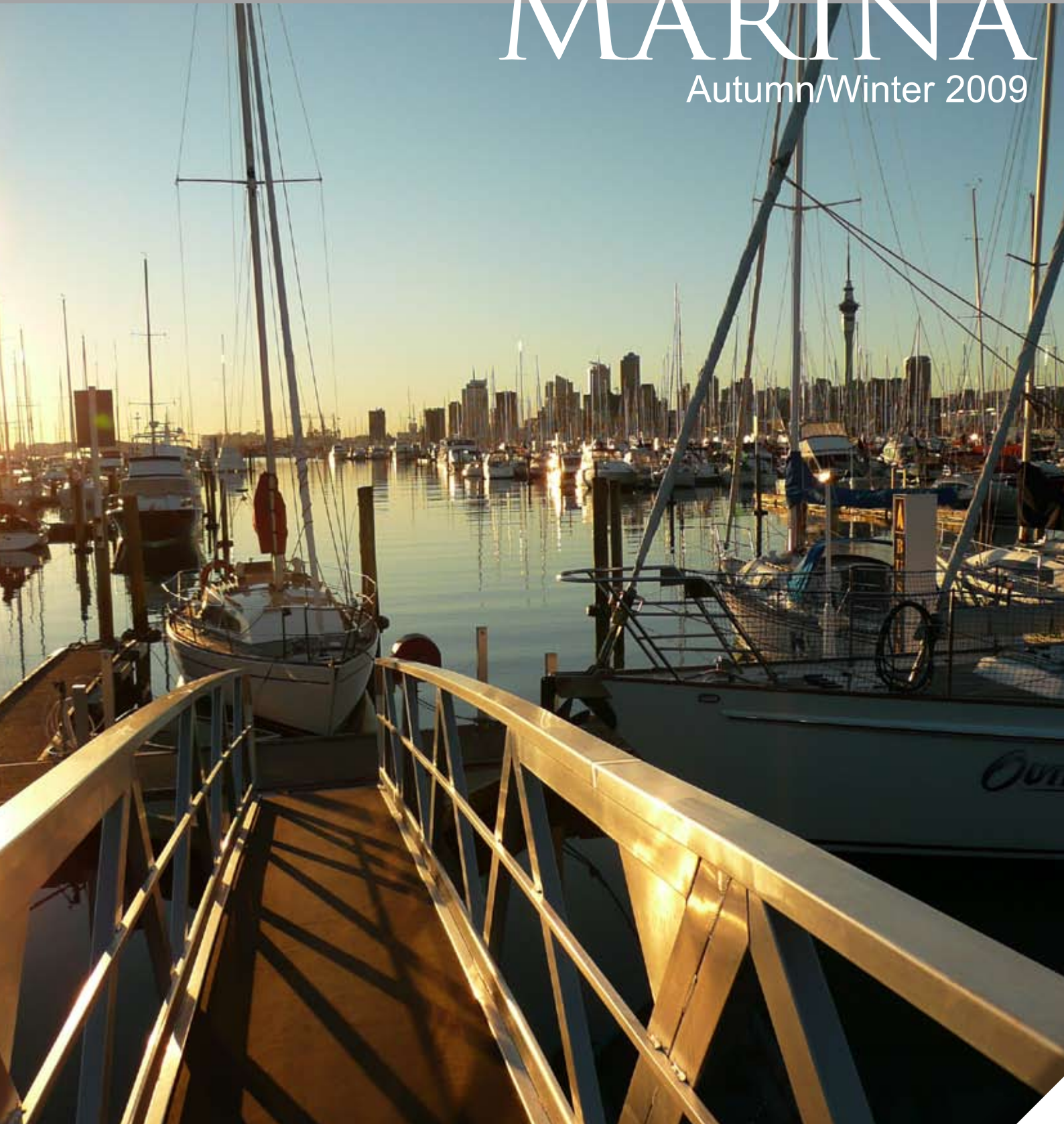




WESTHAVEN MARINA

Autumn/Winter 2009



biosecurity | fire in a marina | opex charges | pier replacement | insurance offer

New Electrical
Standards!

Protecting our islands - the Biosecurity New Zealand campaign

Boaties are being urged to 'check, bait and trap' their vessels to protect the Hauraki Gulf islands from pests.

Biosecurity NZ is urging boaties to 'check, bait and trap' their vessels to protect the Hauraki Gulf islands from pests, in a joint campaign by the Auckland Regional Council and the Department of Conservation.

Checking boats and gear for stowaways like rats, mice and Argentine ants, and setting bait and traps can prevent pests hiding on board and escaping onto our treasured islands.

Last summer's surprise find of Norway rats on Motuora and Motuihe islands underlines the importance of keeping your boat pest-free.

Signs will be going up at key mainland locations including boat ramps, marinas and ferry terminals, as well as entry points on the islands, to remind people to check their boats.

More formal aspects of the campaign will include inspections of commercial ships such as freighters and ferries, and audits of their pest management systems. The campaign will help maintain the pest-free status of Rakino, the Noises, Motuihe, Motuora, Tiritiri Matangi and Kaikoura. It will also assist efforts to prevent the introduction of pests such as Argentine ants, stoats and Norway rats to Great Barrier.

With the Kaikoura Island pest bust completed and similar operations planned for Rangitoto-Motutapu and Glenfern Sanctuary on Great Barrier, the campaign is a vital part of making these initiatives a lasting success.

Here are some examples of stowaway behaviour and places you can check:

- Rats and mice can slip onboard boats moored at a marina or on the hard stand, or kept in a backyard on a trailer, and climb down mooring ropes.
- Rats in particular can jump off a boat close to a jetty or even swim to an island.
- Rats, mice and Argentine ants can also hide in holiday equipment such as camping gear.
- Argentine ants sometimes hitch rides in pot plants, mulch, potting mix, building materials or garden products.

The campaign will spread the word through public education measures. Keep an eye out for signs, brochures, a website and giveaways such as rat traps for boats.

ARC and DOC will also be hosting talks and will have a presence at other relevant events.

DOC Dog Ban

DOC released Little Spotted Kiwi on Motuihe Island in March, so it's now possible to have a kiwi encounter only 20 minutes from the city. A programme to eradicate remaining pests from Motutapu and Rangitoto will open the door for endangered species to be released into safe environments on those islands also.

Dogs have never been permitted on these three islands, although DOC says there is a general lack of awareness of the ban. With native species being released on the islands, DOC says it is now critical that everyone respects the ban on dogs.

For your calendar:

Biosecurity New Zealand will be hosting an educational talk on their pest control and biosecurity campaign relevant to boatowners, young boaties and marina staff.

This will be hosted at:
The Ponsonby Cruising Club
Westhaven Drive, St Mary's Bay on
Tuesday the 28th of April at 3.30pm.

Please RSVP to
verosha.singh@aucklandcity.govt.nz
to attend.

Visit www.treasureislands.co.nz for
more information and report sightings
of pests to
0800 DOC HOT (362 468).

Treasure islands

Check for stowaways

www.treasureislands.co.nz

PLEASE

Check your boats and gear for rats, mice and ants.
Set bait or traps for these pests
Report any sightings to **0800 DOC HOT (362 468)**



Department of
Conservation
Te Papa Atawhai



Auckland
Regional Council
TE RAUHĪTANGA TAIAO





AUTUMN/WINTER 2009 Welcome

Welcome to the Westhaven marina newsletter 2009 Autumn-Winter edition. In this issue we feature a number of articles of importance and interest to boat owners and marina users.

Inside this issue

Pier replacement programme

Opex costs

NZMOA forum topics

New electrical standards

Insurance for boatowners

Fire in a marina

DOC dog ban

General housekeeping

Updates

Boat delivery service

Biosecurity New Zealand

Westhaven masterplan

Blueflag update

Maintenance projects



Pier replacement programme

In 2007 we advised readers that Beca Consultants had been engaged to make a detailed survey of the condition of marina components to enable informed planning for marina refurbishment and pier replacement.

The observations made in that survey revealed that the older Existing Marina Trust piers are approaching the end of their useful life and will soon be in need of major refurbishment or replacement. The piers affected are the old steel tube pontoons (piers A and T) and the concrete piers built as part of the 1980 redevelopment (piers G through to S). The Beca work has been peer reviewed by the Marina Users Association. Independent expert advice has also been obtained from marina design engineers and component manufacturers.

From this work, we now understand that corrosion of the steel pontoons requires that they be replaced within the next two years. Piers G – S are still serviceable

with ongoing maintenance and could be retained in service for another 4 to 8 years but with rapidly increasing major maintenance work and attendant disruption to replace all the timber walers and associated components.

Over the past few years the older piers have been continuously maintained on a piecemeal basis and are now approaching end of life, requiring either complete replacement or extensive refurbishment. It is conceivable that with a substantial programme of works to repair or replace individual components, virtual renewal of these piers may be achievable over a period of time, but this would be at significant ongoing cost and disruption and would not remedy the basic design limitations which already render the marina sub-standard by comparison with other facilities.

In other words, we could (at quite substantial cost and user disruption) repair some of the concrete piers in order to prolong their lives. But this would merely delay the inevitable: in the medium term the concrete pontoon units will still need to be replaced. The short term benefits

associated with this approach are not justifiable in terms of the additional costs generated. The preferred option, therefore, is to replace the piers within a foreshortened timeframe.

The Westhaven Trustees and marina management have been working closely with the Marina Users Association during the past year to find an optimal solution to these renewal requirements and in particular to determine how best to fund the necessary work.

2008/09 Opex charges were set based on an intention to begin an in-water pier refurbishment programme this financial year, however that programme has largely been put on hold this year while options are explored more intensively with the Users Association. The Existing Trust refurbishment fund is inadequate for the pier replacements and debt funding will be required, adding servicing costs to marina opex charges. The impact of these further charges is dependent on variables that are still being determined in close consultation with the Marina Users Association and are not able to be quantified at the time this newsletter goes to print.



The Landing, Okahu Bay

Boat hardstand storage & haul out facilities.

New winter rates apply from
1 May to 30 September.

Long term rates by negotiation.

Visit our website at www.thelanding.org.nz

Or contact us:

office@thelanding.org.nz

09 520 3638



The NZ Marina Operators Association Forum 2009

Westhaven is a foundation member of the NZMOA which was established to give a collective voice to marinas lobbying local and central government on issues that impact on marinas, such as RMA occupation charges.

Marina operators from around New Zealand came together at Westhaven in March for a day-long workshop prior to the Auckland Boat Show to discuss a number of contemporary marina industry issues.

The forum provided an opportunity for marinas nationwide to share knowledge and lessons learned. Incidents such as the Waikawa marina fire are discussed further in this newsletter.

Westhaven Marina Boat Insurance Scheme

10% discount offer through Club Marine!



Westhaven Marina has partnered with Club Marine to offer all Westhaven Marina berth owners a highly competitive insurance package at a discounted rate.

Club Marine has been trusted to protect the boating lifestyle of clients across New Zealand for over 20 years, and offers

tailored insurance deals for owners of all types of pleasurecraft from tinnies right up to super yachts, anywhere in the world. Club Marine is underwritten by Allianz New Zealand and backed by the unrivalled financial strength of the global Allianz Group.

Club Marine is unique. When you arrange insurance for your boat with Club Marine you are not just a number on a policy – you become a member of a Club and you receive a bi-monthly edition of Australasia's leading Marine & Lifestyle Magazine.

This is all part of joining the Club – but the most important thing is that you can enjoy your boating knowing that you and your family are well protected and that your insurance plan has been designed by boating people for boating people.

Club Marine has grown over the years to where it is now the largest pleasure and commercial leisure craft underwriting agency in Australasia.

Contact us for a quote today - 0800 88 CLUB (2582).



Getting from A to B... A boat delivery service offering piece of mind.

In March, Westhaven customer services rep, Sabine Oesselke, was invited to join a professional delivery crew to sail a Marten 49, "Carrera", from Sydney to Auckland.

Having never crossed the Tasman before and getting a leave pass from the Westhaven Office she found herself on the plane to Sydney within a few days. In less than 24 hours the crew prepared

the boat and sailed out of Sydney Harbour. Eight days of upwind sailing in a sometimes too gentle breeze and 1300 nm later they arrived safely in Westhaven Marina. Throughout the trip Sabine was impressed by the high level of professionalism and knowledge of the delivery crew who provide a great service to boat owners.

For further information or organisation of your boat delivery please contact Sabine Oesselke on 09 360 5878 or sabine.oesselke@aucklandcity.govt.nz.

Fire in a Marina!

These images from Marlborough's Waikawa marina in February show the result of an early morning fire started by heat from a dry exhaust. The fire immediately spread to surrounding boats. A quick response saw the situation brought under control with the loss of three vessels and other damage, although marina

staff acknowledge a bit of breeze could have changed the outcome dramatically. Marina staff at Westhaven go through regular fire training and are well versed in the fire plan. Fire drills are also common practice with local Fire Brigade personnel training on site in the marina. But despite the best training, a fire in a marina can

quickly become a nightmare scenario and it is better to prevent them starting in the first place. Another common cause of boat fires is fuel igniting on hot manifolds during engine maintenance. You can do your part by ensuring safe practice during maintenance.

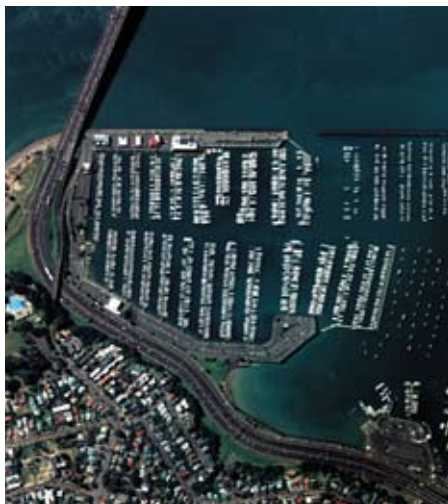


Westhaven Masterplan Process

Work to develop an overall concept design for Westhaven and neighbouring Harbour Bridge Park to improve it as a destination for boaties and the public has included a series of discussions with key stakeholders.

Building on these discussions, further feedback was received in September 2008 on a draft overall design. Auckland City Council and the design team then worked to produce an overall concept plan, which the key stakeholder group has had an opportunity to comment on.

The immediate objective is to incorporate the overall design into, and complete, the CBD Waterfront Masterplan, which provides the strategic framework to guide long term development across the waterfront as a whole, including Westhaven. Council will then need to make decisions



about priorities, funding, and at some point, about further detailed design and deliverability. Currently, Auckland City's

Long-term Plan 2009 - 2019 signals that funding will not be available until the 2016/17 and 2017/18 financial years.

This deferral includes the \$20M that was flagged for public realm improvements in earlier newsletters.

Yacht stuck under harbour bridge

The importance of ensuring mooring lines are adequate and in good condition for securing a vessel is of utmost importance. Do not wait until strong weather conditions cause breakage that may otherwise have been avoided - check and update your securing lines now.

This yacht broke free of its mooring and drifted beneath the Harbour Bridge where it wedged itself under one of the piers in stormy conditions. The yacht was pulled free by a boat from the Auckland Police Maritime Unit and towed to safety.



Power Leads between vessels and shore power supply!

A reminder that to comply with the applicable Standards, any electrical supply lead to recreational boats must be heavy duty cord sufficient for the supply (min 16 Amp) and shall be arranged so that it will:

- permit normal movement of a boat at its mooring without undue stress;
- prevent water flowing along the supply lead from reaching the appliance inlet or the supply plug;
- minimize the likelihood of the plug or socket falling in the water;
- minimize the possibility of accidental disconnection;
- not present a hazard to persons walking in the vicinity of the boat; and
- be either
 - located where it will not be subject to mechanical damage or damage by high temperatures; or
 - provided with suitable protection against mechanical damage or damage by high temperatures.

Marina staff will be checking for Electrical warrants of fitness on an ongoing basis.

Marina Governance

An explanation on the governance structure.

For the benefit of berth holders and particularly those who have recently acquired berth licences, it is timely to again explain the marina governance structure inherited from Ports of Auckland when Auckland City Council purchased Westhaven in 2004.

The council wholly owns Westhaven Marina Limited (WML) which is the umbrella trust created to govern the marina berths which are themselves divided into two sub-trusts that cover discrete areas of the Westhaven marina; the larger existing marina (piers A to T) and the 1995 marina extension (piers T to X).

The trustees are responsible for among other things setting the annual opex charges required to operate the respective marina areas. Operationally, Westhaven is fully integrated into council's structures, procedures and processes.

Recently the Westhaven Marina Users Association made submissions to council seeking berth holder representation on the trusts and in February this year council granted approval for a committee member of the Westhaven Marina

Users Association to attend WML board meetings with non-voting status to further assist the existing flow of information and consultation with marina users.

Council also noted that creating a marina "council controlled organisation" (CCO) could provide a more efficient governance structure for Westhaven and resolved that an option to create a marina CCO be included for public consultation in the draft 2009-2019 Long-term Council Community Plan.

This would have the effect of removing Westhaven from council's operational and governance structure and transferring marina operations, staff and assets into a subsidiary company reporting to a board tasked with commercial oversight.

The Westhaven trust structure would sit beneath this subsidiary. The recent release of the Royal Commission's report on Auckland regional governance may have some impact on the likely timeline for this process.



Berth Licences

The right to occupy a berth in each area of the marina is conveyed by a berth entitlement unit (BEU) in the respective trust.

Ownership of BEUs is mixed between the council - which owns about half of the licences - and private berth holders. The BEUs expire at the same time as the coastal permits covering each area of the marina (2026 and 2029) at which time all assets and structures revert to unrestricted ownership by WML.

Increasingly, enquiries are being fielded about what happens to berth licences when they terminate at their respective expiry dates in 2026 and 2029. At that time berth licences revert to council as the owner of WML.

Continued occupancy of a marina berth beyond the expiry of the licence term would either be by way of berth rental or purchase of a new licence for a further term.

Council has not yet turned its mind to whether it would retain all the licences that revert to it and make them available for rent, or else offer them to the market for sale. Those choices will be made closer to the expiry dates and will depend largely on the marina's funding requirements at the time.

A disappointing act of vandalism took place on the northern reclamation over Anniversary weekend after a yacht club function. Several large Waste Management bins were toppled into the water and a pohutukawa destroyed. The marina custodians spent two days salvaging the bins and clearing rubbish from the water and seabed. One of the culprits identified from CCTV footage has replaced the tree and is contributing time and energy to a general tidy-up of the marina.



Maintenance in the Marina

Current projects and maintenance updates.



New Hardwood Piles

The sight of a crane on the boatramp at J Pier signalled the arrival of 100 tonnes of new hardwood piles from Australia.

These will replace piles which are reaching end of life or have failed due to worm and rot. The piles which are stored on the boatramp are safely secured with new custom made cradles pictured above. Pile work has already taken place on G pier.

New T-Heads

The T-head at W Pier has been refurbished. The rebuilding of T-heads is scheduled for Piers P,Q,R and S.

Boardwalk Repairs

Repairs are underway to the boardwalk at A Pier. These repairs are essential but will only be temporary, pending replacement of the pier

Life Buoy Stands

Piers B-F1 have smart new lifebuoy stands. With easy access and storage the stands also have an in-built light so the buoys location is clearly visible at night.

Hand Rails

Smart new hand rails pictured above have been installed on some of the Pier gates to replace the old timber rails which were becoming unsafe.

Contractor Profile

ARM Developments

Pictured here is the maintenance shed barge you may have spotted around the marina. The barge belongs to ARM Developments who have been undertaking many of the maintenance projects on the marina for a number of years.

The barge provides an efficient platform for transporting materials and working on Piers. Adam Minnet and his team are on site on a regular basis and if you have any queries they may be contacted via the marina office.



Housekeeping



Unclaimed dinghies

We have a number of unclaimed dinghies in our compound. Please contact the marina office so that we may repatriate your dinghy.



Proper storage

Please take the proper measures to tie up dinghies as many are breaking loose and custodians are having to collect them on a regular basis.

Live-aboards

A reminder that the terms and conditions of our licences and rental arrangements do not allow for living aboard vessels on berths for more than two consecutive nights.

The only dispensation permitted is for overseas cruising vessels occupying a berth for a limited period, upon application. Applications are considered on a case by case basis and if approved, attract a surcharge. Living aboard vessels on a pile or swing moorings is strictly prohibited.

City Cleaners

Plans are in hand to refurbish a number of the toilet blocks around the marina. In the meantime, City Cleaning has taken over the contract for daily cleaning and servicing of the shower and toilet facilities from 1 March 2009.

Please contact the marina custodians or the marina office if there are any service issues to report.

Parking Permits

Please ensure that your parking permit

is displayed clearly on your dashboard or screen to avoid your car being towed. Parking permits for contractors have been reinstated and can be obtained by visiting the marina office.

Carpark security

Always ensure that valuables are kept out of sight or removed from cars. Attractive items on view will encourage theft.



Intercom system

The intercom system on the Pier gates works much like a VHF radio.

When communicating with marina custodians on the intercom, pause between communication and wait, as you may be speaking during the other party's response and can miss information.

Waste oil

A reminder about the disposing of oil. Used oil is toxic hazardous waste. It usually contains heavy metals, chemicals and carcinogenic hydrocarbons.

Oil can be recycled if it is kept free of other waste liquids such as paint thinners and solvents. Please dispose of any oils only in the receptacles provided.

Winter Office hours

Its that time of year again!

Please note that commencing Friday 17 April, winter office hours will be in place as follows:

Mon to Fri - 7.30am to 4.30pm
Sat & Sun - Closed

Beware dinghy docks!

A bizarre example of the substantial damage caused to a North Island marina recently, resulting from only a 10mm dinghy painter that became snagged in a marina pile guide!

This pontoon wreck was caused when the painter securing the dinghy to the marina walkway jammed between a pile and the pile guide on a rising tide. Always store your dinghy correctly!



Contractor access

A reminder that Westhaven marina requires that contractors carry their own Third Party *and* Public Liability insurance.

Any contractor must provide a copy of their policy or a cover letter to the marina office prior to commencing any work.

On private works the responsibility lies with the vessel owner to first confirm that the contractor has suitable Third Party and Public Liability insurance cover, before undertaking work in the marina.

Updates

Check your emergency beacon!

A reminder from Maritime NZ- On 1 February 2009 the global satellite system that supported the 121.5MHz and 243MHz Emergency Position Indicating Radio Beacons (EPIRBs) ceased operation. Only 406 MHz beacons will now work. In an emergency you *will* need the 406MHz EPIRB. Ensure you have one on board! For more information visit www.beacons.org.nz.



406MHz EPIRBs are now required.

Caltex Diesel Bug

In February the Caltex fuel stop was temporarily closed due to diesel bug contamination.

Diesel bug is a naturally occurring microbial contamination sometimes caused by contaminated water getting into fuel tanks.

The Orams tanks have now been pumped out, cleaned and treated with a biocide to ensure the diesel bug is eradicated. Diesel bug is not toxic, but can clog the tiny pores of fuel filters if left untreated. It appears as a dirty slime, looking a bit like chocolate mousse. If you experience any of the following symptoms in your marine engine:

- Difficulty starting
- Rough running
- Power loss
- Excessive smoke in the exhaust;

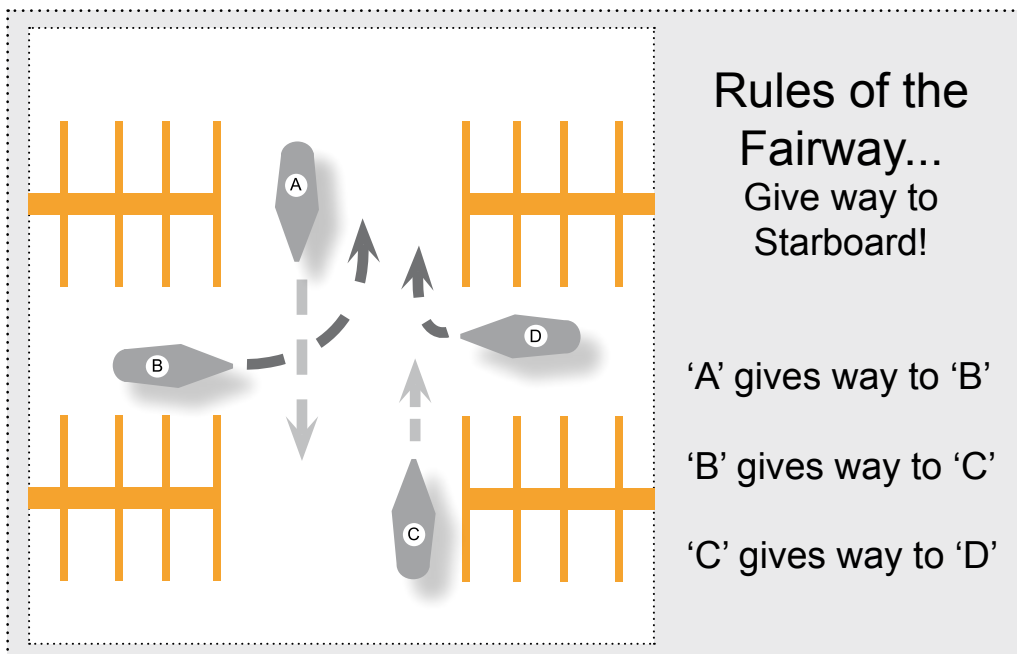
Do not rely on or use your engine at sea, due to the risk of a clogged fuel filter causing breakdown. Contact your marine engineer or mechanic and advise them that you suspect diesel bug contamination. The types of treatment they are likely to recommend include replacement of fuel filters, purging fuel tanks, or biocide treatment, depending on the degree of contamination. Diesel bug requires the presence of water in the tank in order to grow, so you may also want to check your tank for water infiltration. We recommend you retain receipts for any actual expenses incurred, for insurance claims. If you have any concerns or queries about this notification, or to discuss reimbursement of actual costs incurred in relation to proven diesel bug contamination, contact the Caltex Customer Service line on 0800 733 835.

Caution required at St Mary's Bay beach

St Mary's Bay beach alongside Westhaven Drive recently had contamination warnings posted due to the overflow of sewerage from St Mary's bay into the stormwater drains that discharge into the marina.

Signs posted by Metrowater around the Bay warned users not to enter the water.

The signs have since been lifted but we recommend caution using the water in this area for any activity especially after heavy rainfall or power cuts.



First Impressions

The Events berth located outside the RNZYS has had a recent face-lift. The logos on the boardwalk, pictured above, have had a fresh coat of paint.

The berth is often a first stop at the marina for club guests and caters to special events hosted by surrounding yacht clubs.

Welcome to... Julie Cox, customer services manager.



Julie Cox joins us as the new Customer Service manager at Westhaven marina, replacing Wayne Linn who left Westhaven in January after 20 years with the marina. Julie has worked in tourism for over 20 years, first as a tour guide for Newman's Coachlines for a number of years and latterly in management positions in the hotel industry. With her recent switch to the marina industry, she is now enjoying learning to sail during weekends around the Hauraki Gulf.

Famous frangipani

You may have noticed the frangipani tree at our office in full bloom this summer. We believe it to be the largest frangipani tree growing in Auckland- unless proven otherwise!



Did you know?...

We have a number of items for sale via our marina office and we can install items for you. From additions to your berth to mooring lines and leads, here is a list of items we currently supply and install:

- Mooring lines
- Dock wheels
- Berth fenders
- Pile fenders
- Kleensocks
- Fuelkleen Filters
- Smartpads
- Dinghy racks

Please call our customer services representatives to order or to obtain more information on specs and prices.



From left: Jan Eriksen- FEE, MP Nikki Kaye, Councillor Moyle, Russell Mathieson- Westhaven marina, Rob Acton- Blueflag.

We've done it again! Westhaven marina receives the Blueflag award.

Westhaven Marina has been accredited with this prestigious award for the 4th year running. The flag raising ceremony was attended by Auckland MP Nikki Kaye and the president of the Federation for Environmental Education, Jan Eriksen from Denmark.

Blue Flag is an international environmental award run by the Foundation for Environmental Education (FEE) and Westhaven was one of the first marinas in the Southern Hemisphere accepted into the programme that recognises marinas for their efforts towards environmental education and management.

You can view and contribute to our environmental blog at:

www.marinaenvironment.blogspot.com

Copyright of Westhaven Marina. Proudly owned and operated by Auckland City Council. Advertising opportunities available.

Contact

Westhaven Marina
137 Westhaven Drive
St Mary's Bay
Auckland
PO Box 1560, Auckland
New Zealand
info@westhaven.co.nz

Customer Service

0800 MARINA
Tel: +64 9 360 5870
Fax: +64 9 360 5880

Security

VHF Channel 13
Tel: +64 9 360 5881

www.westhaven.co.nz
www.aucklandcity.govt.nz



Westhaven Marina Boat Insurance Scheme

- 10% Discount Offer
- 24/7 emergency claims assistance
- Join the Club and be rewarded with maximum no claims bonus.

Save up to 25%

- Generous limits for fishing and diving gear, tools and personal effects
- Nil excess if your vessel is damaged at its home berth
- Your choice of Agreed or Market Value cover

Trusted to protect your boating lifestyle for more than 20 years

0800 88 CLUB (2582)

clubmarine.co.nz

