

MANAGER'S MESSAGE

Suzanne Willis, Bill Cole and I are in the throws of tidying up the 2006/2007 financial year issues. While it has been a good year in many respects, the relatively low occupancy rates over the last six months of 2006 meant it was always going to be a catch up year financially. We still managed a healthy profit at year end, but lower than I had budgeted.

It was a year of activity and changes. Bill Cole bought a new approach to the boat yard operation, which now runs 7 days a week. His keen customer service attitude and determination to get on top of maintenance has changed the look of the marina. If you have any enquiries about the boatyard and its facilities give Bill a ring on 0274 102 196.

With the high boat occupancy we are enjoying, many berth sizes are full. If you have a berth but are vacating it for an extended period please let us know as we may be able to rent it for you.

Temporary Change to Marina Hours

In line with the Board's ongoing commitment to the professional development and training of staff, all marina staff will be attending the 2007 New Zealand Marina Operators Association Conference in Whangarei from 12-14 September.

During this time the marina will be open but with reduced services and hours:

The office will be open Wednesday 12 September – Friday 14 September 10am – 2:30pm

The travel lift will not be operating Wednesday 12 September – Friday 14 September, but will recommence normal hours at 8am on Saturday 15 September.

We apologise for any inconvenience this may cause

Change to Proximity Disks Goes Smoothly

The change from key entry to proximity disks for access to Piers and trailer parks has gone very smoothly. Suzanne has done a fantastic job here. Some berth holders have not yet collected a proximity disk from us. Please call into the office for your disk – without it you will not be able to access your vessel or the ablution facilities.

We have also programmed disks for owners of vessels on the pole moorings so that you can have access to the new ablution block. They are available from the office now.

If you lose your proximity disk please advise us so we can deactivate it and prevent use by unauthorised persons. Additional disks can be purchased from us for \$20 each.

Ablution Block Converted to Gas

Last month the ablution block was converted from electric to gas hot water supply as the hot water cylinder was not able to cope with demand. Cold showers are now a thing of the past with continuous hot water supply. I have also increased the length of the showers from 5 minutes to 7 minutes – plenty of time for the ladies to wash their hair!

Are you paying your Licence by Automatic Payment?

Some of you were concerned to receive a rental invoice from us for the period 1 July – 31 December 2007 last month, thinking we were asking that this invoice be paid in addition to your regular automatic payments. We send six monthly invoices to all licensees so you know we have billed you for the current period. If you are paying your rental by automatic payment all you need to do is check your automatic payments will cover the amount owing, then file this invoice with your records and maintain your regular automatic payments. We will also send you monthly statements so you can keep a record of your account balance.

If you have not already done so, please contact your bank to increase your monthly automatic payment to cover the new license fee levels which came into effect on 1 July 2007.

If you have any queries or concerns about your account please do not hesitate to contact Suzanne.

Kind Regards



Alan McLellan

CHAIRMAN'S MESSAGE

The 30 June saw the end of another financial year for Seaview Marina. A lot has been achieved this year and considerable work put into planning developments programmed to start in the 2007/2008 financial year.

During the 2006/2007 financial year the Board approved the following:

- Proximity card access to all gates on the marina
- Resealing part of Trailer Park A to eliminate excess water ponding
- New wire cable for the travel lift as well as a major maintenance upgrade on the machine
- New sector lights for guiding vessels into the marina at night
- Upgrades to the fire fighting equipment

During the year we have also been refining our plans for the Marine Service Centre for the marina and the next six months should see serious activity on the development. At the beginning of 2007 the Board appointed a Project Manager to supervise the development of final design drawings and the application for Resource Consent. Barry Possenniskie, a local man, was the successful tender for this work. He has since tendered out the architectural and engineering work to CGM Architects and Spencer Holmes respectively who will get the project to the Resource Consent stage. We are confident that the final design will be completed and Resource Consents approved by the end of the year.

The Board has also contracted Ian Mackie of CB Richard Ellis to market the development. The aim is to achieve 60% occupancy before letting

contracts for construction. The final stage before construction will be to gain approval to proceed from our shareholder, the Hutt City Council.

The marina is now in good heart with an overall occupancy rate close to 95%. The daily enquiries staff are handling, particularly for berths, give me confidence that we should be looking at our next pier development. F pier is now a viable option and the Board are reviewing the business case for completing the existing F Pier walkway. The plan is to provide 22 new 10m berths and 10 new 20m berths (stern access from the walkway only).

I'm looking forward to changing the marina from just a place to store your boat, to a truly multifaceted marina complex. The 2007/08 year will be a very busy one for both the Board and staff and while the major developments will put demands on staff, I am confident they will continue to give licensees and casual users the best possible service.



Bryan Jackson
Seaview Marina Board Chairman

Cancelling Your Marina Berth or Trailer Park

We have noticed that many of you appear to be unsure of the terms and conditions of your licenses, particularly in relation to how much notice to give us when cancelling your berth or trailer park. As we like to part on good terms with our customers, we urge you to read your licence carefully so additional charges such as cancellation fees do not come as a surprise on departure.

To assist, here is a brief summary of marina policy regarding termination of licenses:

- You are required to give **three months written notice** when terminating your Marina License (refer to Marina Berth Licence Clause 12.3 and Trailer Park Licence Clause 14). This means that should you leave the marina without giving the required notice, three month's **additional rental** will be charged to your account.
- If you are selling your vessel and will be relinquishing your berth or park when your vessel is sold, please advise us when you first put it on the market and we may regard that as the commencement of your notice period.
- If your vessel sells to a person who will be taking over the lease of your trailer park or berth, no cancellation fee will be charged.
- If your berth or trailer park will not be occupied by the new owner of your vessel we will make every effort to find a replacement licensee. From the time we grant the replacement licensee a marina licence for your berth or trailer park we will reimburse you for any unexpired portion of the Licence fee.
- Please note, you cannot transfer or assign your licence to the new owner of your vessel without approval of Seaview Marina Limited. Some licensees have been including rental payments as part of sale agreements – please do not do this.
- Please return your ramp pass and proximity disk to the marina office on departure rather than handing them to the new owner. For security reasons we deactivate any disks not returned to us, meaning the new owner will not be able to access their vessel if they are using your disk or pass.

We are happy to answer questions about marina licences at any time.

BUGGER!



Sinking at Seaview



Mana Marina cradle failure



Chainsaw - the final solution

'MOERANGI' Refit Continues Apace

In our July 2006 Newsletter we ran a feature on the classic vessel M.S.V. 'Moerangi' (built by Logan Bros. in 1901) which is currently berthed on C Pier. Since they purchased 'Moerangi' in 2005, owners Karl Stohr and Greg Dean have undertaken an extensive restoration and 18 months into the project they are much further ahead than anticipated. Greg updates us on progress.



'We managed to get the engine running the same weekend we took possession of 'Moerangi' (after assurance from a broker that it had been running only 6 months ago). Everyone else at the marina delighted in telling us they hadn't seen it run for at least 4 years! True to the Gardner's reputation it started easily and has done so ever since - a tribute to these superbly crafted engines.

A major task was first to remove all the rubbish from inside 'Moerangi', then to hastily repair the superstructure and holes in the decks to make her watertight. Routine engine servicing, remedial engineering work and reconditioning of all auxiliary plant was carried out and standing rigging replaced.

Then we got stuck in and repaired decks and fr'd bulwarks and lifted the vessel out to antifoul and re-paint the hull top-sides. An anchor locker and bow roller assembly were fabricated and fitted, and a capstan sourced and reconditioned so we could at least use the boat and set and retrieve the anchor if needed.

The acquisition of a large studio/workshop in Petone gave us the space to re-build the mizzen mast and build some major structural components. Joinery was built and installed for the fr'd guest double cabin and then new aft side decks were built under the cover of the existing aft house. Coamings for the new aft house were laminated in place on the new decks, then removed and taken to our workshop where the house was constructed, then fibreglass sheathed, faired and painted, port lights and hatches fitted.

Then it was transported to the marina where the old house was demolished and removed in an afternoon. Six strong and willing helpers lifted the new aft house onto the boat where it was glued and bolted in place.

The next task was to construct a new wheelhouse which was planned similarly to the aft house. Coamings and stringers were templated directly from the boat, then all design work and construction was completed in the workshop to ensure the styling was in keeping with the traditional 'springy' sheer line of the 106 year old 'Moerangi'. The wheelhouse was completely finished, fibreglassed, painted with glass and fitted before leaving the workshop, and I breathed a sigh of relief when we winched the structure out through the Roller door opening with 2.5 mm of clearance each side!

The old wheelhouse structure was removed and the travel lift raised the new wheelhouse into position. The new wheelhouse has given the boat a new lease of life and attracted much positive



feedback which is very encouraging and rewarding as it represented the biggest challenge and many months of hard work for us, Now 'Moerangi' is again weatherproof and will be preserved well into her 2nd Century!

The joinery for the saloon and galley areas is well underway and we intend to invest as many spare hours as we can to get work on the boat completed and then enjoy some time aboard over the Summer.'



From The Boatyard

The boatyard is enjoying one of the busiest winters on record with a large number of vessels up for regular maintenance or refits. The decision to open on Saturday and Sunday has been very popular, with many choosing to lift and work on their boats during the weekend.

To date eight boat owners have taken advantage of the Winter Antifouling Special jointly run by Seaview Marina and Merv Scott Marine Painters. If you don't have time to antifoul your boat yourself this package offers generously discounted boat yard rates and a professional, quality antifouling job. To book the antifouling special, a lift, or to enquire about boatyard charges please contact Alan or Suzanne at the marina office on phone: 568-3736.

On top of a busy workload on the travel lift, Slip Master Bill Cole has also completed a huge amount of additional maintenance around the marina in recent weeks – note the floating rings on all piers except A Pier have been lifted and cleaned, the poles at the marina entrance painted green and red to more clearly mark the channel, new fenders placed at the end of the slipway and the marina punt has been antifouled, serviced and passed survey.

Each week Bill routinely completes a rubbish run around the entire marina, water blasts the outside of all the large waste bins and the E Pier ablution block and walks each pier checking boats and lines. Every fortnight he washes and water blasts the boat launching ramp and trims and weed sprays the grass verges and gardens within the marina and on the roadside as required. Bill has also provided lined rubbish bins for each vessel on the boatyard to cut down on the waste around boats being worked on.

The Hutt City Council Trade Waste Officer completed his regular inspection of the boat yard in May and was very positive about its condition. No issues were raised and the marina was granted a 12 month certificate.

Last month the marina purchased a second hand Nissan Navara utility. This vehicle has proved invaluable for transporting blocks, for rubbish collection, carrying logs and other large items washed up in the marina and in recent very cold and wet weather provided essential cover for Bill as he travelled around the marina.



Remember, the additional facilities we provide on the boat yard are:

- Diesel fills now available on weekends between 8am and 5pm (cash sales only).
- A water blaster for hire @ \$50 per hour
- A small workshop has been established in one of the containers. Storage may be available in this container by arrangement with Bill Cole.
- A plastic pallet for storage of old batteries intended for disposal
- A waste oil container is situated near the workshop
- A sewage pump out facility for vessels at the fuel wharf.
- The 'Green Shed' has been converted to a lunch room and complimentary tea and coffee is provided. A toilet is also available in this building and outside on the eastern wall a stainless steel tub and special abrasive soap have been provided for hand washing.

Bill welcomes feedback from marina users about any other ways he can improve both the service he offers and the facilities provided on the boat yard. Please contact him on Mob: 0274 102 196 with your suggestions.

New Luggage Trolleys Arrive

We have just taken delivery of five new luggage trolleys for marina piers. They are a different design from the ones we currently have. Key features are a sturdy blue fibreglass luggage container instead of wire grating, meaning loose items will not be able to fall through, and much better wheels. The new trolleys (pictured) should prove a big improvement over those we have now.



Dog Droppings

A very unhappy boat owner called in to the marina office this month after he had stepped in dog droppings left on his pier and then walked the mess onto his boat.

You are welcome to bring your dogs onto the marina but please clean up after them. Waste bins are provided for your use near the marina office, at the end of E Pier, by the launching ramp and on the boatyard.



\$17.95/MONTH BROADBAND

Did you know that Woosh wireless broadband is available at the Seaview Marina with plans starting from an incredible \$17.95?

Call **Tim House** on **04 907 0058** or **021 783 420**, and we'll come and get you started.

Woosh