

Unconfirmed Meeting Notes

Port Tarakohe Advisory Group

3.30 pm, 6 October 2014 – Pohara Boat Club

Present: Tim King (Chair), Martine Bouillir (Councillor), Carolyn McLellan (GB Community Board Chair), Tony Lawton (Marina Assn), Craig Bishop-Everett (Pohara Boat Club), Kris Solly (Marine Farmers Assn), Paul Sangster (Councillor), Dan Haymes (Port Tarakohe Ltd)

In attendance: Alan Kilgour (Harbour Manager), Gene Cooper (TDC Commercial Manager), Valerie Gribble (TDC Executive Assistant)

Apologies: Milan Talley (Talley's), Merv Solly (Solly's), Bob Butts (Port Tarakohe Ltd), Graeme Coates, Rob Pooley

1. Introductions

Members of the Advisory Group introduced themselves.

2. Notes of previous meeting – 30 June 2014

Moved M Bouillir/P Sangster

That the notes of the Port Tarakohe Advisory Group held on 30 June 2014 be confirmed.

Carried

Carolyn McLellan arrived at 3.38 pm.

3. Terms of Reference

The Terms of Reference had been previously circulated.

4. Port Strategy Document – Infrastructure, Roding, Water, Development areas

Key infrastructure issues have not been addressed as yet.

Craig Bishop-Everett arrived at 3.42 pm.

Proposed to have strategy document completed by end of 2014 but that has not eventuated. Outstanding Natural Features (ONF) work due to Council shortly and the working group is meeting on 29 October 2014. This work will have an impact on whatever can happen.

Strategy document would be a “moving” document. Need to get idea of key things we want to achieve and a key trigger will be the ONF recommendations and the Council decision. The document will be amended and changed from time to time.

Commercial activity needs to be worked through and then the marina in terms of location etc.

Strategy shouldn't preclude anything, it enables a range of different options. Recommend back to Council that the strategy document is commenced so we can start working down a path.

Would like to see issues and options in progress, key issues, some indication out of ONF process, whether progress made with water etc for next meeting in February 2015.

Had some discussions with Port Tarakohe Ltd, but floods had impact on what we could do here. Parties were debating how to sort the water issues. Water is a key thing to sort out.

Dan Haymes advised that for the water supply to work it has to benefit Port Tarakohe Ltd and the port as well.

There are already pipes in the ground and capacity from Pohara.

Tony noted that the WHK report does include changes to the marina and he will consult with the Marina Association prior to February/ March 2015.

Gene advised that the growth of AMAs depends on the industry. There are three different phases as to where the AMAs are at. Have done some ultimate forecasts but some are rotating. We are planning for the biggest case scenario, with sensitivity analysis.

Tim King considered the strategy needs to be practical and realistic and it can have a target.

Dan Haymes asked how infrastructure was factored. With strategic planning what are you going to need in here to service it, eg grading factory, mussel processing plant, more wharfage.

For anything to be developed it will be based on demonstrated need rather than preferred possibility. Will need to be made clear in strategy. Tim King stated "it won't be we build and people will come".

5. Work Programme for Capital Development

Gene advised the weighbridge starts tomorrow. Allan's office is being established on the wharf. Location has been determined, with two-gate fully-automated entrance.

In reply to a question for weighbridge figures, Gene said figures for what will come over weighbridge will be available, but historically were on a line levy system so weights weren't kept.

Gene advised that a deal has been struck with a forestry company to weigh logs over the weighbridge for 18 months of logging.

Paul Sangster thanked Gene for working with Merv Solly who is grateful that somebody went and talked to him. Craig also said thanks on behalf of the Boat Club.

6. Weighbridge installation and related issues

Gene advised that repairs and maintenance have been undertaken to the front of the commercial wharf. Happy for people to raise issues around fit-for-purpose and will explore. Health & Safety issues are important, and Gene said he wants to get the weighbridge operational and then work through other issues.

Allan advised the group that their members need to report back directly to him. He has not been aware of a lot of issues raised through other mediums.

Tony noted members have all been advised this forum happens 3-monthly, issues go on the agenda and are then discussed here. It is starting to happen. The operations manual will have a health and safety aspect.

Tim said we need to differentiate between things that need to come to this group and operational matters, eg health and safety issues. A lot of smaller stuff will get done and perhaps reported back to this group.

Tony noted there is a bit of flight from berths because of the price increase. It is financially difficult for pleasure craft owners to afford rates.

Allan noted there are four floating vacant and five pile moorings. The moorings are full with two on the waiting list.

Tony believes there will be some more moving to moorings for cheaper rate.

Gene asked Tony to get direct feedback from those moving. There is a resource consent for 80 moorings, and there are only 20 at the moment.

Carolyn noted there are some boats being moored at Tata Islands short term, but if they are going to be permanent can we not put the same charges on?

Tim advised it is an RMA issue in terms of whether they should or should not be there.

Allan advised that two new mussel harvesters are coming into the bay permanently. He has been approached about an old square rigger coming back into port for a year. Marina berths are not big enough.

Tim agreed there have been significant increases and it would be counter-productive to increase them.

Advertising marina berths was discussed and having clarity around costs should help.

Gene advised there about 150 – 200 berths spare in the Top of the South marinas and none of them are full.

Allan noted that presently there is nowhere to service vessels, eg slipway. Need to be able to cater for needs.

Tony said if we want to be a full service port, it's an obvious business opportunity that needs to be looked at.

Paul advised that Waitapu was given three months and was told the slipway would be closed. It's closed until it is cleaned up.

Tim agreed it needs future capital investment and strategic planning, and would be key to build in, as long as the strategy contemplates it and somebody will do it.

7. Port and Marina Security

Gene advised it is intended to put another camera into the wharf with relocation of the office, to get a better view of the entrance. Fencing and security of precinct is important.

8. Port Finances

Gene tabled copy of confidential finance report which he explained to the group.

The year-to-date budget will be included in future reports.

Tim noted that having the right information reflecting the times of year and business is important and phasing will help.

Gene advised that commercial parties have come to an agreement with Council, with a good outcome. Rates have doubled because this whole precinct was not being charged properly. Electricity is down a bit. Overhead allocation is \$17,000 per quarter. The boat compound issue agreed it would be monthly, and first quarter charging has just been issued.

The issue around campervans has been a boat club arrangement. It will be looked at next year, using Council reserve land should be dealt with in-house, will talk to boat club, and good outcomes are anticipated.

9. Marina – Moorings, Safety issues, Other services

Ros Squire driving mooring review.

Gene advised that Allan will be requiring evidence of insurance cover, and asked Tony to advise members of the boat club. Health and safety is a key issue.

10. General items

In reply to a question Allan advised that we have all the “nasties” in the port. There is an audit undertaken every year, and there are two new species. Fan worm is in Nelson, but not the new crab. Group at Top of South is looking at issues.

Gene advised he had been to the Marina Association meeting in Taupo and concern was expressed that people don't anti foul and service boats which is how it is all spreading.

In answer to a question about the ice tower, Gene said that he was in discussions with Milan Talley. There has been a commercial lease with an exit clause discussed and they have been advised that when the Port requires the space they'll be asked to move.

Meeting closed at 5.10 pm.

Next meeting – 3.30 pm, 23 February 2015

Action List – 6 October 2014

Who	Task	Resources/others involved
	beginning of strategic plan, key issues, work in progress, where we are at will be available for February/March 2015 meeting.	
	January 2015 weighbridge figures to be available for first 2015 meeting.	
	communication re future marina pricing changes.	
	would like to see quarters broken down in financial report, rather than four all the same, we want low in winter and high in summer.	
R Liddicoat	Look at putting agendas/minutes of Group on website.	