

MARINA MATTERS

NEWSLETTER OF MARLBOROUGH SOUNDS MARINAS
March 2008

WAIKAWA MARINA EXPANSION UPDATE

FORWARD

In the previous issue of the marinas newsletter we provided a "big picture" overview of development proposals for Waikawa Marina, noting that expansion of the marina's wet berth capacity was the highest priority for development.

Engineering design and supporting investigations for the Waikawa Marina extension proposal are now well advanced and the company is moving forward with the preparation of a formal application for resource consents, which will be lodged once all preparatory work is complete.

Consultation is an integral and ongoing part of this process. We appreciate that development in the Waikawa water space and marina precinct is of interest to a wide range of stakeholders; many of whom we have already engaged with as a key step in the planning process. Over the coming weeks we will be consulting with those we believe are likely to be most directly affected by the development, as well as providing Open Days for anyone who is interested to learn more about our plans. The Open Days will be a great opportunity for you to visit the marina, view plans of our proposal and discuss the development with our personnel.

I will be contacting those berth-holders who may be directly affected during the construction phase, however if you consider that you may be affected or have any specific concerns or queries about the development please don't hesitate to contact me directly.

This development is underpinned by our appreciation of the need to manage development in Waikawa with sensitivity and respect for the needs of all those who enjoy its diverse attributes. Port Marlborough has always sought to maintain a balance between the needs of our marina tenants and those of the broader community and we are committed to ensuring that as we continue to enhance the facilities at Waikawa Marina, this balance will be maintained for the enjoyment of all.

Jeannine Paul,
Marinas Manager, Port Marlborough

The Waikawa Marina Extension Proposal

Port Marlborough proposes to extend Waikawa Marina to accommodate approximately 500 additional berths, plus associated parking and services to support the expanded marina.

The extension will be a two-stage development, phased such that the first stage would be completed prior to commencement of the second stage.

One stage would see an extension to the North West along the coast of The Snout, with a one hectare reclamation along the shoreline providing access, parking, and extending to a northern breakwater. The other stage would overlay the Marina Zone to the North East of the existing marina with extension of the existing mole to accommodate services, access and parking, and a rubble breakwater at the seaward edge.

The specific configuration of berths at each site is yet to be confirmed pending completion of the technical design, however the extensions will each be of similar capacity at around 250 berths.

The proposal incorporates realignment of the existing vehicle access and parking arrangements to the launching ramp. The trailer boat launching facility will remain in its existing position within the marina and a new beach will be established at the northern edge of the North West Extension, with accommodation for dinghy storage for the nearby swing moorings.

Background To The Proposal

Port Marlborough has been under considerable pressure to create more berths in the vicinity of Picton/Waikawa for many years. Despite continuing investment in marina expansion, including the addition of 35 berths in Picton and more than 100 berths in Havelock, some 100 boat owners are now wait-listed for berths in Picton Marina and a further 200 for berths at Waikawa.

Last year the company commissioned a detailed study of boat accommodation in Waikawa, Picton and the Marlborough Sounds to gain a comprehensive understanding of the needs and issues associated with boat accommodation in the area. The research signalled that demand will continue to grow, placing even more pressure on the existing infrastructure.

Our challenge is to meet the demand for more berths in a manner that does not disadvantage others. This has required very careful evaluation of the physical resources that are available and best suited for marina development alongside assessment of the potential impacts on diverse stakeholders.

Development in Picton is constrained by lack of available space seaward of the Coathanger Bridge. While berths inland of the Coathanger are due for a complete rebuild and reconfiguration, this upgrade will not create the necessary space to add more berths. Shakespeare Bay may have long-term potential for marina development, but is currently constrained by the requirements of the working port, and has neither the services (such as water, storm-water and sewage), nor the boat-servicing infrastructure that a marina requires. Such development is currently outside the reach of Port Marlborough.

The solution lies in extension of Waikawa Marina, which presents several key advantages for development:

Demand for berths is greatest at Waikawa Marina. In recent years Port Marlborough has tried to alleviate pressure for berths at Waikawa by facilitating transfer of berth leases to Havelock Marina, however the waiting list has continued to climb.

Existing marina infrastructure. The well-established boating infrastructure at Waikawa provides an excellent base for development. It will be far less resource intensive to extend the existing marina than to construct a new marina on an undeveloped site, and will enable the demand for berths to be met in a shorter timeframe.

Compatibility with existing use. Waikawa is a recognised leisure environment that has long been a magnet for boaties. The marina is a vital component of the Waikawa community, which Port Marlborough encourages through public access and the provision of recreational facilities for use by the community. Expansion of the marina will maintain and build upon this relationship with the community, without encroaching upon the many other leisure activities enjoyed within this environment.

Planning Processes To Date

Planning for the development has required detailed site investigations and on-going consultation with specialist advisors and stakeholders. Research of the potential adverse effects (both during construction and once operational) - and how to resolve or minimise these - has been a major focus of the planning to date, and has included:

- Extensive observations of vehicle traffic flows and parking within the marina and nearby over the peak summer period, as a basis for the provision of extended parking facilities. Particular attention was paid to berth-holder parking and trailer parking needs; and to traffic flows on Beach Road.
- On-water studies, focusing on boat traffic, berth occupancy and demand on the fuel berth. Future requirements for increased areas of hardstand and commercial marine industry area have also been assessed.
- Land and marine ecological surveys to assess the impacts of the extended marina on flora, fauna and marine life.
- Potential impacts of the development on Waikawa Bay residents - both those immediately adjacent to the marina and those more distant. Noise and lighting assessments have been undertaken, together with consideration of the increased traffic flows that a larger marina would generate. The visual impact of the marina within the Bay has been considered and simulations have been prepared to show how the marina is likely to be seen from various viewpoints and at night.
- An archaeological survey of the area was completed late last year, and a cultural impact assessment of the project is in progress.

One of the issues associated with the proposed marina extension is management of the moorings within Waikawa Bay. Extension of the marina will require relocation of approximately 60 swing moorings that are currently located within the footprint of the development. To safeguard relocation options an application has been made for alternative swing mooring sites, including Whatamonga Bay, however we hope that relocation there can be avoided by employing more efficient tackle systems in a consolidated mooring space at Waikawa.

We have also undertaken a thorough physical survey to establish precise depth contours through the inner parts of Waikawa Bay to facilitate optimum configuration of the marina, and management plans have been developed to avoid or minimise any adverse effects during construction.

Summaries of the investigatory work will be distributed throughout our consultation process and detailed reviews are available upon request.

The Expanded Marina

The extension of Waikawa Marina will provide increased coastal access; alleviating pressure on the existing marina infrastructure and generating trade opportunities for local marine-related businesses, the local tourism industry and the broader business community. Integral to the development is the capability to manage the larger volume of vessels, vehicles and people without impeding the enjoyment of our existing berth holders and others who enjoy this water space.

As well as providing additional facilities such as parking, ablutions, fuel and maintenance services, marina expansion will create the economies of scale to enhance the provision of overall marina management and services.

As noted above we have extensively researched potential impacts of the development on existing berth holders, including congestion on water and land, to ensure that the design and operation of the enlarged marina will not impede current use.

To accommodate the increased customer base provision has been made for expansion of land-based commercial support services.

Our commitment is to maintain an outstanding marina that delivers facilities and services of a premium quality for the enjoyment of all berth-holders. This development is an opportunity to upgrade existing facilities and services and we welcome berth holder suggestions that could be accommodated within the development.

Next Steps

Preparation of a formal resource consent application for the development is underway and will be lodged once all preparatory work is complete. Now that the research into potential impacts and effects is well advanced we are in a position to begin consultation across a broader range of stakeholders, which will be ongoing prior to and following the lodging of the application.

As part of this process Port Marlborough has scheduled two Open Days at Waikawa Marina (details below). These will provide an opportunity for all those interested in the proposal to gain a thorough understanding of the scope of the development and a relaxed and informal opportunity to address any queries or concerns that you may have.

WAIKAWA MARINA OPEN DAYS

**AN ON-SITE OPPORTUNITY TO
LEARN ABOUT THE PROPOSED
WAIKAWA MARINA EXTENSION.**

View plans of our exciting proposal for the expansion of Waikawa Marina with our marina staff on hand to discuss the development and answer your queries.

Waikawa Boating Club
Easter Monday 24 March, from 11am - 6pm
& Thursday 27 March, from 3pm - 7pm

**ALL WELCOME TO VISIT AT ANY TIME
DURING THE ABOVE OPEN DAY HOURS**



www.marlboroughmarinas.co.nz

The Marlborough Sounds Marinas are owned and operated by



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Customer Service Centre Hours

Summer 0730 - 1700 hours Winter 0800 - 1630 hours