

V E S S E L

W O R K S



Tauranga, the future marine hub of the Bay, with world-class facilities and services.

Papamoa Residents and Ratepayers Association

Legacy Gardens

14 October 2019

Project Director – Phil Wardale

Funding partners



Works Location



Tauranga Harbour Marine Precinct



Historic Reclamation



Historic Slipway



Tauranga Harbour Marine Precinct



What and why?

- **A regional hub for marine activities**
- **A purpose-built marine service facility**
 - Repairs and Maintenance
 - Focus on fishing vessels, work boats, shellfish industry
 - Catamarans & Harbour Ferries
- **Fishing support facilities**
- **To reinvigorated marine sector**
- **To provide long-term economic development**
 - Business and job creation,
 - At least 130 full-time jobs in first six years



\$11.4m - Funding Partnership (est. 2014)



\$5million



\$6.4million



Developed a Brand



Tauranga Marine Hub.

- www.vesselworks.co.nz
- [Facebook.com/vesselworks](https://www.facebook.com/vesselworks)



Website & Facebook

Vessel Works
Marine Service Station - Boat Service - Ferry & Boat

19 people like this
John Wardale and Olma Ivanov

View Pages Feed
See posts from other Pages

Invite friends to like this Page

More Reach, Less Money.
Reach 81,000 people near Vessel Works. Get started for \$23.00.
Promote Local Business

ABOUT
1 Den Place, Tauranga, Tauranga, New Zealand
09-360 9355

Timeline
Published by Philip Wardale (1) · December 1st, 2015
The future is looking bright for local boat builders. Excellent news for Tauranga that they're commending the Marine Precinct is providing an additional...

VESSEL WORKS

2015 Land Sale The Vision Location Tenants Masterplan Travel-lift News Q & A Contact us

A strategic vision for the region's marine sector

- A purpose built facility
- Allowing the region's marine sector to re-establish
- Accessible to all marine operators
- Long term economic development with business and job creation

Tauranga City

Marine precinct - a key to stimulating the local industry

Over the last few years the local marine industry has lost key facilities and has not kept pace with other marine hubs. Tauranga's future growth and prosperity depends on attracting and retaining skilled, knowledgeable people and helping them create and develop productive, high-value businesses such as manufacturing. The development of Tauranga's Harbour Marine Precinct (The "Marine Precinct") will support and boost a marine sector already leading the way internationally in craftsmanship, composites and especially innovation. Can we back the dream up?

Tauranga Harbour Marine Precinct

Build more

Extended Leases and Relocated Tenants



Clean up of the site



Tauranga Harbour Marine Precinct



Site Investigation

- Reclaimed land, limited records
- Construction methodology
 - Ground Remediation
 - Depth of solid material



Develop Awareness of Precinct



Removed Contamination - SVR



Tauranga Harbour Marine Precinct



Masterplan Reviews



Date: _____

Tauranga City Council

Location: Mirrikoou Road

Site: Masterplan C

Meeting: _____

TCC-0826-Masterplan C/1

Agenda Item: 15/00 A1 1

Date: 1 April 2015

Revisions:

ID	Date	Description
1	12/03/15	Revised masterplan drawings
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

Notes:

- All dimensions are in metres, unless otherwise stated.
- LOT 1001 is reserved land, 5.00 acre (Stage 3).



No drawing and/or design is to be used for any purpose without the written consent of the author. The author shall not be held responsible for any errors or omissions in this drawing.



Developed Design Guidelines



Tauranga Harbour Marine Precinct

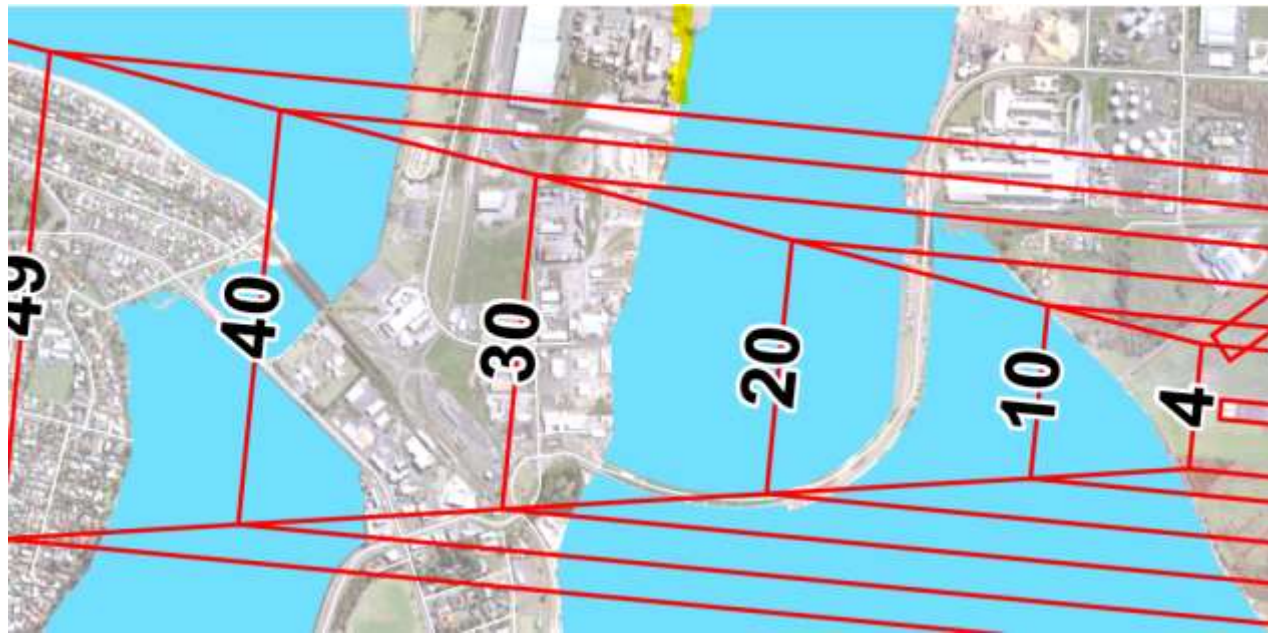


Development Controls



Tauranga Harbour Marine Precinct

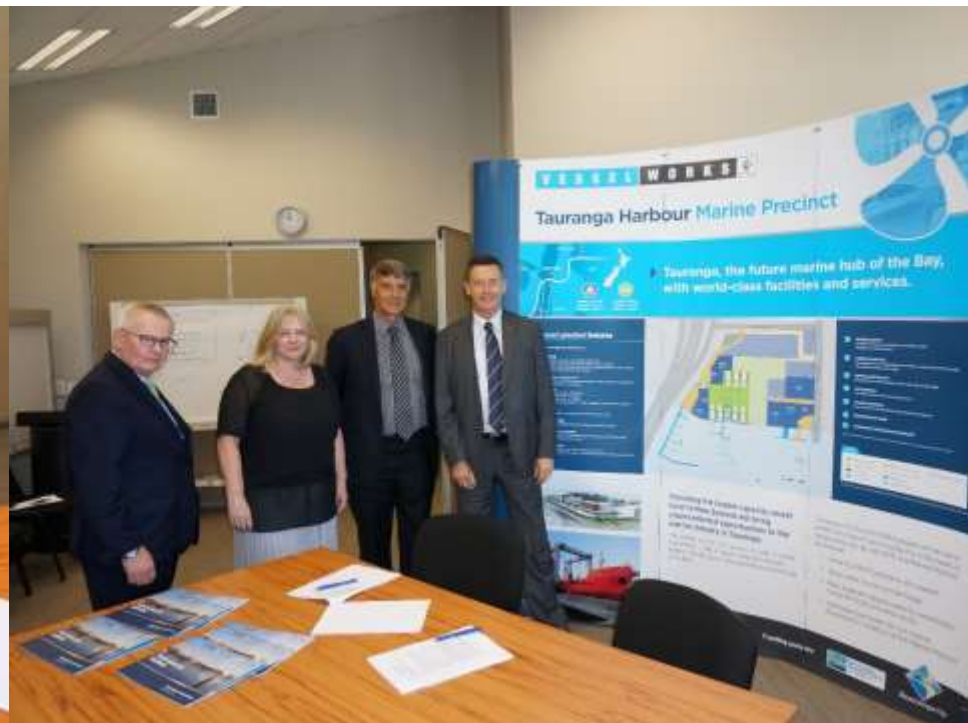




- Mast Heights – Airport Flight Path
- 39m Agreement



18 Nov 2015 - RIF Signing Ceremony



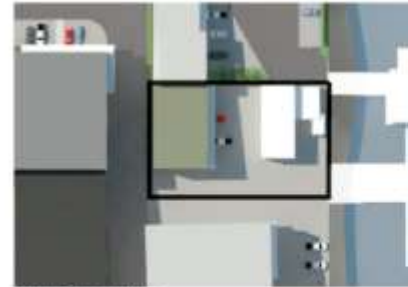
Tauranga Harbour Marine Precinct



Tender of Stage 1 Lots

- Tender process commenced 20th November 2015
 - 41 interested parties
 - Opportunity for freehold acquisition
 - Industry can invest in their future
 - Lot layout to suit
 - Extensive legal controls





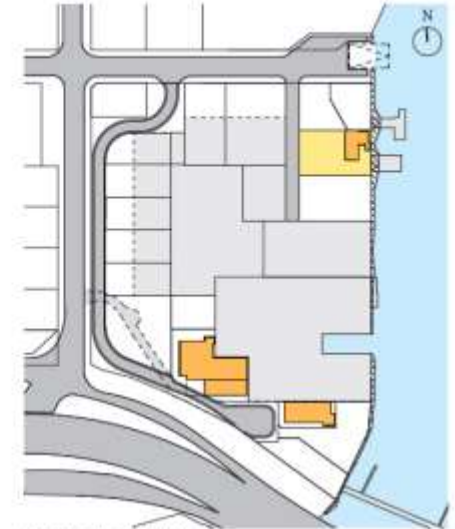
Aerial Perspective



North-eastern Perspective



Existing Building (north facade)



Masterplan 1:4000

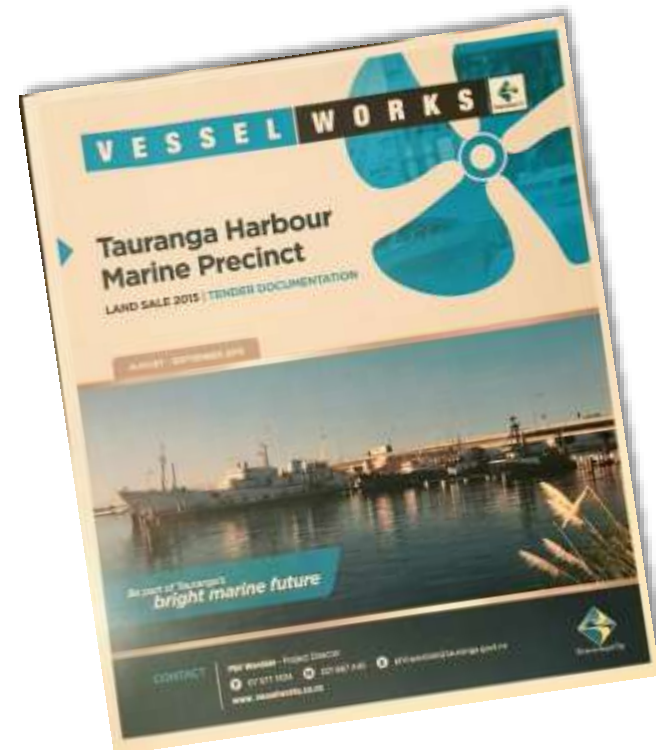
- + 1184sqm
- + Access via western boundary laneway off Cross road and private driveway via lot 1
- + Existing building on site
- + Boundary conditions: northern and southern adjacent lots, shared firewall requirements.
- + Hardstand access via Cross road laneway
- + Potential access to water and jetties

Tauranga Harbour Marine Precinct



Tender Documents

- Agreement for Sale and Purchase
 - Special Terms
 - Specific Site Terms
- Land Covenant
- Encumbrance
- Access Agreement
- Design Standards
- Waterspace Licence



Sale and Purchase Agreement

- **Purchaser to undertake works**
 - **Marine Activities**
 - **Specific Site Items (i.e building, waters edge)**
- **FTE Numbers employed in the business**
- **Design Standards**
- **First Right of Refusal**



Land Sale – Tenders closed 21st Dec 15

- Stage 1 Lots oversubscribed
- Negotiations thru Q1/Q2 2016
- Announced 30th June 16



MIRRIELES ROAD
SERVICE LANE LOT 1001 3195m²



Tauranga City Council



Tauranga Marine Hub

Client:

Tauranga City Council

Location:

Mirrieles Road

Title:

Masterplan C

Drawing:

TCC-SK05-Masterplan

Scale:

1:500

Format:

A1

Date:

9 June 2016

Revisions:

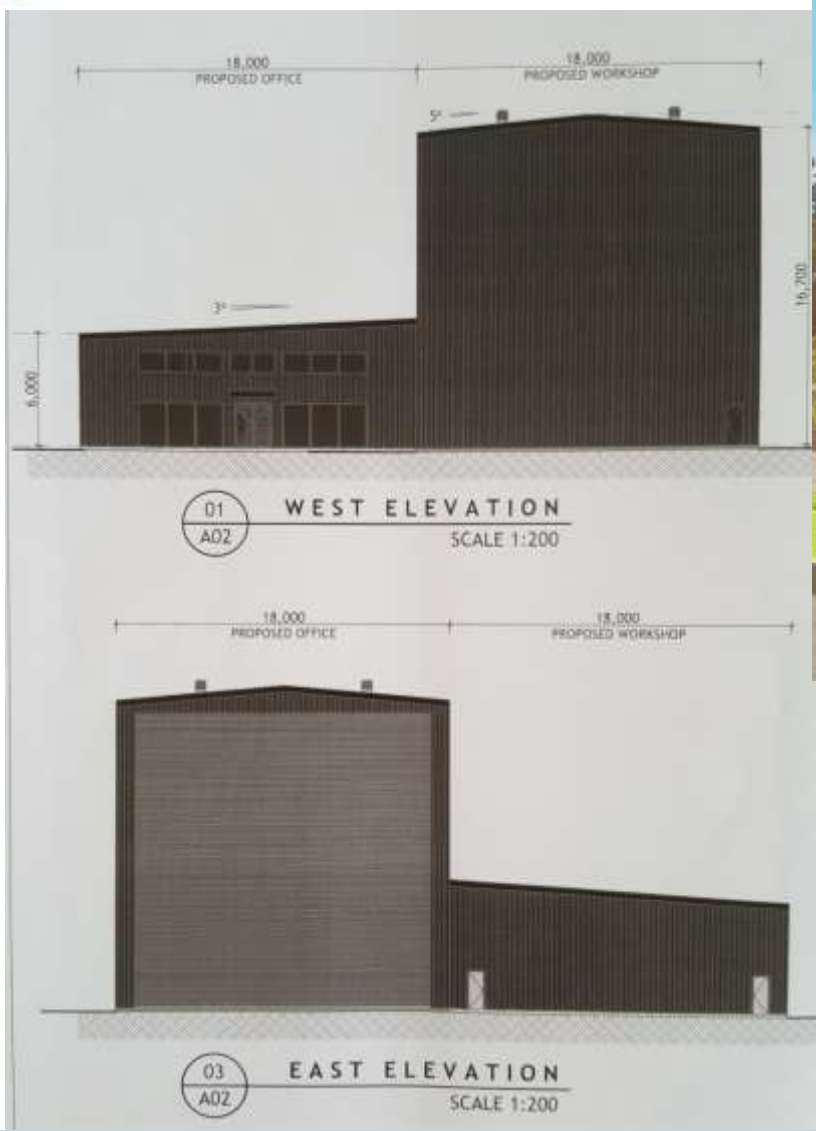
ID	Date	Description
1	14/02/16	Revision C, multiple
2	14/02/16	Stage 1 updated with
3	12/2/2016	Post-sale concepts
4	14/02/16	Trivial 100 movements
5	12/02/16	Changes to lots 6, 7,
6	08/2016	Change of lot 7 size
7		
8		
9		
10		
11		

Notes:

- All dimensions are in metres, unless stated
- LOT 1001 = service lane, 3,195 sqm



CROSS ROAD



- 20m High
- 18m wide
- 50m long



Dredging – August 2016



Tauranga Harbour Marine Precinct

Dredging



Tauranga Harbour Marine Precinct



Procurement of the Travel Lift

- **International Tender**
- **Rigorous Procurement Process**
- **Cimolai (Italy) Announced as Preferred Supplier**
- **Boat Hoist with capacity of:**
 - **350 tonnes**
 - **Capable of 11m vessel beam**
 - **Advanced capability & manoeuvrability**



Boat Hoist – Travel-Lift

- **Manufactured in Italy by Cimolai**



Boat Hoist – Travel Lift

- **Manufacture Now Complete**



Boat Hoist – Travel Lift

- Shipping and Assembly to align with Pavement





Tauranga Harbour Marine Precinct





Tauranga Harbour Marine Precinct



Boat Hoist – Travel Lift

350 Tonne | 12m Wide | 15m underside cross beam



Tauranga Harbour Marine Precinct



Civil Works



HEB Construction
"Serving one another"

- Slipway Demolition



Tauranga Harbour Marine Precinct



Civil Works



Tauranga Harbour Marine Precinct



Civil Works

- Slipway Demolition



Civil Works



- Inset Travel-Lift Bay



Tauranga Harbour Marine Precinct





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Tauranga Harbour Marine Precinct





Tauranga Harbour Marine Precinct





Tauranga Harbour Marine Precinct



Pavement



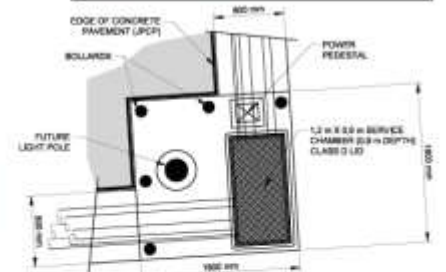
LEGEND

	PROPOSED EXTENT OF PAVEMENT SLAB
	PROPOSED PAVEMENT SLAB LAYOUT
	400 mm THICK PAVEMENT SLAB
	600 mm THICK PAVEMENT SLAB
	BACKFILLED CONCRETE AREA

- NOTES:**
- REFER TO DRAWINGS 1, 2 AND 3 FOR GENERAL NOTES, SLAB CONSTRUCTION NOTES AND REFERENCES.
 - FOR SETOUT COORDINATES REFER TO HARRISON GREENSON'S DRAWINGS.
 - FOR LEVEL DATUM AND CONCRETE SURFACE FALLS AND GRADIENTS, REFER TO HARRISON GREENSON'S DRAWING REFERENCE 15077-02-0201.

- CAST IN PLACE CONCRETE:**
- EXPOSURE CLASS C1
 - MINIMUM 70 mm COVER TO ALL REINFORCING BARS WHERE APPLICABLE
 - CONCRETE'S BRASSI 300 (28 MPa)
 - MINIMUM FLEXURAL TENSILE STRENGTH - 4.5 MPa
 - ALL REINFORCEMENT TO BE HOT DIPPED GALVANIZED
 - ALL JOINT DOWELS TO BE GRADE 316L STAINLESS STEEL PLACED CENTRALLY WITHIN THE SLAB DEPTH

- PAVEMENT SLAB PANEL LAYOUT:**
- ALL INTERNAL PAVEMENT PANEL JOINTS TO BE DOWELED IN ACCORDANCE WITH THE TYPICAL SECTION SHOWN ON DRAWING 5
 - JOINTED PLAN CONCRETE PAVEMENT (JPCP) PANELS TO BE TYPICALLY MAXIMUM 5 M
 - MAXIMUM LENGTH:WIDTH RATIO OF PANELS NOT TO EXCEED 1.5:1
 - PANEL DIMENSIONS TO BE ADJUSTED ON-SITE BY THE CONTRACTOR TO SUIT PAVING AND SEE LIMITS AS NECESSARY
 - FINAL PANEL LAYOUT TO BE DETERMINED BY THE CONTRACTOR AND AGREED BY THE ENGINEER PRIOR TO CONSTRUCTION



Resilient Design

- Sea Level rise
- Service Conduits, Stormwater Processing (recycling)





Tauranga Harbour Marine Precinct





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Construction Update

Concrete Pour - 10th November 2017

SEE MORE: www.vesselworks.co.nz



Funding partners



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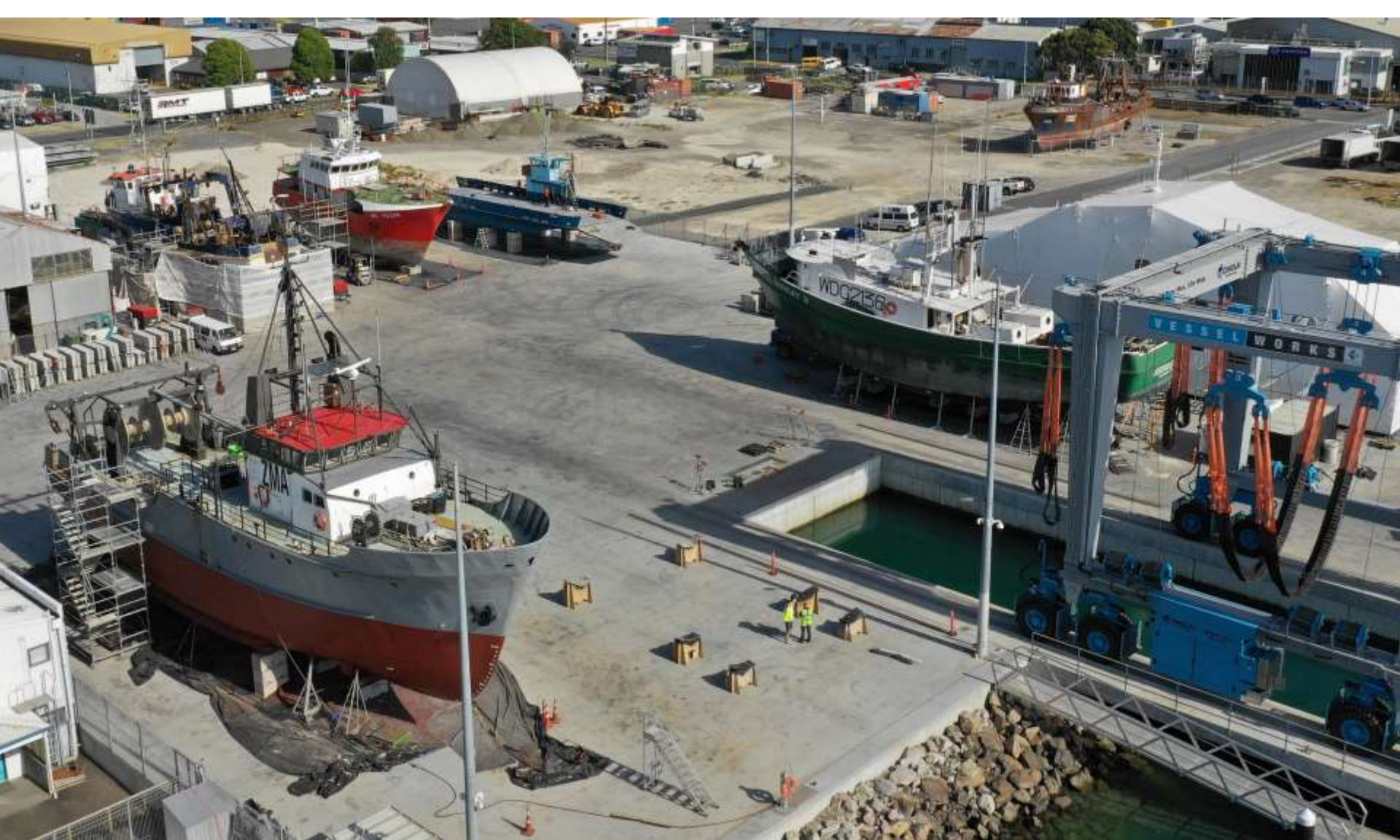


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Questions ?

