

STAFF REPORT

TO: Council Enterprises Subcommittee
FROM: Port Tarakohe Administration Manager
REFERENCE: A303
DATE: 13 November 2005
SUBJECT: Port Tarakohe Report November 2005

Since becoming "Port Administration Manager" I have negotiated renewal of the Harbour Managers Contract and the outcome has been a mutually beneficial change that seems to be working well.

I have had an initial meeting with Port Tenants and am maintaining dialogue with the Harbour Manager over day to day management issues.

There are some issues of maintenance that will need expenditure and which include repairs to the main wharf where a side beam has been broken and extensions to one of the commercial berth makers to improve visibility and avoid boat damage on extreme high tides. (Pictures attached). Provisional costings for this work is circa \$2,262.00 but I'm still negotiating on this matter

Recently there has been an issue regarding commercial refuse disposal. Previously our contract appeared to include removal of skips that were used by fishing boats for commercial type waste. I have instructed the Harbour Manager not to collect commercial waste as his contract is for general litter removal only. Commercial waste removal needs to be undertaken by the respective companies at their cost (as is the normal business practice). I understand however that some companies are unhappy with this (which includes those who are currently paying no charges!). My recommendation is to stick with the non-commercial collection but if the Committee thinks otherwise I'll need to budget for this matter.

The Harbourmaster Graham Caradus has advised me that he has become aware that some marina operators are requiring boaties to take out insurance to cover liability such as if the boat sinks in the harbour or they damage someone else's boat or harbour equipment. This sounds like a good idea and I have discussed with the Harbour Manager. I think this should be a policy decision of Council and my recommendation is to pursue all port users having current insurance certificates covering third parties and for personal insurance to cover any recovery operations if the boat sinks, catches fire within the port.

RECOMMENDATION

That all users of Port Tarakohe (berthage, and wharfage (inc aquaculture backbone line payers) provide minimum third part insurance for their boat and port operations and that coverage also extends for any salvage works needed in the event that their vessel is damaged and has to be removed by Council from the Port.

The removal of the port-a-loo has not created any adverse comment and its removal is saving Council money. A sign at the site of the port-a-loo indicated the location of the main public toilets will be in place shortly.

I will be meeting with the Pohara Boat Club on 17th November to exchange ideas and see what ways the Port and the Club can exchange synergies to our mutual benefit and to the benefit of the Golden Bay Community. One of the issues will be to request the removal of the old shed by the slipway which is occasionally used by the club as a collection centre during busy holiday periods.

Matters that are of most concern to stakeholders are:

1. Resolution of the aquaculture 'back-bone' line levies.

This matter remains with Mr Ward and whilst several aqua-culturists are meeting the payment there remains a number that are not paying and this is causing increasing disquiet amongst those that are.

A firm deadline is required and if those parties continue to balk at the proposed arrangements I will instruct the Harbour Manager to commence levying for wharfage as per the bylaws. I would suggest 1 December as being as good a date as any for a deadline. Pursuit of back charges will also be commenced at this time.

2. Port Anomalies

There are a few anomalous situations at the Port in regards to power supply, building leases and fuel store leases. Also some anomalies in wharfage charges need to be addressed in this and following discussion with David Ward I want to get these matters sorted before the next financial year.

3. Proposed Road Realignment

I have viewed a proposed road realignment that would take the Main Road through the southern area of the Port.

This land is flat and is extremely useful for future dry marina purposes. Having the road cut through the Port land will create other practical problems.

I understand that the main reason for the realignment is to resolve the sharp bend as you approach Port Tarakohe, however I have been advised by a local

contractor that the bend in the road can be significantly improved without much cost and without the need to form a path through the Port.

I will be in continuing discussion with Councils Engineers over this as the Council needs to protect all aspects of the ports business viability are paramount to me as Manager of this asset.

4 Sea Squirt

There is general concern about the possibility of this new organism getting a foothold at Tarkohe. The Port is one of 25 sites around New Zealand that are to be checked for presence of the organism. At the time of writing this report no survey had been carried out.

Council's Bio-Security staff have been active in providing information to a number of user groups including local dive groups. I have asked the Harbour Manager to fix information notices about Sea Squirt around the Port in an attempt to increase awareness and therefore detection of this unwanted creature.

If you recall from my previous report I had intended to provide a five year strategic financial plan to the next Council Enterprises Subcommittee outlining ways of improving income streams and any low cost initiatives that may provide further income opportunities. As we are currently reviewing asset management plans, the five year strategic financial plan will now be a ten year strategic financial plan and will be available for discussion at our December 2005 workshops.

In a nutshell I can advise that with the current decline in the fishing industry and with the increase in interest rates, that the Port will not be able to provide a positive fiscal return for some time unless some of the capital debt currently financed by loans is retired.

B Askew
Port Tarkohe Administration Manager