

Coromandel Harbour Project

TO	Economic Development Committee
FROM	Jacqui Thorby - Programme Manager
DATE	11 August 2016
SUBJECT	Inner Harbour and Sugarloaf Expansion

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 continues on resolving parking issues at the Hannaford's Wharf which is currently congested with ferry and fishing charter passengers. (Refer to the programme overview diagram on Page 4).

3 Issues

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 has been actively promoted during July and August and promotion will continue until the closing date at the end of October this year. Initial results on web site traffic in particular indicate Expression of Interest (EOI) promotion has been successful in casting a wide net for potential investors and suppliers. After EOI's have closed on 28 October 2016 we will brief the incoming council of any potential partners and seek direction on next steps.

As at the date of this report formal expressions of interest have amounted to 5 parties, up 3 since our last report.

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 signed a MoU with TCDC which will see them privately fund the expansion of a piled wharf attached to the existing Sugarloaf Wharf / reclamation.



Proposed design from CoroMFA

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.

We continue to work 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 if and when a leasehold interest has been granted to TCDC by the Crown.

Council owns the infrastructure upon the reclamation but does not have the leasehold interest 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.

We have continued our work on operational and compliance improvements at the Sugarloaf and a Health and Safety working group has been formed and met since the last update. We will continue to work together on operational, H&S and compliance improvements at the Sugarloaf.

CoroMFA has recently signalled a change in design and this will be discussed at our next meeting with them on Monday 15 August 2016. The change in design will undoubtedly delay their consenting timing and construction thereafter.

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 continues on the 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 available sites has been developed and a fishing calendar will be produced promoting the ramps on the Thames Coast. Waikawau Boating Society have informed council they do not wish to be promoted as an alternative ramp to Sugarloaf, as they already have congestion issues at peak times. It is becoming increasingly evident that the development of a new or existing all-tide facility between Thames and Coromandel will be critical to cope with growing numbers in recreational fishing. This initiative will be further considered during the development of the wider marine and harbour strategy for the Thames / Coromandel coast/Jack's Point/Furey's Creek.

The Coromandel-Colville Community Board has approved \$70K towards an upgrade of the local boat ramp (Jack's Point) in Coromandel Town and is seeking support from Council for this project. The next step is a project report going to our September Council meeting requesting the upgrade of the Jacks Point facility be brought into the district harbour project scope within the 2016-17 financial year. The Council report will also outline the additional budget requirements.

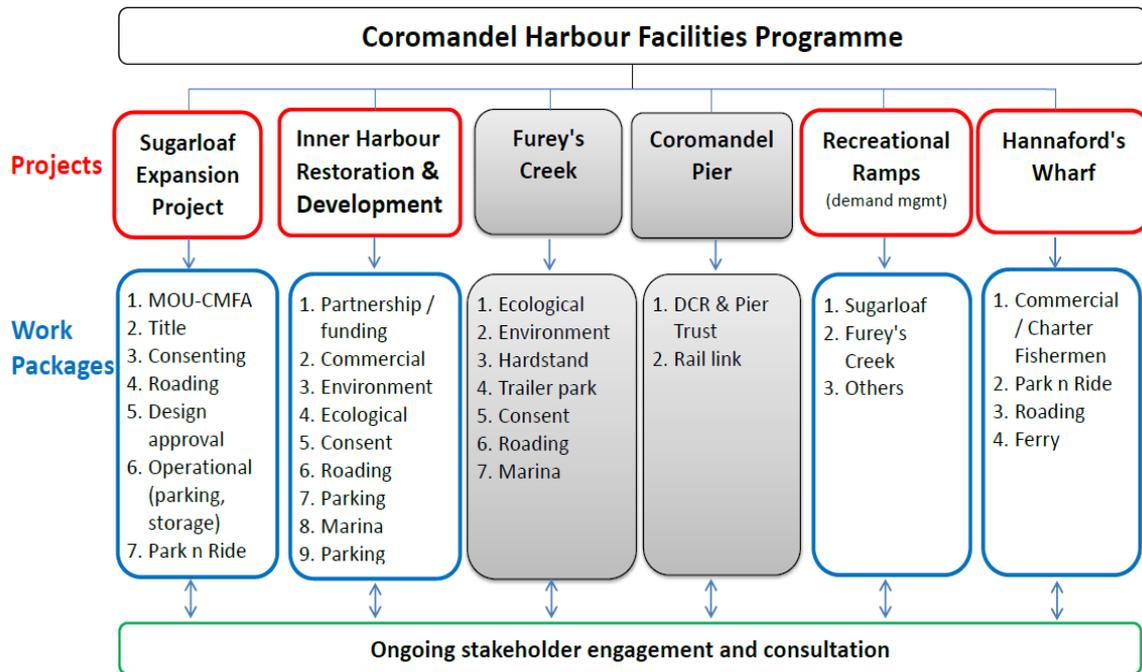
3D) Hannaford's Wharf - Park N Ride Facility

Planning for a Park and Ride facility to service the Te Kouma Road harbour facilities is continuing. The initiative once delivered should help to further alleviate congestion on Te Kouma Road and parking issues at Hannaford's Wharf. A resource consent application for a privately funded and operated facility at "The Mussel Kitchen" has been lodged with Council and there have been 2 appeals. The proposed Council developed facility is on hold whilst this private application is being processed. In the event that the private Park and Ride proposal does not go ahead, Council will resume planning for a Council developed facility nearer to Coromandel Town

4 Discussion

The next steps will involve continuing work on operational issues at the Sugarloaf in partnership with CoroMFA and Recreational fishers, while continuing to promote 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 itemised, with the Furey's Creek and Coromandel Pier forming part of the Inner Harbour project.



5. Suggested Resolution(s)

That the Economic Development Committee receives the 'Coromandel Harbour Project' report 11 August 2016.