

CEO's Message

What an amazing autumn it has been. The great weather has certainly provided Seaview Marina with additional business and all areas of the operation are doing well. In particular, demand for trailer parks has been exceptionally high and space is now at a premium. Activity on the launching ramp has also continued longer than previous years. The additional income has been a bonus.

Boatyard continues to be busy

The boat yard has also shown high occupancy rates over the last four months. We have benefited somewhat from the Chaffer's Marina boat hoist being out of action for servicing but even though they are now back in operation we are still very busy.

Tony Kelly has now been on the marina staff for eight months and is proving to be a very valuable asset to our small team. Tony is providing excellent maintenance support for the marina and with his boat building skills he provides an added dimension to what we can achieve. He is also taking responsibility for Health and Safety compliance, which is very important given the new Health and Safety Act that came into being on 4th April this year.

Tony is now fully trained on our 50 tonne travel lift and has completed over 140 lifts since he began. He will head up to Auckland to complete the NZ Marina Operators Boat Lift Course in May. Mike Croft completed the course last year and is fully certified.

Lighting upgrade

The three light poles south of the marina office will be

removed in May and replaced with one taller pole with more effective flood lights. We have been concerned about both the condition of the existing poles and quality of the lighting they provide. Last year the Board approved an upgrade of the flood lights at the southern end of the causeway and that made a significant difference. The new flood lights will be of a similar type and will provide much improved lighting. A single pole will be positioned by the rubbish container to replace the two existing poles. Not only will this eliminate three substandard poles, but will also create an additional two car parks.

Marina charges

The Board has approved a very small increase in marina charges for the 2016/2017 year. Effective 1 July 2016, berth license fees will increase by 1% as will hardstand charges for marina licensees. Trailer boat fees will increase by 2%.

Leave

I am taking leave from the marina between 12 May and 20 June. The main focus of my holiday will be to challenge my cycling skill and fitness around the hills of Girona in Spain—where a lot of the professional cycling teams train in the off-season.

Suzanne, Mike, Tony and Alison will continue to provide their normal high level of service while I'm away and our Chairman Brian Walshe will assist where required.

Best wishes

Alan McLellan, CEO

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Lowry Bay Yacht Club News

Despite the onset of colder months there's still activity at Lowry Bay Yacht Club. For those keen to use their boats year round the harbour moorings are proving popular and make short trips much more worthwhile without the hassle of anchoring.

Although Friday night racing is now a distant memory, Sunday afternoon racing takes place most weeks and is year round. Ironically colder months often provide the calmest days so this can be a great time to start racing your own yacht if you want to give it a go (or get back into it). The no-spinnaker cruising division is a great place to start and the club has people happy to provide advice or even come out with you. Alternatively there are usually boats keen for some extra crew even if they don't have experience - so why not give it a go!

The Clubhouse welcomes visitors and is open every Friday night, Saturday afternoons (provided the Clubhouse has

not been booked for a function) and on Sunday afternoons (if there has been racing that day).

Lowry Bay Yacht Club offers:

- ◆ Harbour moorings for short-term use (with generous support from Seaview Marina).
- ◆ Cruising for power and sail.
- ◆ Yacht racing—crew positions available, no experience required.
- ◆ Bar and food.
- ◆ Shore-based fun and friendly members.
- ◆ Venue hire for business events and special occasions.
- ◆ Membership is just \$150 per year (that's less than \$3 per week).

Bar Hours

- ◆ Friday from 5pm—10pm, meals available from the restaurant.
- ◆ Saturday 4pm—6pm (subject to yacht racing taking place).

Contact us

Website: www.lbyc.org.nz

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The Tale of the Tiny House



The Tiny House at Seaview Marina

It was a chance discussion with a woman conducting a household survey that first got Elisabeth Siegmund interested in the tiny house movement - an architectural and social movement where people choose to downsize the space they live in.

Curious to learn more, Elisabeth searched online and discovered the Tumbleweed Tiny House Company in America founded by Jay Shafer. She was hooked and sent away for the construction DVD, determined to have a tiny house as her future home—at least for a little while. The construction DVD showed three Amish builders taking just two weeks to build a tiny house from scratch. Based on this, Elisabeth thought she would have her house finished in a mere six weeks – something she now laughs at. Four months on, the anticipated completion date is somewhere about end of June 2016.

Elisabeth, born in Austria and now a New Zealander who has lived for 28 years in Wellington, is a woman of many parts. A self-employed entrepreneur all her life, she has been a consultant for businesses with systemic problems, is a helicopter and fixed wing pilot, speaks three languages, is qualified to teach English to foreigners, owns a textile company, is a keen gardener and now a tiny house builder.

Since its arrival outside Burnsco, Elisabeth's tiny house or 'The Magnificent Monster' as she calls it, has attracted a lot of interest. Her enthusiasm is infectious as she describes the construction process and the philosophy behind the tiny house movement.

From the construction DVD Elisabeth designed her own floor plan and dimensions for her tiny house but the process included changes along the way as the building progressed. Her wish list included: a sleeping loft, proper staircase, proper kitchen and full-sized bathroom (including heated towel rail— a late addition), full insulation, skylights and a porch for rain protection.

When asked 'why such a tiny house?' Elisabeth says it fits with her philosophy which is about creating simplicity, reducing the number of material possessions and returning to the essentials. She cites as her inspiration the Antoine de Saint Exupery quote 'Perfection has been achieved, not when there is nothing more to add but when there is nothing more to take away'.

Before its arrival at Seaview Marina the tiny house started life in a bay in a mate of a mate's factory in Wainuiomata. First a triple axle trailer was built and then Elisabeth worked with a house builder to construct the exterior shell to weather tight standard.



The finished trailer—ready to take the tiny house

They couldn't build the roof on at this time as the factory doorway was too low to remove the house, so this was completed outside. When the roof was on, the tiny house come down to Burnsco for the interior fit out.

What turned out to be a more critical factor than first imagined was weight. The tiny house was 3430kg at first weigh-in but with 3500kg being the weight limit for a light trailer, the decision had to be made to reduce weight before the interior fit out could commence.



Elisabeth at work

This was achieved by building in foam and taking out some heavier elements like the plywood loft and not using any more timber.

The skills of local boat builder Aaron Bilham, with Elisabeth as apprentice, were enlisted to construct interior linings, wardrobes, kitchen cabinets, staircase and benches out of foam and 2mm plywood sheets.

The tiny house has solar power from two 150 watt solar panels, gas for cooking and hot water, a wood burner called a 'Little Cracker', LED lighting as well as two 240v hot point circuits and two 210L water tanks for fresh and grey water, a cassette toilet and 4 speaker entertainment system with Bluetooth capabilities. It also features: double glazed windows, silencer batts and a utilities unit in the front which houses the batteries, gas bottles and gas heater.

When the tiny house is complete Elisabeth only has one self-imposed rule – she must live in it for one year. And she has just found the perfect place to do this – a block of land on a hill overlooking Tasman Bay in the South Island.

The tiny house dimensions are:

- Length: 6.6m
- Width: 2.470m
- Height: 4.1m
- Weight: 3500kg
- Trailer Length: 8.5m
- Towing vehicle is a Ford Ranger ute.

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Marina Security Concerns



It is worrying to have to report that we have had a series of thefts in the marina over the last two months.

These have occurred on the boatyard, in trailer park A and in the ablution blocks.

There have been five instances of fences being cut by thieves to gain access to trailer park A, and two instances of the same thing on the boat yard. Fishing rods and petrol have been stolen.

Improved lighting and alarms have been installed to reduce the possibility of further such incidents happening.

Over the last two months someone has been breaking into the shower coin boxes in both ablution blocks. The coin boxes have been levered off their mounts, causing damage not only to the boxes but also the shower walls. It is estimated that the marina has probably lost about \$1,000 worth of \$2 coins over the period.

We are taking steps to identify the culprit/s and have upgraded our monitoring and camera surveillance of both ablution blocks. The only way to gain access to the ablution block is with a proximity disc so the culprit/s must be a person who has been issued with a disc. Our proximity disc system enables us to identify who accesses the ablution blocks and at what time. We are also monitoring the cash in the coin boxes to identify when the thefts are being done.

With advice from the Police and our security company we are implementing a number of initiatives that will assist in identifying the culprit/s.

We would appreciate your help with this and if you see or hear anything that indicates someone is breaking into the coin boxes I would appreciate it if you could immediately phone me or one of the other staff members.

Alan McLellan: 0274 435 330
Mike Croft: 0275 022 888
Marina Office: 04 568-3736



2016 Customer Survey

In March we planned to conduct our third Seaview Marina customer survey. As we undertook a separate survey of all Trailer Park Customers in March, we decided to postpone the 2016 Customer Survey until June so that there is a break between surveys.

All marina customers will be contacted by email to undertake our June survey, which should only take a few minutes of your time to complete.

We encourage and welcome your participation to give us valuable feedback as to how we can continue to improve the facilities and services provided to you.

If you are not on email and would like to participate in the survey please contact the office staff to request a paper copy.

Have You Lost Items of Jewellery?

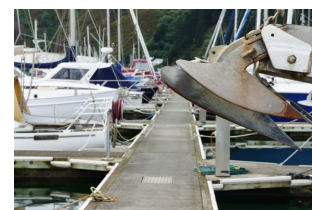
We have had a number of pieces of jewellery handed into the marina office over past weeks:

- ◆ Men's gold ring on a chain
- ◆ Women's silver ring
- ◆ A watch (fob type), without the chain

If you have lost any of the above items please call into the office to claim your property or phone 04 568-3736.

Please Check your Anchors and Bowsprits

In recent strong winds we have noticed that some vessels are being blown forwards, causing anchors and bowsprits to overhang the walkway. This presents a real hazard to people walking down the piers, particularly at night.



Please check your boat and ensure that if your anchor or bow fittings are overhanging the walkway that they are removed or your lines shortened to pull your vessel back.

The new Health and Safety Legislation affects all of us



On Monday 4 April 2016, the New Health and Safety at Work Act 2015 came into effect. The new Act repealed the Health and Safety in Employment Act 1992, with immediate effect.

In simple terms the new law:

- Creates additional obligations for employers.
- Gives employee representatives greater influence in workplace health and safety.
- Requires everyone associated with a workplace to work together and to look out for one another, to further the law's essential purposes.

- Gives WorkSafe greater powers and an increased range of enforcement tools.
- Enables the courts to award increased monetary penalties and impose a broader range of sentencing options where breaches occur.

The underlying principle is that workers and other persons 'should be given the highest level of protection against harm to their health, safety and welfare from hazards and risks arising from work or from specified types of plant as is reasonably practicable.'

To enable us to ensure the health and safety of all persons in the marina please assist us by advising of any hazards and risks you may encounter.

All accidents or incidents should be reported to the marina office as soon as possible.

Tony Kelly is the Seaview Marina Health and Safety representative and can be contacted on mobile: 0274 102 196

Two Marina Vessels Lost

We were sad to hear recent news about the loss of the vessels *Ahura* and *Towai*, both of which have spent time at Seaview Marina.

Rudi Benjes, formerly a liveaboard at Seaview Marina lost his ketch and home, *Ahura* and many of his personal possessions when the vessel went aground at Moa Point last month while on a voyage from the Sounds.

Ahura spent two nights on the rocks before being towed to Seaview Marina by salvage company Underwater Solutions. She is now in storage on the marina boatyard awaiting advice from the vessel's insurers.

The second vessel is the ex-fishing vessel *Towai*. *Towai* was owned by Owen Wilson and left Seaview Marina in 2013. She was wrecked on the South coast of the South Island after dragging her anchor and running aground on the beach.



The ketch *Ahura* pictured on the rocks at Moa Point




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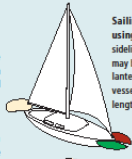


Navigation lights must be shown from sunset to sunrise, and during conditions of restricted visibility. (bylaws 3.3 to 3.6)


Boats of less than 7 metres length and not capable of more than 7 knots may carry navigation lights or simply display an all-round white light.



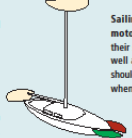
Sailing boats, underway, (not using power) must show sidelights and a stern light. These may be combined into a tri-colour lantern at the top of the mast on vessels less than 20 metres in length.



Powerboats, underway, less than 12 metres in length may combine their stern and masthead lights into a single all-round white masthead light. The boat should also have red and green sidelights.



Sailing boats under auxiliary motor power should display their sidelights and stern light as well as a masthead light. You should not use a tri-colour lantern when motoring.



Powerboats greater than 12 metres in length should show a white masthead light, red and green side lights and a white stern light.




Photo: Capt. Peter Sherry

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Trailer Boat Survey Analysis



In March 2016 we undertook a survey of all our trailer boat customers to determine their views on what additional facilities and services they would see as valuable.

The results highlighted the fact that most recipients felt the launching ramp facilities at Seaview Marina were extremely good. The consensus was that no significant changes to what is currently provided were required.

The option of a 'dry stack' for trailer boats was raised but the response from those trailer boat owners who could use such a facility was far from positive. While a small number saw a 'dry stack' as desirable the majority felt the present open outdoor storage is totally adequate.

A number of smaller changes and additions had support. These were:

- A wash down facility that would provide the ability to wash under the towing vehicle and trailer. A number of respondents pointed out that Evan's Bay Marina provides such an in-ground spray boom and we will investigate this option.
- Rubbish disposal was seen as an issue and it was suggested that a large waste bin be placed near the wash down area by Port Road.
- A small tractor for hire to allow licensees to launch their boats without the need to use their own vehicle.
- The installation of a petrol facility by the ramp.

The Board will explore the possibility of implementing some of the first four suggestions.

The only one that is presently out of the scope is the supply of petrol at the launching ramp. The Board is still negotiating with our fuel supplier with regard to provision of a floating fuel pier in the proposed commercial development and we are hopeful that petrol will be provided as part of this facility.

The state of the tar seal surface at the top of the concrete launching ramp was raised. It is showing signs of continual use for the last 23 years. I'm happy to report that a new surface for the deteriorated area is planned for July 2016. This will be completed in two stages, one each side of the central floating pontoon. This will allow the ramp to be used during the work.



It was interesting that quite a number of respondents asked to be provided with information about weather and sea conditions at the marina. This is already available on the Seaview Marina website www.seaviewmarina.co.nz

For a live webcam image of Wellington Harbour and the latest weather information and sea conditions at Seaview Marina go to www.seaviewmarina.co.nz, click on the logo at the top of the page (see image above).

The Board would like to thank the 132 respondents to the questionnaire for their feedback. It provides valuable information for keeping our trailer boat services and facilities as relevant as possible.



Reminder about the change to marina berth, trailer park and boatyard charges

The Board of Seaview Marina reviewed the pricing structure for berths and trailer parks at their meeting on 21 April 2016.

The starting point for their deliberations was the inflation rate, which over the last twelve months has been around 0.4%. During the same period Seaview Marina Ltd has been impacted with increases in the cost of insurance, security, rates and maintenance, which have been well above the inflation rate.

The Board decided to limit the increase in charges to as close to inflation as possible and approved a 1% increase for in-water berths and a 2% increase for trailer parks. As pole moorings will cease to be an option for lease from 1 July 2016 no increase has been applied. There is no change to the monthly liveaboard surcharge.

The new charges will take effect from 1 July 2016.

Boat yard charges will also increase by around 1% for licensees, while *non-licensee* boat yard charges will increase by 5%. Note there will be no increase applied to the water-blaster charge-out rate.

The table below compares the current annual charges for marina berths and trailer parks with the new charges. It also includes the new average monthly rental. We note some figures have been rounded up for ease of administration.

If you are paying your rental by monthly automatic payment please change your payment to the new monthly rate for your berth size from 1 July 2016.

Liveaboard customers should add their monthly surcharge of \$82 to the figures listed below.

If you have any queries about the above changes please do not hesitate to contact the administrative staff.

TABLE SHOWING EXISTING AND NEW MARINA CHARGES

	Existing Annual Charges	Annual Charges from 1 July 2016	Difference	Monthly charge from 1 July 2016
10m	\$3,569	\$3,605	\$36	\$300.42
12m	\$4,413	\$4,457	\$44	\$371.42
14m	\$5,213	\$5,265	\$52	\$438.75
16m	\$5,946	\$6,006	\$60	\$500.50
18m	\$7,421	\$7,495	\$74	\$624.59
Catamaran 12-16m	\$5,716	\$5,773	\$57	\$481.09
Catamaran 16-20m	\$6,711	\$6,778	\$67	\$564.84
Pole Mooring	\$1,332	N/A	N/A	N/A
Trailer Park	\$1,332	\$1,359	\$27	\$113.25





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Seaview Marina Hours & Contact Details

Office Hours 8am-5pm, Monday to Friday
 8:30am-12 noon, Saturday

Boat Yard Hours 8am-5pm, Monday to Saturday

Office Phone: 04-5683736 **Fax:** 04 5683586

Staff

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Assistant Administrator:
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Boat Yard Supervisor:
 Mike Croft M: 0275 022 888 E: mike@seaviewmarina.co.nz

Maintenance Dockhand:
 Tony Kelly M: 0274 102 196 E: tony@seaviewmarina.co.nz

