

**Rebecca Vertongen**

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**From:** Chris Galbraith <Chris@fnhl.co.nz>  
**Sent:** Thursday, 20 July 2017 1:41 p.m.  
**To:** Mike Butler  
**Subject:** RE: Russell Wharf - Kiosk Upgrade

Thanks Mike

Kind regards  
Chris

**General Manager** CAAM  
**Far North Holdings Limited**  
email: [chris@fnhl.co.nz](mailto:chris@fnhl.co.nz)  
Phone: 09 402 5659 Mobile: 0274 573 512  
[www.fnhl.co.nz](http://www.fnhl.co.nz)  
[www.bayofislandsmarina.co.nz](http://www.bayofislandsmarina.co.nz)  
[www.bayofislandsairport.co.nz](http://www.bayofislandsairport.co.nz)



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**From:** Mike Butler [mailto:[mibutler@heritage.org.nz](mailto:mibutler@heritage.org.nz)]  
**Sent:** Thursday, 20 July 2017 12:00 p.m.  
**To:** Chris Galbraith <[Chris@fnhl.co.nz](mailto:Chris@fnhl.co.nz)>  
**Cc:** Bill Edwards <[BEwards@heritage.org.nz](mailto:BEwards@heritage.org.nz)>  
**Subject:** FW: Russell Wharf - Kiosk Upgrade

Hi Chris, thank you for consulting with us on the proposal, this is appreciated.

Our comments would be:

Ensuring there is as much circulation space around and between the verandah posts of the kiosk as possible for pedestrians.

While the kiosk is more residential in nature than a utilitarian structure, we have no particular concerns given the backdrop and this may be dictated by the kiosk's ultimate use as an office etc.

Our recommendation is that all exterior joinery is timber given the variations in the sheens of aluminium products etc. and this would better reflect the timber materials of Russell.

Also the colour palette should be compatible with that specified for a Heritage Precinct in the FNDPlan.

Thank you,  
Regards  
Mike Butler

**From:** Bill Edwards  
**Sent:** Thursday, 13 July 2017 2:28 p.m.  
**To:** Mike Butler  
**Cc:** Robin Byron  
**Subject:** FW: Russell Wharf - Kiosk Upgrade

Hi Robbyn and Mike

Do you have any comments on this proposal?

Kind regards

Bill Edwards Area Manager, Northland | Heritage New Zealand Pouhere Taonga | Northland Area Office, Level 1, 62 Kerikeri Road, PO Box 836 Kerikeri 0245, New Zealand | Ph: (64 09) 407 0470 | DDI: (64 09) 407 0471 | Visit [www.heritage.org.nz](http://www.heritage.org.nz) and learn more about New Zealand's heritage places

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**From:** Chris Galbraith [mailto:Chris@fnh.co.nz]  
**Sent:** Thursday, 13 July 2017 11:46 a.m.  
**To:** Bill Edwards  
**Subject:** Russell Wharf - Kiosk Upgrade

Hi Bill,

As discussed attached are the Plans for the alternations to the building on Russell Wharf. We have consulted widely in the community on the proposed changes and all groups have been in support with the only concerns being raised being around ensuring adequate passenger space around the outside. The width is slightly increased which is adjacent to the main passenger flow on the northern side and the length is increase 2.03m either end which as adequate space to accommodate the requirements of the tenant but not have a significant impact on flow. The verandah effects is maintained all around the building. Heritage colour is maintained as well as weatherboard materials.

Your comments would be much appreciated.

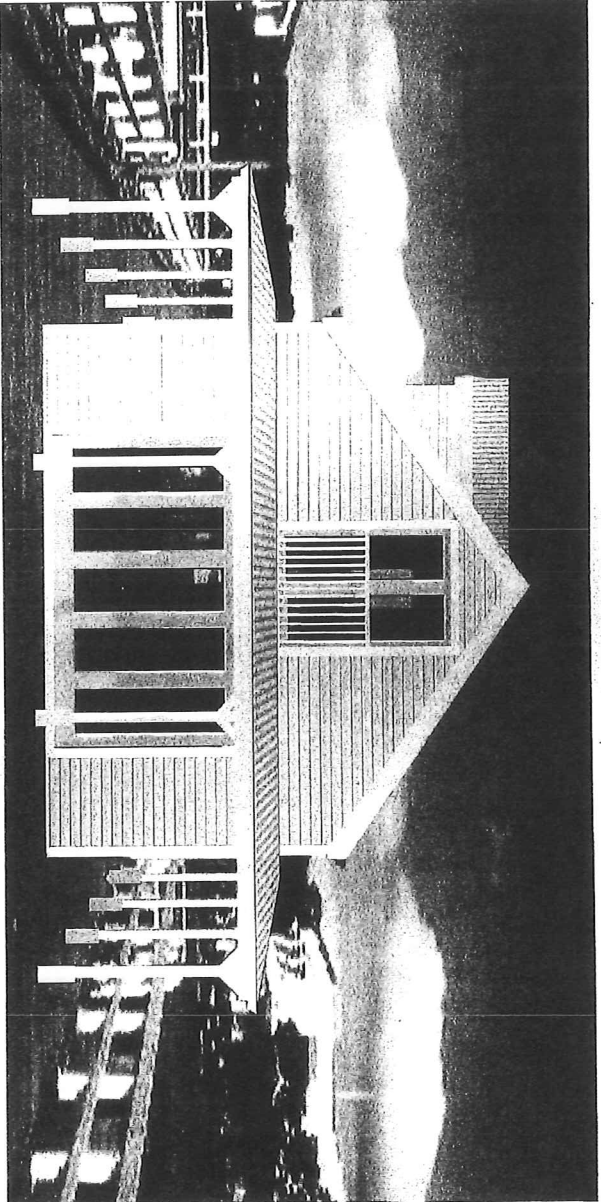
Many thanks

Chris

**General Manager** CHAIN  
**Far North Holdings Limited**  
email: [chain@fnh.co.nz](mailto:chain@fnh.co.nz)  
Phone: 09 402 5659 Mobile: 0274 573 512  
www.farnorthholdings.co.nz  
www.heraldshandisland.co.nz  
www.heraldshandislandairport.co.nz



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**RUSSELL WHARF / KIOSK**  
**BAY OF ISLANDS**  
**FAR NORTH**

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LAYOUT NAME	LAYOUT ID
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	A-201
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COVER SHEET  
& INDEX

RUSSELL WHARF / KIOSK  
BAY OF ISLANDS, FAR NORTH

REVISIONS

Scale: NTS  
 Drawn By: A.R.  
 Checked By: ALAN

Sheet No.

**A-001**



FLOOR PLAN

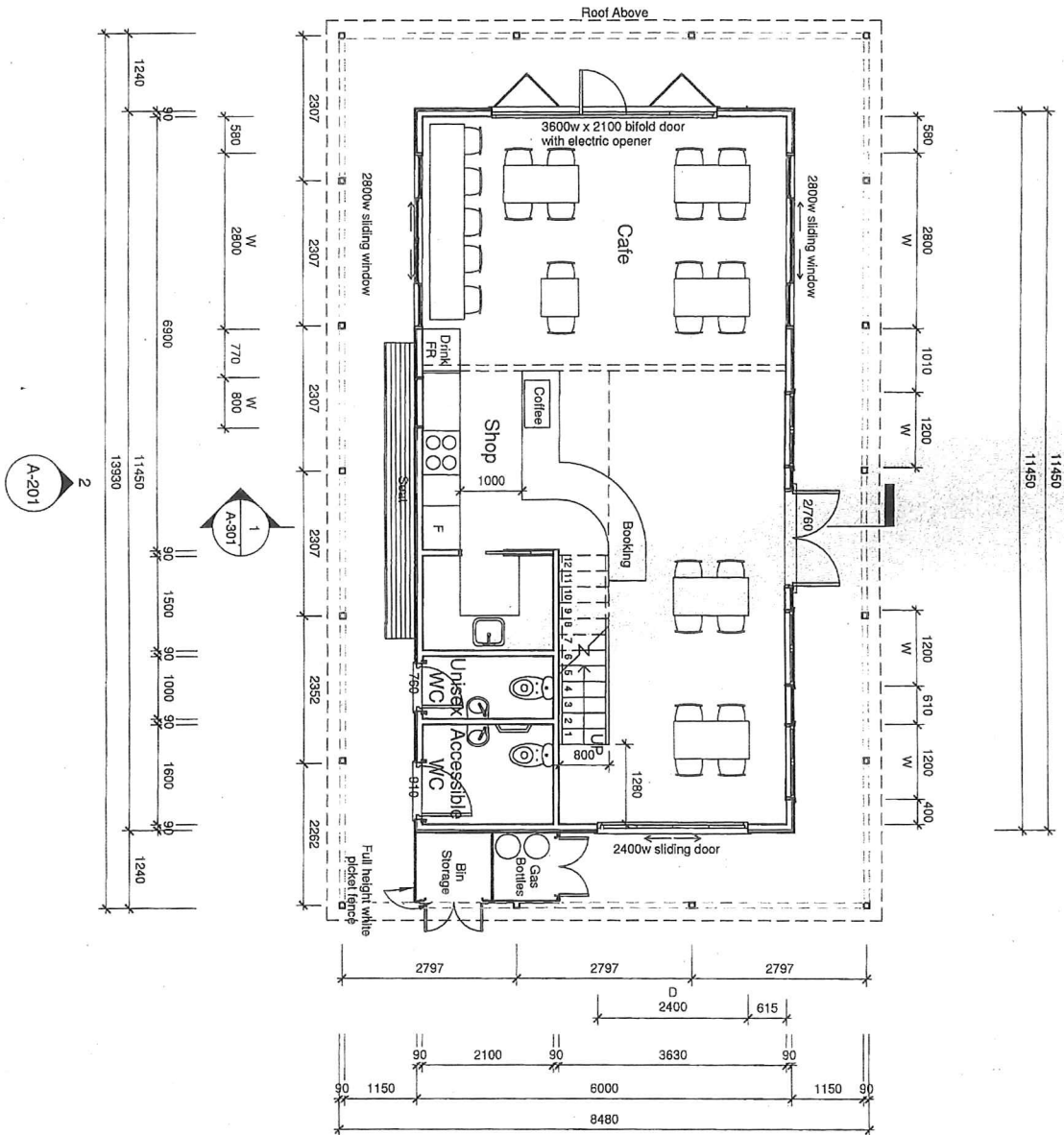
RUSSELL WHARF / KIOSK  
BAY OF ISLANDS, FAR NORTH

REVISIONS

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Drawn By: A.R.  
Checked By: ALAN

Sheet No.

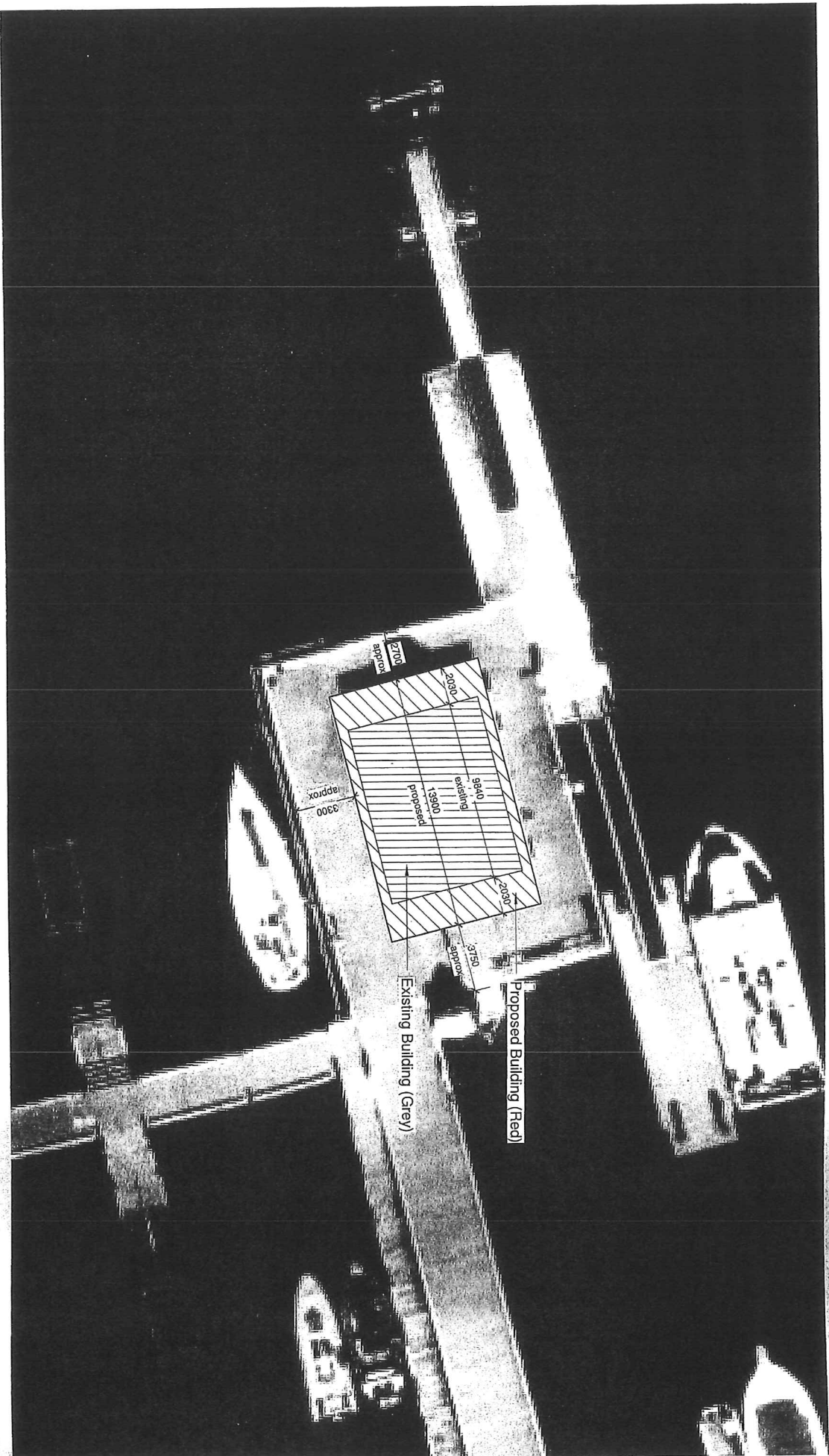
**A-101**



A-201  
3

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4

A-201  
1



FLOOR PLAN

RUSSELL WHARF / KIOSK  
BAY OF ISLANDS, FAR NORTH

REVISIONS

Scale: 1:200  
Drawn By: A.R.  
Checked By: ALAN

Sheet No.

**A-100**



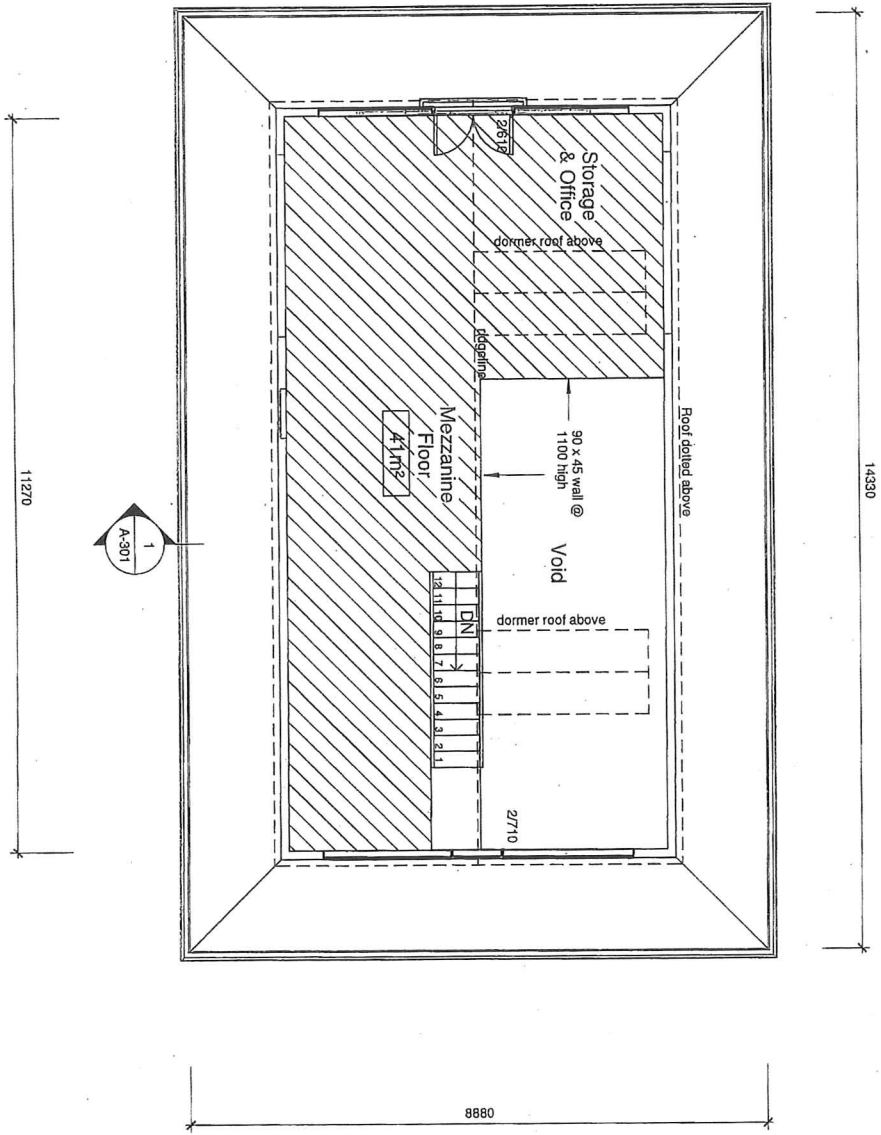
FIRST FLOOR  
PLAN

RUSSELL WHARF / KIOSK  
BAY OF ISLANDS, FAR NORTH

REVISIONS

Scale: 1:75  
Drawn By: A.R.  
Checked By: ALAN

Sheet No.  
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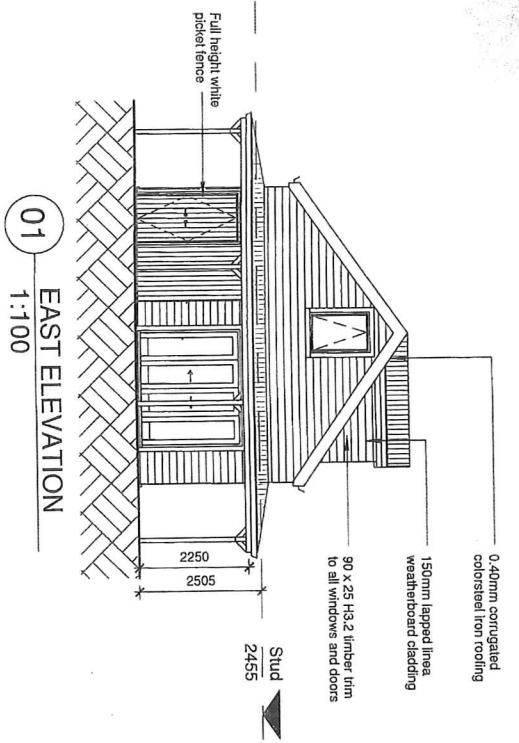
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A-201  
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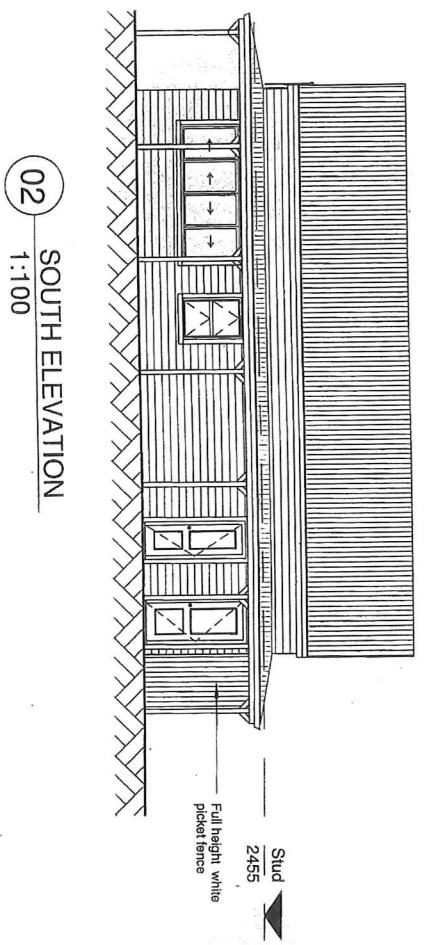
A-301  
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A-201  
2

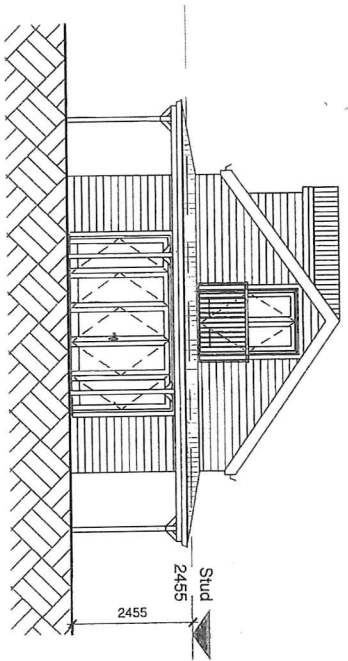
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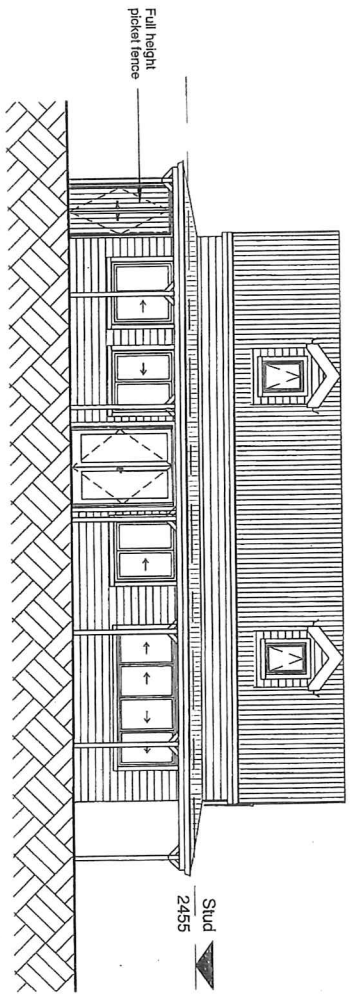
01 EAST ELEVATION  
1:100



02 SOUTH ELEVATION  
1:100



03 WEST ELEVATION  
1:100



04 NORTH ELEVATION  
1:100

**arcline**  
architecture

Arcline Design  
49 Mathews Ave 0410 Kaitiaki  
T: (09) 408 2233 F: (09) 408 2358  
E: arcline@xtraco.nz - www.arcline.co.nz

ELEVATIONS  
NORTH & EAST

RUSSELL WHARF / KIOSK  
BAY OF ISLANDS, FAR NORTH

REVISIONS

Scale: 1:100  
Drawn By: A.R.  
Checked By: ALAN

Sheet No.

A-201



SECTION A-A

RUSSELL WHARF / KIOSK  
BAY OF ISLANDS, FAR NORTH

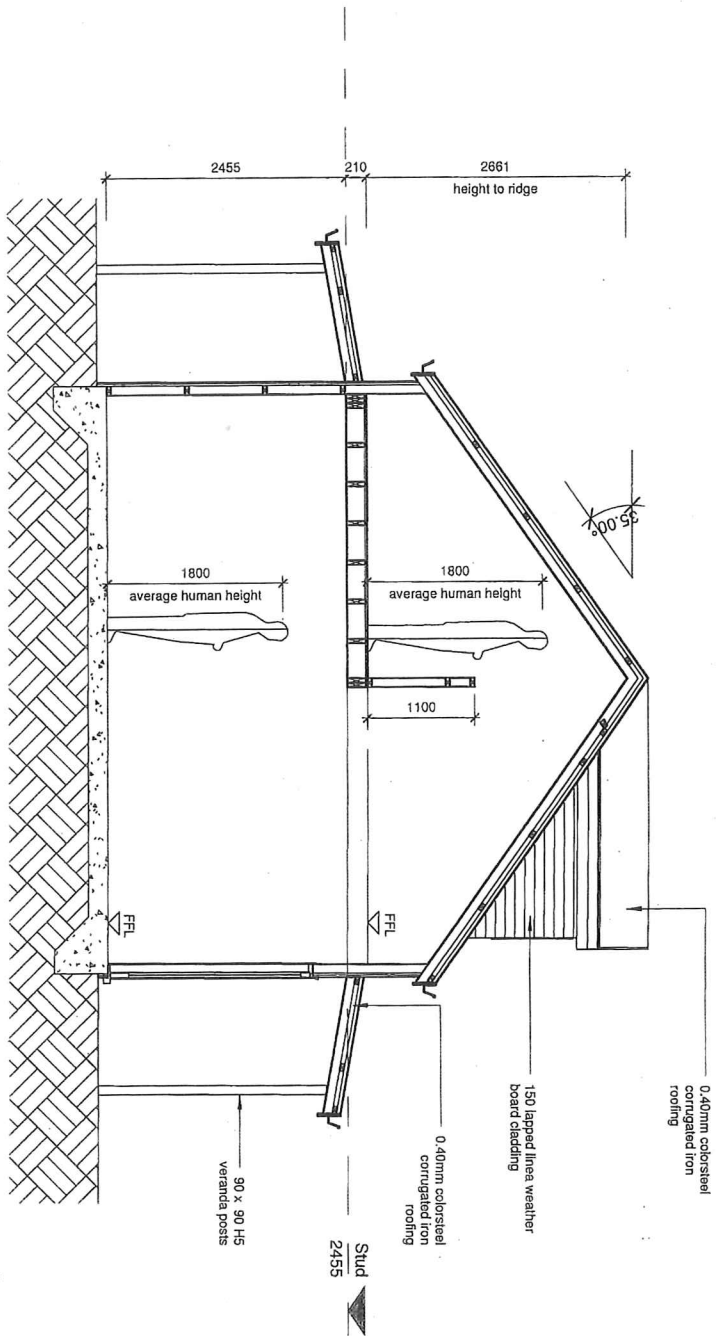
REVISIONS

Scale: 1:50  
Drawn By: A.R.  
Checked By: ALAN

Sheet No.

**A-301**

01 SECTION A-A  
1:50



**Rebecca Verongen**

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**From:** Mike Butler  
**Sent:** Thursday, 20 July 2017 12:00 p.m.  
**To:** [chris@ihl.co.nz](mailto:chris@ihl.co.nz)  
**Cc:** Bill Edwards  
**Subject:** FW: Russell Wharf - Kiosk Upgrade  
**Attachments:** Russel Wharf Kiosk (20-06-17).pdf

Hi Chris, thank you for consulting with us on the proposal, this is appreciated.

Our comments would be:

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**Cc:** Robin Byron  
**Subject:** FW: Russell Wharf - Kiosk Upgrade

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Do you have any comments on this proposal/

Kind regards

Bill Edwards Area Manager, Northland | Heritage New Zealand Pouhere Taonga | Northland Area Office, Level 1, 62 Kerikeri Road, PO Box 836 Kerikeri 0245, New Zealand | Ph: (64 09) 407 0470 | DD: (64 09) 407 0471 | Visit [www.heritage.org.nz](http://www.heritage.org.nz) and learn more about New Zealand's heritage places

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**From:** Chris Galbraith [mailto:Chris@fnhl.co.nz]  
**Sent:** Thursday, 13 July 2017 11:46 a.m.  
**To:** Bill Edwards  
**Subject:** Russell Wharf - Kiosk Upgrade

Hi Bill,

As discussed attached are the plans for the alternations to the building on Russell Wharf. We have consulted widely in the community on the proposed changes and all groups have been in support with the only concerns being raised being around ensuring adequate passenger space around the outside. The width is slightly increased which is adjacent to the main passenger flow on the northern side and the length is increase 2.03m either end which as adequate space to accommodate the requirements of the tenant but not have a significant impact on flow. The verandah effects is maintained all around the building. Heritage colour is maintained as well as weatherboard materials.

Your comments would be much appreciated.

Many thanks  
Chris

**General Manager** CNMA  
**Far North Holdings Limited**  
email: [chris@fnhl.co.nz](mailto:chris@fnhl.co.nz)  
Phone: 09 402 5659 Mobile: 0274 573 512  
[www.fnhl.co.nz](http://www.fnhl.co.nz)  
[www.hawkeidlandsmarina.co.nz](http://www.hawkeidlandsmarina.co.nz)  
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**Rebecca Vertongen**

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**From:** Rolf Fuchs <rfuchs@doc.govt.nz>  
**Sent:** Monday, 11 July 2011 11:22 a.m.  
**To:** Mike Butler  
**Subject:** FW: Russell Wharf - maintenance and alterations

Kia ora Mike

FYI- Comments on the Russell wharf

Thanks

**Rolf Fuchs**

Community Relations- Planning (Kaitiaki Mahere Ahuwhenua)

Department of Conservation—Te Papa Atawhai

DDI: +64 9 470 3313 |

**From:** Rolf Fuchs  
**Sent:** Friday, 8 July 2011 12:04 p.m.  
**To:** 'chris@fihl.co.nz'  
**Subject:** Russell Wharf - maintenance and alterations

Kia ora Chris

Andrew has asked me to reply to your email due to his current absence. The Department's concerns would be similar to the Historic Places Trust in terms of how the proposal addresses visual elements and links in with the historical context of the Russell township. Any further detail in regard to these matters would be appreciated.

Regards

**Rolf Fuchs**

Community Relations- Planning (Kaitiaki Mahere Ahuwhenua)

Department of Conservation—Te Papa Atawhai

DDI: +64 9 470 3313 |

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**Rebecca Vertongen**

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**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@adrix.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 its 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 Tolera Place, Kerikeri  
P O Box 795, Kerikeri  
New Zealand  
Ph. +64 9 4075253 Fax +64 9 4075263 Mobile 0274 457136  
Email [baydian@actix.co.nz](mailto:baydian@actix.co.nz)

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(20110607)

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**Rebecca Vertongen**

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From: Stuart Park  
Sent: Friday, 13 May 2011 11:09 a.m.  
To: Mike Butler; Tony Pickard  
Subject: FW: Russell Wharf Alterations  
Attachments: Russell Wharf- Refurbished steel pontoon 20110513 OPB SH4.pdf  
FNHLRussellWharfSouthernAccessUpgradeNRCr13.05.11.doc

Mike, as mentioned in our meeting this morning,

Tony, I have copied you in as 'our man in Russell'. Comments and suggestions for our response will be welcomed.

**Stuart Park**  
Northland Manager  
NZ Historic Places Trust  
PO Box 836, Kerikeri, New Zealand 0245  
(+64 9) 407-0471 Fax (+64 9) 407 3454  
spark@historic.org.nz

Shop online at <http://www.historicplaces.org.nz/en/ShopOnline.aspx> and help keep New Zealand's heritage places alive

**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

**General Manager**  
**Fair North Holdings Limited**  
email: [chris@fnhl.co.nz](mailto:chris@fnhl.co.nz)  
Phone: 09 402 5659  
Mobile: 0274 573 512  
[www.fnhl.co.nz](http://www.fnhl.co.nz)  
[www.opanmanatia.co.nz](http://www.opanmanatia.co.nz)  
[www.asihydroals.co.nz](http://www.asihydroals.co.nz)  
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Information from ESET NOD32 Antivirus, version of virus signature database 6117  
(20110512)

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<http://www.eset.com>

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Northland Regional Council  
Private Bag 9021  
Whangarei

May 2011

Attention : Mr Allan Richards.

Dear Sir,

Re : Far North Holdings Limited on behalf of Far North District Council – Russell Wharf – Proposed Upgrade and Extension.

We have been asked to assist Far North Holdings Limited , who are acting on behalf of the Far North District Council , with the consent process to enable the upgrade and extensions to parts of the existing wharf at Russell.

In summary, the proposal involves the removal , demolition and replacement of the deck surface and the fourteen wooden support piles along the southern access wing and the removal, demolition and replacement of south western steps and fixed landing with a gangway, floating pontoon, eight wooden fender piles , four steel piles and three dolphin piles.

We trust that the information provided will enable the matter to proceed however should you require any further details please do not hesitate to contact me.

Also attached is the application fee.

Yours faithfully ,

Jeff Kemp

**APPLICATION FOR RESOURCE CONSENT**  
Section 88, Resource Management Act 1991

To the Northland Regional Council :

We Far North District Council, apply for the following type of resource consent:

Coastal Permit to demolish , replace , alter and extend the southern access way and the south western steps and fixed platform in accordance with the attached information and plans .

The location of the proposed activity is as follows:

The Russell Wharf situated on the Crown Sea Bed , Kororareka Bay , Bay of Islands, Russell.

The facility is owned by Far North District Council and leased to Far North Holdings Limited , PO Box 7 , Opua .

The following additional resource consents are needed for the proposed activity and have been applied for and approved:

N/a.

We attach , in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

We attach information required to be included in this application by the district plan , the regional plan, the Resource Management Act 1991, or any regulations made under that Act being:

- Planning Report ;
- Assessment of Effects on the Environment ;
- Design details of proposed extensions and upgrading prepared by Far North Holdings Limited dated Sheet No's .

.....  
*J. V. Kemp on behalf of Far North Holdings Limited*

Date: May 2011.

Address for service of applicant:

Bay of Islands Planning Limited  
P.O. Box 795

Kenikeri

Telephone: (09) 4075253

Fax: (09) 4075263

email: bayplan@actrix.gen.nz

FNHLRussellWharfUpgradingSouthern Accessway  
R09c04a/2011 2