



Notice is hereby given that a meeting of the Services and Assets Committee will be held on:

Date: Wednesday, 13 July 2022  
Time: 10am  
Meeting room: Council Chamber  
Venue: Level 2  
20 Don Street  
Invercargill

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## Services and Assets Committee Agenda OPEN

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### MEMBERSHIP

Chairperson	Ebel Kremer
	Mayor Gary Tong
Councillors	Don Byars
	John Douglas
	Paul Duffy
	Bruce Ford
	Darren Frazer
	George Harpur
	Julie Keast
	Christine Menzies
	Karyn Owen
	Margie Ruddenklau
	Rob Scott

### IN ATTENDANCE

Group manager infrastructure and environmental services – Matt Russell  
Committee advisor – Fiona Dunlop

Contact telephone: 0800 732 732  
Postal address: PO Box 903, Invercargill 9840  
Email: [emailsdc@southlanddc.govt.nz](mailto:emailsdc@southlanddc.govt.nz)  
Website: [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz)  
Online: [Southland District Council YouTube](https://www.youtube.com/watch?v=...)

Full agendas **are available on Council's website**  
[www.southlanddc.govt.nz](http://www.southlanddc.govt.nz)

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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.



## Health and safety – emergency procedures

Toilets – The toilets are located outside of the chamber, directly down the hall on the right.

Evacuation – Should there be an evacuation for any reason please exit down the stairwell to the assembly point, which is the entrance to the carpark on Spey Street. Please do not use the lift.

Earthquake – Drop, cover and hold applies in this situation and, if necessary, once the shaking has stopped we will evacuate down the stairwell without using the lift, meeting again in the carpark on Spey Street.

Phones – Please turn your mobile devices to silent mode.

Recording - These proceedings are being recorded for the purpose of live video, both live streaming and downloading. By remaining in this meeting, you are consenting to being filmed for viewing by the public.

## Terms of Reference – Services and Assets Committee

TYPE OF COMMITTEE	Council standing committee
RESPONSIBLE TO	Council
SUBCOMMITTEES	None
LEGISLATIVE BASIS	Committee constituted by Council as per schedule 7, clause 30 (1)(a), LGA 2002. Committee delegated powers by Council as per schedule 7, clause 32, LGA 2002.
MEMBERSHIP	The Services and Assets Committee is a committee of the whole Council. The mayor and all the councillors will be members of the Services and Assets Committee.
FREQUENCY OF MEETINGS	Six weekly or as required
QUORUM	Not less than seven members.
SCOPE OF ACTIVITIES	<p>The Services and Assets Committee is responsible for ensuring that Council delivers its infrastructural asset based services in an effective and efficient manner that meets the needs of its communities and protects the investment that Council has in these assets.</p> <p>The committee is responsible for overseeing the following Council activities:</p> <ul style="list-style-type: none"> <li>• transport</li> <li>• property management including community facilities, acquisitions and disposals (including land dealings)</li> <li>• forestry</li> <li>• water supply, wastewater and stormwater</li> <li>• solid waste management</li> <li>• flood protection</li> <li>• waste management</li> <li>• Te Anau airport</li> <li>• Stewart Island Electrical Supply Authority</li> <li>• Stewart Island Jetties and Riverton Harbour</li> <li>• water supply schemes.</li> </ul>
DELEGATIONS	<p>The Services and Assets Committee shall have the following delegated powers and be accountable to Council for the exercising of these powers:</p> <p><b>Power to Act</b></p> <p><b>The committee has the delegated authority to:</b></p> <ol style="list-style-type: none"> <li>a) assess and provide advice to Council on the strategic issues relating to the delivery of infrastructural asset services</li> <li>b) reviewing and recommending to Council strategies on how it should go about managing the delivery of the infrastructural asset services that it provides</li> </ol>

	<p>c) monitor the condition and performance capability of the infrastructural assets owned by Council so as to ensure that it protects its investment in these assets in accordance with accepted professional standards</p> <p>d) monitor the delivery of capital works projects and the implementation of the capital works programme</p> <p>e) monitor the delivery of operations and maintenance contracts</p> <p>f) approve and/or assign all contracts for work, services or supplies where those contracts relate to work within approved estimates. Where the value of the work, services, supplies or business case or the value over the term of the contract is estimated to exceed \$2 million a prior review and recommendation of the business case by the Finance and Assurance Committee is required. The business case shall include as a minimum; risk assessment, a procurement plan and financial costings. If there is a different recommendation from the Finance and Assurance Committee the matter will be referred to Council for a decision</p> <p>g) monitor the return on all Council's investments including forestry</p> <p>h) monitor and track Council contracts and compliance with contractual specifications.</p> <p><b>Power to Recommend</b></p> <p>The Services and Assets Committee is responsible for considering and making recommendations to Council regarding:</p> <p>a) policies relating to the scope of activities of the Services and Assets Committee</p> <p>b) changes to Council's adopted levels of service</p> <p>c) the dividend from the forestry business unit</p>
FINANCIAL DELEGATIONS	<p>Council authorises the following delegated authority of financial powers to Council committees in regard to matters within each committee's jurisdiction.</p> <p><b>Contract Acceptance:</b></p> <ul style="list-style-type: none"> <li>accept or decline any contract for the purchase of goods, services, capital works or other assets where the total value of the lump sum contract does not exceed the sum allocated in the Long Term Plan/Annual Plan and the contract relates to an activity that is within the scope of activities relating to the work of the Services and Assets committee</li> <li>accept or decline any contract for the disposal of goods, plant or other assets other than property or land.</li> </ul> <p><b>Budget Reallocation.</b></p> <p>Committee is authorised to reallocate funds from one existing budget item to another. Reallocation of this kind must not impact on current or future levels of service and must be:</p> <ul style="list-style-type: none"> <li>funded by way of savings on existing budget items</li> <li>within the jurisdiction of the committee</li> <li>consistent with the Revenue and Financing Policy.</li> </ul>

LIMITS TO DELEGATIONS	<p>Matters that must be processed by way of recommendation to Council include:</p> <ul style="list-style-type: none"> <li>• amendment to fees and charges relating to all activities</li> <li>• powers that cannot be delegated to committees as per the Local Government Act 2002 and sections 2.4 and 2.5 of this manual.</li> </ul> <p>Delegated authority is within the financial limits in section 9 of this manual.</p>
STAKEHOLDER RELATIONSHIPS	<p>This committee shall maintain relationships including, but not limited to the following organisations:</p> <ul style="list-style-type: none"> <li>• Community Boards</li> <li>• Regional Land Transport Committee</li> <li>• WasteNet</li> <li>• FENZ (Fire and Emergency New Zealand)</li> </ul> <p>The committee will also hear and receive updates to Council from these organisations, as required.</p>
CONTACT WITH MEDIA	<p>The committee chairperson is the authorised spokesperson for the committee in all matters where the committee has authority or a particular interest.</p> <p>Committee members do not have delegated authority to speak to the media and/or outside agencies on behalf of Council on matters outside of the board's delegations.</p> <p>The group manager services and assets will manage the formal communications between the committee and the people of the Southland District and for the committee in the exercise of its business.</p> <p>Correspondence with central government, other local government agencies or official agencies will only take place through Council staff and will be undertaken under the name of Southland District Council.</p>

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1 Apologies

At the close of the agenda no apologies had been received.

2 Leave of absence

At the close of the agenda no requests for leave of absence had been received.

3 Conflict of interest

Committee members are reminded of the need to be vigilant to stand aside from decision-making when a conflict arises between their role as a member and any private or other external interest they might have.

4 Public forum

Notification to speak is required by 12noon at least one clear day before the meeting. Further information is available at [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) or by phoning 0800 732 732.

5 Extraordinary/urgent items

To consider, and if thought fit, to pass a resolution to permit the committee to consider any further items which do not appear on the agenda of this meeting and/or the meeting to be held with the public excluded.

Such resolution is required to be made pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987, and the chairperson must advise:

- (i) the reason why the item was not on the agenda, and
- (ii) the reason why the discussion of this item cannot be delayed until a subsequent meeting.

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

**"Where an item is not on the agenda for a meeting,-**

- (a) that item may be discussed at that meeting if-
  - (i) that item is a minor matter relating to the general business of the local authority; and
  - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further **discussion."**

6 Confirmation of minutes

6.1 Meeting minutes of Services and Assets Committee, 03 June 2022



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## Services and Assets Committee

### OPEN MINUTES

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Minutes of a meeting of Services and Assets Committee held in the Council Chamber, Level 2, 20 Don Street, Invercargill on Friday, 3 June 2022 at 10am. (10am – 12.31pm).

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#### PRESENT

Chairperson	Ebel Kremer	
	Mayor Gary Tong	(10.54am – 12.31pm)
Councillors	Don Byars	(10am - 12.09pm, 12.11pm – 12.31pm)
	John Douglas	
	Paul Duffy	
	Bruce Ford	
	Darren Frazer	
	George Harpur	
	Julie Keast	
	Christine Menzies	(10am - 12.03pm, 12.06pm – 12.31pm)
	Karyn Owen	
	Margie Ruddenklau	(10am - 11.48am, 11.51am – 12.31pm)
	Rob Scott	

#### APOLOGIES

Mayor Gary Tong (lateness)

#### IN ATTENDANCE

Group manager programme delivery	Nick Hamlin
Committee advisor	Alyson Hamilton

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1 Apologies

There was an apology for lateness from Mayor Gary Tong.

Resolution

Moved Chairperson Kremer, seconded Cr Byars and resolved:

That the Services and Assets Committee accept the apology.

2 Leave of absence

There were no requests for leave of absence.

3 Conflict of interest

There were no conflicts of interest declared.

4 Public forum

There was no public forum.

5 Extraordinary/urgent items

There were no extraordinary/urgent items.

6 Confirmation of minutes

Resolution

Moved Cr Ford, seconded Cr Douglas and resolved:

That the Services and Assets Committee confirms the minutes of the meeting held on 12 April 2022 as a true and correct record of that meeting.

Reports

7.1 Health and Safety Update

Record No: R/22/5/18062

Health, safety and wellbeing advisor – Teri Black was in attendance for this item (via video link.)

Mrs Black advised that the purpose of her report was to provide an update on operational health and safety management and activity over the last quarter.

Resolution

Moved Chairperson Kremer, seconded Cr Harpur and resolved.

That the Services and Assets Committee:

- a) **Receives the report titled “Health and Safety Update” dated 26 May 2022.**
- b) Determines that this matter or decision be recognised as not significant in terms of section 76 of the Local Government Act 2002.
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.

## 7.2 Services and Assets activity update reports

Record No: R/22/4/15588

Group Manager infrastructure and environment services - Matt Russell, Community facilities manager - Mark Day, Strategic manager water and waste - Grant Isaacs, Strategic manager transport - Hartley Hare and Project delivery manager - Brendan Gray were in attendance for this item.

The Committee was advised that the purpose of the report is to provide an update to the meeting on activities in the forestry, community facilities, three waters, transport and programme delivery business units.

(During discussion on the item Mayor Gary Tong joined the meeting at 10.54am.)

(During discussion on the item, Councillor Ruddenklau left the meeting at 11.48am and returned at 11.51am.)

(During discussion on the item, Councillor Menzies left the meeting at 12.03pm and returned at 12.06pm.)

(During discussion on the item, Councillor Byars left the meeting at 12.09pm and returned at 12.11pm.)

Resolution

Moved Chairperson Kremer, seconded Cr Scott and resolved:

That the Services and Assets Committee:

- a) **Receives the report titled “Services and Assets activity update reports” dated 19 May 2022.**

The meeting concluded at 12.31pm.

CONFIRMED AS A TRUE AND CORRECT RECORD AT A  
MEETING OF THE SERVICES AND ASSETS  
COMMITTEE HELD ON FRIDAY 3 JUNE 2022.

DATE:.....

CHAIRPERSON:.....



## Ulva Island wharf renewal

Record No: R/22/6/28745  
Author: Mark Day, Community facilities manager  
Approved by: Nick Hamlin, Group manager programme delivery

☒ Decision ☐ Recommendation ☐ Information

### Purpose

- 1 The purpose of this report is to seek approval from Council to proceed with the renewal of the Ulva Island wharf at Bathing Bay based on the revised design.

### Executive summary

- 2 In a report to the Stewart Island/Rakiura Community Board on 29 June 2020 the board resolved the following:
  - d) **Recommends to Council the approval of unbudgeted expenditure of \$400,000 toward the renewal of the Ulva Island wharf, subject to a signed memorandum of understanding between the Hunter family and the Department of Conservation, guaranteeing access for a minimum of 20 years.**
  - e) **Recommends to Council that the unbudgeted expenditure in d) above be funded by the Stewart Island/Rakiura visitor levy, a loan ~~or a combination of the two~~ and any other funding options.**
  - f) **Approves that the raising of the existing causeway be included in the 2021 – 2031 Long Term Plan as a project for investigation and construction towards the end beginning of the Long Term Plan period, on the proviso that an agreement be reached with the Hunter family.**
- 3 The subsequent report to Council on 27 August 2020 was approved subject to the above conditions.
- 4 The three conditions identified above have now been met.
- 5 A funding application was lodged with Ministry of Business, Innovation and Employment (MBIE) in April 2021 through the tourism infrastructure fund (TIF). This application for funding was successful.
- 6 With funding available staff have been able to undertake all of the due diligence that is required to provide a revised design that meets Council's legal and operational requirements.
- 7 MBIE require Council to have undertaken community consultation and have in place any consents that are required prior to entering into a contract for the release of the funding. Council is required to complete this piece of work prior to a contract being signed and the funding becoming available.
- 8 The Stewart Island/Rakiura community board recommended at their meeting on 9 June 2022 that **"Recommends to Council to make a decision to proceed with the renewal of the Ulva Island wharf based on the current revised design or not".**

- 9 Following the 9 June 2022 meeting the resolution to “recommend to Council” has been found to be “recommend to the Services and Assets committee” as per the terms of the reference outlined in section 8.4.3 of the Southland District Council delegations manual.
- 10 Staff are now in a position to move this project forward and are seeking an approval from Council to proceed with the renewal of the Ulva Island wharf at Bathing Bay based on the revised design and the disposal of the existing wharf at Post Office Cove.

## Recommendation

That the Services and Assets Committee:

- a) **Receives the report titled “Ulva Island wharf renewal” dated 6 July 2022.**
- b) Determines that this matter or decision be recognised as not significant in terms of section 76 of the Local Government Act 2002.
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) Approves that staff proceed with the renewal of the Ulva Island wharf based on the current revised design at Bathing Bay and the disposal of the existing wharf at Post Office Cove.

## Background

- 11 The Ulva Island wharf is currently located in Post Office Bay. The wharf provides commercial operators and recreational users the ability to disembark and embark to Ulva Island and is located on Council land and in the coastal marine area. Council has a coastal permit/resource consent for this structure.
- 12 A report (R/14/1/602) commissioned by staff in 2014 identified the Ulva Island wharf as requiring immediate remedial work to make the structure fit for purpose for the next summer season. However, this was under the proviso that the wharf be replaced with a new structure.
- 13 The report also recommended that it was in Southland District Council’s best interest to investigate options for the facility and the site at Ulva Island, as any further maintenance expenditure may be uneconomical or any benefits short lived.
- 14 This project was first proposed in the 2019/2020 financial year with a budget of \$250,000 to be funded from a grant from the Stewart Island/Rakiura visitor levy. It was proposed at the time to be a like for like replacement.
- 15 Council staff have been working with the Stewart Island/Rakiura Community Board, the Stewart Island jetties subcommittee, (and subsequently the Jetties Advisory Group) stakeholders, commercial operators, iwi and the community to investigate options for its replacement.



- 16 A number of concept designs were proposed and consulted on. An estimate of costs was obtained for the concept designs. These indicated that the original budget would not be sufficient to complete the project.
- 17 At no point during the early part of the project was there any investigation done into Council's legal and operational obligations associated with the proposed new wharf as there was no funding available to do this piece of work.
- 18 In 2019 staff, the Stewart Island/Rakiura ward councillor and WSP visited Ulva Island to look at potential alternative sites for the location of a new wharf.
- 19 After the visit WSP were commissioned to prepare an analysis of the alternative locations for the Ulva Island wharf. The report proposed that the preferred option would be at Bathing Bay. However, when the report was presented to the Stewart Island/Rakiura Community Board they decided that the current location at Post Office Cove was still their preferred location for the wharf.
- 20 In a report to the Stewart Island/Rakiura Community Board dated 29 June 2020 the board recommended to Council that:
- d) **Recommends to Council the approval of unbudgeted expenditure of \$400,000 toward the renewal of the Ulva Island wharf, subject to a signed memorandum of understanding between the Hunter family and the Department of Conservation, guaranteeing access for a minimum of 20 years.**
  - e) **Recommends to Council that the unbudgeted expenditure in d) above be funded by the Stewart Island/Rakiura visitor levy, a loan ~~or a combination of the two~~, and any other funding options.**
  - f) **Approves that the raising of the existing causeway be included in the 2021 – 2031 Long Term Plan as a project for investigation and construction towards the end beginning of the Long Term Plan period, on the proviso that an agreement be reached with the Hunter family.**
- 21 The subsequent report to Council on 27 August 2020 was approved subject to the above conditions.
- 22 The memorandum of understanding (MOU) between the Department of Conservation (DOC) and the Hunter family enabling visitors to the island to transition from the wharf onto the island across this privately owned land has been renewed.
- 23 Council has a signed MOU with the Hunter family which states that “Southland District Council reserves the right to make the final decision on the design”.
- 24 Neither of these documents included any reference to the initial concept designs for the new wharf or a ‘like for like’ replacement.

- 25 With all three conditions complied with, staff had the authority to progress with the next steps that were identified in Council report. These were:
- **“provided the report is approved by Council, detailed design will commence along with consent application”**
  - **“Council staff will discuss with the Stewart Island/Rakiura visitor levy committee to look at options for providing funding to service a loan”.**
- 26 A funding application was lodged with MBIE in April 2021 through the tourism infrastructure fund (TIF). This application for funding was successful.
- 27 Staff approached the Stewart Island/Rakiura Community Board chairperson at a meeting on 2 February 2021 to get approval to use some of the money held in the Stewart Island jetties business unit to undertake all of the due diligence that is required prior to entering into a contract with MBIE to draw down the money to start the project.
- 28 This has included:
- operational requirements
  - geotechnical report
  - land tenure information (boundary survey)
  - archaeological assessment
  - stakeholder consultation
  - ecological study
  - wave data information from a wave buoy.
- 29 It was through the due diligence process that staff were informed that the original concept (typical wooden structure with access steps similar to the other wharves on the island) would not meet Council’s legal and operational requirements.
- 30 The marine design engineer that has been engaged to undertake the due diligence was able to incorporate the information gathered through the due diligence process to provide a wharf design (a floating pontoon) that meets Council’s operational and legislative requirements.
- 31 Staff presented this design to the Stewart Island/Rakiura Community Board on 11 October 2021 and the Hunter family representatives on 29 October 2021. At this stage it was still intended to replace the existing wharf at Post Office Cove. This design was not received with full approval from either the Stewart Island/Rakiura Community Board or the Hunter family representatives.
- 32 Staff continued to work with the Stewart Island/Rakiura Community Board and the Hunter family representatives to address their concerns with the new design.
- 33 Staff, the Chief Executive and a councillor (Services and Assets chairperson) visited Ulva Island on 11 January 2022 to brief them about the current situation in terms of the Ulva Island wharf proposal.
- 34 At a subsequent meeting with the Department of Conservation (DOC) on 27 January 2022 it was suggested that the location of the new wharf be revisited.

- 35 The proposal to review the location of the wharf location was discussed at the Project Control Group (PCG) on 28 January 2022 and subsequently presented to the Stewart Island/Rakiura Community Board at their workshop on 10 February 2022.
- 36 Subsequent to this meeting additional due diligence has been undertaken by the marine engineer expert to determine the feasibility of constructing a wharf at the alternative location, Bathing Bay. Based on this information staff recommended to the Stewart Island/Rakiura community board on 9 June 2022 that the new wharf be built at Bathing Bay.
- 37 In a report to the Stewart Island/Rakiura community board on 9 June 2022, the board made the following recommendation **“Recommends to Council to make a decision to proceed with the renewal of the Ulva Island wharf based on the current revised design or not”**.
- 38 This was not a unanimous decision, however the majority of the Stewart Island/Rakiura community board voted in favour of this recommendation.
- 39 Staff are now in a position to move this project forward and are seeking an approval from Council to proceed with the renewal of the Ulva Island wharf at Bathing Bay based on the revised design and the disposal of the existing wharf at Post Office Cove.

#### Issues

- 40 The wharf was identified in a report from Emtech (2014) as being not fit for purpose and the remedial work that was undertaken was not a long-term solution. A renewal of this structure is overdue.
- 41 The revised design is not a like for like solution and there has been some negative feedback from some stakeholders.
- 42 Staff are aware that there may be resistance to a resource consent application for anything other than a like for like replacement in Post Office Cove. However staff have supporting documentation from some stakeholders for the proposed Bathing Bay location.
- 43 Resource and building consents will need to be lodged for the new wharf at Bathing Bay.
- 44 Funding for the connection to the DOC infrastructure has yet to be resolved but discussions are in progress to secure funding.
- 45 The future of the existing wharf and causeway may become controversial. Staff will come back to Council with options for the disposal of the existing wharf at a later date.

#### Factors to consider

##### Legal and statutory requirements

- 46 A new resource consent application will need to be lodged with Environment Southland for the revised wharf design and location.
- 47 Building consents will be required for work associated with this project.

##### Community views

- 48 In 2017 staff commissioned Sandra James to engage with the Stewart Island/Rakiura community about the provision of wharfing on the island. The report concluded that the Ulva Island and

Golden Bay wharves were seen as the most critical wharves for tourism/aquaculture but that the other wharves be kept for various other reasons.

- 49 Operators were interviewed by the design engineer to determine their operational requirements prior to the revised design being drawn. Six out of the ten operators interviewed raised health and safety concerns about the existing Ulva Island wharf.
- 50 Staff presented this design to the Stewart Island/Rakiura Community Board on 11 October 2021 and the Hunter family representatives on 29 October 2021 to discuss the progress of the Ulva Island project and in particular the reasons for the revised wharf design.
- 51 An additional follow up meeting was held with the Hunter family representatives on 3 December 2021 to discuss the points that had been raised in the meeting on 29 October 2021. They indicated at this meeting that if Council applied for a resource consent for the revised wharf design at Post Office Cove they would object to the application.
- 52 Staff met with DOC representatives on 8 December 2021 to update them on the current state of the Ulva Island project and the reasons behind the revised wharf design.
- 53 Staff recommended that the design engineer reconnects with the operators to discuss with them the revised design to determine if they believe it will meet their operational requirements. Staff approached the Stewart/Island Rakiura board chairperson on 18 January 2022 requesting permission to do this, however they were advised that this could not happen until after the next board meeting on 10 February 2022.
- 54 We recognise that this will be an important project that requires engagement with iwi, the community and interested stakeholders. Iwi have indicated that they will respond through the resource consent process.

#### Costs and funding

- 55 The total project budget is \$1,200,000. This project will be 50% locally funded and 50% MBIE funded.
- 56 MBIE require Council to have undertaken community consultation and have in place any consents that are required prior to entering into a contract for the release of the funding.

#### Policy implications

- 57 The project has been approved through the 2018 - 2028 Long Term Plan.

## Analysis

### Options considered

There were a number of options that were considered and they are as follows:

1. Do nothing.
  - This is not an option as the existing wharf has been identified as being no longer fit for purpose and overdue for replacement.
2. Like for like wharf replacement at Post Office Cove.
  - This is not an option as a like for like replacement will not meet Councils legislative or operational requirements.
3. Wooden compliant wharf replacement at Post Office Cove.
  - This option was discounted originally when proposed on the basis of the visual impact it would have on the cove, and advice from stakeholders that they would object through the resource consent process.
4. Floating pontoon wharf replacement at Post Office Cove.
  - This was staff's original preferred option however, ensuing conversations with stakeholders identified resistance and a potential long drawn out resource consent process.
5. Floating pontoon wharf at Bathing Bay.
  - This is staff's preferred option.
6. Disposal of existing wharf and do not replace.
  - If no decision is made to replace the existing wharf it will be disposed of.

There are three options to consider and these are as follows:

- 58 Option 1 – Approves that staff proceed with the renewal of the Ulva Island wharf based on the current revised design at Bathing Bay and the disposal of the existing wharf at Post Office Cove.

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> <li>• staff can proceed with the renewal of the wharf based on the current revised design of the project</li> <li>• adjoining land owners are in favour of this option.</li> <li>• a commitment from DOC has been received in support of the alternative location</li> <li>• a wharf that is operationally and legislatively compliant.</li> </ul>	<ul style="list-style-type: none"> <li>• final funding of connecting track still to be secured.</li> </ul>

- 59 Option 2 – Does not approve that staff proceed with the renewal of the Ulva Island wharf based on the current revised design at Bathing Bay and the disposal of the existing wharf at Post Office Cove.

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> <li>• none identified.</li> </ul>	<ul style="list-style-type: none"> <li>• Council will have an asset that has been identified as requiring replacement and that doesn't meet current legislative and operational requirements.</li> </ul>

- 60 Option 3 – Approves that the project is terminated and the wharf is disposed of.

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> <li>• none identified.</li> </ul>	<ul style="list-style-type: none"> <li>• vessel landing access to the island will no longer be available.</li> </ul>

### Assessment of significance

- 61 The assessment of significance needs to be carried out in accordance with Council's Significance and Engagement Policy. The Significance and Engagement Policy requires consideration of the impact on social, economic or cultural wellbeing of the region and consequences for people who are likely to be particularly affected or interested. There is a high level of public interest on the island around the development of the jetties. Community views are being considered through engagement with the community throughout this process. This decision is considered to be not significant.

### Recommended option

- 62 Option 1 - Approves that staff proceed with the renewal of the Ulva Island wharf based on the current revised design at Bathing Bay and the disposal of the existing wharf at Post Office Cove.

### Next steps

- 63 Apply for resource consent and prepare procurement plan.

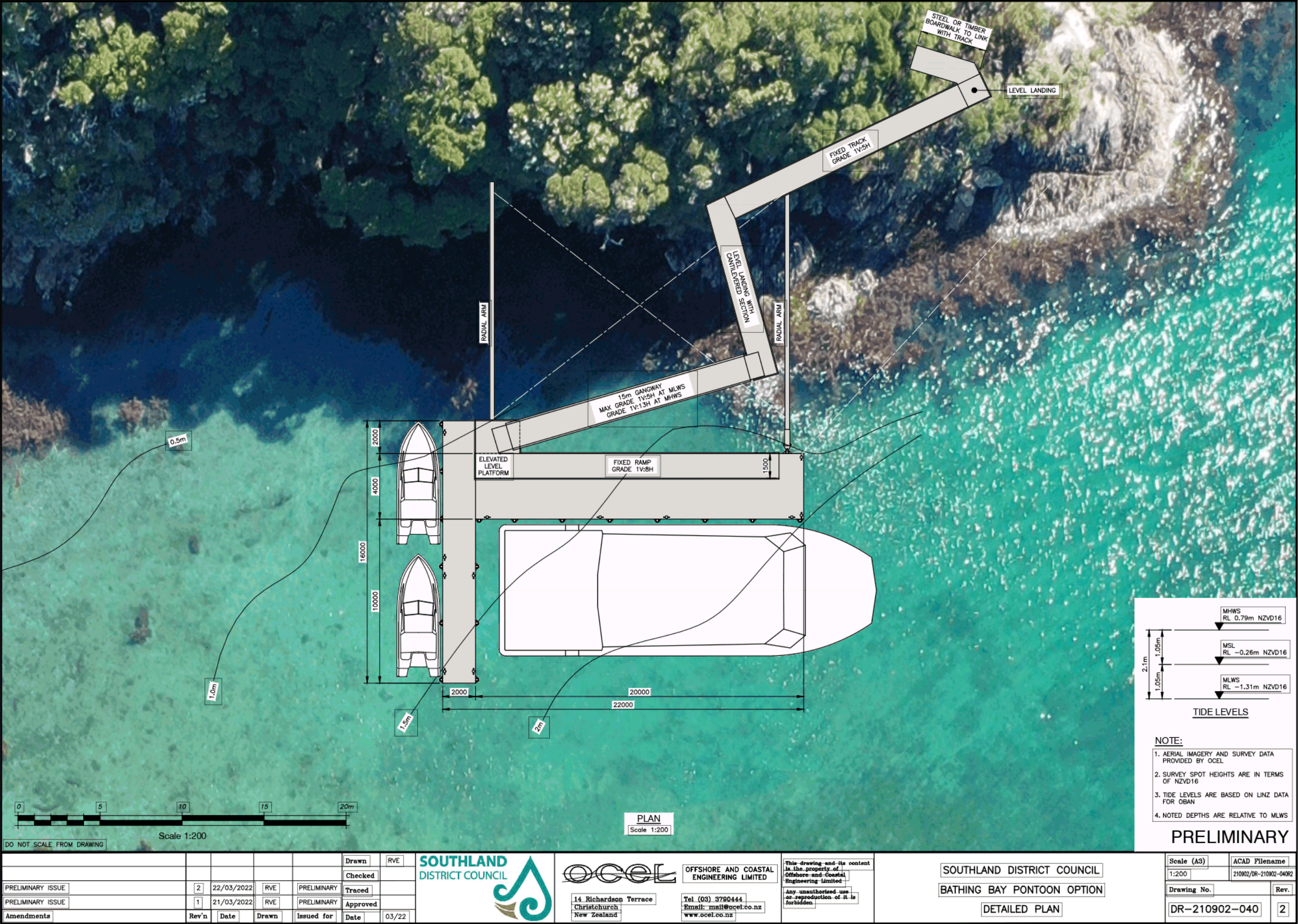
### Attachments

- A Ulva Island Alternative Wharf Location Bathing Bay [↓](#)  
 B Ulva Island- Plan of Proposed Wharf Structure and Track Network [↓](#)

















## Exclusion of the public: Local Government Official Information and Meetings Act 1987

### Recommendation

That the public be excluded from the following part(s) of the proceedings of this meeting.

C8.1 Winton wastewater

C8.2 Manapouri wastewater

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Winton wastewater	s7(2)(h) - the withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
Manapouri wastewater	s7(2)(h) - the withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.