

Port Tarakohe Advisory Group

Tasman District Council

Date and Time: 7 March 2023 @10.30 pm

Venue: Takaka Service Centre

Present: Cr. C Butler (Chair)
Bob Butts (Port Tarakohe Limited), Daniel Hames (Port Tarakohe Services), Allen Reid (Talley's), Shane Bray (Sanford), Mike Holland (Clearwater Mussel Ltd), Roger Taylor (Enterprise Committee Representative), Cr Chris Hill, Merv Solly (Sollys) Margie Little (MKM (Manawhenua Ki Mohua)) Bronwyn Billons (MKM), Martin Potter (Recreational Representative)

Present by Zoom: Ned Wells (MFA), Cr Henry Dixon (Golden Bay Community Board Representative)

In attendance: Nick Chin (Enterprise and Property Manager), Steve Tennant (Port Manager), Stephen Batt (Snr Enterprise Portfolio Officer), and Christina Ewing (Enterprise Portfolio Officer)

Meeting opened at 10.30 pm

1. **Welcome and Opening Karakia**

The Chair welcomed everyone to the meeting and Mr Nick Chin opened the meeting with a Karakia.

2. **Apologies**

Hemi D Toia (Ngati Kōata) and Tom Lakes (Commodore Pohara Boat Club).

That apologies be received.

Moved: Cr Celia Butler

Seconded: Allan Reid

Carried

3. **Minutes of the last meeting**

That minutes from the 20 December 2022 be received as a true and correct record of the meeting

Moved: Celia Butler

Seconded: Mike Holland

Carried

4. Action Items

The Chair went through the action items which were updated.

5. Port Tarakohe Managers' Report and Financials

Mr Chin took his report as read.

Penguin Fence

Drilling is underway, there were some delays due to contractor availability and working with the tides. An educational brochure has also been developed.

Water Issues

Due to adverse weather events in October, the existing non-potable water supply to the port has been severed. An interim solution is supplying 40 cubes of potable water from Pohara, and staff have added water storage tanks and a pump to mitigate low water pressures, which has worked. We still need to find a non-potable supply for wharf & boat washdown; therefore, staff will start test drilling in the hope to find a non-potable supply.

Upgrades

Spalling repairs are underway. The estimate came in higher than expected to do the fending/groyne work. Staff will be going back to Council to seek more funding through a PNI loan to complete the four extra commercial berths. In a way to repay this loan, commercial berth fees will need to increase from \$20k per annum to \$30k per annum for 25m berths. The commercial users responded that they were not happy, that they would need to fund the loan through increased fees. Mr Chin replied that the plastic floating berths that the commercial

boats are using are not suitable. The Port Tarakohe funding paper would go to Council on Thursday 9 March 2023 and a decision would be made.

It was asked if Mr Chin could give the commercial users more detail on the cost increase and could an email be circulated to MAF and the other commercial users. Commercial users did not feel they had been consulted. Mr Chin advised that trying to secure funding from Council was not easy and that ratepayers subsidising business may not be palatable.

Mr Chin also updated that the new Fees and Charges will be included for consultation for the Annual Plan and members of the community would have an opportunity to submit their thoughts. The new proposed rates when passed would be effective from July 2023.

A discussion occurred regarding estimating mussel tonnage for future development of the port. Mr Wells responded that the 2019 business case to the PGF is still the best indication.

Mr Taylor outlined one of the differences between line charges and weighbridge charges, was that with the line charging the company carries most of the risk, however with the weighbridge, the council carries most of the risk and that it could be worth Port Tarakohe going to a line charge model. It was suggested that line charges would give a more accurate estimation than tonnage over the weighbridge.

This was further discussed, and the following recommendation was passed.

The Port Tarakohe Advisory Group recommends to Council to reconsider and investigate line verse weighbridge charging.

Move: Ned Wells

Second: Mike Holland

CARRIED

Mr Chin to write a paper to the Enterprise Committee with the PTAG (Port Tarakohe Advisory Group) recommendation.

Carparking

Council is now leasing land across the road from the port owned by Talleys, this is for Port staff carparking. This is to facilitate our Health & Safety plan. Staff met with Port Nelson

regarding obtaining advice on a more thorough Health & Safety Plan. Port Nelson has recommended a consultant which will be engaged by the Enterprise team.

Leases

New Zealand Caravan Association Licence to Occupy has been completed.

Lighting

The Port Tarakohe operational lights have been adjusted and dimmed as an action from some complaints, unfortunately dimming these lights anymore becomes a Health & Safety issue for the port and its users as boats berth at night.

It was asked by a member if the lights could be turned on and off and have the lights met regulations. In response, it was advised that the port is an operational area and historically brighter lights were used at the port. The LED is a softer option. The lights cannot be turned on and off as it could cause problems with drivers being startled. In comparison at Marlborough port there is a row of lights that are on 24/7 for operational safety reasons. Mr Chin offered to speak to the Golden Bay Community Board and do some communication.

Rock Contract

A discussion occurred regarding the potential rock contract. Steve Tennant Port Manager tabled a plan on how the rock and fishing industries could both use the port.

Mr Solly replied he will know more next week regarding the contract. When asked how long the rock contract would be, Mr Solly responded it could potentially go on for two years but was unsure.

Traffic and Pedestrian safety

Pedestrian safety was brought up on Abel Tasman Road. Staff would pass on these concerns to the roading infrastructure team to investigate.

6. FY 2021-22 Financials

Mr Chin took the group through the January 2023 financials. Budgets are tracking \$27k below budget. General Operating costs are down; however, consultants' and engineering costs have gone up for the port.

The Port Tarakohe Advisory Group receives the Port Tarakohe Managers' and Financial Report.

Moved: Cr Chris Hill **Seconded:** Allan Reid

CARRIED

7. Port Tarakohe Operations and Health and Safety Report

Mr Tennant tabled a report and gave a verbal update. He continued to outline the Operations and Health & Safety items for the Port which included.

Health and Safety

1. Water supply issues;
2. Private vehicles on the main wharf, these should be operational vehicles only;
3. Port Induction;
4. Oil Spill kit;
5. New Integrity security system in place, which will allow the port to roll out required security in the future. Barrier arms are now connected to this system;
6. Vehicles stopping at gate entrance creating bottle neck;
7. Beams being removed from old wharf week 30 June 2023; and
8. Forklift incident.

8. Port Operations Update

1. Strong permanent forward bookings;
2. Rock contract;
3. Cruise ship bookings for next year and requests helicopter landing spots;
4. Weighbridge usage starting to increase;
5. New cashless barrier arm system to be fitted this week, we are still having issues from members of public interfering with arms;
6. Too much product being left on port for extended periods;
7. New weighbridge software to be fitted, port users should have access to their transactions on a daily a basis;
8. Drivers need more explicit info to make the weighbridge system work. MPI (Ministry of Primary Industries) declaration must be with drivers' dockets; and
9. Spalling repairs nearly completed with no operational issues.

The Port Manager tabled a document showing the proposed layout for the rock contract including service vehicle parking. The Port Manager asked if there were any issues with the proposal, none was tabled.

Mr Chin outlined the next proprieties for the development of the port will be the abluion block, wastewater, and the sheet pile wharf.

Mr Potter asked if there was any more information regarding the upcoming works and wave protection of the eastern arm and how that may affect the recreational users on the western side. Mr Chin said this had been considered and would check with Stantec.

9. General Business

The Chair indicated that on April 12, 2023, Councillors would travel to the Golden Bay region for an informational tour. If required, Mr Wells offered he could send someone from the MAF to speak with the council members.

Mr Chin informed the advisory group that the port is on restricted potable water and allocated 40 cubes per day. For this reason, test drilling will be happening on Thursday and Friday to find a reliable non-potable water source for the port and Pohara Boat Club boat washdown.

Mr Butts tabled some photos of the damage that occurred and responded that due to the above land being used for forestry and agriculture, which is eroding, it is causing their water supply to be unreliable. Port Taroakohe Limited (PTL) has invested \$30k this year in upgrades to their tank system to meet regulations and clean the silt from the tanks. He advised there are no silt traps above the tank, as it is on private land. Mr Butts outlined to get a reliable water supply at this time, is to fill their tanks in good weather, the PTL tanks can hold 500 cubic meters of water. The priority to PTL is their tenant's water needs and secondly the port.

The Chair thanked Mr Butts for his update and to all the members for their time.

The meeting closed at 2.09 pm.

Next meeting: – 5 July 2023

Closing Karakia by Mr Nick Chin.

10. Action Log March 2023

Action	Status	Assigned to:
New Location for the ramp and high stand facility.	Ongoing	Nick Chin
Write a paper to the Enterprise Committee on Weighbridge vs Line charges.	Ongoing Enterprise Committee, May 2023	Nick Chin
Speak to the Golden Bay Community Board, regarding the port lights and do a communication plan for the Golden Bay public.	Ongoing	Nick Chin

Update the organiser of the 'Councillors tour of GB, that Ned Wells can organise a MAF representative if needed.	Ongoing	Christina Ewing
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Confirmed