



Community Meeting – Russell Wharf Building Thursday 5 July 2018



1. This document

This document is designed to provide information about the proposed re-construction of the wharf building on Russell Wharf.

We have done this in order to make possible an informed discussion at a Russell community meeting on 5 July about the proposed design.

We have outlined in this document:

- the rationale for the proposed changes to the building
- the consultation and engagement process that has led to the current design
- the current plans
- an update on the wharf design
- The most frequently-asked questions about the proposed changes, and our answers

2. The process

Three separate meetings will be held in the **Russell Town Hall** at **11am, 3pm and 6pm** on **Thursday 5 July** to gather community input to the proposed building design. The meetings have been set at times that we hope will enable all those interested in the issue to attend at least one. The meetings will be identical in terms of agenda, format and content so please don't feel that you need to attend all three.

In order that we may address as many of your questions as possible in advance of the meeting please email these to [Kylie Cox](mailto:Kylie.Cox@fnhl.co.nz) at Kylie.Cox@fnhl.co.nz.

We will then collate these enquiries and will send them all, along with our answers, to everybody who has submitted a question. We will do this by 28 June, if not earlier. We hope this process will also be helpful for those who cannot make the 5 July meeting date.

At the end of each meeting we will collect from you a completed survey form, if you wish to submit one. This will need to include your name and address so that we can be sure that we are polling the opinions of Russell people only. We will collect these from you at the end of each meeting. Multiple submissions from the same individual will be discarded.

Those not wishing to identify their submissions may hand them, sealed and in person, to Dianne Wynyard from Ray White Real Estate between Friday 6 July and Friday 13 July.

Our objectives for the meeting are:

- outline existing plans for the building and address some misunderstanding that we are aware of
- learn about valid concerns about the current plans for the building
- have an open discussion about these concerns

We will then:

- seek ways to address these by way of a variation to the consented design
- bring the resulting design back to you

3. The rationale

For many years the Information Centre at the head of the wharf has played an important role in letting visitors know what there is to see and do in Russell. All the feedback we have ever had is that this service for tourists is greatly appreciated by the residents and business owners of Russell. We have never had anyone say that they would rather not see such a service being offered from this location.

The view is that while Paiaha is a 'departures' wharf (most people use it for the specific purpose of going somewhere else), Russell is very much an 'arrivals' wharf. The Information Centre is therefore both necessary and logically situated.

Our existing tenant, who offers this important service, approached us about a year ago to ask if we would consider expanding the building to allow her, in turn, to expand her business and increase its commercial viability in the face of significant competition from the online booking channel. The business as it stands today is marginal and she feels that the addition of a small food and beverage facility at the head of the wharf will ensure her ability to keep providing her core service as an Information Centre, as well as improve the overall level of service and amenity to all wharf users.

4. What happened next ...

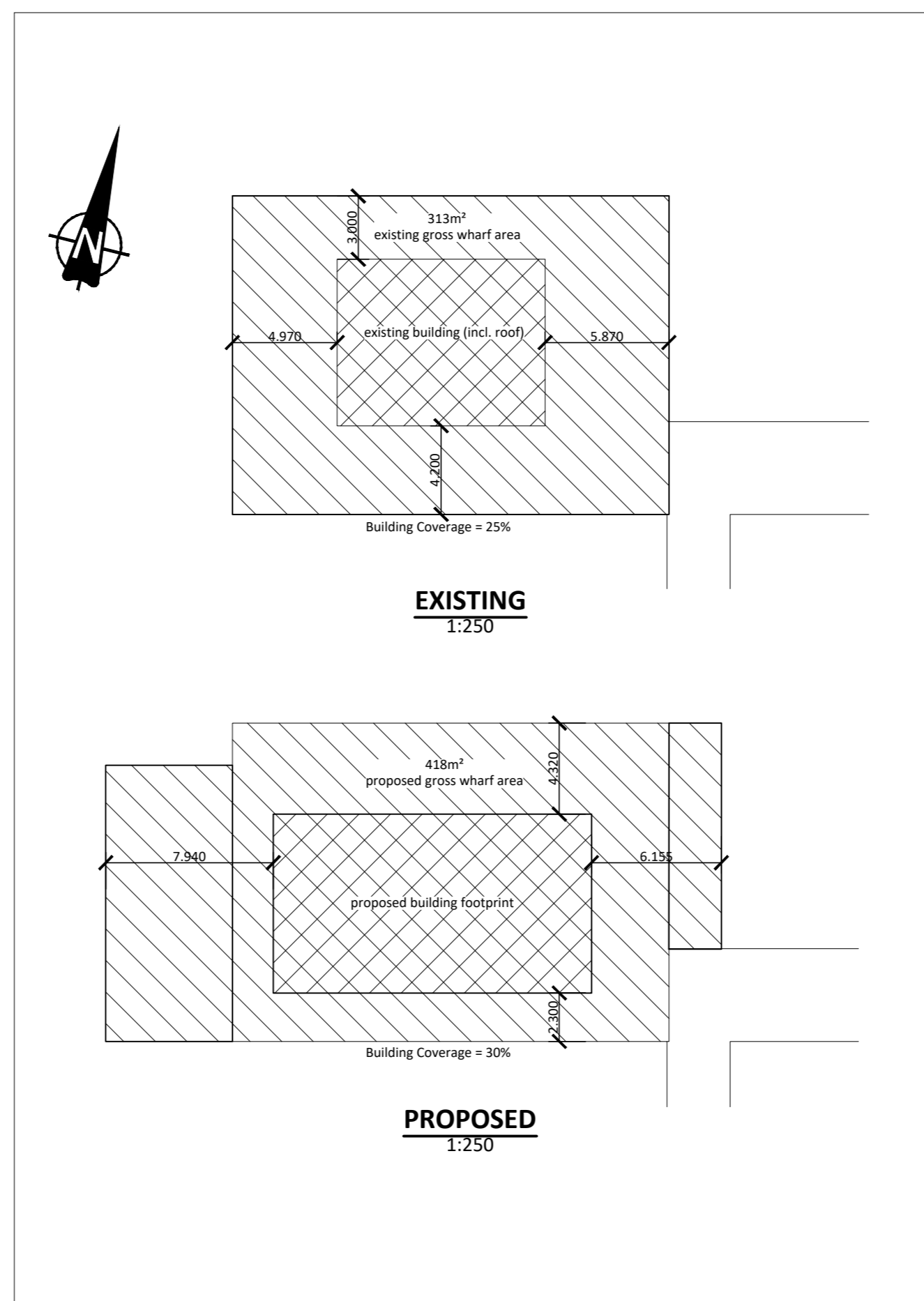
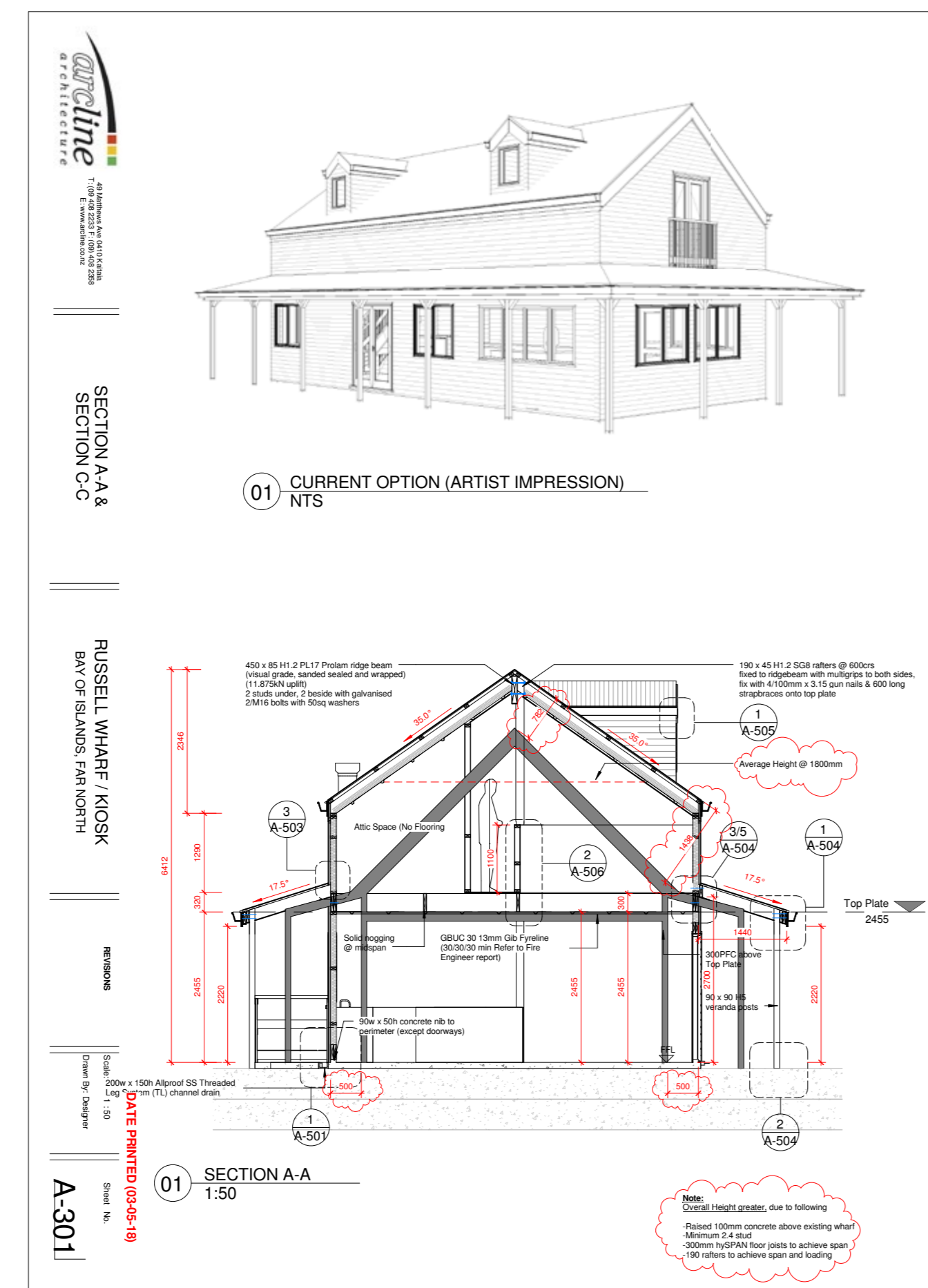
We were happy to oblige and, as the existing building is approaching the end of its planned life anyway, we decided that we could replace it with a slightly larger structure, subject to this being Consented by the Northland Regional Council.

Our tenant set about advising a wide range of organisations representing wharf users and different parts of the community about our combined plans for the building and her business, and requesting their written support. These organisations and individuals included:

- Russell Wharf and Waterside Trust
- Bay of Islands Swordfish Club
- Russell Protection Society
- The Russell Ratepayers' Association
- Russell Business Association
- Project Island Song
- The Marae Society
- Major tour operators using the wharf
- The Russell Boating Club

The resulting plans for **THREE OPTIONS** are now attached here for community review.

OPTION A (CONSENTED)



About Option A

Actual building shown in dark in the middle, so you may compare the two for scale.

Note:

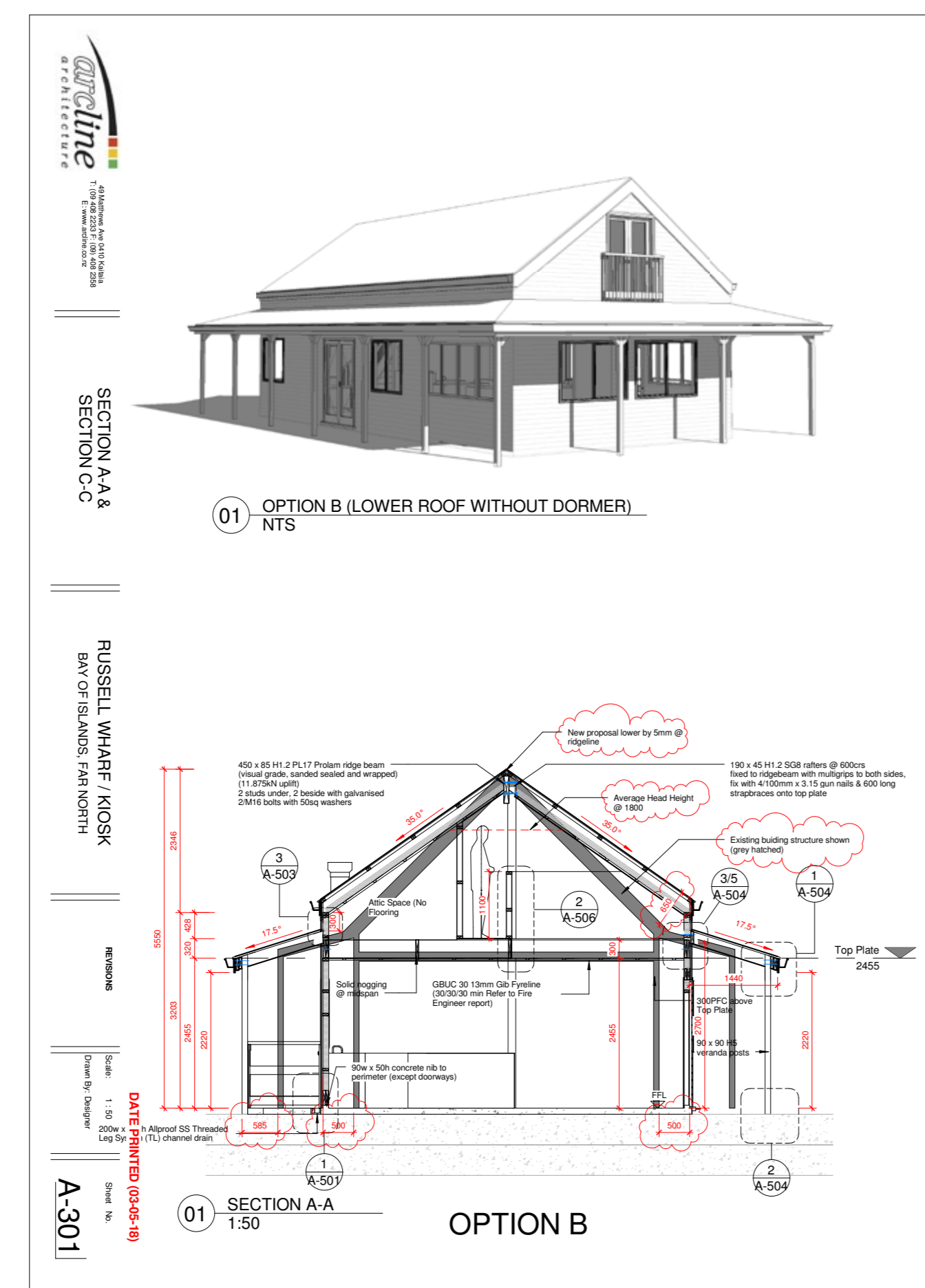
- Existing building is not old or of any historical value
- Existing building is not to code or fit for purpose and needs extensive maintenance work.

Option A - Design Comments

- The roof-line is embellished with dormer windows that the architect felt was more in keeping with Russell Historic Precinct and allowed natural light into the building.
- The height has not doubled (contrary to some speculation in media); it is 1.2m higher and part of this is due to building regulations as per the Note

- The height is to create a mezzanine floor for use as a viewing area for race start and finishing by the Russell Boating Club (2m of space to stand up either side of the centre line)
- The mezzanine is not for any other use, apart from some limited storage
- The mezzanine is a cost to FNHL to reflect the "grandfather" rights of the Boating Club
- The consented building is only .5m wider on each side or 1m total increase in width.
- The length increases by 4.9 m. But the access around the building is also increased with the deck extensions creating a net increase in circulation area, as per the attached plan.
- The width around the building increases on three sides; on one side it reduces. The building is slightly off-set to factor the structural beams below that carry the building, as otherwise FNHL would have sought to centre it more to make all four sides equal or improved in terms of circulation area.

OPTION B

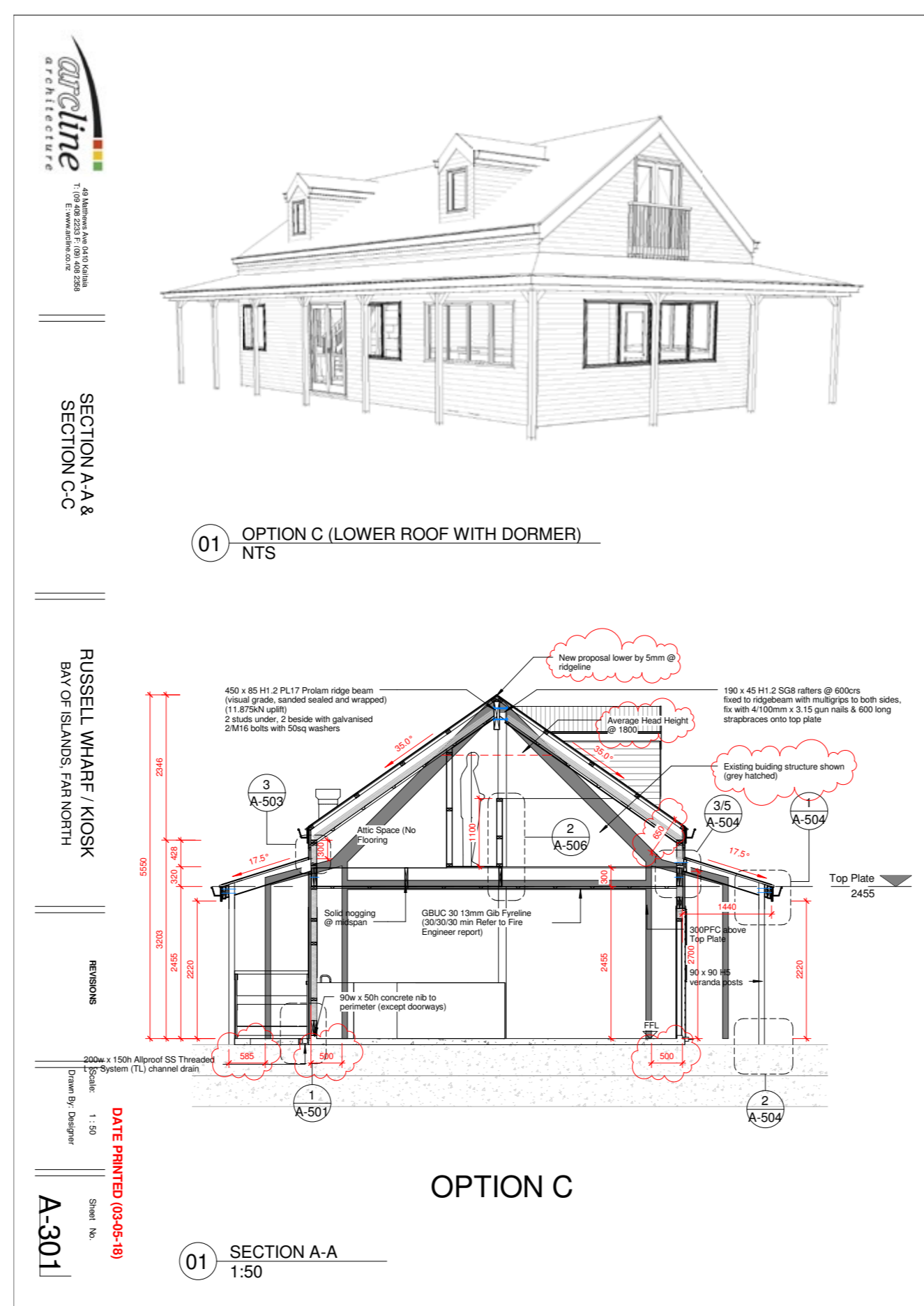


About Option B

Remove dormer windows and lower outer first floor wall to mezzanine by 900mm and **roofline is almost identical in terms of the angle and height of the existing.**

Outcome: less storage space and reduced headroom for the Russell Boating Club staff. They can only walk down the middle of the building and a more limited area outside of this, without hitting their heads.

OPTION C



About Option C

Original design with dormer windows but lower side walls and the **roofline is almost identical in terms of the angle and height of the existing.**

Outcome: less storage space and reduced headroom for the Russell Boating Club staff. They can only walk down the middle of the building and a more limited area outside of this, without hitting their heads.

5. The result of our consultations on the wharf design

The CONSENTED plan as provided at the recent consultation is headed PRE-CONSULTATION.

The plan incorporating the comments of all wharf users, as directed by the community, is headed POST-CONSULTATION. This plan is NOT YET CONSENTED.

Most of the changes are in pontoon float height and length, to accommodate local users of the wharf.

The Bay of Islands Swordfish Club operates out of a compromised area so we have worked with them to show an alternative solution which relocates the weigh station. Note: **BOISC have no exclusive berths or possession**

FNHL derives no benefit from the proposed changes - they are all simply to accommodate Russell wharf users.

QUESTIONS AND ANSWERS

What are the options for outdoor seating?

Currently our tenant provides four benches. Technically this is not public seating – the benches are within her tenancy.

The new design provides for three benches. One bench is lost because FNHL have provided public toilets. These require ramp access as they are disabled-accessible and need water tanks to provide water.

FNHL can remove the provision of public toilets if the community believe an additional bench is more important than public toilets for all wharf users.

In addition, the café will have seating and FNHL propose additional wharf seating externally on the larger deck, albeit not undercover.

Will the new deck area to the west (seaward side) of the building be for public access or for the tenant's customers only?

This area will be a public area for use both by the tenant and the public alike.

Why do you need toilets at the end of the wharf?

We seek to improve the utility and visitor-friendliness of the wharf for all wharf users. Apart from anything else, in our view any tenant and staff working in the building should have toilet facilities there. Toilets will also enhance the overall versatility of the wharf building and will enable our current tenant to realise her business plans there.

Will you be offering a pump-out facility for boats?

Yes, but this facility will not be extended to the large commercial operators.

What is the point of having a facility that will only cater for small boats when none of them will use it - as who of them have holding tanks?

Marine Pollution rules and regulations require vessels to use appropriate facilities to discharge sewerage. This is an initiative that will enable vessels to comply with these rules and regulations, so enhancing water quality.

What has Far North Holdings done so far by way of discussing with Council the capacity of the Russell sewerage system to handle the volumes envisaged from the proposed public facilities and pump-out?

Detailed discussions have taken place. In terms of the public toilets this is primarily a redistribution of volume from the town hall toilets, so no significant increase. It is anticipated that vessel discharge volumes will be nominal.

Where is the water coming from?

The building and whatever business is conducted there will obtain its water from rainwater collected on the roof and fed into a holding tank within the building.

Water for use in the proposed public facilities will come from Bore B, which is Council's supply. FNHL has tested the water and it is good, apart from being high in iron - something that is easily treatable.

It will be piped from a Council connection on York Street.

Where will the water storage tank be?

It will be part of the building within the footprint we have indicated.

Where will the water treatment unit be?

It will be contained within the building.

Do you propose to offer a fresh water supply to visiting boats?

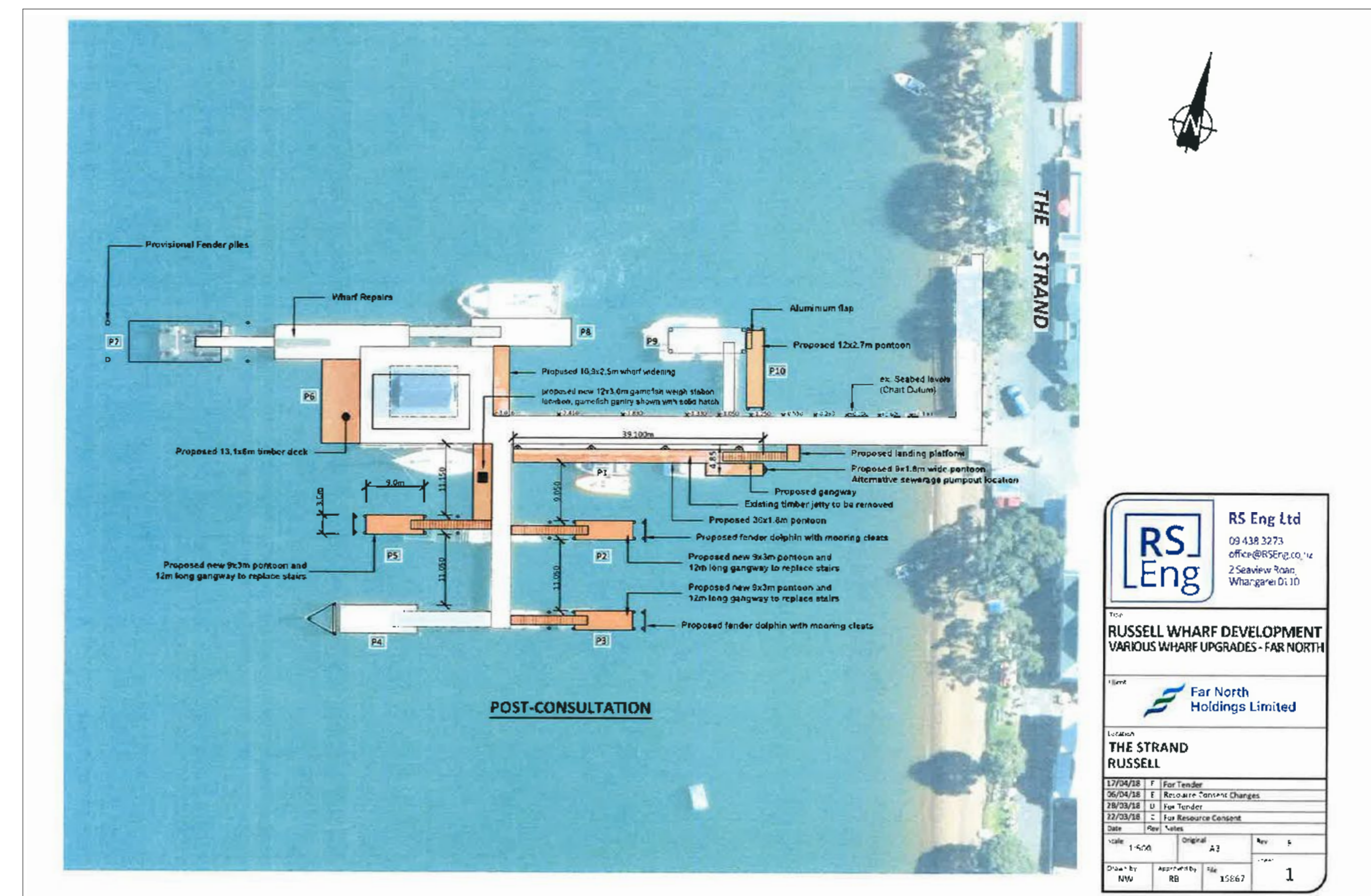
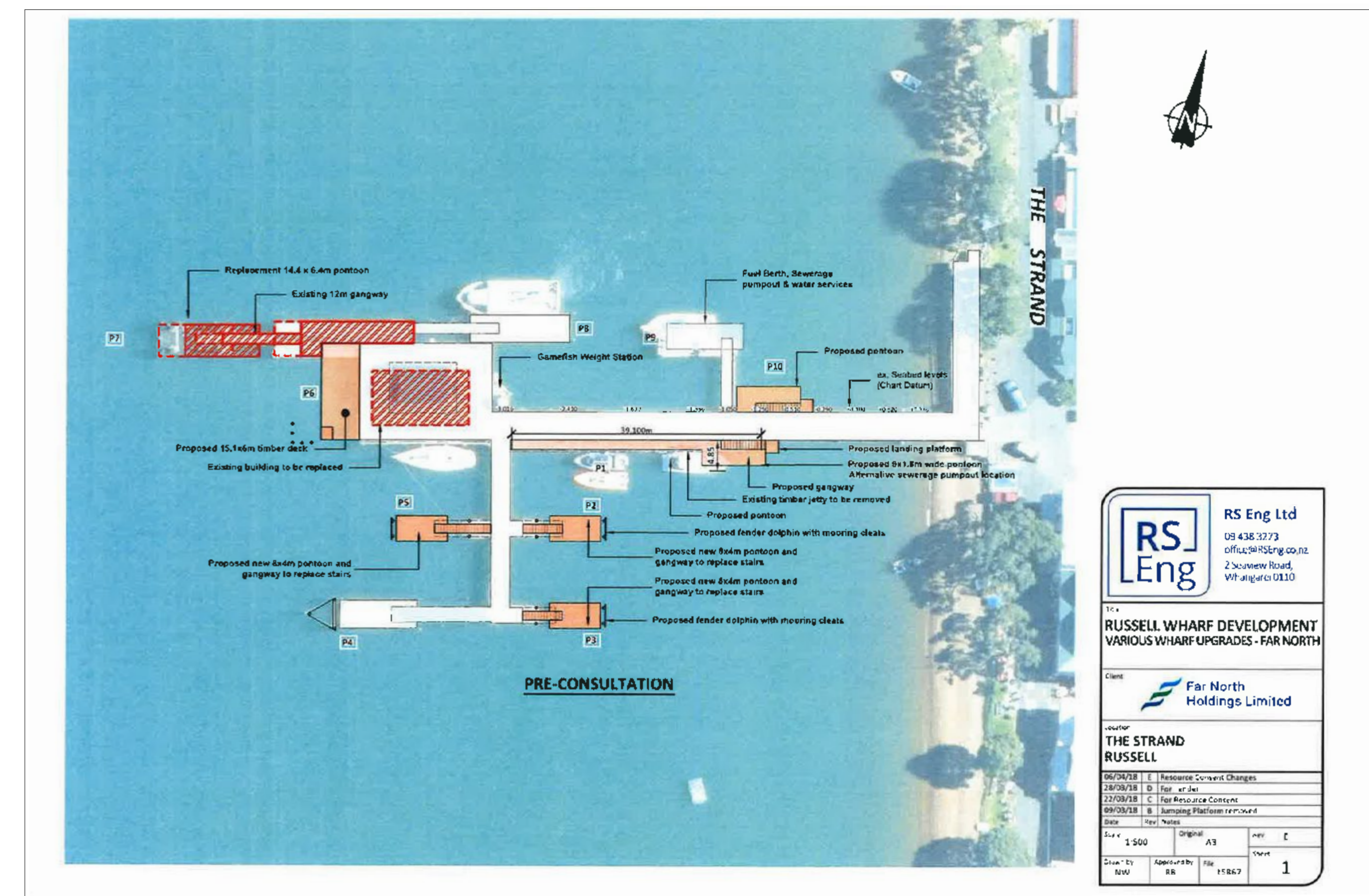
The piped water from Bore B may be provided for vessel supplies, excluding large commercial operators, if the treatment for the high iron content is reliable and the water can be provided as potable.

Will you be charged by Council for this water?

Yes

Will you be charging for this water, and at what rate?

Yes – rate to be determined.



Find this information on our website:
www.fnhl.co.nz/community-meeting/
or just scan the QR-Code!

