

Rebecca Vertongen

From: Tony Pickard
Sent: Thursday, 30 June 2011 10:56 a.m.
To: Mike Butler
Cc: Stuart Park; Bill Edwards
Subject: RE: Russell Wharf Alterations
Attachments: russ.doc

Hi Mike

Interesting photos.

Compare the left hand side of the attachment to the right (view at 200%).

What reflects the perception of a historic settlement and its association with the sea better?

The cumulative effects of the commercial side are far removed from the 'setting' of the precincts and are a detraction.

If there is as much public interest as they referred to in their earlier emails then the correct path is a Public Hearing.

Cheers

Tony

From: Mike Butler
Sent: Wednesday, 29 June 2011 10:22 a.m.
To: Stuart Park; Bill Edwards; Tony Pickard
Subject: FW: Russell Wharf Alterations

Fyi
mike

From: Chris Galbraith [<mailto:chris@fnhl.co.nz>]
Sent: Friday, 24 June 2011 6:10 p.m.
To: Mike Butler
Cc: bayplan; Malcolm Nicolson
Subject: Russell Wharf Alterations

Hi Mike,

Please find attached an assessment of the material options and our evaluation of the choices made for each component of the wharf alterations. I have also attached relevant photographs. The wharf alterations in relation to the heritage precinct has also been amended in the AEE as attached.

Please let me know if you have any questions or require additional information. I would like to suggest that a site visit might be appropriate if you can make it up or see it as necessary.

Kind regards
Chris

General Manager

Far North Holdings Limited

email: chris@fnhl.co.nz

Phone: 09 402 5659

Mobile: 0274 573 512

www.fnhl.co.nz

www.opuamarina.co.nz

www.ashbyboats.co.nz

www.kerikeri-airport.co.nz

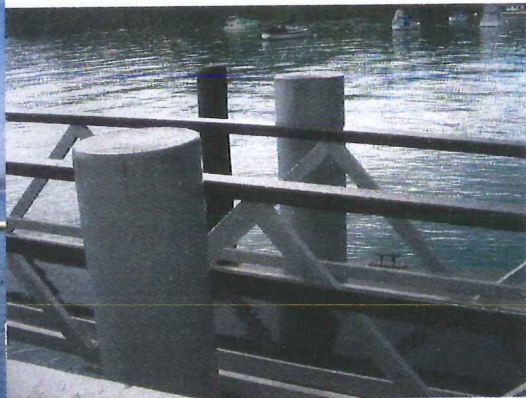
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Rebecca Vertongen

From: Chris Galbraith <chris@fnhl.co.nz>
Sent: Friday, 20 May 2011 12:46 p.m.
To: Mike Butler
Cc: Stuart Park; Tony Pickard
Subject: RE: Russell Wharf Alterations

Thanks Mike.

Will arrange as requested.

Cheers
Chris

From: Mike Butler [<mailto:MButler@historic.org.nz>]
Sent: Friday, 20 May 2011 11:50 a.m.
To: Chris Galbraith
Cc: Stuart Park; Tony Pickard
Subject: FW: Russell Wharf Alterations

Hello Chris, thank for you for details of the proposal.
As conveyed to you by Stuart – we are keen for the wharf, materials and scale, not to detract from historic Russell. To this end, to help us better understand the scale, effects and use of recessive colours and timber capping, can you please supply us with further information in the form of a graphic montage of the proposal as it will appear when looking from Russell, as is common with coastal environment AEE's. It is likely that this would be requested as part of a s92 request by the processing planner once the application is lodged.
Thank you,
Regards
Mike Butler

HA Planning Advisor NZHPT

From: Chris Galbraith [<mailto:chris@fnhl.co.nz>]
Sent: Friday, May 13, 2011 10:46 AM
To: Stuart Park
Subject: Russell Wharf Alterations

Hi Stuart,

Thanks for your time on Wednesday.

Please find attached the Draft Application for the alterations to Russell Wharf. On Page 8, I have included the treatment required for the gangway as discussed. Also attached is a slightly updated drawing for your information.

Look forward to your reply and if you have any questions please let me know.

Regards
Chris Galbraith

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Rebecca Vertongen

From: Chris Galbraith <chris@fnhl.co.nz>
Sent: Wednesday, 1 June 2011 6:01 p.m.
To: Mike Butler
Subject: RE: Russell Wharf Alterations
Attachments: Russel Wharf.jpg; Off Shore Photo point.jpg; On Shore Photo point.jpg

Hi Mike,

We have been working visual architects out of Auckland to produce the images you are seeking. As they are extremely expensive I need to refine the location of the photographs you require as these all have to be approved by a surveyor and plotted. Attached are a couple of proposed locations from which the pontoon can be then laid in to. Can you please confirm that these locations are acceptable? I will call you in the morning to discuss.

Many thanks
Chris

From: Mike Butler [<mailto:MButler@historic.org.nz>]
Sent: Friday, 20 May 2011 11:50 a.m.
To: Chris Galbraith
Cc: Stuart Park; Tony Pickard
Subject: FW: Russell Wharf Alterations

Hello Chris, thank for you for details of the proposal.
As conveyed to you by Stuart – we are keen for the wharf, materials and scale, not to detract from historic Russell. To this end, to help us better understand the scale, effects and use of recessive colours and timber capping, can you please supply us with further information in the form of a graphic montage of the proposal as it will appear when looking from Russell, as is common with coastal environment AEE's. It is likely that this would be requested as part of a s92 request by the processing planner once the application is lodged.
Thank you,
Regards
Mike Butler

HA Planning Advisor NZHPT

From: Chris Galbraith [<mailto:chris@fnhl.co.nz>]
Sent: Friday, May 13, 2011 10:46 AM
To: Stuart Park
Subject: Russell Wharf Alterations

Hi Stuart,

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Look forward to your reply and if you have any questions please let me know.

Regards
Chris Galbraith

General Manager
Far North Holdings Limited
email: chris@fnhl.co.nz
Phone: 09 402 5659
Mobile: 0274 573 512

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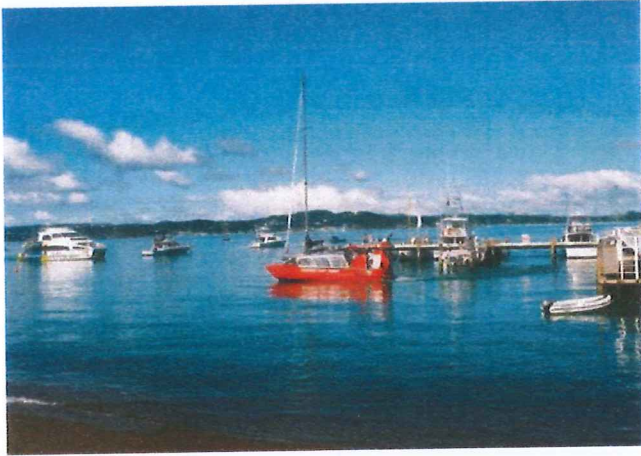




Image © 2011 DigitalGlobe

© 2010 Google



Russ

Rebecca Vertongen

From: Mike Butler
Sent: Thursday, 2 June 2011 1:40 p.m.
To: 'Chris Galbraith'
Subject: RE: Russell Wharf Alterations

Hello Chris, thank you for this. I have discussed this with my colleagues this morning as to the information we need to consider the proposal in its entirety.

Regarding the photomontages as part of a landscape assessment – it was felt that the “off-shore seascape” position should be even further back than indicated to encompass as much of Russell township as possible to adjudge the scale of the proposed structure. The “on-shore” indicative position you propose we feel is appropriate. A view “off-shore” looking diagonally at the proposed additions from a location opposite Pompallier would be desirable.

The design elements (scale, materials, possible signage?) that we touched upon were further discussed in addition to the need to look at the impact upon Russell's historic landscape (marine area, heritage precinct etc.) in a fuller Assessment of Effects with the application. There needs to be a significant heritage assessment with the proposal. Design-wise a heritage architect would prove useful with regards to design issues and the considerations of functionality that you mentioned.

The consideration of alternatives and necessity of the proposal should be elaborated upon further in the AEE.

Once we have this level of detail, we will better be able to formally respond to the proposal.
Thank you.
Regards,

Mike Butler
HA Planning NR

From: Chris Galbraith [mailto:chris@fnhl.co.nz]
Sent: Wednesday, 1 June 2011 6:01 p.m.
To: Mike Butler
Subject: RE: Russell Wharf Alterations

Hi Mike,

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Many thanks
Chris

From: Mike Butler [mailto:MButler@historic.org.nz]
Sent: Friday, 20 May 2011 11:50 a.m.
To: Chris Galbraith
Cc: Stuart Park; Tony Pickard
Subject: FW: Russell Wharf Alterations

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Thank you,
Regards
Mike Butler

HA Planning Advisor NZHPT

From: Chris Galbraith [mailto:chris@fnhl.co.nz]
Sent: Friday, May 13, 2011 10:46 AM
To: Stuart Park
Subject: Russell Wharf Alterations

Hi Stuart,

Thanks for your time on Wednesday.

Please find attached the Draft Application for the alterations to Russell Wharf. On Page 8, I have included the treatment required for the gangway as discussed. Also attached is a slightly updated drawing for your information.

Look forward to your reply and if you have any questions please let me know.

Regards
Chris Galbraith

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Rebecca Vertongen

From: Tony Pickard
Sent: Friday, 20 May 2011 3:09 p.m.
To: Mike Butler
Cc: Stuart Park
Subject: RE: Russell Wharf Alterations

Hi Mike

For what it's worth.....

Whilst I see where you are going with this regards timber capping and that – I couldn't disagree more with Jeff Kemp's usual glossing over of effects.

He states;

Historical

The wharf sits within a locality that has considerable historical background. Discussions have been held with the New Zealand Historic Places Trust. Of main interest is the use of recessive colours in the construction materials where practical. Notably the proposed aluminum gangway is of a shiney construction, and as with the gangway on the ferry pontoon, the visual impact of this material has been mitigated by the use of timber rail capping and other facades. The applicant proposes that the same attention is given to the new gangway proposed in this application.

The provision of timber caps and such will only ever be a very partial mitigation for a steel, concrete and aluminium structure attached to a timber wharf which has high visual associations with the perceived character of Russell. Of 'main interest' is the Environment Court Judge's comment on the District Plan appeals that identifies Russell as being an exceptional place with no less than three separate heritage precincts within the space of a few hundred metres. The main entrance point to Russell has always been from the sea, and this gradual dumbing down of the character of this highly visual area should not be hidden by the proposed lip service offered (i.e., a couple of timber rail caps on another modern gangway).

Letter to be provided by NZHPT

Cumulative Effects

The cumulative effects of the activity are considered to reflect the present activities at the site already. The modifications are located upon and adjoining the existing wharf structure and as such are not introducing an independent new structure to this location. The application is considered to have benefits for the whole community and those of the tourist clientele. The short and long term environmental effects that do arise from the application are therefore considered to be no more than minor.

Overall having reviewed the effects of the activity upon the environment it is concluded that these are no more than minor.

The cumulative effects of the wharf are not only in the materials but also in the increase of the use. The current floating pontoon restricts the number of larger vessels, or a combination of cruise ship tenders and larger vessels, to a narrow point at the very end of the wharf. This proposed scheme, which is designed to increase the use, and possibly for a temporary period (I don't see any discussion on temporary accommodations for the RWC against the permanent effects of this addition in his report) will allow a far heavier use of the wharf. Whilst this is clearly a benefit to business users, there is no assessment of the increase in visual intrusion of

the increased use (only of the structure), or the increase in pollutants that come from ever more mechanical vehicles in the water, which will eventually lead to the loss of the use of the Strand as a swimming beach, and the wharf as a family fishing area. I can see this every time the wharf is heavily used. So the whole community benefits approach is an unsupported statement and is misleading. The reduction in the small heritage town appeal that currently attracts many, may well be accelerated by this scheme and is therefore self defeating in the long run.

With regard to cumulative effects, how much of the built structure will now be concrete and steel (and the delightful aluminium) compared to the amount of timber walkway. If it is claimed that each minor modern addition has little or no effects, then the next logical step to increase business use and reduce maintenance costs is to scrap the timber element completely. The same Judge referred to the contrast between Russell and Paihia, and the need for the former to avoid becoming the latter.

The cumulative effects are significant and not mitigated.

There are also significant adverse effects on the uses of surrounding areas for swimming and fishing, which in turn are detrimental to the character (which is perceived to be heritage character) of the town.

If a temporary need has arisen for the world cup period, then a temporary structure should be utilized.

If this is a permanent proposal, then the increased weight given to heritage in the NZCPS and draft RPS should be demonstrated.

FNH have always been told that whilst they may be allowed to get away with such minor mitigation at Mangonui, or the temporary consent in the Kerikeri Basin, then Russell would always require a more heritage friendly approach. Clearly they have not taken any notice.

Good luck with the hearing.

Regards

Tony

From: Mike Butler
Sent: Friday, 20 May 2011 12:51 p.m.
To: Stuart Park; Tony Pickard
Subject: FW: Russell Wharf Alterations

Fyi
mike

From: Chris Galbraith [mailto:chris@fnhl.co.nz]
Sent: Friday, 20 May 2011 12:46 p.m.
To: Mike Butler
Cc: Stuart Park; Tony Pickard
Subject: RE: Russell Wharf Alterations

Thanks Mike.

Will arrange as requested.

Cheers
Chris

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Sent: Friday, 20 May 2011 11:50 a.m.
To: Chris Galbraith
Cc: Stuart Park; Tony Pickard
Subject: FW: Russell Wharf Alterations

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Regards
Mike Butler

HA Planning Advisor NZHPT

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Sent: Friday, May 13, 2011 10:46 AM
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Rebecca Vertongen

From: Chris Galbraith <chris@fnhl.co.nz>
Sent: Wednesday, 8 June 2011 5:40 p.m.
To: Mike Butler
Cc: Malcolm Nicolson
Subject: FW: Russell Wharf

Hi Mike,

Further to your email on Thursday I have sought to justify to FNDC and the Community the extent and cost of the information you have sought for the wharf alterations. In doing so I have sought an assessment on the status of NZHPT in regards to the RCP and have copied this assessment below for your information.

The project has now widespread support from the community with 6 community groups providing letters of support and a number of other individual letters also received.

As suggested by our Planner I think it would be useful to discuss further the specifics of your issues around materials and profile so that we are clear on what we are able to achieve with the design and what is practical. It would be most desirable for us not to end up in Hearing's if at all possible.

If you are agreeable to such a meeting please let me know, alternatively we can exchange some more detail by email?

Kind regards
Chris

From: bayplan [<mailto:bayplan@actrix.co.nz>]
Sent: Tuesday, 7 June 2011 12:32 p.m.
To: Chris Galbraith; Malcolm Nicolson
Subject: Russell Wharf

Hi Malcolm and Chris,

Good to catch up this morning.

As promised I have reviewed the Northland Regional Council Operative Regional Coastal Plan [RCP] as it relates to the assessment criteria for the wharf activities, in light of the communications received from Mike Butler , Planner for New Zealand Historic Places Trust.

Unlike the previous extensions and modifications made to the wharf in November 2005 which embodied refueling activities this current application is considered to be assessed as a Restricted Discretionary Activity. In terms of this application Council has limited the matters over which it will exercise it discretion to -

- The duration of the permit
- The methods used to carry out the activity
- Any associated effects of the activity on:
 - parking
 - loading and unloading
 - traffic generation
 - navigation
 - noise
 - lighting
 - hours of operation
 - public access
 - sedimentation
 - erosion and/or scouring
- The design, scale and external appearance
- The extent of the structure
- The timing of the activity in relation to tides, season, or other activities
- The information and monitoring requirements

The previous application lodged in November 2005 was a Discretionary Activity wherein the RCP provides for the following under Rule 32.

Additional general assessment criteria which will be applied in the consideration of applications for discretionary activities and non-complying activities within all marine management areas are set out below

10. Any effects of the proposed activity on those in the neighbourhood and, where relevant, on the wider community, including any socio-economic and cultural effects.

19. The extent to which the proposed activity will adversely affect any site building, place or area of cultural heritage value within the site or area of the proposed activity, including effects resulting from enhanced public access, and the likely effectiveness of any proposed measures to avoid or mitigate adverse effects.

In assessing the effects of this activity these can only relate to the effect upon the matters over which Council has limited its discretion. Quite clearly the RCP has made specific recognition of particular types of activities with specific criteria having been identified. While one could possibly extrapolate that ... *The design, scale and external appearance* ... could extend to assessing heritage values of the wharf structure I do not consider that this would extend to the extent of information being requested by the Trust. I believe that issues of their concern can in fact be resolved through discussion and treatment of the structure itself through material and colours.

In addition it will be for the Northland Regional Council to determine who are affected parties rather than a party saying they are affected just by reason of an application being made.

I trust this assists and let me know if you require any additional information or clarification.

Regards ,

Jeff

Jeff Kemp
Bay of Islands Planning Limited ,
2 Totara Place , Kerikeri ,
P O Box 795 , Kerikeri ,
New Zealand.
Ph. +64 9 4075253 Fax +64 9 4075263 Mobile 0274 457136
Email : bayplan@actrix.co.nz

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Rebecca Vertongen

From: Stuart Park
Sent: Friday, 3 June 2011 10:17 a.m.
To: Mike Butler
Cc: Bill Edwards
Subject: FW: Proposed modifications to Russell Wharf - Attn Stuart Parks

FYI. I have spoken to him on the phone, and noted that we have not (yet) signified our approval, and won't be doing so until we have seen an adequate assessment of effects. I also alerted him to your position and lead role in this, Mike.

His reference to signage is concerning, since that would add to the visual 'interference' of the structure. That may be something we need to refer to in our eventual submission, if it is not covered off in their application.

Stuart Park

Northland Manager
NZ Historic Places Trust
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(+64 9) 407-0471 Fax (+64 9) 407 3454
spark@historic.org.nz

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From: Bob Drey [<mailto:bob.drey@gmail.com>]
Sent: Friday, June 03, 2011 10:03 AM
To: Stuart Park
Subject: Proposed modifications to Russell Wharf - Attn Stuart Parks

Hi Stuart

I haven't had any luck contacting you by telephone, so thought that I would try email. As you will be aware, a group in Russell is promoting extensions to the Russell Wharf. Unfortunately this small group hasn't consulted with the wider community and the plans that they have put forward lack sufficient detail to enable informed comment.

The Russell Protection Society is concerned that the design, scale and function of the wharf is compatible with the adjoining Strand Heritage Precinct. In particular, we would like to see the use of wooden piles and cladding in order to ensure that the visual appearance of the wharf is appropriate to historic Russell. Another concern relates to the stated intention of the group to sell commercial signage on the wharf as a way of raising funds to pay for the upgrade.

We had a meeting with the Far North District Council on 31 May to discuss these proposals. At that meeting a representative of the Russell Business Assn told the Council that they had been in touch with the HPT and that everything was OK, in spite of the lack of any design details. Council asked that this approval be put in writing.

I would welcome the opportunity to discuss this proposal with you and explore some the concerns that we have in this regard.

Cheers

Bob Drey
Chairperson
Russell Protection Society
ph 09 403 8147