be about \$240,000. Discussion took place on whether the committee should pass this resolution without having more information, including the costs of the project. Some members preferred to consider this matter by email before passing a recommendation to Council.

The Mayor objected to the potential of a big delay, of months, before the committee met again. Discussion took place on whether a faster decision could be made between the members by email.

They asked staff to provide more information by email and passed the resolution below.

RESOLVED HAC 2025/003

Moved: Mayor Gary Kircher

Seconded: Member Kevin Murdoch

That the Harbour Area Sub-committee requests from officers information on completing stage two of the ex-railway land carpark, to be confirmed by email as to whether a report goes to council on the matter.

CARRIED

Other matters in the report were then considered. Discussion included the following:

Breakwater Arm – the intention is to engage with local contractors.

Holmes Wharf – Pricing came back at around \$600,000. The issue was with the power connections, as there wasn't sufficient capacity within the switch to enable the sheds to have power connected to them. The current power connection was only suitable for the street lights. It would be quite expensive to bring power to the area. Mr Rendell would like to bring a paper back to the committee with options for them to considered. He offered to do this for the next meeting.

RESOLVED HAC 2025/004

Moved: Mayor Gary Kircher

Seconded: Mr George Kelcher

That the report be received.

CARRIED

5 MEETING CLOSE

The Chair declared the meeting closed at 9.43am.

TO BE CONFIRMED at the Harbour Area Sub-Committee Meeting to be held on Tuesday, 12 August 2025.

4 MEMORANDUM REPORTS

4.1 HARBOUR AREA SUB-COMMITTEE 2022-2025 ACHIEVEMENTS AND PROJECT UPDATE

Author: Joshua Rendell, Infrastructure Manager

Authoriser: Roger Cook, Director Natural and Built Environment

RECOMMENDATION

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

PURPOSE

To provide a summary of the achievements of the Harbour Area Sub-Committee for the triennium and an update on the status of projects in the Ōamaru HarbOUR Plan 2020 and Beyond

ACHIEVEMENTS OF THE COMMITTEE

The Harbour Area Sub-Committee has played an instrumental role in enhancing the functionality and overall amenity of Ōamaru's Harbour area over the period from 2022-2025. This has been through the prudent guidance and oversight of the delivery of the initiatives proposed through the Ōamaru HarbOUR Plan 2020 and Beyond plan.

The Sub-Committee has successfully advanced several initiatives to improve the operational efficiency and vibrancy of the harbour area. These initiatives will have a lasting effect on the quality of life for the residents of Ōamaru and the Waitaki District as a whole for years to come.

Significant projects completed over the past three years include:

- Penguin Colony Carpark Upgrade
- Red Sheds Maintenance
- Marketplace Zone upgrade
- Waterfront Road Footpath Connection
- Slipway upgrade
- Improvements at the Yacht and Powerboat Club
- Review of Moorings
- Completion of Holmes Wharf Upgrade

Penguin Colony Carpark Upgrade

The carpark at the penguin colony received a much-needed upgrade which increased the visual appeal and functionality of the carpark through improved surfacing, drainage, lighting and markings.

Red Sheds Maintenance

The majority of the Red Sheds in the Harbour Area have received much needed maintenance and a facelift, restoring them to their former glory. There was insufficient budget to complete restoration of the shed used by Ōamaru Steam and Rail at this time.

Marketplace Zone Upgrade

A significant investment was made into the marketplace zone area. This included the formal formation of a farmers market area, complete with improved drainage, a new surface area and a formed carpark. Additional EV charging stations were also installed, with a new footpath constructed. This footpath, along with the footpath on Waterfront Road, completed a harbour walkway loop.

Further investment could be considered to be made by Council in the future to complete the Waterfront Road access, Stage 2 of the Marketplace Zone and the sealing and marking of the Eastern side of the carpark. This is further detailed in the project section below.

Waterfront Road/The Esplanade Footpath Connection

The footpath on Waterfront Road was extended. This resolved an ongoing safety concern where pedestrians were walking on the road shoulder. The path connects the Waterfront Road and Esplanade footpaths, creating a walking loop around the harbour precinct.

Slipway Upgrade

The existing timber slipway was replaced with a new slip that is certified to 20 Tonnes. The winch shed has been refurbished with a new roof being installed and a fresh coat of paint applied. The new slip has had >90% utilisation since its installation.

Improvements at the Yacht and Powerboat Club

A speedhump was constructed outside the Yacht and Powerboat Club to slow down traffic and improve pedestrian safety. Additionally, improvements to drainage have occurred to resolve the pothole formation and ponding at the boat ramp launching area.

Review of Moorings

A review of the ownership structure of the moorings was undertaken which resolved a significant risk for Council, and reduced Council's administration costs. The project saw the transfer of the coastal consent where it related to moorings to mooring holders away from Waitaki District Council.

Completion of Holmes Wharf Refurbishment

The refurbishment of Holmes Wharf was completed. This involved the completion of re-decking and re-piling, along with the construction of an observation deck, improved carparking and signage.

Further investment could be considered by Council in the future to complete servicing of the sheds at Holmes Wharf and the installation of streetlighting. This is further detailed in the project section below.



Figure 1 - Penguin Colony Carpark – Before

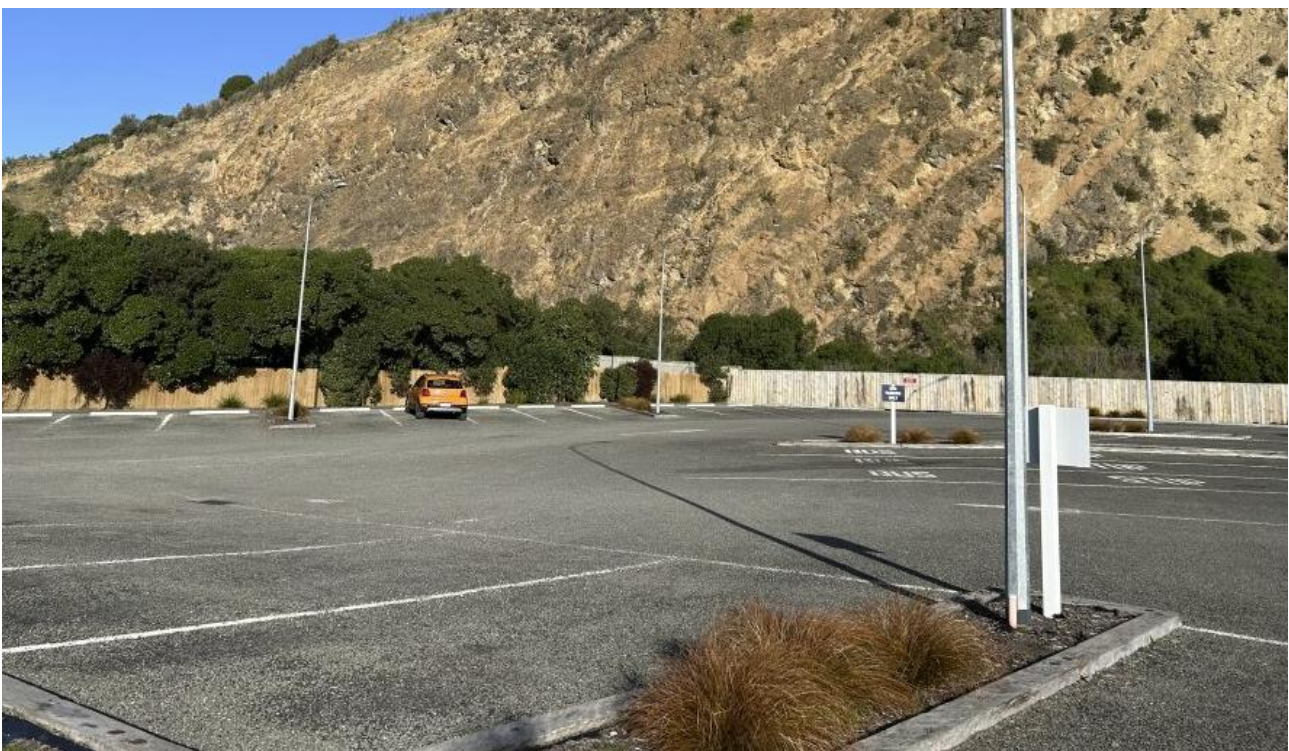


Figure 2 - Penguin Colony Carpark – After



Figure 3 - Red Sheds – Before



Figure 4 - Red Sheds - After



Figure 5 - Marketplace Zone – Before



Figure 6 - Marketplace Zone - After



Figure 7 - Waterfront Road/The Esplanade footpath connection



Figure 8 - Slipway Upgrade - the new slip in use



Figure 9 - Improvements to drainage at Yacht and Powerboat Club



Figure 10 - Holmes Wharf refurbishment completed

PROJECT STATUS UPDATE

The following section provides further detail of outstanding projects including options and estimates for future investment.

Holmes Wharf Services

A condition assessment undertaken as part of the Holmes Wharf Refurbishment identified that the overhead power lines, poles and streetlights had failed. Consequently, and in view of the public safety risk, the infrastructure was removed and the power disconnected. Network Waitaki has assessed overhead power as an option and have indicated underground power would be the preferred option moving forward. A shared trench system for multiple services would provide best value for money and flexibility of use in the future.

The current situation at Holmes Wharf is undesirable, in that commercial fishermen and boat owners operate without light when tying up or unloading. Without sufficient area lighting there is also a greater risk to both the public using the wharf and waterborne traffic. Otago Regional Council's Harbourmaster has raised concerns regarding the lack of area lighting and the corresponding safety implications.

A Resource Consent for entrenching the power supply was granted in September 2024 and remains valid for 5 years. Staged delivery of electrical and utility services via underground ducting, in partnership with Network Waitaki, would help support medium and long-term development goals for the wharf and berths. It would also resolve the Health and Safety concerns.

The possible options for staging and investment required are detailed below.

There is currently no funding set aside for this project within Council's Long Term Plan 2025-34.

Do Minimum

This option would see the installation of ducting for future services, the installation of a high voltage power supply, and installation of streetlighting to Holmes Wharf.

The estimated cost for this option is \$213,000. This does not include officer time or any allowance for contingency.

Do More

This option would include everything in the 'Do Minimum' option, as well as have services installed at the Holmes Wharf sheds, enabling them to be tenanted with full services.

The estimated cost for this option is \$288,000. This does not include officer time or any allowance for contingency.

Do Maximum

This option would include everything in the 'Do More' option, as well as providing reticulated power to the berthages with submeters for on-charging. In order for commercial operators at the wharf to cease use of generators to run their operations this option would be required.

The estimated cost for this option is \$428,000. This does not include officer time or any allowance for contingency.

Gantry Crane, Old Kurow Bridge and Scales relocation

There exist three assets of note within the eastern side of Marketplace Zone. The Gantry Crane, the old Kurow Bridge and a set of rail scales.

At some stage in the future, these assets will need to be dealt with in one way or another.

It is thought the Kurow Bridge could be re-assembled astride the existing railway used by Ōamaru Steam and Rail to create a visual interest for passengers.

Officers are aware of parties interested in the gantry crane. Those parties are interested in removing it for their own use which they would do at no cost to Council. This would resolve a potential health and safety risk, but would see the asset lost to the public.

The rail scales could either be relocated to another area within the harbour area, or enhanced with storyboards to illustrate the role they played in the heritage workings of the harbour. This would create both a point of interest and a visitor attraction.

There is currently \$50,000 of funding set aside to use on these projects within Council's Long Term Plan 2025-34 for the 2031/32 financial year.

Harbour Carpark & Marketplace Zone Stage 2

At its meeting on 13 August 2024, the Harbour Area Committee agreed to proceed with the Marketplace Zone project with a reduced scope to keep the project within budget.

A total of \$1,534,826 was required to fully complete the works. At that meeting it was approved to defer Parking in Area 4 (current estimate \$350,000), defer Stage 2 of the Urban Park (est. \$340,000) and defer forming a new exit to Waterfront Road (est. \$87,000).

There is present within the Area 4 (Eastern side of Scott's) evidence of low grade asbestos contamination. This was found during site investigations for the initial project. Funding at the time did not allow for remediation of this. This hazard could be resolved by installing a geotextile layer and capping the affected area. This is estimated to cost \$100,000. However, if Parking Area 4 were to be completed as scoped, this would also resolve the asbestos hazard, as such would be preferable.

There is currently \$542,000 of funding set aside for Urban Park stage 2 within Council's Long Term Plan 2025-34 for the 2028/29 financial year.

