

# Port Tarakohe Advisory Group

## Tasman District Council

**Date and Time:** 2 June 2022 12.30 to 4.30 pm

**Venue:** Takaka Service Centre and via Zoom

**Present:** Councillor Celia Butler (Chair)  
Merv Solly, Allen Reid, Martin Potter, Daniel Hames, Mike Holland.

**Present by Zoom:** Ned Wells, Bob Butts and Cr Chris Hill.

**In attendance:** Nick Chin (Property and Enterprise Manager) Christina Ewing (Enterprise Portfolio Officer) Steve Tennent (Port Manager).

Meeting opened at 12.30 pm

**1. Welcome**

The Chair welcomed everyone to the meeting.

**2. Opening Karakia said by Nick Chin**

**3. Apologies**

**Moved:** Merv Solly **Seconded:** Daniel Hames

**That apologies be received from Dean Higgins, Shane Bray, and Barney Thomas.**

**Carried**

**4. Minutes of last meeting – 1 March 2022**

**Moved:** Merv Solly **Seconder:** Mike Holland

**That the minutes from the 1 March 2022 meeting be accepted as a true and correct record.**

**Carried**

**5. Action items from the previous meeting**

The action items were updated, and the following items discussed:

**Rezoning:** The Port's rezoning is currently underway and will most likely take 5 to 10 years, which is why Council wants to align their community leases to this term.

**Boat Ramp:** The Advisory Group discussed the type and location of the Port's ramp. Rock loads intend to resume operations in July. One thing to think about is keeping the ramp separate from the aquaculture/commercial area to avoid cross contamination. Having the ramp adjacent to the ice tower may not work and should be reconsidered. A meeting with Mr Solly, Wells, and Chin was agreed to be beneficial. Mr Chin would also contact Stantec.

**Recycling at the Port:** This is an ongoing problem; people are not recycling correctly, and much of the recycling is thrown away with regular waste. This should be improved once we have a better planned Port.

## 6. Port Tarakohe Report and Financials

Port Tarakohe, according to Mr Nick Chin, is on budget with a small surplus due to increased mussel volumes. Expenses were slightly higher at the end of March 2022 due to some maintenance. The March 2022 EBITDA is \$206,000, which is slightly higher than the budgeted figure of \$200,000.

**Ablution block design:** - The council has received two designs from different contractors, both of which will be reviewed. The Group's feedback is appreciated.

**Pohara Boat Club:** Dr Mike Stevens has stepped down as Commodore of the Club. The Club had an original agreement where Council paid them to service the toilets and have them open to the public. They have asked that the cleaning of the toilets is contracted out. Mr Chin will revisit the original agreement with the Club to determine how this could be handled. Mr Chin is also negotiating the lease terms with the Club.

**Penguin Fence:** Following the hearing and deliberations of the Council, it was decided to install two fences that would be locked and accessible only by permit. A system has yet to be developed, and Mr Chin is considering various options that will protect the penguins while also allowing access for fishing.

**Port Tarakohe Redevelopment Plan:** - Mr Nick Chin presented the revised business case to the Advisory Group; to clarify, the Council is still seeking a grant because incurring additional debt is not an option. The development plan, he explained, is divided into two phases.

Phase One:

- Extension of the inner breakwater mole with a sheet piled end on the eastern side to provide increased protection from wave action.
- Construction of a new sheet piled wharf (the 'maintenance wharf')
- New food-grade wash down - part of new wharf
- Widening of the eastern inner breakwater to allow for additional carparking.
- Additional floating marina berths inside the extended inner breakwater mole (4 concrete berths).
- A Wave Barrier to protect the commercial area of the harbour.
- New ablutions/office building.
- Spalling repairs to the existing concrete wharf.
- Replacement of the fendering system on the existing concrete wharf.
- Resource consent for the above works
- Resource consent work for the future dredging of the harbour.

#### **Phase Two:**

- Harbour dredging
- Permanent rock resilience ramp for barges
- Recreational marina works - construction of new recreation marina on the western side of the port
- Upgrade of power, water and wastewater networks
- New toilet block for recreation users
- Maintenance grid between the commercial and recreational marinas
- Road access modifications
- Dredging of port
- Grey and blackwater disposal systems
- Reticulated water and sewerage

Mr. Wells suggested that if the Council is seeking a government grant to help grow the aquaculture industry, some of the Phase Two work should be moved into Phase One. An example was given by Mr Holland, such as upgrading the grey and black water disposal systems, and then in Phase One, the construction of sheet pile wharf, if mussel volumes increase, a better style of wharf may be required.

Mr Potter was concerned that recreational boaters were being overlooked. It was mentioned that a \$6 million marina for recreational boaters was proposed. Mr Potter was also worried that by moving the recreational marina to the other side of the Port, it would mean increased wave action.

Mr Hames inquired if the Council had any revenue projections for recreational and commercial activities.

It was also mentioned that the Port requires a drying grid.

## 7. Operations and Safety Report

- There are far too many private vehicles parked on the wharf. Vehicles stopping at the gate entrance form a bottleneck.
- Port Health and Safety Induction is still in the works.
- New Lighting Tower all up and running along with new camera and recording unit
- The Channel Navigational Buoy has been destroyed
- New Integrity security system in place which will allowing the Port to roll out required security in the future.
- Beams will be removed from the old wharf week 30th of June.
- Product sitting on the wharf
- Power supply not fully completed
- New weighbridge software has been delayed due to shipping
- Drivers are not entering the correct details into the weighbridge terminal, resulting in invoicing errors. Trying to figure out who the charges belong to is taking up a lot of time in administration. It was suggested that each driver is given a harvest declaration outlining who they are picking up for. Mr Nick Chin responded that if the situation did not improve, administration fees would be levied.

## 8. General Business

There were no further issues for discussion and the meeting was adjourned with a closing karakia delivered by Mr Nick Chin.

**Meeting ended at 2.05 pm**

Next meeting: – 30 August 2022 at 12.30 pm.

## Action Log – 2 June 2022

Action		Assigned to:
<b>Request that Stantec speak at the next Advisory Group Meeting.</b>	Ongoing	Christina Ewing
<b>Send the second design of the ablution block to the Advisory Group.</b>	Completed	Christina Ewing
<b>Mussel tonnage forecast is expected to be supplied to Council, so that Port works can be planned.</b>	Ongoing	Ned Wells
<b>Schedule a meeting with Merv Solly, Ned Wells, and Nick Chin to discuss the new ramp.</b>	Ongoing	Nick Chin

<p>Timeline for moving the Fuel Bowser, working with NPD in a variation in their contract. Estimated time of completion, end of Year</p>	<p>Ongoing: It was discussed that Council will need to put in the contract, where the new bowser will be positioned, this is still being negotiated.</p>	<p>Nick Chin</p>
<p>New Location for the ramp</p>	<p>Ongoing: Need to find a solution to a low-cost ramp that works for its requirements.</p>	<p>Merv and Nick</p>
<p>Commercial Committee site visit</p>	<p>Ongoing</p>	<p>Christina Ewing</p>
<p>Recycling options, rubbish went up 300%, we do not have a spot for the recycling.</p>	<p>Ongoing – Trying to get people to recycle properly is an issue.</p>	<p>Steve Tennant.</p>
<p>Working on a forecast for mussel volumes for commercial vessels</p>	<p>Ongoing – Ned Wells supplied Council with some commentary for the business plan, however, Council still needs forecasts.</p>	<p>Ned Wells</p>