

***Pwyllgor Ymgynghorol Harbwr
Porthmadog
Harbour Consultative Committee***

24 Medi/September 2008

Adroddiad yr Uned Forwrol - Maritime Unit Report

1 - Morwriaeth / Navigation

- 1.1*** All Navigation Aids were inspected by an officer from Trinity House on 11 August 2008. The officer reported that all navigation aids which lead sailors to the harbour were in an acceptable condition.
- 1.2*** During the summer season it was necessary to reposition *Navigation Aids Nos. 10 and 11* due to changes in the navigation channel. Fairway Buoy – L.F1.W 10s has been changed, and the previous buoy will be maintained by harbour staff during the winter months.
- 1.3*** During the recent strong winds, aids *Nos. 1 and 3* came ashore. Both aids were repositioned but unfortunately, buoy *No. 3* came back ashore during the inclement weather. Aid *No. 3* remains off its position and, once the winds will die down, it is very much hoped that the navigation aid will be repositioned. It appears that navigation aid *No. 13* has been struck by a boat and damaged. It will be collected by harbour staff and maintained before being repositioned by mid October 2008.
- 1.4*** As per usual, **eight** lanterns were positioned on the main navigation aids, and once again this year, this work was completed before 30 April 2008, namely in accordance with the Maritime Unit's target. It is expected that this arrangement will continue in the future.
- 1.5*** The Maritime Unit has considered lighting the navigation aids in the Borth y Gest area and it was concluded that this would be of assistance to sailors. It is very much hoped that it would be possible to ensure that the additional lights would be installed on their appropriate sites by the start of the next season in 2009. In accordance with the arrangements in 2007, it is intended to continue with lighting the navigation aids during the winter months.

1.6 It is intended to prepare a maintenance programme for the navigation aids in the autumn. Due to the importance of the lanterns, the Maritime Unit intends to continue using the lanterns throughout the winter.

1.7 The features of the lanterns (light only) are as follows:-

Bwi Tramwyo/Fairway Buoy-L.Fl.W 10s.

Rh/No 1 Q Fl.R. Rh/No 2 Q Fl.R. Rh/No 3 Fl.G 3s.

Rh/No 4 Fl.R(2) 5s. Rh/No 5 Fl.G(2)5s. Rh/No 6 Fl.R(3) 10s. Rh/No 7 Fl.G(3) 10s. Rh/No 8 Fl.R(4) 15s. Rh/No 9 Fl.G(4) 15s. Rh/No 10 Fl.R 2.5s.

1.8 The condition of the discharge pipe in the Borth y Gest area has worsened and direct action will need to be taken during high tide in order to ensure that the pipe does not cause any danger to boats navigating in the area. The Maritime Unit will contact Welsh Water further in order to seek confirmation of the ownership of the water discharge pipe.

2 – Perchenogaeth Yr Harbwr / Harbour Ownership

2.1 On 10 August 1977, conveyance was completed between Barron Formoy and Others and the former Dwyfor District Council. The conveyance referred to the ownership of the seabed within part of the Porthmadog harbour authority.

2.2 Clause 7 of the conveyance was worded as follows *‘The vendors in execution of the trusts for sale declare by the 1953 Conveyance have agreed with the Council for the sale to them of all such lights or interest (if any) as the vendors may have in the property hereinafter described at the price of Two thousand pounds’.*

2.3 The conveyance was recently inspected and a legal opinion was received that the seabed in part of the Porthmadog harbour which appeared in the plan appended to the conveyance was not in Gwynedd Council ownership after all. It appears that the words *‘(if any)’* as seen above are significant.

2.4 The land has not been registered with the Land Registry Office in the name of Gwynedd Council. The area is included within the Blaendraeth Lease between Gwynedd Council and the Crown Estate. The latest situation does not cause any changes to harbour management, or other rights and responsibilities that Gwynedd Council has in relation to statutory harbour management.

3 - Is ddeddfau Harbwr / Harbour By laws

- 3.1** The draft Byelaws for Porthmadog harbour have already been submitted to the Legal Unit. In accordance with the report presented to Members in March 2007, it is understood that officers from the legal unit have submitted the Byelaws for the attention of the Department for Transport in London in order to ensure that the Byelaws are formally adopted.
- 3.2** There has been a substantial slippage in the programme, and despite the attempts of officers from the Legal Unit, unfortunately a response was not forthcoming from the Department for Transport and, therefore, the Byelaws were not adopted during the summer of this year, which is a great disappointment. It is very much hoped that the draft Byelaws will be confirmed by the Department for Transport as soon as possible, and will continue to come into force in 2008/09.

4 – Datblygiadau Clwb Hwyllo/ Yacht Club Developments

- 4.1** As Members are aware, the Maritime Unit has received a further application from the Madog Yacht Club seeking permission to extend the existing pontoon facilities. Since the existing slipway has been extended, at a substantial cost, it is not envisaged that it will currently be possible to extend the pontoon because any extension would affect the use of the slipway, especially in low water. It is very likely that the issue involving the ownership of the seabed would also influence this.
- 4.2** In 2007, an application was received from a nearby landowner seeking permission to locate a pontoon in the harbour area. In the discussion held as an urgent item in the Consultative Committee held on 14 March 2007, Members did not object in principle, but it was emphasised that the applicant's attention would need to be drawn to the strength of the tide, and the condition of the sea in inclement weather in the area. There were also concerns regarding restricting the navigation channel should the pontoon extend out to the channel.
- 4.3** The applicant has considered the observations of the Consultative Committee and has resubmitted an application, seen in the appendix. The issue will be considered by the Council's Property Unit and Legal Unit in the near future.

5 – Ystadegau Harbwr / Harbour Statistics

- 5.1** It is noted from the table in the appendix that **871** Personal Water Crafts had registered with Gwynedd Council in 2008, compared with **1040** in 2007,

namely **169** fewer this year. It is also noted that the number of Personal Water Crafts and Power Boats that are registered in Porthmadog Harbour and on Black Rock Sands has reduced in 2008 compared with 2007. The economic situation and the price of fuel have no doubt had a significant effect on the use of power boats and Personal Water Crafts on the coast.

- 5.2 As noted in the table, **30** power boats were registered in Porthmadog Harbour and **25** power boats on Black Rock Sands this year. The fee for registering Power Boats and Personal Water Crafts remains on last year's rates, namely **£14.00** by post, or **£20** on the beach, or in the harbour office. The launching fee is **£12** per day or **£124.00** for the season.
- 5.3 It is noted from the table in the appendix that there are **195** pleasure boats on moorings in the harbour this year. It is essential that the Harbours' Maritime Officer, with the assistance of the Harbourmaster, contacts every boat owner who has left the harbour in order to obtain some information about the reason why the boat was not moored in Porthmadog in 2008/09.

6 Canlyniad Barn Cwsmer / Analysis of Customer Questionnaire

A report on an Analysis of Customers Questionnaires will be submitted before the Members of the Porthmadog Harbour Consultative Committee in the first meeting in 2009.

7 Cyllidebau / Budgets

- 7.1 Enclosed, for Members' information, is the final report of the budget of the harbour for the **2007/08** financial year, and also the harbour's revenue budgets and income targets for the **2008/09** financial year.
- 7.2 Due to the likelihood that the Maritime Unit will not meet its income target for the current financial year, great care must be taken to ensure that the service does not commit funding beyond the budget. The Harbours' Maritime Officer, with the assistance of the Harbourmaster, is providing a work programme for the autumn, in order to identify expenditure priorities in Porthmadog Harbour.
- 7.3 It is encouraging to report on one hand that the income target for the current financial year, namely **£78,260**, has nearly been met. The income of Porthmadog harbour is **£75,473** thus far, namely **£2,787** below the target. It is not envisaged that there will be a substantial addition to the income between October and the end of March 2009.

8 Strwythur Staffio Morwrol / Maritime Staffing Structure

- 8.1** As previously reported, on 1 May 2007, temporary staffing changes were made in Porthmadog, Pwllheli and Aberdyfi Harbours. Following the promotion of the former Pwllheli Harbourmaster, the Porthmadog Harbourmaster was seconded to the Pwllheli Harbourmaster post; the Pwllheli Beaches Officer was seconded to the post of the Porthmadog Harbourmaster, and the Aberdyfi Harbour Assistant was seconded to the post of the Pwllheli Beaches Assistant. The period of the current secondment ends on 3 September 2008.
- 8.2** During the summer season this year, the Harbourmaster who was in the temporary post resigned. In order to ensure that the Council had a Harbourmaster on duty in Porthmadog, the Assistant Harbourmaster was seconded to the post until the end of September. Due to other changes, it is likely that the secondment will be extended to the end of December 2008.

9.0 Materion Cyffredinol / General Issues

- 9.1** In order to ensure that equipment and furniture, navigation buoys and tenders are protected, a security fence has been erected between the harbour building and the compound boundary. The gate will be covered with suitable trees in order to ensure that it is in keeping with the area.
- 9.2** A new control boat for the Porthmadog harbour has been commissioned and has been operational in the harbour during the winter months. The previous boat had been bought second hand and we are certain that the new boat will be very beneficial in ensuring the control of the harbour.
- 9.3** The Council has a total of 224 seasonal buoys along the coast. The purpose of these buoys (yellow in colour) is to ensure that sailors are aware that there are special rules in existence in the area and the buoys are all important in trying to protect the users of the beach. During the inclement weather in the summer this year, two of the buoys were lost and a great number of the buoys came ashore. It is estimated that the total cost of replacing the buoys will be approximately £1,000.

10.0 Cynnal a Chadw Angorfeydd / Maintenance of Moorings

- 10.1** During this year's season, great difficulties were experienced with the alignment of some of the moorings in the harbour. Since there was so much

loose chain on the seabed, there was a need to strengthen the side chains with anchors in the area of mooring nos. **41; 117** and also **119** to ensure that boats did not hit each other.

10.2 During the winter months, the Harbours' Maritime Officer, with the assistance of the Harbourmaster, will hold an inspection of a number of moorings in the Borth y Gest area. If the mooring has not been used in 2008, the owner of the mooring will be given instructions to clear it. Should the owner of the mooring not be identified before Christmas, harbour officers will clear the mooring.

10.2 As per usual, all moorings at Porthmadog harbour will be inspected and maintained by the specified contractor during January 2009. Gwynedd Council has invested a substantial amount in the maintenance and renewal of chains during the last five years, and it is not envisaged that a substantial investment will be required in 2009/10.