

## **Akaroa Wharf Rebuild**

### **Meeting Minutes**

#### **Temporary Access Discussion for Commercial Operators from the wharf**

**4 – 5pm, 20 June 2022, Gaiety Hall, Akaroa**

Council staff presented an overview of the marine facilities in the inner harbour that could be used to provide support for temporary access for commercial operators (fishing vessels, tourism operators etc) that currently use the Akaroa Wharf. Facilities that were discussed included Wainui Wharf, Daly's Wharf and Drummonds.

#### **Key Discussion Points:**

- There was a question about the need to rebuild back the existing wharf in the same location as opposed to building a parallel structure. The concern is mainly around the disruption to current operators during the rebuild.
- Council staff outlined building a parallel wharf was a preferred option initially, however further discussion with construction contractors and engineers identified some major issues with this approach, mainly in regard to the uncertainty of the existing structure to withstand the impacts of construction during the rebuild and the lack of alternate facilities in this process.
- In addition, building parallel would impact on the use of the northern side of the structure to remain functional due to the need to create separation zones for users and allow construction vessels and machinery to access.
- To support a proposed solution an operational plan will be important to confirm temporary use. The key will be for Council staff and current wharf users to work together on a best solution.
- Any solution for temporary access will not provide the same amenity as current and there will be some challenges during the rebuild process that cannot be readily avoided.
- A Traffic Management Plan (TMP) will be required to ensure access to the wharf and to existing businesses on the land side
- A TMP will require working closely with the construction contractors and local businesses to ensure access along Beach Road is maintained.
- One of the main concerns that was raised was allowing for deliveries to businesses with one option for this being the addition of 2 or 3 short term parking spaces near to Drummonds to allow for deliveries.
- Another consideration was where tourism operators would muster their passengers in advance of tours. A couple of solutions for this was to use the area in and around the former Weighbridge Building / Wharfinger's Office as well as some practical discussions with the operators on how this typically works for a tour.

- Discussion on accommodation for existing buildings on the wharf was not covered during this meeting but is an important consideration moving forward and it was recognised that consideration for existing businesses will need to be addressed.
- Budget is still to be determined

### **Key Infrastructure**

- The commercial fisherman believe a crane is considered necessary to support the unloading of fishing vessels and for small scale maintenance loading and unloading.
- The type of crane was discussed and will be looked into further.
- The typical load required would include 4 bins of fish at approximately 25 to 30kg per bin
- For fishing vessels and fresh bins of fish / cray it is essential that there is ready access to a chiller truck.
- The existing crane will need to be updated as a part of the rebuild of the Akaroa Wharf.
- There was strong support for the use of Daly's wharf to provide for fuelling and a crane for fishing vessels to unload their catch during the rebuild of the Akaroa Wharf with further work identified to confirm how this would work particularly with Daly's being a heritage structure
- Providing fuel on Daly's is considered to be manageable, subject to further discussion with fuel providers
- Allowing for a crane and potentially truck access for unloading fishing crates will require some additional consideration and review.
- Ensuring ready access to a chiller is essential for operations and to support the commercial fishing operations.

### **Temporary Access**

- The facilities at the Akaroa Yacht Club will not be able to provide any access or support during the rebuild.
- Wainui wharf is not considered as an option to provide any function during the rebuild of the Akaroa Wharf.
- Council staff provided drawings proposing to build back Drummonds wharf, on roughly the same footprint and above the high tide level as a part of the temporary access solution. The rebuild of Drummonds would also be at a single level (as opposed to the current structure which is stepped down)
- The addition of 2, 20m long by 5m wide floating pontoons are being proposed to provide temporary access to Drummonds during the rebuild. Once the rebuild of the Akaroa Wharf is complete the 2 pontoons would be brought over to the new wharf. It is important that the 2 pontoons are sized to work long term for the new Akaroa Wharf
- Council staff require further information from commercial operators to confirm vessel drafts when loaded and to ensure that this approach will work for providing temporary access during the rebuild (current information of vessel drafts etc included in tables below)
- Feedback from commercial operators is that the Drummonds option would work for passenger / tourism operators and not necessarily for the fishing vessels which would better suit Daly's.

- Any strategy would need to consider use patterns for recreational users – currently using all wharf structures. Some guidance may need to be provided during the rebuild to promote best use of existing facilities and ensure that commercial operators maintain access throughout.
- Mooring s will need to be moved – further work to occur on this

*Summary of commercial fishing vessels (from User Requirements study, 2021)*

Vessel Name	Type of vessel	LOA (m)	Beam (m)	Draught (m)	Max. displacement (T)	No. daily visits to wharf	Total mooring time at wharf / day (hrs)
Cherilyn J	fishing	11	2.7	0.7	4	2	1.5
Truant	fishing	13	3.5	1.2	15	4	3
Invader	fishing	12	3.0	1.5	15	2	1.5
Gladiator	mussel	18.8	5.6	1.5	45	4	4
Juliet	mussel	16.6	4.5	1.2	20	4	4
<b>Total</b>						<b>16</b>	<b>14</b>

*Summary of commercial fishing vessels (from User Requirements study, 2021)*

Vessel Name	Maximum vessel occupancy (no. ppl)	LOA (m)	Beam (m)	Draught (m)	Max. displacement (T)	No. daily visits to wharf	Total mooring time at wharf / day (hrs)
Akaroa Dolphins1	50	15.0	5.3	1.2	-	4	2
Akaroa Dolphins 2	50	15.0	5.3	1.2	-	4	2
Black Cat	109	16.9	7.1	1.4	40	8	4
Black Cat 2	34	12.8	4.0	1.0	20	8	4
Black Cat (Black Knight)	14	8.0	1.2	0.5	3	8	4
Black Cat (Canterbury Cat)	102	15.6	6.9	1.6	70	4	2

Southern Wanderer	10	7.6	2.5	1.2	2.8	4	1
Ecoseaker	12	12.5	-	0.8	5.5	2	1
Fox II Sailing	32	18.2	-	1.5	22	2	0.5
Coast up Close	30	12.5	4.5	1.4	-	6	1.5
<b>Total</b>						<b>50</b>	<b>22</b>

### Next Steps

- Council staff to advance design work and cost estimates for upgrade to Drummonds Jetty and investigate upgrades to Daly's wharf to support the improvements outlined above.
- Further investigation into vessels drafts to be provided by commercial operators and to ensure that we are designing based on the best information that will allow commercial activity to retain access during rebuild.
- Council staff to look further into access and unloading requirements and crane requirements based on the feedback from commercial users
- Council staff to work individually with users to determine potential alternatives if some requirements cannot be met.
- Council staff to add information to Akaroa Wharf webpage (**link**)
- Please send any comments, questions or feedback on the above to the Council Project Manager – Kristine.Bouw@ccc.govt.nz