

Coromandel Harbour Project

TO	Economic Development Committee
FROM	Jacqui Thorby - Programme Manager
DATE	23 May 2016
SUBJECT	Coromandel Harbour Project

1 Purpose of Report

The purpose of this report is to provide an update to members of the Economic Development Committee as part of the Inner Harbour programme's reporting.

2 Background

Council is working on a range of projects to improve wharfing infrastructure for the Coromandel Harbour. Key projects include a wider plan for the commercial development of the inner harbour, along with parallel projects looking at the upgrading wharfing facilities at Sugarloaf to boost aquaculture development, and finding additional boat ramp launching opportunities around the Peninsula. In addition, work is underway on resolving parking issues at the Hanniford's Wharf which is currently congested with ferry and fishing charter passengers. (Refer to the programme overview diagram on Page 4).

3 Issue

3A) Inner Harbour Development

The Inner Harbour Programme including the Sugarloaf Wharf Expansion is a multi year project that is dependent on receiving funding and developing appropriate partnerships if the larger multi-million development is to progress. The funding for the larger development is anticipated to be generated largely from the Partnership Document which to date has been "soft launched" under the previous CEO's direction. It has recently been agreed at Project Board Level that it is timely to actively promote the Expression of Interest (EOI) process, so we can brief the incoming council of any potential partners after the closing date at the end of October 2016 and post-election.

So far we have received only two requests for additional information, but given we have only recently set a deadline of 28 October 2016 for the EOI's no real pressure for responses has been applied. We will now look to actively promote the EOI process and we anticipate further responses over the coming months.

The 'Inner Harbour concept' relates to investigating the longer-term option of development around Coromandel Wharf and/or potentially Furey's Creek, which could accommodate a range of uses including commercial area, space for charter boats, recreational and ferry usage. As well as core services a marina and on-shore activity could be developed to help offset development costs, if there was demand.

A staged programme with multiple projects and work packages has been developed and is summarised on Page 4 of this paper. Significant work packages are discussed further below.

3B) Sugarloaf Expansion:

Aquaculture in the Coromandel is undoubtedly a significant contributor to the local economy and it is important that our first priority is to retain and facilitate growth of the existing facilities while the wider Harbour Strategy is being pursued.

Coromandel Marine Farmers Association (CoroMFA) have recently signed a MoU with TCDC which will see them privately fund the expansion of a piled wharf attached to the existing Sugarloaf Wharf / reclamation.



The MoU clarifies and records the relationship between TCDC and CoroMFA and outlines who will do what, in terms of expanding the Sugarloaf Wharf facility.

Following signing of the MoU we are now working on clarifying CoroMFA's occupancy rights in support of their resource consent application, as well as providing more detail on the shared costs of running the existing Sugarloaf Wharf for both aquaculture and recreational users. Eventually a lease will be prepared once an appropriate interest has been granted to TCDC by the Crown.

Council owns the infrastructure upon the reclamation but does not have the title to the foreshore and reclamation. Iwi have signalled their proprietary interests in the foreshore and seabed, and therein the footprint upon which the reclamation sits, via various Treaty settlement-related processes.

As part of the MoU obligations, both sides will continue to work together on operational and compliance improvements to help alleviate congestion issues at the Sugarloaf. TCDC will continue to work with CoroMFA to support their consenting process over the coming months.

3C) Recreational Ramps - Future demand for Coromandel ramps and wharves.

One of the key issues with the harbour and boat ramps in the Coromandel is the congestion particularly at the Sugarloaf facility and as a result of combining recreational fishing and industry activities at the one location.

Work is underway on a district Ramp Demand Management Initiative which aims to spread the recreational fishing load across the Coromandel to help alleviate pressure on congested facilities during peak times.

A profile of all available ramps is being developed with a view to compiling information to further educate users about alternative ramps to the Sugarloaf in particular.

3D) Hannaford's Wharf - Park N Ride Facility

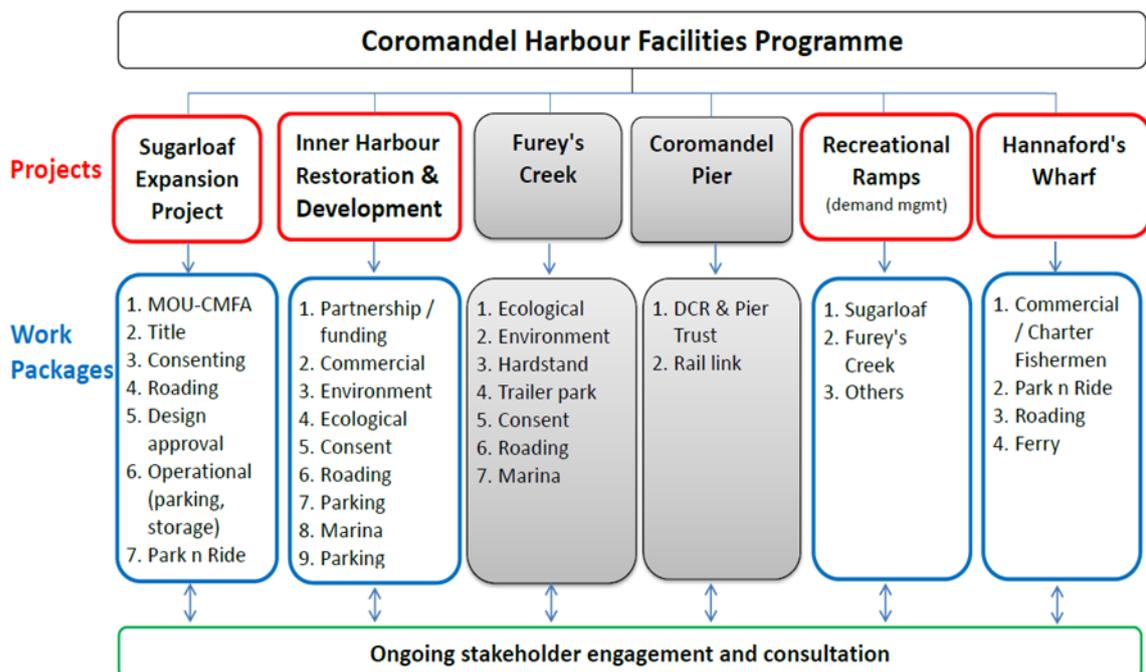
A consent application for a Park and Ride facility to reduce congestion at Hannaford's Wharf has been lodged . This initiative, once delivered, should help to further alleviate congestion on Te Kouma Road and should reduce parking issues at Hannaford's Wharf.



4 Discussion

The next steps will involve continuing work on operational issues at the Sugarloaf in partnership with CoromMFA and Recreational fishers, while at the same time putting resource into promoting the EOI process for the larger Inner Harbour development.

The full programme of work in relation to the Coromandel Harbour is set out below. The four key projects are highlighted in red, with the Furey's Creek and Coromandel Pier forming part of the Inner Harbour project.



5 Suggested Resolution(s)

That the Economic Development Committee:

1. Receives the ' Coromandel Harbour Project' report dated 23 May 2016.