

Port Tarakohe Advisory Group

2.30 pm, 23 February 2015 – Pohara Boat Club

Present: Martine Bouillir (Councillor) (Acting Chair), Carolyn McLellan (GB Community Board Chair), Paul Sangster (Councillor), Bob Butts (Port Tarakohe Ltd), Graeme Coates, Ivan Thompson, Allan Russell

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

Apologies: Tim King, Kris Solly

1. Action List

- Communication re pricing changes.
- No changes for next 12 months
- Percentage of income from marina is dropping as percentage of income from port increases - should be around 33/34% in next 4 to 5 years

2. Notes of previous meeting – 6 October 2015

Moved C McLellan/P Sangster

That the notes of the Port Tarakohe Advisory Group held on 6 October 2014 be confirmed.

Carried

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

Limited processes have commenced inside Council to look from strategic point of view, getting input from all departments.

Port potentially needs to be double its capacity/ size dependent on how a potential 100,000 Tonne Port chooses to reconfigure itself.

Consents and planning will ultimately advise how we can achieve it. There are difficult issues which will take time to work through. A solution will be needed. Options include:

- land fill and acquisition of neighbouring space on the seaward side; or
- change the use percentages between recreational and commercial port, or
- options yet to be identified, or a mixture of the above.

Council will engagement at every level. Planning will come to a head in months to come then out to various industry for input. Draft document after 3 – 4 months, then consultation.

Roding, the existing road has two dangerous and views are mixed as to whether it is an issue for the Port to deal with; or a simple roding issue. Options include:

- ignoring the use by Port users and the danger it presents immediately outside its boundaries;
- digging into bank or land filling on seaward side, or
- going up through the back.

Engineering will commence project in two weeks on roding.

100,000 tonnes of forestry over two years will be coming out. They will try and shift as much as they can between 11.00 pm and 5.00 am.

Any plan needs to be enshrined into the LTP and realistically phased.

Water and other services will depend on area we have and how we work it. Current thinking is Council may not be able to accommodate factories based on space limitation. We will need to be clear about where services will go.

The Port precinct has use of 14.3 ha of flat land (based on including Port Tarakohe Ltd's land availability) for supporting services. WE are working closely with Bob and Joan Butts on the Port configuration as we need to be realistic about the best fit for the long term prognosis of the Port. Need to be thinking 20-30 years out.

Need to use impetus of strategic plan to get outstanding features and natural landscapes people (OFNL) on board. ONFL doesn't affect port except roading and setbacks. If you want to double the size of the port it will be affected.

There are trade-offs. If the community can see benefits you can get it there.

Steve Markham and Dennis Bush-King were to take it back and think about how it all fits. Steve will engage Shelagh Noble and look at their side of it. Will look at variation 57. There are planning consenting issues, but limited work is underway.

By next meeting will have input from sectors.

4. Work Programme for Capital Development

Completed weighbridge and security of port in the commercial area.

Functionality is down to basic training, people need to follow the rules. Pick up and drop off activity is fine, staying around for an hour isn't when a chance to gain training is available for users.

Capital structure programme will be reviewed regularly based on functionality and needs.

In LTP have loaded potential to move the marina, recognising as we get bigger and commercial grows we will have to work out where the marina is.

- Looking at replacement wharf in 6 years time.
- Looking at better use of car parking area.
- Should be relocation of fuel pump at company's cost.
- Pile berths will potentially be chopping out every 2nd pile to house bigger boats.
- Complaints about inadequacy of toilet block on wharf. Advised there were two toilets, a urinal and wash handbasin.

Have had some theft from Port, last three cameras will be put in shortly. Also covering marina area and the other two gates down the other end so we know who is accessing. From 1 April we need to be up to H&S standards and requirements to upgrade based on external reports being prepared by Cosman Parkes.

Fender piling on face of wharf have they looked at sheet piling instead of replacing? Council are asking MWH to look at that in structure review. Not cheap exercise and planned for June. Structural Survey by MWH circa \$20,000 allowed for updating.

5. Weighbridge installation and related issues

3 months of data now held, been testing it solidly for week and a half and picked up a bit of misuse, people are picking wrong options on touch screen.

Lot of negative transactions meaning someone hit delivery when they were picking up. 20% were negative. Combination of training and also those guys not taking time to read on the screen which suggests we must make it simpler.

Next thing is to have a meeting with Kris and Graeme and compare records and make sure everyone is happy. Looking for indicative reports at the end of this month.

On several occasions product from three farmers was on one truck. The split will need to be done by the port user, they are the only one we can bill.

6. Port and Marina Security

Cameras, gated system and key pad – technical issues with IP numbers which took 3 to 4 weeks to sort out. Have had small issue with some of the weighbridge load cells loading up, variations of 50 to 60 kg. New load cells will be fixed this week.

Complaints about people not being able to clean bottom of boats (because there is no crane)– in strategic plan to look at that functionality. Concern was expressed about people choosing to go to Waitapu as they can stay there for nothing and have vacated Port Tarakohe.

P Sangster – had letter from LINZ about the land, but they won't deal with the Trust so it will have to be Council that applies.

M Bouillir left the meeting at 3.49 pm. C McLellan took the Chair.

7. Port Finances

G Cooper tabled the financial accounts.

Outstanding debtors being actively managed. Hemestral is up to date. Costs could be recovered from the Santa Monica - G Cooper advised that the Court can rationalise assets and Council have this process underway for Mr Choi.

B Butts thanked A Kilgour and G Cooper noting that the port looks really good and said it bodes well for the future but hard decisions will need to be made. G Coates concurred.

8. Marina – Moorings, Safety issues, Other services

Moorings

All moorings were lifted, checked chains, and shackles. Three top chains to be replaced on three moorings.

Had action against us when we had a failure with gear, it was settled last month. Combination of tide and weather events that caused snatching, used a different method. 50% settlement was accepted. Council paid excess. Practice has changed to full welding.

Safety issues

Safety gates have made the wharf safer. Not many reported instances. Have very few safety problems within the port.

G Cooper undertook to find out liabilities of the Advisory Group under the new Health and Safety Act, and advise Advisory Group members. External audits will be carried out on commercial operations shortly.

9. Other Services

Canvassing what other services we need to be looking at. Looking at hard stand issue. Waitapu had a cease work put on it which still stands.

The Boat Club arrangement with campervans has a raft of issues for Council and cannot continue. A recreational reserve plan may need to be part of strategic plan.

In answer to a question about conflict with Council's camping grounds, G Cooper advised that if users are asked to make a donation/ koha or are charged the site becomes a camping ground. This has various implications for Boat club and council.

G Coates left at 4.18 pm.

In reply to a question about leasing the land, G Cooper advised that under the zoning of Reserve for the purposes of harbour works and recreation, the NZMCA can lease the land for \$10,000 and the port will get that money and the Boat Club would get overflow use of facilities. The conflict comes when the Boat Club leases out land that belongs to the port/ Council. These people are not those that go to a camp ground for \$24 per night. They can park on the side of a road.

A Kilgour said this was talking about the recreational side of things, but it might be vitally important to use the area as commodity storage, and Council would get more for storage than using it as a camp ground.

10. General items

Draft strategy work on land that is being rezoned to commercial/industrial (by ramp). B Butts said they had held early planning meetings, with 100% agreement. He gets frightened of having all the eggs in one basket, ie aquaculture.

I Thompson advised there had been a spat failure with mussels this year and there is talk about tying boats up.

In answer to a question about what's happening with the ice plant on the wharf, G Cooper advised that Milan Talley is aware that in the long run it needs to be moved to gain wharf functionality. It is not on the immediate horizon at this point but will be addressed in Strategic Plan.

G Cooper said the Engineers didn't want the road back where it used to be to allow for development on Talley land and TDC. Talley's wanted to own the wharf frontage, but Council has made it clear the wharf frontage will not be available to any party.

P Sangster asked as part of the harbour, could mussel lines be put in front of the entrance which would stop the wave action.

I Thompson noted the marina is making money. To increase the marina would close the gap and point it towards Rangihaeata which will stop any swell coming into the harbour but you would need to get community buy in.

Once we have a strategic plan we will go back to the community, all groups etc for consultation.

11. Commerce Commission

G Cooper advised that mussel users of the Port took TDC to the Commerce Commission over charges. TDC responded on 5 February 2015, advising legal costs will come back to the port. The complaint was that Council was "making excessive profits" from the Port. Council responded stated we have not made any money in the history of the Port. The

current charges are basically the same as prices plus inflation from 1994. Will keep Advisory Group advised of progress.

G Cooper undertook to enquire whether the Commerce Commission letter can be distributed to the Advisory Group. He will let the Group know the outcome.

Meeting closed at 4.50 pm.

Next meeting – 2.30 pm, 19 May 2015

Action List – 23 February 2015

Who	Task	Resources/others involved