



MANAGER'S MESSAGE

There is a lot going on at the moment with the Marine Service Centre planning well under way. However this is not the only activity happening – a number of other initiatives are programmed over the next six months.

Landscape Plan

With the new facility on the hardstand and the requirement to landscape around the facility a more comprehensive review of landscaping on the marina is proposed. In the past landscaping on the marina involved adding few rocks, a couple of loads of soil, a bit of drift wood and planting a few flaxes. With ongoing developments we think it is high time we have comprehensive landscape development plan. We are getting assistance from Excell on this one – they will advise on a landscape architect and the appropriate plants for our exposed site.

The plan will include walkways, recreational areas, seating, car parking etc. While all this will not be achieved in the short term it will form the basis of ongoing and future expenditure.

Waste Management

I am also getting prices for 5m high wind shelter fences to provide sheltering between groups of three cradles to eliminate wind borne particulate matter. The areas will need to be banded and wash down water captured in blind sediment traps.

We may need to run these shelter fences along the south end of the hardstand, from the LBYC to the travel lift dockway, to eliminate the particulate matter ending up on boats on A pier.

Once all this has been done, and the new Service Centre is up and running, the whole hardstand area will need to be resurfaced. With this type of surface it will be possible to keep it clean and we will look at purchasing a self propelled vacuum machine. This will allow the staff to vacuum up the hardstand daily, thus reducing further the possibility of contamination in our marina.

Clean Marinas Programme for Seaview Marina

The New Zealand Marina Operators Association has adopted the Clean Marinas Programme as a standard for the industry. This programme has been developed for New Zealand conditions, from the Australian model.

The Clean Marina Programme is a national, voluntary accreditation system for marinas, yacht clubs, boat clubs, slips, boatyards and associated industry operators across New Zealand and Australia. The Programme has been developed in an endeavour to protect our coastal and inland waterways. It not only provides an easy- to-follow system to develop valuable environment practices, but also rewards marina operators with real business benefits.

Marina Fees

Thanks to all those who have paid their marina fees promptly. It has been a big help to Suzanne and I and had a major effect on Seaview Marina's cash flow.

We do have the ability to set up automatic payments for fees. We have the details at the office and the only requirement is that the payments are always kept two months in advance.

If this is a better option for you then talk to Suzanne on ph: 04 568 3736 or Alan on 0274 435 330

Regards

Alan McLellan



Port Road View (North)



Marina View (South)



EXCITING NEW DEVELOPMENT FOR SEAVIEW MARINA

Seaview Marina Board's long term strategy is to transform Seaview Marina into Wellington Region's boat maintenance facility.

There are five marina facilities in the wider Wellington Region – Seaview Marina (SML), Mana Marina, Evans Bay Marina, Chaffers Marina and Clyde Quay Boat Harbour. However, the marine service industry in Wellington Harbour has run down over the last 20 years with inner city development encroaching on traditional areas which housed boat builders, riggers and the like. With more and more recreational vessels filling our marinas, the increasing number of cruising vessels visiting the Region and the demands from existing small commercial and fishing vessels, there is a need to establish a dedicated marine service centre in Wellington Harbour.

With significant infrastructure already in place at Seaview Marina the Board has taken the next step to become the Wellington Region Boat Service Centre. It has commissioned the design of a workshop complex to be sited on Port Road, close to Seaview Marina's travel lift facility.

The facility will provide for the following:

- Three large sheds (20m x 9m x 8m high) which will enable the travel lift to move boats directly from the water into undercover storage.
- One of these sheds will be designated for a paint shop.
- Five workshops for lease to marine service providers e.g. boat builders, riggers, engineers – they will have access to the two maintenance sheds on a daily rental from SML.
- A large loft area above the workshops with uninterrupted space specifically for sail makers. This area measures 48m x 13.5m and could take two sailmakers and provide for a couple of offices for marine related businesses.
- A café on the top floor.
- Office and storage space for SML hardstand staff.
- Retail space.

Expressions of interest have been sought from a number of marine service providers and there has been a very good response. We are at present putting together a Heads of Agreement to get firm commitment from each of the proposed tenants.

The Board has given the approval for the full scale development on the condition that we achieve Heads of Agreement for a minimum of 60% of the potential rental income.

Concentrating a range of boat maintenance providers into one location will allow economies of scale which will support investment in the best equipment, facilities and practices.

The development will also bring more vessels to Wellington and increase the occupancy rates of all marinas in the Wellington Region.

Bryan Jackson
Seaview Marina Board Chairman

Who is going to pay?

There have been a couple of questions raised about the impact on existing Licensees. Without going into too much detail the questions and answers are as follows:

How will the Board pay for the development?

It is expected the total cost of the Marine Service Centre will be between \$1.6 and \$2.0 million. The Board has agreed that the facility must be self funding. An estimate of the rental income shows that the investment will more than achieve this. In fact as an investment this proposal rates as excellent.

The development will be funded through a mortgage facility. To get this type of funding it will have to pass a very strenuous audit process. However the Board is confident that the figures stack up.

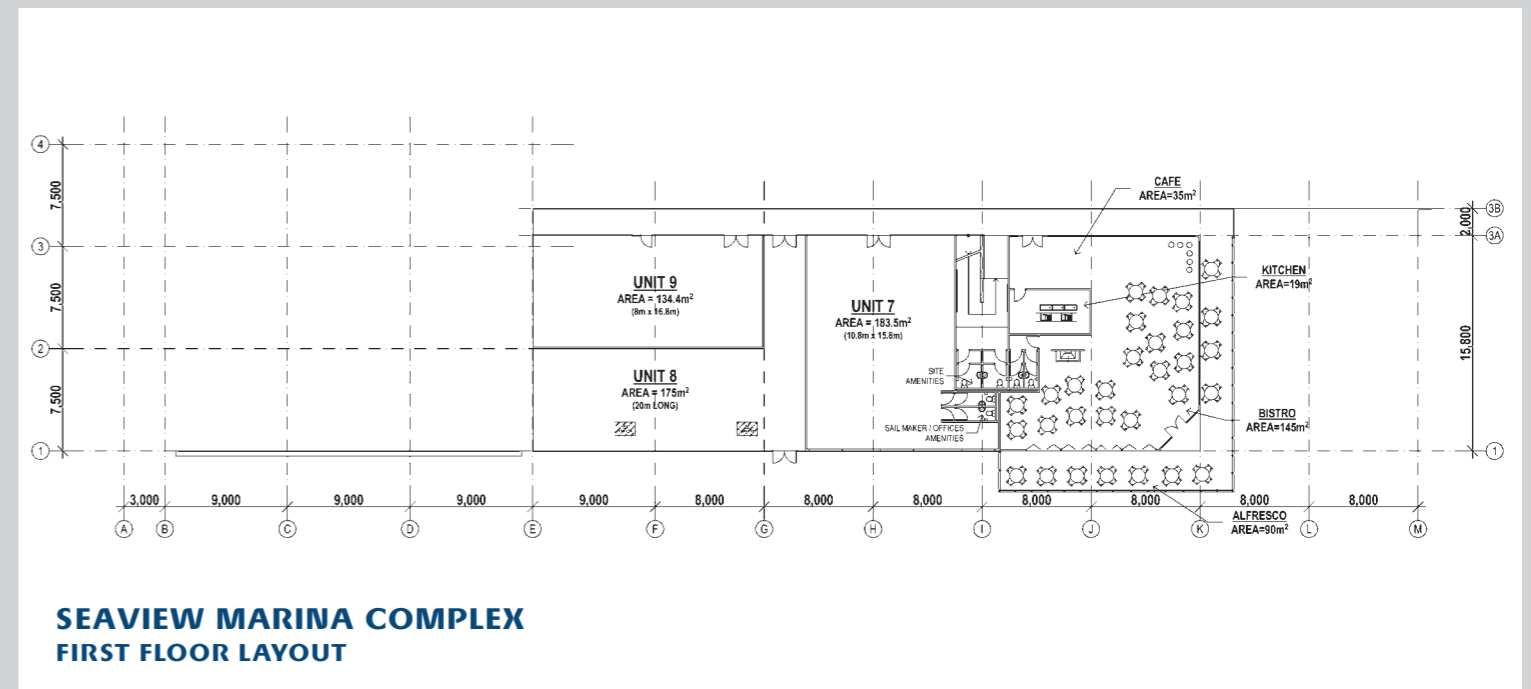
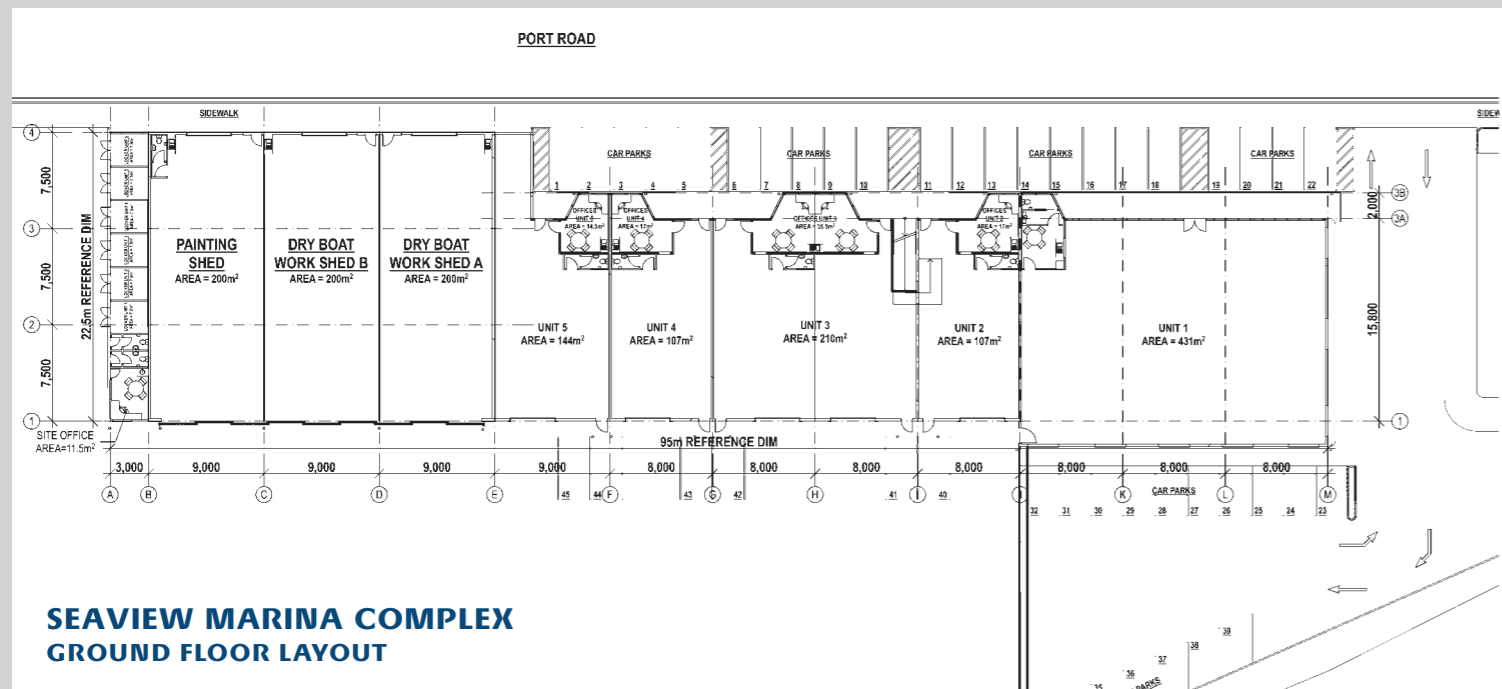
Will this development impact on Licensee fees?

All funding for this project has been predicated on it being a 'stand alone' development. Another key criteria the Board has demanded is that a minimum of 60% of the leases must be committed to before the project is given the approval to begin. This will mean that the projected mortgage payments will be more than covered before work commences.

The development of this facility will provide for:

- Surplus income from the facility will go back into the marina cashflow
- Additional income will be generated from more activity on the hardstand
- More vessels will be attracted to berths in the marina increasing revenues

An additional benefit to Licensees will be the support services and facilities available on Seaview Marina.



Travel lift has a face lift

With our travel lift out of action for almost two months I hope that we did not inconvenience too many boat owners wanting to get their boats on the hard. We managed to pick the worst month, July, to do some overdue upgrades and consequently it took about 3 weeks longer than anticipated.

Fortunately the travel lift is back in action and looking all the smarter for the work done.

Wayne Tilly, our Hardstand Supervisor, took on the project management of the exercise and did a very good job in difficult conditions. He coordinated the labour, equipment and technical support over the time the machine was out of service.

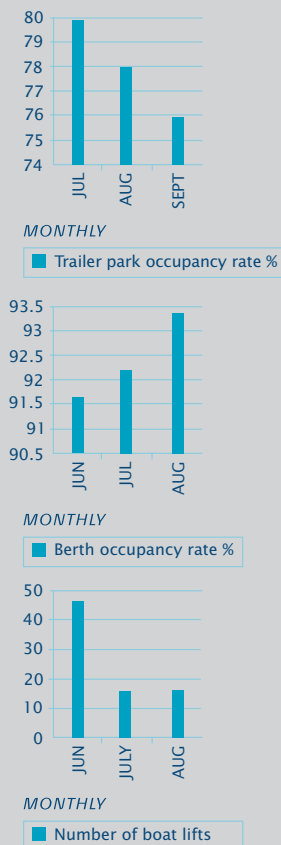
The key work that was done on the machine included the following:

- High pressure water blasting of the rust on the superstructure
- Sealing and painting the whole machine
- Replacement of all the wire rope on the machine
- Replacement of pulley pins and bearings where required

While there is other work that could have been done at the time it was deemed appropriate to only concentrate on these essential items. It is hoped to sell the machine in a year or eighteen months and replace it with a new 50 tonne travel lift.

All in all the entire job took two months and the final cost was around \$30,000.

MARINA ACTIVITY



Slow down

Speed of vessels must not exceed 5 knots when:

- within 50 metres of another vessel, raft or person in the water.
- within 200 metres of shore or structure, on the inshore side of any row of buoys marking that distance from shore.
- within 200 metres of any vessel or raft flying flag A (diver's flag).



FOR FURTHER INFORMATION

Greater Wellington Harbours
T 04 384 5708
0800 4 WN REG (496 734)
W www.gw.govt.nz



Beware of Burgee's Rock!

Ian Burgess of Wellington Provedoring has found a rock off the point of Point Howard, between the boat launching ramp and the junction of Eastern Bays Marine Drive and the Southern Breakwater. He was taking a wide

arc as he entered the marina and came in close to the road edge when his keel hit the submerged rock. It was a relatively low tide and he draws around 1.2m. No problem to power trailer boats and the like, but where deeper draft vessels from the pole moorings

and marina berths are coming in it is best to keep over to port – away from the road side of the marina. We will be putting a permanent marker or buoy on the rock to show its exact location, however until this is done it would pay to be careful of this area.

Eco-friendly Boat Maintenance options you might like to try!

(Sourced from the Eartheasy website)

- Fibreglass Stains – make a paste of baking soda and water. Use a sponge or soft cloth and gently rub the mix into the stain. This paste can also be used to clean onboard showers and heads. While baking soda is an excellent all-round cleaner, keep in mind that it is abrasive, so use with care. Use lemon or lime juice as a final wipe-down for a shiny, fresh-smelling finish.
- Windows and Mirrors – mix vinegar, lemon juice and warm water. Fill a spray bottle with the solution. Spray it on your windows and wipe with paper towels or newspapers.
- Chrome – use apple cider vinegar on a soft cloth to rub it clean. Then, use a fresh cloth with a dab of baby oil to restore it to a bright shine.
- Brass – Worcester Sauce, vinegar and salt solution.
- Copper Fittings – make a past of either lemon or lime juice and salt. Rub gently to clean.
- Stainless Steel – clean with a cloth dampened with undiluted white vinegar.
- Aluminium – using a soft cloth, clean with a solution of cream of tartar and water.
- Plastic Surfaces – use a mixture of one part white vinegar and two parts warm water.
- Decks – use a mixture of one part white vinegar and eight parts warm water.
- Interior Woods – can be cleaned by using olive oil or almond oil. The oil will provide natural moisturizers for the wood and add shine at the same time. Don't use these oils on exterior surfaces, however, since they don't hold up in direct sun.

Results may vary and we suggest you test on a small piece first.

Sometimes its best to stay in bed!



Emergency Numbers

NZ Police
Lower Hutt Police
Search and Rescue

Emergencies Dial 111
ph:04 560 2600
Dial 11 and ask for Police

Greater Wellington Regional Council

www.gw.govt.nz/harbour
Regional Harbourmaster
Deputy Harbourmaster
Harbour Rangers
Environmental Pollution –
24hr water, air, land pollution
Report unsafe behaviour

04 381 7760 or after hours
ph:04 388 7795

Coastguard

Coastguard Unit VHF Frequency
Distress Frequency
www.coastguardcentral.org.nz

Captain Mike Pryce
Patrick Atwood
Greg Meikle and Grant Nalder

0800 496 734
0800 496 734
or 04 388 7795

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