

# STAFF REPORT

**TO:** Council's Enterprise Subcommittee  
**FROM:** Manager Property Services  
**DATE:** 10 July 2008  
**SUBJECT:** Tarakohe Harbour Western Inner Breakwater Extension

---

## PURPOSE

To consider a proposal to extend the western inner breakwater of Tarakohe Harbour, Port Golden Bay.

## BACKGROUND

The proposal to extend the inner western breakwater of the harbour was first determined as part of the original design prepared for the Golden Bay Cement Company Limited in 1976 by Morrison Wilson but the harbour entrance was left wider than designed and it was not formed when the harbour was constructed. In 1996 the Port Tarakohe Development Subcommittee resolved that:

- A long term view is to be taken of Port development.
- Priority is to be given to harbour protection through staged development.
- The compatibility of the needs of various users be taken into account.
- Development is to be staged on the basis of affordability.
- Development will be undertaken in response to current levels of demand as opposed to any perceived future demand.
- Initial development to be undertaken in a manner that will allow further expansion.

The eastern entrance and eastern inner breakwaters were extended in September 2004 and have proven very effective for wave reduction within the harbour. The extension of the inner western breakwater is the next stage of the overall development plan.

The Port Tarakohe Advisory Committee in their submission to the 2008/09 Draft Annual Plan, requested the extension of this breakwater for the following reasons:

- The two breakwaters acting together reduce wave energy within the inner harbour.
- Protects the south west corner of the harbour and makes it available for future marina development.
- Protects the current 61 berth marina from swell damage.

- To provide erosion of the inner eastern bund wall.
- To reduce wave action along the main wharf.
- Enables a physical split between recreational and commercial uses to occur.
- For better protection of the launching ramp.

The extension of the inner western breakwater is a completion of the harbour wave protection envisaged at the time the original harbour was designed.

Modelling and field studies of the waves have been undertaken throughout the history of the Port with a consideration of various options and a conclusion that the extension of the inner breakwater will build upon the considerable improvement experienced to date with the shrinking of the harbour entrance width and the extension of the eastern inner breakwater.

## **DISCUSSION**

The proposed extension of the western inner breakwater requires a reclamation of approximately 60 metres as shown on the attached plan. A resource consent application has been prepared and consultation undertaken with affected parties who have supported the proposal. Two quotations for the work have been obtained, one of which is extremely competitive provided the work can be undertaken during the winter months.

The committee will recall that the future development of the Port which was discussed with a proposed business plan in 2007 is contingent upon this work being undertaken. Nearly all of the proposed projects within Tarakohe Harbour are reliant on the western inner arm extension being completed. The marina proposal which is to be presented to the next Enterprises Committee meeting (27 August) is also due to commence this year and there are currently sufficient registrations of interest on hand to warrant Stage 1 being undertaken which could consist of up to 20 berths. This has happened without any promotion or marketing.

There is existing damage to the eastern inner breakwater which we have not attempted to repair because of problems associated with wave action within the harbour. Not only will the new extension reduce future damage for all except the most unusual or extreme events, it will also enable the armour rock within the inner western side of the harbour to be removed and used for the breakwater extension thus reducing costs.

Of the two quotes received the cheapest quote of \$158,028 from Sollys Contracting Limited, is the most competitive. However, this is conditional on the work being undertaken during the winter months. Port Tarakohe Limited are prepared to make rock and fill available at very competitive rates to assist in ensuring that the project is completed. The cost of rock and fill is included in the Solly's quotation.

The total cost of the project including consultant's fees and supervision is expected to be \$175,000.

Provided approval is received to allow this work to proceed, it will be undertaken during the winter of 2008, otherwise our programme will be set back by one year.

A new fee schedule for the marina was presented as a submission to the 2008/09 Annual Plan and these fees include provision for servicing the loan cost for part of this work. A review of fees and charges for marine farmers, wet fish and other goods will be undertaken within the next few weeks and a report on these fees will be presented to the next Enterprises Subcommittee meeting. The proposed marina fees for 2008/09 will be subject to a review when the final costings of the proposed marina are undertaken which may result in a further adjustment. However, we are confident that the costs associated with this project will be recovered on a shared basis with the Port users.

## **OPTIONS**

If the status quo were to be considered the ongoing problems that exist within the harbour at present will continue. Development of a new recreational marina and the expected benefits that will be provided to the community would not occur. Extensions of the western inner breakwater of less than 60 metres have been considered but the advice received is that to obtain the maximum amount of protection and to provide the maximum area for a new marina, the 60 metre extension is the only realistic option.

## **AFFECTED PERSONS**

As part of the resource consent process, Port users, iwi and other directly affected people have been identified and consulted. It is not considered that any further consultation needs to be undertaken.

## **RECOMMENDATION**

- 1 That the Enterprises Subcommittee approve an extension of the western inner breakwater of Tarakohe Harbour, Port Golden Bay by approximately 60 metres.
- 2 That the quotation of \$158,028 from Sollys Contracting Limited be accepted.
- 3 That the schedule of fees for the period commencing 1 July 2008 as set out herein be approved.

J K Frater  
Manager Property Services