

## Nelson Marina Masterplan 10 year implementation summary

Nelson Marina, despite facing financial constraints and increasing costs of operations and borrowing, remains committed to implementing the Nelson Marina Masterplan. Whether Council decides to establish an asset owning CCO or retains the management CCO, the cost of implementing the Marina Masterplan will not be funded by rates. Rather costs will be funded through Marina activities, including commercial leases, fees for improved land based marine services and through increases to berth fees to bring them into line with comparable Marina facilities around the country. The implementation of the Masterplan will span a more extended period than initially envisaged as we need to prioritise financially viable projects that ensure self-sustainability in the face of fiscal pressures.

### Strategic Priorities Over the Next Decade

Over the next decade, the Marina will focus on three pivotal projects, each selected for their potential to contribute to the Marina's financial autonomy and enhance its offerings to the community. These projects are:

#### 1. Development of the Marina Promenade (City to Sea Link)

A significant undertaking aimed at enhancing connectivity between the City and the Marina. This project is bolstered by a \$1.13 million grant from Central Government through the Tourism Infrastructure Fund (TIF), underscoring its potential to activate the Marina space for public enjoyment. The promenade will narrate the area's historical evolution and traditional uses, fostering a deeper community connection with the Marina. The completion of this walkway and cycle path is expected to improve access to the Marina and proposed sea sports facilities, significantly enhancing the visitor experience. Nelson Marina is contributing an additional \$2 million in capital funding, sourced from Marina fees and charges, with construction anticipated to commence in late 2024.

#### 2. Expansion of the Boat Yard with a New Straddle Lift and Marine Service Centre

Recognising the limitations in current capacity and the high demand for vessel servicing, the Marina plans to introduce a new 100-ton variable width straddle lift. This investment aims to bridge the service gap left by the closure of Caldwell Slipway, particularly benefiting the inshore fishing fleet and the aquaculture industry. The project includes a comprehensive redevelopment plan, featuring a new washdown bay, increased hardstand spaces, and the establishment of a marine centre to centralise services. The financial model for this expansion leverages increased usage fees from the new lift and rental income from the enhanced facilities. The total capital budget for this suite of improvements is \$30million.

Revenue for this project will be derived as follows:

Sources of Revenue (Annual)	
Travel Lift	\$350,000
Hardstand Fees	\$450,000
General Storage Fees	\$100,000
Boat Storage Fees	\$90,000
Shed Rental	\$85,000
Marine Centre Ground Rent	\$1,500,000
	<b>\$2,575,000</b>

### 3. Marina Extension and Sea Sports Facility

Addressing the pressing demand for larger berths, this project aims to expand the Marina's capacity by adding approximately 260 new berths, catering to vessels ranging from 14 metres to 30 metres. This expansion is designed not only to improve current waitlists but also to include a sea sports facility, providing further access to water sports for Nelsonians. The funding strategy includes leasing and potential sales of berths, supplemented by grants and external financing for the sea sports development. The total project budget for the extension is \$30 million.

Revenue for this project will be derived as follows:

<b>Sources of Revenue (Annual)</b>	
Permanent Berth Fees	\$2,500,000
Visitor Berth Fees	\$300,000
	<b>\$2,800,000</b>

### Conclusion

These initiatives underscore Nelson Marina's dedication to enhancing its infrastructure and services, ensuring financial viability while promoting community engagement and accessibility. The phased execution of these projects reflects a pragmatic approach to development, acknowledging current fiscal realities without compromising on the Marina's strategic vision. Through careful planning and targeted investment, Nelson Marina aims to evolve into a more accessible, service-oriented, and financially sustainable entity, contributing significantly to the region's cultural, maritime and recreational landscape.