

Minutes

Port Tarakohe Advisory Group

Date and Time: Tuesday 2 March 2021, 12.30pm

Venue: Pohara Boat Club Rooms, Port Tarakohe

Present: Cr Celia Butler – Councillor (Chair), Tasman District Council

Bob Butts – Director, Port Tarakohe Ltd

Graeme Baigent – Commodore, Pohara Boat Club

Allen Reid – Talley's

Merv Solly – Sollys

In attendance: Andrew Ellis – Commercial Portfolio Manager, Tasman District Council

Steve Tennant – Port Manager, Tasman District Council

Andrea Meldrum – Administration Officer, Tasman District Council (minutes)

Apologies: Mark Johannsen – Property Services Manager, Tasman District Council

Cr Chris Hill – Councillor, Tasman District Council

Martin Potter – Tarakohe Marina Association

Mike Holland – Clearwater

Dan Hames – Port Tarakohe Ltd

Meeting opened at 12.30 pm

1. Welcome

The Chair welcomed everyone to the meeting. Quorum not achieved, so informal meeting will be held.

2. Apologies

Apologies from Mark Johannsen, Martin Potter, Daniel Hames, Chris Hill and Mike Holland were received.

3. Minutes of previous meeting – 1 December 2020

The minutes of the previous meeting can't be approved as quorum not achieved.

4. Action items from the previous meeting

These were updated as follows:

- NPD follow up fuel lines – Contractors haven't been engaged yet. Repricing of the power cable has mostly been done, as the power cable and piping needs to be done at the same time. Andrew and Mark met with NPD. NPD need about a month to get organised, they're happy for us to share a trench. The new agreement needs to be signed off. A volume based fee is the new arrangement. New arrangement will be better for the budget especially if the Port activity grows over time.
- Escalate request for Maritime NZ Spill Kit – Steve is meeting with Maritime NZ next week. Will be expensive, also has to be stored correctly.
- Old wharf removal –Richard Kirby to advise. Stantec have circulated the draft. Andrew not entirely happy with what is being proposed as it's focused on preserving the timber rather than the least cost option. Andrew has raised it with Richard and Mike Drummond. Celia said there's a perception that wharf timber is valuable and engagement with the community is preferable to convey that this timber is not valuable. Bob says there's about 70 pieces of timber that were ok 15 years ago out of about 7000 pieces. Issues include stacking and storing if timber is preserved. Old hardwood needs to be stored inside and stacked to prevent rotting. No storage available at the port. Andrew says the issue is decision direction. Bob suggested engaging Billens a timber purchasing company come to assess the timber. Celia suggested retaining a small amount of timber to be used for a seat or table or landscaping in a community area with a plaque. Merv says retaining a small amount of the good timber would be tricky, but cost won't be significantly more. Informally, Celia will investigate further by talking to Richard Kirby regarding their direction on dealing with the timber. John Ward-Holmes approached Steve Tennant - John said he'd been offered the wood.

Action: Celia to investigate further – Wharf Demolition

- Following the previous meeting discussing the Port development, Andrew has sent concerns raised to Mike Drummond. Celia will ask about the future of the Steering Committee at Council.

5. Health and safety update

Steve Tennant advised:

- Snapit camera (for public viewing) and upper tower wiring yet to be completed because of new regulations working at heights. All tower Port cameras are working.
- Still working through an updated contractor induction system more appropriate for port operations WIP. First draft with H&S.
- Attaining a Maritime NZ spill kit is still a priority. We may have to fund this ourselves. Steve is meeting with Maritime NZ this month during Oil Responders course this month, other options being costed.
- The main weighbridge/entrance gate has been repaired by Nelson Alarms and all working well.

6. Port operations update

Steve Tenant advised:

- Matt Bamford has left and new man Dave is learning the ropes.
- Wait list for moorings, live aboard and nearly at capacity for Beamy work boats berths, tried adapting rear concrete berths for mussel boats.
- It is expected to be a busy summer with local and domestic boating increasing in the absence of overseas travel. Capacity is already stretched so it is likely some vessels will be turned away. Vehicle and trailer parking could also cause issues. Boat Club members have offered to park the boats and trailer by compound and grass area.
- Steve has been working with Dive Services to plan mooring relocation for if the port upgrade is confirmed. Awaiting Dive Services to fit in with other work over here.
- Barrier arm and operating system to be upgraded, awaiting better system
- New power cable has been re-priced
- Temporary toilet at boat ramp, Port staff maintain it, probably won't be used much after Easter and will be put away.

Andrew discussed options to meet increased demands for berthage, commercial and recreational.

Steve will bring along PacSoft to next meeting to show the booking system and berthage to clearly show demand. Depth of Port is not suitable for larger vessels. If we were to dredge would there be adequate return to justify the investment?

Bob discussed the economic benefit of commercial boats as opposed to recreational boats. Steve said the live aboard option would help the housing situation for mussel workers.

Fishing has been very successful for recreational fishing, word will spread and area will get busier.

Action: Steve - Barrier arms, screw anchors follow up

7. Financial update

Revenue is tracking behind budget by about 17% (\$78k), as mussels wharfage is not as high as we hoped. We also budgeted for a small amount for rock wharfage which hasn't happened. For mussels, the lower revenue seems to be a COVID related lower demand internationally. Farms are still being established. Expenses are \$54k below budget, resulting an EBITDA profit of \$290k which is slightly behind budget. Professional fees are \$250k but government funding for them is \$400k due to a timing difference from the previous year, creating a negative expense of circa \$150k. This difference will flow through to the full year, and create a positive variance against the budget.

Steve stated that there is a lot of activity at the port, but it is not translating into significant revenue at the moment. Local caught spat is no use here as it doesn't grow very well, so they didn't put out the ring road for spat this year, which is a lot of weight over the wharf. However, farm establishment work is relatively low weight over the wharf. Celia would like to encourage Councillors to come and visit the area during the busy season. New residential housing development will increase users of port. Now that the port development project is not happening we need a Plan B and clarification for what 'business as usual' is, as indicated by Mike Drummond. Andrew explained that the current year budget included \$3m of Capex, which is available to fund some parts of the overall development plan, such as the power cable replacement etc. In addition, the long term plan includes a further \$3m for asset renewals. Celia says it's still worth submitting to the long term plan when consultation opens to keep things on the radar and ensure that the port has funds available.

8. General business

Labour party political information showed that \$10.2M was contributed to the Port. It hasn't been. No one from the Labour party has replied when Bob asked where this money is. Bob said they broke their promise and need to be accountable at next election.

Golden Bay Restoration Society want to put concrete reefs to attract fish. Bob said the mussel farms are effectively surface based reefs and there are a lot of fish in the area as a result. Celia says there are other productive projects the Society could possibly do such as promoting boat users to not use anchors in coral areas.

Bob wanted to discuss the new water bill and what it means for the port. Andrew said the port development plan had shown that we would need to bring water in from Pohara. We might need to still do this. Pumps and Filters will be coming to test the water and provide options on Tuesday next week. Steve needs to follow up and make sure the water team at Council is aware of the needs of all the Port users.

Andrew has resigned and finishes next week. His role hasn't been recruited yet. Celia says it's a good opportunity for Mike Drummond to come over for next meeting. Due to an internal restructure the property department has been split, and it is proposed that Andrew's role will now report directly to Mike, rather through the Property Services Manager. On behalf of members Celia thanked Andrew for everything he has done.

9. Next Meeting

2 June 2021

Meeting closed at 2.38 pm

Action Log – 2 March 2021

	Action	Assigned to:	Status
1.	Maritime NZ Spill Kit	Steve Tennant	
2.	Celia to investigate further – Wharf demolition direction	Celia Butler	

3.	Barrier arms, screw anchors follow up	Steve Tennant	
4.	Water quality for Port users	Steve Tennant	

Confirmed