

# STAFF REPORT

**TO:** Council's Enterprise Subcommittee  
**FROM:** Manager Property  
**DATE:** 21 September 2007  
**SUBJECT:** Manager Property Services Report

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## AERDROME

Since assuming the responsibility of managing the Motueka Aerodrome, my workload has necessitated a low profile approach. The payments being made for landing fees have been reviewed and it is apparent that some users are not paying in accordance with the fees and charges contained in the LTCCP. I am intending to write to regular users of the aerodrome in October with a view to bringing all charges into line commencing 1 November 2007. At the same time, we will also be writing to the owners of aircraft 'parked' at the aerodrome regarding the payment of parking charges for aircraft as these do not appear to have been charged or paid.

Although there has been provision in the budget for the purchase of a security camera to check on payment of landing fees by visiting aircraft, I am not convinced of the effectiveness of such a proposal. Once the correct charging regime is in place for landing fees, I will further review the need for a security camera.

## PORT TARAKOHE

At the 22 August 2007 meeting of the Enterprise Subcommittee, the Chief Executive mentioned that a 10 year forecast and business case would be presented to this meeting which would show the operating cost for each activity, the cashflow and a balance sheet.

The business case has been prepared and is being peer reviewed. Rather than present figures which may require subsequent adjustment, we have made the decision to defer the presentation of the financial aspects of the Port Tarakohe business plan until November. However, with this being the last meeting of the Enterprise Subcommittee in the term of the current Council it is appropriate to provide the Council with a certain level of detail on the development proposals.

While the concept involves a number of proposals, the underlying theme will require that each proposed development will be subject to a business case showing the advantages of each proposal and the expected returns. There are substantial opportunities for development at Port Tarakohe and opportunities to market the

facility and grow the business. The proposals being worked through with the business plan are as follows:

- Removing the condemned wooden wharf.
- Replace the wooden wharf with a sheet piled wharf.
- Extend the existing concrete wharf (planned for 2014).
- Improving and marking the roading and parking areas in the commercial area.
- Upgrading the electricity supply.
- Upgrading the water supply.
- Establishment of a bulk mineral compound.
- Security fencing.
- Converting existing pile berths to floating berths.
- Extending the western inner arm by 45 metres and construction of a new boat ramp.
- Widening the inner harbour wall to provide recreational car parking and marina car parking.
- Boat storage compound.
- Boat storage sheds.
- Construction of a floating marina, 20 berths at a time, to provide for up to 170 berths.

It is intended to split the harbour so that commercial activities and commercial craft utilise the eastern side of the harbour while the western side will be developed for recreational uses. It is expected that the Pohara Boat Club will have a role in providing facilities to support the new marina.

Further options for consideration include the possible development of businesses to support both commercial and recreational activities. When the plan is presented to the Council for consideration, it is then intended to consult with the Port users and those owners of strategic property within the general harbour environs. In addition, the Golden Bay Community Board will be briefed as part of the process.

While the proposals are significant, they have been well researched. There is substantial growth being experienced with the commercial part of the Port at present and opportunities to keep growing the business. This applies also to the recreational part of the Port and one of the keys to this will be in the way the Port is promoted. It

is intended to promote the harbour as the “Port of Golden Bay” as initial research has noted that many people do not know where Tarakohe is.

## **FORESTRY**

The business case for forestry has not yet been commenced although it is expected that the initial work on developing a business proposal will occur in October 2007.

## **PROPERTY ISSUES**

Work has finally commenced on the Takaka Library with the floor slab having been poured. The timber wall framing has commenced and the steel work should be in the process of erection by the meeting date. At this stage a completion date has not been identified but one has been requested for the next site meeting.

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Manager Property Services

<http://tdctoday:82/shared documents/meetings/council/committees and subcommittees/council enterprises subcommittee/reports/2007/rcn071003ces report manager property services.doc>