

# Harbours Committee

## 4 December 2019

### Weymouth Harbour Master's Update, Standing Items and PMSC Issues

#### Peninsula Development

Proposals for the re-development of the Weymouth Peninsula site have been considered in 3 phases:

- Weymouth Quay Regeneration Project – covering the quayside from No.1 Berth to the Ferry Steps. Project is supported by £3.8M from the Coastal Communities Fund, which has to be spent by the end of March 2021. This has started with the demolition of the Terminal Building (Building A), demolition of the Ferry Steps Building and repair of Wall D (Ferry Steps).
- Peninsula Phase 1 – a hotel, a pub with rooms and the walkway around the Peninsula.
- Peninsula Phase 2 – further leisure units.

The proposed Peninsula phases 1 and 2 are under review, as part of a wider review of the Council's property and estates.

The next steps of the Weymouth Quay Regeneration Project are to complete preparations for demolishing Building B (Former Departures Lounge on Quayside), a full design for the Quay Regeneration and obtaining the necessary planning and other consents.

An engagement session specifically for harbour users was held at Weymouth Library on Friday 15<sup>th</sup> November 2019 and a wider public one on Monday 18<sup>th</sup> November.

In the space created by the demolition of the Terminal Building, the potential to provide further parking spaces is being explored.

Further work will be completed on the woodwork of the Pleasure Pier, including the piles and facings on the edge of the Pier. A café building of similar concept to the ones on the beach is expected to be let on the Pier, planning permission has been applied for.

#### Harbour Revision Order

Authority was given by the Statutory Harbour Authority (Full Council) on 22<sup>nd</sup> February 2018 to prepare and submit a Harbour Revision Order to the MMO in order to modernise and consolidate the current dated legislation relating to the Harbour operations.

The latest estimate for approval of the HRO is early 2020 as there have been some delays due to the MMO raising additional queries. Once these have been resolved the approval will be dependent on when it can be laid before Parliament.

If and when the HRO is approved, work will commence on defining the Directions.

There is further work to do on the financial impact of the defined HRO area.

### **Harbour Walls - Wall D (Ferry Steps)**

See Engineering Report.

The Wall D pontoons have been removed for the duration of the work and will need to be modified as necessary to fit the new wall layout.

### **Harbour Walls Condition Survey**

See Engineering Report.

### **Pleasure Pier**

The Pleasure Pier building has been demolished and removed. There is more work to be completed on the woodwork of the Pleasure Pier, including the piles and facings on the edge of the Pier. It is hoped that a café building of similar concept to the ones on the beach will be let on the Pier, planning permission has been applied for.

### **Engineering Update**

See Engineering Report.

### **North Quay Council Offices Redevelopment**

The site of the former North Quay Council Offices is one of the Weymouth town centre key redevelopment sites under review. The interest to this group is the potential impacts of any development on the North Quay pontoons, including access, parking and unloading for harbour users.

An application for the demolition of the offices at North Quay was recently withdrawn, with requests for additional information in relation to the sustainability and reuse of the building and the potential environmental impact of its demolition.

### **Recent Harbour Works**

The programme to return some investment in to the infrastructure continues:

- Ground soil samples have been taken along the route of the proposed sewage pipe for connection of Westwey Road toilets to the mains. There continues to be discussions with the landowners, the outcome of which will then allow an estimate of the amount of soil to be moved. This will then determine whether it is cost effective to continue with the works.
- It is still hoped to provide WiFi coverage in most areas of the harbour but there remains a complication with Open-reach data capacity in the area. The project has been confirmed for a grant as part of a wider Council project to provide WiFi to the general public but is only valid until the end of the year.
- It is planned to replace some more electricity bollards on North Quay pontoons.
- It is planned to replace some more decking on North Quay pontoons.

- Lighting for the Commercial Road pontoons is still being considered.

### **Designated Person**

Mr William Heaps of Marico Marine has visited each of the harbours as the Designated Person for his first look. A report will be available for the next Harbours Committee meeting.

### **Independent Members**

Mr Lee Hardy is recommended to be the 4<sup>th</sup> Independent Member for the Harbours Committee but this needs to be endorsed by the Harbours Committee (4<sup>th</sup> December) and then Full Council (13<sup>th</sup> February). See separate report.

### **Fisheries Local Action Group (FLAG)**

The FLAG has now fully committed its funds and currently remains closed to new applications. The Board is still meeting to monitor the expenditure and to visit or be presented with some of the outputs from the projects that were funded over the last two years, particularly infrastructure projects under Priority Three of the Local Development Strategy which aimed to enable safe, sustainable working ports and harbours.

FLAG Board meetings are attended by Weymouth Harbour Master, along with a number of representatives from Dorset Council and Mr R Summerhayes, the Weymouth fishermen's representative.

A successor Fisheries Fund scheme has been announced with further details available in due course but dependent on the Brexit decision. There is an interim fund that has recently been opened as a consequence of government intervention. Applications from government authorities including local government are not permitted.

### **Weymouth Rowing Club**

A draft lease for renewal has been shared with the Rowing Club and is being discussed.

### **North Quay Facilities**

A fob system has been installed on the gents facility at North Quay and the facilities have reverted to single sex. This unfortunately still negates the use of the facilities by visitors who now all have to use 13 Custom House Quay.

### **Maritime and Local Events**

A list of events is available on the harbour website. The following are some of the remaining harbour related ones for 2019 and new dates for 2020 for which support and understanding are encouraged:

#### **2019**

25 December

Christmas Day Harbour Swim

26 December Weymouth Sailing Club Boxing Day Race – finish outside the Clubhouse, yachts sailing in the harbour

## **2020**

23 May	Weymouth Rowing Club Gig Regatta
12 – 14 Jun	Poole Boat Show (Weymouth Harbour stand)
25 – 28 Jun	OK Dinghy Nationals – Weymouth Sailing Club
4 – 5 Jul	HP30 Regatta – Weymouth Sailing Club
11 – 12 July	Seafood Festival
11 – 12 July	Weymouth Dinghy Regatta (Portland)
5 – 6 September	(or 12 - 13 Sep tbc) Weymouth Keelboat Regatta
20 September	Ironman 70.3

## **Weymouth Water Safety Group**

The Weymouth Water Safety Group led by Hannah Wiggins-Bett, the Community Drowning Prevention Coordinator of the Royal Lifesaving Society continues to meet and seeks opportunities to deliver water safety messages. Some successful events have been held this year.

## **RNLI Weymouth Inshore Lifeboat**

Discussions continue regarding a solution for housing a larger Inshore Lifeboat.

## **Harbour Staff**

Sarah Johnston has been recruited and is in post to replace Claire Flowers as Moorings Officer.

## **MCA Fishing Boat Consultation**

The MCA held a consultation on 14<sup>th</sup> October at the Angling Club where local fishermen were briefed on and discussed a proposed new Code of Practice for Small Fishing Vessels covering the following:

- Construction, Watertight and Weathertight Integrity
- Stability
- Machinery
- Electrical Installations
- Crew Protection
- Man Overboard Recovery.

## **Sealife Tower**

The Sealife Tower is being dismantled and the area will be reverted to parking in the coming months.

## **Oil Spill Exercise**

Every 3 years there is a requirement to complete an Oil Spill Exercise with our Tier 2 Response Contractor. This took place on Tuesday 19<sup>th</sup> November and was supported by a number of external agencies. Favourable reports were received

about the ability to deal with an incident and comments made about the strong team work.

## PMSC Items

**Oil Spills.** Over the recent weeks there have been a number of minor but unacceptable diesel spills reported in the harbour. All berth-holders have been requested to check their bilges before pumping out to ensure only clean water is discharged in to the harbour and if an auto-bilge pump is fitted, bilges must be clean. It is believed the vessels concerned have been identified.

## Visiting Vessels and Inner Moorings Statistics from 1 Apr 19 to 31 Oct 19

### Visiting Yacht Nights:

Visiting Yachts To end October 2019	
No Visitor Nights	5324
% variance compared to 2018/19	Up 11%
% variance on 3 year average	Up 9.8%
No short stay (2018: 248)	197
No FOC given on loyalty discount scheme (2018: 382)	392

### Inner Harbour Moorings:

- % Berth Occupancy - Inner Harbour Marinas – 254 of 411 at end of period
- % Berth Occupancy – Chain and Sinker Moorings – 28 of 30 at end of period, 2 under offer
- % Berth Occupancy – Commercial Berths - 83 of 107 at end of period.

## Questions in advance

Matt Walkden –

An update on the progress of the HRO.

This question is answered by this update.

Steve Pitman –

Recognising that there may be some problems arising with walls F and G on the perimeter of the Peninsula, does any remedial work conflict with the Quayside Regeneration Project, perhaps the walkway around the Peninsula?

The section of the walkway at Walls F and G will not be modified as part of the Quayside Regeneration Project. Any works on the walls may require closure of the path with an appropriate diversion.

Steve Pitman –

Can we also have an update on wall C, particularly the replacement method proposed, start date and cost?

There is only a concept for the Wall C repair which is a sheet pile design in front of the existing wall. The current expected date for the works is Winter 2020/Spring 2021. Costs are not yet known.