

Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details**Title ***

Mrs Sacha Horton
33 Abel Tasman Drive
Takaka 7110

Daytime Phone Number

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Mobile Phone Number**Email Address ***

hortonsacha@gmail.com

Organisation**Position****Your Feedback****Your comments ***

I believe that the fees for the public needs to be kept the same or only a small increase. The Tarakohe Harbour needs to be able to be used by as many people from our community, not only the rich people who can afford way higher fees. I would also appreciate to see someone like the Espresso Ship to continue to give some color to that place. It's (the old Jacques Cousteau Ship) a wonderful initiative that a lot of tourists enjoy and with the planned changes it would dissappear. This is a loss to our area. If you want to turn the harbour into a more commercial model, then do this with care and with respect for the Golden Bay community. You could set up a visitor's centre in the harbour, maybe by using the existing Espresso Ship. Tell the local Maori stories of this place somewhere. Involve creative ideas and not a solely money driven business model. It doesn't fit here. Please work towards more balance and harmony with all involved parties!

Website Submission - Draft Port Tarkohe Development Plan

Your Contact Details

Title *

Mrs Patricia Potter
844 East Takaka Rd
RD1
Takaka 7183

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03 525 0059

Mobile Phone Number

0274 515533

Email Address *

kupere@xtra.co.nz

Organisation

Position

Your Feedback

Your comments *

I support the submission of Pohara Boat Club of which I am a member and also the submission of the Tarkohe Marina Association.

It concerns me that this is another instance of hasty consultation and narrow vision by the Tasman District Council.

What an asset we have in Port Tarkohe. What a stunning site for recreational users and what a useful site as a commercial port. But why the recreational users are being expected to bear the brunt of increased costs is beyond me. This draft development plan seems heavily weighted in favour of the commercial users. They reap the economic benefits, it would seem they should pay higher fees. Perhaps this is a naive assumption on my part.

I do not understand the accounting methodology but after reading the Tarkoke Marina Association's submission it seems there are alternative models that would work equally well.

I would hope the Tasman District Council is being honest and transparent in it's dealings with stake holders. Nothing alienates a community quite like hidden agendas. There is a wonderful opportunity to develop the Community Reserve area between the port and the boat storage compound. The thought that it might be used for commercial storage is abhorrent. This iconic landscape is a signature for Golden Bay and could be made into a stunning park with cafe/restaurant that would benefit the whole community and beyond.

Let's get this right for everyone, let there be a balance between commercial and recreational users. Let there be some creative, constructive, open, original, thinking to make Port Tarkohe financially viable and a wonderful asset for Golden Bay and the Tasman District.

Ms Dilyse Roberts
 50 Fraser Rd
 Rangihaeata
 Takaka 7182

Submission to TDC on Tarakohe Harbour

Tarakohe harbour is a a district and regional asset with iconic charm and community usability.

There is a need to keep balance between the commercial and recreational aspects of the port so they can both contribute to its financial viability.

While the port should be user pays, there should be a staggered process to achieve this. The port could suffer long term damage if recreational users were turned away by a huge increase in charges for a facility that is sub-standard in comparison to those with much lower charges than those proposed.

The Pohara Boat Club was built by the community, with community financial input, and should have a right of renewal when their lease expires in 2019, rather than having a community building 'absorbed' into the ownership of a council that has not shown itself sympathetic to local community aspirations. It would be very sad if the local purpose reserve area were simply taken over for port related industrial purposes.

It seems urgent that the weighbridge, wharf crane and security system provided for in the long term plan be installed so that the people who have been using Port Tarakohe commercially without paying will be reliably monitored and all will pay their dues.

I am unhappy that interests outside the bay would consider selling it off without robust consultation with the GB community.

It is important not to allow any single stakeholder to be dominant in the process. GB residents are still angry about the council's 'secret' selloff in the recent past, and need to be convinced that Council can be trusted.

As the community board says; "It is not realistic to expect the recreational side to compensate for the the financial shortcomings of the commercial side, which needs to be self supporting. We expect the council to charge commensurate commercial fees and charges to support the majority use of the port. Ratepayers already provide roads and infrastructure to support them.

The port is used by general ratepayers and tourists, and Golden Bay ratepayers already pay towards facilities and assets across the whole district that our physical situation precludes us from using, so it would seem unjust to impose a targeted rate.

The council is requested to remember that the port debt is not of the port's making. The port should not be made to bear the brunt of past accounting inadequacies, including the debit loading of consultation reports undertaken by council.

We need a greater vision for the port's future that goes beyond conservative old style thinking and explores productive, innovative opportunities for income creation.

When Takaka Hill is closed by slips, as happened last winter, or by an earthquake, the port is the only means of entry or exit for the Bay. Civil defence and Fonterra depend on this access being available, and so this is an issue for general ratepayers and public good which should be taken into account.

The idea of interference with the 'hole in the rock' is as abhorrent as breaking the archway rocks at Wharariki, destroying a local piece of iconic landscape for the convenience of commercial users.

I would urge the formation of an overall strategic plan for the whole port area, with input from the community, commercial users, and people with planning and business expertise.

Dilyse Roberts
 Rangihaeata

Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details

Mr Ian Purves

213 McCallum Road

Takaka 7183

Daytime Phone Number**Mobile Phone Number****Email Address ***

rainbowdread@gmail.com

Organisation**Position****Your Feedback****Your comments ***

In the interests of continued recreational use of the port I do not support raising the fees for recreational users. I believe most people, myself included, would simply launch their boats at other spots if the fees increased. In my opinion the operational costs of the port should be recovered through the robust and healthy profits reaped from the marine farming and fishing industries operating out of the commercial part of the port.

Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details**Title ***

Mrs Leanne Harwood
366 Abel Tasman Drive
Motupipi
Takaka 7183

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027 2475407

Email Address *

harwoods@actrix.co.nz

Organisation**Position****Your Feedback****Your comments ***

I do not support the TDC Port Tarakohe Development Plan. The main reason being that it seems that it is geared almost solely toward Commercial use. And is viewed as an income plan only with no regard for the enjoyment of the recreational user or scenic enviromental features.

There is room for both commercial and recreational use as originally intended. The proposed increase in costs are not warranted. My family has been involved with construction of the original harbour and PBC building on a mostly voluntary basis and I would be devastated if this proposal goes ahead in this form.

Please can we in Golden Bay be treated equally within the TDC as in other areas in regards to keeping scenic and recreational areas beautiful and not cluttered with Commercial Fishing equipment.

RICHARD LAMB

14 Onekaka Ironworks Road

Onekaka RD2, Takaka

Ph: 03 5248222

Cell: 0275 21 21 26

Email: - richard@projectresource.co.nz

28.11.13

Tasman District Council
Richmond

Port Tarakohe Consultation

Dear Person

I wish to make the following submission regarding the Consultation on the proposed financial model for the operation of Port Tarakohe. I am motivated to become involved in this process as a consequence of the lack of 'fairness' in the analysis that is the basis of the Consultation Document prepared by WHK (Nelson) Ltd.

In general my position is summarised by that of the Tarakohe Marina Association in its submission on this issue dated 15 November 2013. However I wish to make the following additional comments regarding the perception of fairness and even handedness in the manner that this report has been produced: -

The rate of return on the so called 'capital investment' (I disagree with the manner in which this figure is generated rather than the actual cost of the Port and subsequent development) that ratepayers of Tasman have in the Port should not be seen as equivalent to that received by the same ratepayers on their investments in the Port of Nelson, an actively trading monopoly business with no amenity values. Furthermore Nelson Airport valued in a similar manner, including the value of the land which it occupies paying a dividend of ½ of some \$800,000 to your Council is quite clearly in need of your more immediate attention as shareholder.

The \$110,000 so called annual subsidy by ratepayers is only as a consequence of TDC imposts such as interest on loan finance for extensive previous reports of which none have been auctioned and the inflated valuation of the actual Port asset. The cost of these reports should fairly be borne by all ratepayers as a collective consequence of the performance of Councillors elected at large.

I am unable to comprehend how the proposed Plan does not include for the immediate construction of a weighbridge facility to ensure ALL of the material passing over the wharf is recorded and charged appropriately. Anecdotal evidence points to long term and on-going rorts of the honesty system in place to recover Wharfage dues. In addition I am unable to justify the \$5.70 /ton rate for dolomite and \$15 for wet fish. Dolomite in the manner in which it is currently handled where all spillage and residual material left on the wharf is merely washed into the harbour and the resultant wear and tear on local roads from the trucking operations do not provide justification for the 1/3 rate of wharfage.

The item of proposed rental for the boat storage area with a projected rise in income for 2014 is not justified on the basis of falling revenue in the proceeding 2 years. In addition the income for the storage area for consistency with the philosophy of the model must relate to the value of the land used and the cost of the improvements made to it.

It is essential the commercial operations carried out in the Port pay for their operations in a fair and transparently honest manner and to ensure that is the outcome, weighing and security of operation of these provisions must be put in place. Any charges for recreational activities should be set on the basis of equivalent charges for other marinas and launching facilities keeping in mind the subsidies currently in place for such facilities as the Aquatic Centre.

In order to alleviate the concerns regarding pedestrian and cycle access through the hole in the rock the security fence surrounding the Port operational area must be extended to encircle the seaward side of the rock to allow the construction of a passage way between the rock and the fence so that access is available without passing through the roadway.

I wish to have the opportunity to expand on these matters at any proposed hearing.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Lamb', with a long horizontal line extending to the right.

Richard Lamb

From: Peter Sim [<mailto:peter@kendal.co.nz>]
Sent: Thursday, 28 November 2013 1:39 p.m.
To: Reception Richmond
Subject: Port Tarakohe Development Plan

Tasman District Council
Richmond,

Dear Council Members,

I am writing regarding the proposed changes involving Tarakohe Port.

I am a member of the Pohara Boat Club, and have been supporting the club for the last 15yrs.

I live in Christchurch, but holiday in Goldern Bay frequently. I realise the importance of a safe harbour for boaties like myself, and feel Tarakohe supplies this. Without this port recreational boat users like myself would find general boating to be more limiting. Weather changes quickly and Tarakohe provides a safe haven to get boats in and out. That is why i support the Pohara Boat Club.

However raising the cost for launching and retrieving boats at Tarakohe Port could lead to fewer holiday makers and people like myself that live outside the area, coming to the Tasman district. Reduced numbers of people over the summer would directly impact on the ecomony of Goldern Bay. There are numerous other areas that compete with Tasman for these people (eg Queenstown , Wanaka , Kaikoura)

I feel the council should look at subsidising the cost of the port, in good faith, to facilitate the visitor flow into the area.

I attended the meeting at the Pohara Boat Club in November and felt the anger and unease of most members to the proposed change. Local support for your development is important and previous historical wrong-doings by the previous council were highlighted. Given this history I find the way you have set out to make important changes, very heavy handed. I feel you should listen to the views of the local people who have given alot of time and effort to make Tarakohe Port what it is today for recreational boat users.

I trust you find my comments helpful.

Thankyou.

Peter Sim

Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details**Title ***

Mr Roger Fowler

Main Road R.D.3

Motueka 7198

Daytime Phone Number

6435289143

Mobile Phone Number

6435289143

Email Address *

liznrog@clear.net.nz

Organisation**Position****Your Feedback****Your comments ***

(1)The value of this site run in its present form far exceeds any likely financial gains made to council from the proposed changes suggested. (2) Takaka area and businesses rely money on being spent in the district by visitors who use these facilities. (3) There is a need for reasonable priced SAFE boating access that Tarakohi provides in its present form. (4) Shifting the ramp to a tidal location Unusable at lo water is stupid. (5) Destroying the boat club and its facilities will destroy its membership and the club (6)Increasing costs to Commercial and Recreational users will lower site use and shift user pressure elsewhere probably out of district.

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tasman-
district council

Feedback Form for Draft Port Taranaki Development Plan

Submitter details (please print clearly):

Your name: DOUGLAS COLLIS
 Your postal address: Street: 23 SELVIN ST.
 Suburb: POHARA
 Town: TARANAKI Postcode: _____
 Your daytime phone number: 525 7543
 Your email address: _____

Are you giving this feedback as: an individual or _____ on behalf of an organisation

If an organisation, please name the organisation and your position: _____

Your comment on the Port Taranaki Development Plan
(please continue overleaf if you require more space):

RATES SHOULD BE THE SAME
KEPT THE SAME AS OTHER
MARINAS

TASMAN DISTRICT
 COUNCIL
 23 NOV 2013

Please send your feedback to:
 Feedback on Port Taranaki Development Plan
 Tasman District Council
 Private Bag 4
 Richmond 7050

Or drop your feedback into Council at 180 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: info@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.



Feedback Form for Draft Port Tarohe Development Plan

Submitter details (please print clearly):

Your name: Cilen Kilpatrick
Your postal address: Street: 378b Glenview rd
Suburb: Motupipi
Town: Takaka Postcode: _____
Your daytime phone number: 03 525 9113
Your email address: _____

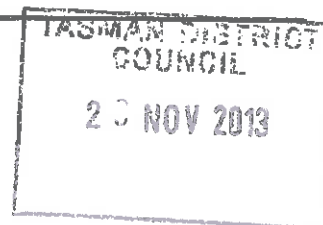
Are you giving this feedback as: an individual or _____ on behalf of an organisation

If an organisation, please name the organisation and your position: _____

Your comment on the Port Tarohe Development Plan
(please continue overleaf if you require more space):

Rates should be based on reality -
real, actual value.

Please send your feedback to:
Feedback on Port Tarohe Development Plan
Tasman District Council
Private Bag 4
Richmond 7050



Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: info@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.



Feedback Form for Draft Port Taranaki Development Plan

Submitter details (please print clearly):

Your name: Romilly MEAD
 Your postal address: Street 10 Anatoki Track Road.
 Suburb: _____
 Town: TAKAIKA Postcode: 7183
 Your daytime phone number: 03 5259881
 Your email address: rjmead@anatoki.co.nz

Are you giving this feedback as: an individual or on behalf of an organisation

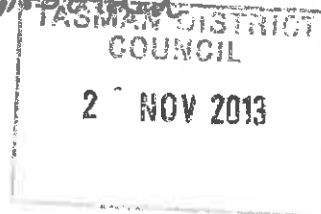
If an organisation, please name the organisation and your position: _____

Your comment on the Port Taranaki Development Plan

(please continue overleaf if you require more space):

I have lived in Golden Bay for 43 yrs & worked at the cement company & sailed the waters of Golden Bay. The cement company on closing left the port of Taranaki to the Golden Bay community. I do not wish to see this facility taken over by a large fish processing company. TDC's management of the port has been very poorly run, the financial figures they give are totally wrong. I also have nothing against some of our rates covering port costs as do in many other TDC projects. Port fees should be in line with other ports in NZ, but also with regards to how good or bad the facilities provided.

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 Feedback on Port Taranaki Development Plan
 Tasman District Council
 Private Bag 4
 Richmond 7050



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We need to receive your feedback by 4.00 pm Thursday 28 November 2013.



Feedback Form for Draft Port Tarakohe Development Plan

Submitter details (please print clearly):

Your name: KAREN BISHOP-EVERETT
Your postal address: Street: 29 Commercial St.
Suburb: _____
Town: Tararua Postcode: 7110
Your daytime phone number: 03 5259702
Your email address: endlesspossibilities@windowslive.com

Are you giving this feedback as: an individual or on behalf of an organisation

If an organisation, please name the organisation and your position: _____

Your comment on the Port Tarakohe Development Plan - JUST THE FINANCES SECTION FOR NOW.
(please continue overleaf if you require more space):

I don't believe the methodology of the financial review is correct, fair or reasonable. Reviewing it on the basis of replacement/ what it would cost to rebuild the marina new is not just, nor is it increasing the recreational users' fees, when it is the commercial users who should be paying more, as they gain a revenue from their use. It is fair to have Golden Bay ratepayers paying some portion as the port area is for all, including those who don't reside/ paying rates in the Bay. I don't believe the council have been honest, upfront, transparent in their dealings about the port and with the community - it is a hard thing to realise you can't trust the council when you've voted them in in good faith that they will do the right thing for the community.

Please send your feedback to:

Feedback on Port Tarakohe Development Plan
Tasman District Council
Private Bag 4
Richmond 7050



Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: info@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.

Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details

Miss Amy Ashford
Abel Tasman Drive
Clifton
Takaka 7183

Daytime Phone Number

Mobile Phone Number

Email Address *

amyash27@gmail.com

Organisation

Position

Your Feedback

Your comments *

I think the TDC Port Tarakohe Development plan is a load of rubbish!!

The rate payers own the port & therefore should continue to subsidize the port with part of the rates.

The fees & charges increase is bull!! TDC is the reason the port is in debt because they are the ones that keep borrowing against it & getting consultants in to do these \$35,000 reports that are a load of rubbish.

You can't increase the cost part way through the year after people have already paid for their moorings, berths, ramp cards etc. & you can't deny them access to the port if they don't pay.

Increasing the ramp card fee is going to cost the Pohara Boat Club its members, you say you have no interest in taking over the Boat Club building but it's clearly obvious that the club won't be able to stay financially viable if you increase the cost of a ramp card 100%. Taking away the car park at the top of the boat ramp & moving it to beside the Boat Club on the Boat Clubs leased land is not going to work!!! The boat club is entitled to its 32 car parks that are stated in the terms of its lease.

Why is the cost of the barrier arm only increasing \$2 from \$7 to \$9???

Why pay \$150-\$300 for a ramp card when you can just pay \$9 at the arm???

What about the penguins? DOC has spent over hundreds of thousands of dollars on building a safe home for penguins & a LOT less penguins have been killed on roads since there home on the inner left arm have been there. Your plan proposes taking away the penguins homes & then adding more heavy traffic/trucks onto the road.

Looks like bye bye to the penguins lives .

I support the Pohara Boat Clubs submission & the Marina Association's Submission

There has to be a better way to go about it

Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details

Ms Iona Jelf
7, Falconer Rd
Pohara
R.D.1. Takaka 7183

Daytime Phone Number**Mobile Phone Number**

0274634932

Email Address *

jelliesahoy@hotmail.com

Organisation**Position****Your Feedback****Your comments ***

I am making this submission as a member of the public who goes sailing every week, as the mother of a young man who does Waka Ama twice a week, as a Pohara Boat Club member and PBC Committee member, and as a YNZ Assistant Coach currently training dinghy sailors at PBC.

When Port Tarakohe was bought by Tasman District Council in 1994 it was held as a Local Area Reserve Certificate of Title, bound by the conditions and regulations of the Reserves Act 1977. Under the TDC (Tarakohe Harbour Reclamation, Validation and Vesting) Act 1995, it was deemed to be a "working harbour and recreational area". Map 77 of the TDC Resource Management Plan 2008 clearly shows the area between the wharf and the road boundary plus the western arm as "Recreational". The proposed use of the community reserve land in between the port and the boat storage compound for commercial storage would contravene the Reserves Act 1977 by making it unusable for recreational purposes and so would be an illegal activity. It is very shallow in front of the PBC at low tide and it would be a huge and wasted expense to dredge sufficiently to support the proposed facility. The suggested position of the new floater is unfeasible due to the prevailing wind direction and potential resulting sea state of up to 1m. The PBC launching ramp in front of the clubhouse is used for the dinghies and waka and we defend this location as it is working so well. The 32 parking spaces outside the clubhouse are for PBC users. As parking pressure at the public ramp only exceeds demand for one week of the year it makes no sense to inconvenience public ramp users by asking them to leave their vehicles by the clubhouse and walk a total of 500m to launch and retrieve their boats. The current arrangement of parking at the top of the ramp should be upheld.

The proposed fishing platform would be a waste of \$60,000 as the prevailing weather would likely damage it and the outer arms already support a large amount of recreational fishing.

The proposed 100% increase in launching fees is counterproductive as it will result in people either using the free facility at Tata Beach or not visiting the Bay at all, meaning financial losses for both the port and the Bay. Port finances have been

inaccurately calculated (see Tarakohe Marina Association submission) and the Draft Plan Proposal has recreational port users subsidising commercial ones (where commercial rate increases are only 30 - 50%).

This is unfair and unacceptable. It reflects the direction that TDC is moving in, where commercial use of the port is valued more highly than recreational and community use and it negates the original intent that TDC had in fostering recreational use within a working harbour.

I request that to show good faith, TDC abandon it's proposed Draft Plan, initiate public consultation and give written assurance of their commitment to renew the PBC clubroom lease in 2019.

Regards,
Iona Jelf

Website Submission - Draft Port Tarkohe Development Plan

Your Contact Details

Mr Mik Symmons
409 Hamama rd
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Email Address *

makomako@xtra.co.nz

Organisation**Position****Your Feedback****Your comments ***

I have no issues with general rate funding helping to cover the costs of maintaining Port Tarkohe as a community asset. Council is covering costs for Mapua Wharf and the Groyne issue at Port Motueka from the general rate and I do not see why Port Tarkohe should be singled out.

I support the increase in commercial charges and do not feel these are excessive for the benefits they bring to commercial users.

I think that the line levy should only be charged for Mussel lines when they have been established, the cost of material moved over the wharf to set the lines up should be charged at a per tonne rate.

Whilst I think it is reasonable to increase marina charges I feel the proposed increases are excessive and should be comparable with Port Nelson.

As part of the Port is designated a reserve I think it is reasonable to use the reserves budget to cover some of the costs of eastern side of the port.

Website Submission - Draft Port Tarakohe Development Plan

Mr Kim Bourke
Abel Tasman Drive
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Takaka 7183

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Mobile Phone Number

Email Address *

kimbourke1977@yahoo.com

Organisation

Position

Your Feedback

Your comments *

I am a mussel Farmer & i DO NOT support the TDC plan at all!

I would rather keep the port separate & I'm dead against the mussel farmers putting yards next to the wharf because they SMELL!!! & would make the place look untidy & horrible.

Moving the ramp is a bad decision as it will be unusable in certain weather.

The hole in the rock needs to be left alone!!

The ramp charges need to be kept low otherwise there will be accidents when trying to launch in other areas.

When it was purchased from the cement company it was split recreational one side commercial the other it needs to stay this way.

The reserve next to the compound has been passed thru the government as a reserve & needs to stay as a reserve!!

An additional arm out the right hand side to create more berths would be a much better option

It shouldn't be a user pays thing, the whole community uses it & should be subsidised by rates even if it's only a \$5-\$10 fee out of the rates per person towards port Tarakohe.

Upping the mooring/berthage fees by 100% is not viable & people will be forced to take their boats elsewhere.

Port Tarakohe Development Plan

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Feedback on "fees and charges" component of the Port Tarakohe Development Plan

Name: John Wilson

Email Address : jaw1@actrix.co.nz

027 248 8064

1. It is good to see Council engaging in consultation with all users in one process. A fully transparent disclosure of all interests may help progress.
2. The essential Council role is to provide infrastructure to enable development.
3. Port Tarakohe is extremely valuable infrastructure for Golden Bay.
4. Council should not seek to obtain a percentage return on an inflated capital value. This is especially true when the inflated value does not reflect the specific needs of current users.
5. Charges should be comparable with charges from other jurisdictions. A fair and modest charge for a service that meets user needs is likely to generate more revenue than a charge that is excessive and causes users to seek cheaper options.

For example the proposed \$15/tonne wharfage fee for Tasman Bay product is a strong incentive for:

- Tasman Bay farmers to arrange delivery of all product direct to Port Nelson.
- Contractors working in Tasman Bay to be based in Port Nelson

Similarly potential marina clients are likely to look at cheaper options for berthage or mooring.

6. A suitable starting point for charging would be simply to recover cash operating costs.
7. A simple and cost effective charging system is best – Voluntary (industry agreed) marine farm line levies work very well in Marlborough
8. The talk of a ratepayer subsidy in the WHK report is misleading and inflammatory. By my calculations in 2013 the Port made a small cash surplus of \$46,503 before Council overheads and depreciation.
9. In my view the current WHK model is not fully transparent and has some inaccuracies;
 - Council overhead charges seem excessive – how are they made up?
 - How is depreciation calculated?
 - Is it appropriate to charge depreciation on an appreciating asset?
 - Would contributions to a dedicated fund to replace assets at the end of their life be a more appropriate treatment than depreciation?

- Calculating a return on gross assets of \$12 million dollars rather than net assets of \$9 million. – The report calculates interest on the \$3 million loan, it is double dipping to charge interest on the \$3 million and to seek additional return on the \$3 million capital.

10. The report lacked imagination. It seemed to be focussed on how to make a profit out of what is there rather than how to develop an important piece of infrastructure.

- Is there demand for additional marina berths ? Find out! In other places including Nelson new marina berths have rapidly been filled.
- The current wharf is not very satisfactory for marine farm servicing vessels which have different needs to ocean going cement carriers. Is there a way that a new purpose built wharf could be funded and built in place of the old wooden wharf?

11. In summary Council! should:

Short term

- Put in place reasonable charges to enable the council to at least break even in cash terms.
- Any surplus funds to be retained for future works at the port

Medium term

- Engage fully with users to establish development needs
- Explore options including public private partnerships to develop the port
 - Purpose built wharf to service the growing mussel industry
 - Additional marina berths
- Proceed with agreed develop

Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details

Mrs Judith Bensemann
27C Nyhane Drive
Ligar Bay
Takaka 7183

Daytime Phone Number

035259706

Mobile Phone Number**Email Address ***

jandjbensemann@xtra.co.nz

Organisation**Position****Your Feedback****Your comments ***

I wish to object to the proposed changes to the Port Tarakohe Development Plan. This area was developed by voluntary labour for the future use by all people young and old to enjoy a safe boating launching area and all other water activities. All people who gave their time and effort including my Family are very proud of what was achieved and feel that this should be maintained and the large increase in fees is not at all warranted.

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Website Submission - Draft Port Tarakohe Development Plan

Your Contact Details

Mr John Knox
555 Ohaiu Valley Road
Ohariu
Wellington 6037

Daytime Phone Number

04 4783710

Mobile Phone Number

021 50639

Email Address *

john.knox@xtra.co.nz

Organisation

private

Position

Your Feedback

Your comments *

Very concerned that a substantial increase to boat launching fees at Tarakohe will encourage people to launch their boats elsewhere mainly at Tata Beach . This would cause problems with car parking and with more boats in the water to the safety of swimmers and also pedestrians especially children.



Feedback Form for Draft Port Tarakohe Development Plan

Submitter details (please print clearly):

Your name: Martin McDonald/ Philly Hall
Your postal address: Street: 413 McCallum Road
Suburb: _____
Town: Kotinga, Takaka Postcode: 7183
Your daytime phone number: 525-9082
Your email address: martmc@xtra.co.nz

Are you giving this feedback as: an individual or on behalf of an organisation

If an organisation, please name the organisation and your position: _____

Your comment on the Port Tarakohe Development Plan

(please continue overleaf if you require more space):

We oppose the Port Tarakohe Development Plan. It's a solution to a problem that doesn't really exist. The depreciation charges levied on the port are inappropriate and imaginary, i.e. an accounting fiction. The plan will hinder and limit public access and increase commercial annexation of the Port.

Many of us remember how the GB cement admin building and property adjacent to the Port were sold off to Mr. Talley in a backroom deal a few days before the Christmas holidays a few years ago. The public was notified after the deal was done.

The rationale given was a fish processing plant and jobs for the community would result. Nothing materialized, the only result was the loss of a community asset, forfeited to a local fishing magnate. The PTDP appears to be a continuation of this policy.

The Council's obligations should be to the benefit of community and public, it should not be the vehicle by which public assets are transferred to private fortunes.

I / we are in agreement with the submissions made by the GB Community Board, the Pohara Boat Club, and the Tarakohe Marina Association.

Please send your feedback to:

Feedback on Port Tarakohe Development Plan
Tasman District Council
Private Bag 4
Richmond 7050

Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: info@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.

Feedback Form for Draft Port Tarkohe Development Plan

Submitter details (please print clearly):

Your name: DAVID PETERSON
Your postal address: Street: 400 GLENVIEW RD MOTUPA
Suburb: _____
Town: TAKAPA Postcode: _____
Your daytime phone number: 5258391 (H) 5259619 (W)
Your email address: DAVE@NETZ.CO.NZ

Are you giving this feedback as: an individual or on behalf of an organisation

If an organisation, please name the organisation and your position: TARAKOHE SEA ANGLERS

Your comment on the Port Tarkohe Development Plan
(please continue overleaf if you require more space):

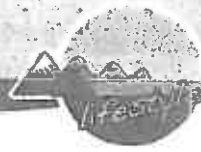
WE ARE A FISHING CLUB OF 85 FAMILY MEMBERSHIPS
AND WE FEEL THAT THE PROPOSAL OF T.D.C WILL
MAKE COSTS PROHIBITIVE OF A LEAST VERY DIFFICULT
TO ENJOY OUR CHOSEN RECREATION.
FURTHERMORE WE FEEL THAT IT IS NOT IN LINE
WITH THE WISHES OF THE CEMENT WORKS WHO
BUILT IT IN THE FIRST PLACE AND WOULD ASK
THAT THE STATUS QUO REMAIN

Please send your feedback to:
Feedback on Port Tarkohe Development Plan
Tasman District Council
Private Bag 4
Richmond 7050

TASMAN DISTRICT COUNCIL
20 NOV 2013

Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: porttarkohe@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.



Feedback Form for Draft Port Tarakohe Development Plan

Submitter details (please print clearly):

Your name: John Michell
Your postal address: Street: 130 Rangihoneta RD 2
Suburb: _____
Town: Takaka Postcode: _____
Your daytime phone number: 0276327909
Your email address: _____

Are you giving this feedback as: an individual or on behalf of an organisation

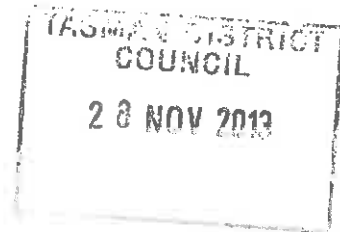
If an organisation, please name the organisation and your position: _____

Your comment on the Port Tarakohe Development Plan

(please continue overleaf if you require more space):

TDC's Revaluation & increase in costs
seems grossly unfair and will push
users over to state beach boat ramp which
is free but unsafe in bad weather. with
very little parking
Commercial users should pay not
recreational

Please send your feedback to:
Feedback on Port Tarakohe Development Plan
Tasman District Council
Private Bag 4
Richmond 7050



Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: porttarakohe@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.



Feedback Form for Draft Port Tarakohe Development Plan

Submitter details (please print clearly):

Your name: John Christopher Slater
Your postal address: Street: 75 Motupipi St
Suburb: _____
Town: TAKAUA Postcode: _____
Your daytime phone number: 0278943794
Your email address: jc.slater17@gmail.com

Are you giving this feedback as: an individual or on behalf of an organisation

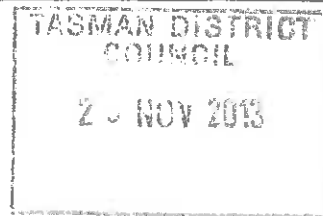
If an organisation, please name the organisation and your position: _____

Your comment on the Port Tarakohe Development Plan

(please continue overleaf if you require more space):

Recreational costs should be free.
I don't like fishing at the port. This facility
was originally given by The Cement Company.
What is living in Sateka Bay about???

Please send your feedback to:
Feedback on Port Tarakohe Development Plan
Tasman District Council
Private Bag 4
Richmond 7050



Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: porttarakohe@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.



Feedback Form for Draft Port Tarakohe Development Plan

Submitter details (please print clearly):

Your name: Fred Jenkins

Your postal address: Street: 1 Sunbelt Crescent

Suburb: _____

Town: Takaka Postcode: 7110

Your daytime phone number: 033259123

Your email address: fjenkins@tara.co.nz

Are you giving this feedback as: an individual or on behalf of an organisation

If an organisation, please name the organisation and your position: _____

Your comment on the Port Tarakohe Development Plan
(please continue overleaf if you require more space):

Seems to me that this is an expensive
idea, will make power in the Tasman
Nelson area should pay
users should pay a reasonable cost
only.

Please send your feedback to:
Feedback on Port Tarakohe Development Plan
 Tasman District Council
 Private Bag 4
 Richmond 7050

TASMAN DISTRICT COUNCIL
 23 NOV 2013

Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: porttarakohe@tasman.govt.nz or fax to 03 543 8560. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.



Feedback Form for Draft Port Taroakohe Development Plan

Submitter details (please print clearly):

Your name: Andrew Butters
Your postal address: Street: Po Box 323 Taroakohe
Suburb: _____
Town: _____ Postcode: _____
Your daytime phone number: 03 525 2025
Your email address: andrewbutters@hotmail.com

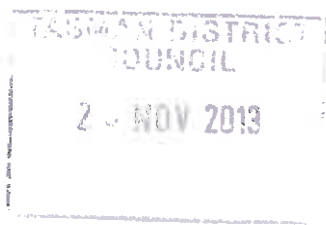
Are you giving this feedback as: an individual or on behalf of an organisation

If an organisation, please name the organisation and your position: The Carry Leaf
owner

Your comment on the Port Taroakohe Development Plan
(please continue overleaf if you require more space):

Ridiculous. Taroakohe Port is an essential
part of Tourism to the bay. Fees should be
in line with the rest of NZ.

Please send your feedback to:
Feedback on Port Taroakohe Development Plan
Tasman District Council
Private Bag 4
Richmond 7050



Or drop your feedback into Council at 189 Queen Street, Richmond, or your local library or service centre. Alternatively email your feedback to: porttarakohe@tasman.govt.nz or fax to 03 543 8580. Feedback forms are available for download from Council's website (<http://www.tasman.govt.nz/>).

We need to receive your feedback by 4.00 pm Thursday 28 November 2013.