

## 6.1 ISSUING OF NEW LEASES IN MOTUEKA WARD IN LINE WITH NEW MANAGEMENT PLAN

Information Only - No Decision Required

Report To:	Motueka Community Board
Meeting Date:	19 November 2019
Report Author:	Margot Wilson, Property Services Officer, Susan Edwards, Community Development Manager
Report Number:	RMCB19-11-6

### PRESENTATION

#### PURPOSE OF THIS PRESENTATION

The purpose of this presentation is to advise the Motueka Community Board that the leases listed herein are currently being processed for renewal.

#### BACKGROUND

A very extensive consultation was undertaken to produce the Motueka Ward Reserves Management Plan which was finalised May 2019. The community Board had an extensive role in approving the Management Plan. The Full Council also approved this new plan.

Within the recommendations in the Management Plan are the leasing of Reserve areas to Community Groups and other organisations.

Since 2017 Council Staff have been working to renew all Community Leases throughout the district. With the Motueka Ward Reserves Management Plan being undertaken during 2018/2019, the lease renewals in the Motueka Ward were deferred until this plan was approved by the Council.

This presentation is intended to inform the Community Board that Council Staff are well advanced in terms of granting the Community Leases as recommended in the Management Plan.

#### LIST OF NEW LEASES TO BE ISSUED IN MOTUEKA WARD

Imagine Theatre	Te Maatu	3 Woodland Ave / Mot Rsv Mgmt Plan pg 127
Motueka Community Garden Trust	Motueka Community Gardens	29 Old Wharf Rd / pg 137
Motueka District Museum	Decks Reserve	9 Greenwood St / pg 116

✓ Motueka Golf Club	Motueka Museum Reserve	140 High St / pg 109
✓ Motueka i-Site	Decks Reserve	Wallace St / pg 115
✓ Motueka Pottery Workshop	Riwaka Memorial Reserve	526 Main Rd Riwaka / pg 85
✓ Motueka Sunday Market	Decks Reserve	Wallace St / pg 115
✓ Riwaka Croquet Club	Riwaka Memorial Reserve	526 Main Rd Riwaka / pg 85
✓ Riwaka Rugby Clubrooms	Riwaka Rugby Clubrooms	738 Main Rd Riwaka / pg 82
✓ Riwaka Rugby Grounds	Riwaka Rugby Grounds	690 Main Rd Riwaka / pg 82
✓ Riwaka Scout Hall	Riwaka Memorial Reserve	526 Main Rd Riwaka / pg 85

### **NEXT STEPS AND TIMELINE**

Following the acknowledgement by the Motueka Community Board of this report and any ensuing discussion, Council Staff will prepare the final drafts of said leases, supply the leases to each organisation for signing and finalise them, granting effect.

### 5.4.3 RIWAKA RUGBY CLUBROOMS

#### Location

The Riwaka Rugby Clubrooms are located at 738 Main Road Riwaka (see Maps 9 and 10). The land is separated from the state highway by a residential property and the Pioneer Hall. Access is via two single-lane driveways.



Photo credit: AquaTaxis Riwaka Rugby Football Club 2017

#### Classification, Legal Description and Size

- Unclassified
- Legal Description: Lot 2 DP 9195 Blk X Kaiteriteri S D
- Area: 0.5998 ha

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.

#### History

In 1976, the Waimea County Council purchased this land for the specific purpose of providing a site for a clubhouse for the Riwaka Rugby Football Club. The land was leased to the Club for 21 years (i.e. from 1975 to 1996), with a right to a further lease for a term of 21 years (i.e. from 1996 to 2017).

#### Values

The two-storey rugby clubrooms and surrounding gravel car park dominate the land area. A fence separates the car park from the neighbouring house; other boundaries are unfenced. The land and clubrooms are the base for the Riwaka Rugby Club.

The clubrooms are in very good condition. A grandstand is situated between the clubrooms and playing fields to the south (known as the 'Trustees Reserve', H.N. Cook donated the playing fields area to the people of Riwaka in 1932).

#### Issues and Options

The lease to Riwaka Rugby Club for use of the rugby clubroom building and grounds expired in 2017.

Outdoor music concerts are held on the adjacent Trustees Reserves around Christmas/New Year. In 2016, the Riwaka Rugby Football Club obtained a land use consent to undertake a commercial activity and the sale of liquor (to hold four concerts per year for a period of 10 years) at 736 and 738 Main Road Riwaka that contravenes the permitted activity noise level and has parking off-site. The car park area on the rugby clubrooms site is also used in association with these events.

Submitters to the Draft Plan alerted Council to the fact that there is no legal right-of-way over the northern vehicle entrance (i.e. between the State Highway and the northeastern corner of the clubrooms land). Whilst the current owners of the Pioneer Hall are happy to continue to allow vehicles to cross their land to access the clubrooms, ideally this arrangement should be formalised.

As at the time of writing, Council's Dog Control Bylaw prohibits dogs on all Council sports fields and complexes.

#### POLICIES

- 1 Continue to allow the Riwaka Rugby Football Club to use the land and clubroom building, in accordance with the terms and conditions of a new five-year lease (see Appendix 3, Table B).
- 2 Approach the owners of the adjacent Pioneer Hall land to ask if they would consider working together with Council to establish a legal right-of-way over land that forms part of the northern vehicle entrance.

Also see Council's 'Reserves General Policies' document.

### 5.4.4 RIWAKA RUGBY GROUNDS

#### Location

The Riwaka Rugby Grounds are located at 690 Main Road Riwaka (see Maps 9 and 10). It adjoins the Riwaka Cemetery to the north, residential sections to the south and rural land to the east.

#### Classification, Legal Description and Size

- Unclassified
- Legal Description: Secs 99-100 Blk X Kaiteriteri S D
- Area: 3.4575 ha

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.



## History

In 1982, the Waimea County Council purchased this land with funds from the Land Subdivision Reserve Fund and a loan, as playing fields. Freehold title was not issued until 1998. The land was leased to the Riwaka Rugby Football Club for 11 years (i.e. from 1987 to 1998), but the lease was not renewed after this date.

## Values

The land is a large area of mown grass, used as playing fields for rugby practice and tournaments – the home ground of the Riwaka Rugby Football Club. A gravel car park separates the playing fields from the highway. A hedge runs along part of the eastern boundary.

## Issues and Options

Sediment was deposited in the corners of the playing field after ex-Cyclone Gita in February 2018.

An uninhabitable residential house remains onsite in the southwestern corner of the reserve. Council resolved to remove this house several years ago, but this task has yet to be completed.

As at the time of writing, Council's Dog Control Bylaw prohibits dogs on all Council sports fields and complexes.

## POLICIES

- 1 Prioritise removal of the old house on the reserve.

*Also see Council's 'Reserves General Policies' document.*



### 5.4.5 RIWAKA MEMORIAL RECREATION RESERVE

#### Location

Riwaka Memorial Recreation Reserve is located at 526 Main Road Riwaka (see Maps 9 and 11). The southeastern corner of the reserve adjoins School Road.

#### Classification, Legal Description and Size

- Classification: Recreation Reserve
- Legal Description: Secs 281 and 292 District of Motueka, Lot 1 DP 7378 and Secs 4 and 5, Blk X Kaiteiteri Survey District
- Area: 1.5778 ha

#### History

The reserve is Crown land (formerly known as the Riwaka Memorial Domain), vested in Council. The most recent addition to the reserve took place in 1972, when Lot 1 DP 7378 was acquired as an addition to the Riwaka Memorial Domain. In 1981, all five parcels of land were classified as Recreation Reserve (NZ Gazette 1981, p 3577).

#### Values

The Riwaka Memorial Recreation Reserve occupies a prominent position on the corner of the state highway. Memorial gates at the main entrance to the reserve commemorate those who lost their lives in the 1914-1918 and 1939-1945 wars. Near the memorial gates is a small area of garden and trees. A silver birch tree in the reserve is listed as a Protected Tree under the Tasman Resource Management Plan.



Key to buildings: 1=Tennis, 2=Scouts, 3=Croquet, 4=Croquet pavilion, 5=Public toilets, 6=Pottery workshop, 7=Storage shed

The reserve provides for both organised recreation and informal recreational use. Croquet lawns and tennis courts occupy the southern part of the reserve alongside the highway. Access to this area is along a gravel drive off School Road. Post and rail barriers separate the drive and car park from grassed areas. Buildings located on the

reserve include a tennis pavilion, a Scouts den, croquet rooms, croquet pavilion, pottery workshop, public toilets and a storage shed. A small playground with two swings and a picnic table is located behind the public toilets. The northern half of the reserve remains undeveloped.



#### Issues and Options

For the past 45 years, the neighbouring landowner to the northwest has been grazing sheep on the northern half of the reserve and generally maintaining this area. Although this land occasionally floods when the river overtops its banks, there is scope to develop this area of the reserve in future. Submitters on the Draft Plan suggested that Council work in partnership with others to recreate wetland/swamp forest habitat here.

There is potential to replace and expand the range of playground equipment provided. An upgraded playground could be sited on the raised area of land in the northern half of the reserve.



Undeveloped area of land in northern half of the reserve.





The land was formerly a market garden, meaning use of persistent agricultural chemicals may have taken place on site.

Camping is not permitted in the reserve.

As at the time of writing, Council's Dog Control Bylaw prohibits dogs at Riwaka Memorial Recreation Reserve.

## POLICIES

- 1 Continue to maintain the reserve as a venue for both organised and informal recreation.
- 2 Upgrade the playground and expand the range of playground equipment provided.
- 3 Continue to allow the neighbouring property owner to graze sheep on the northern half of the reserve via a written agreement, until Council is ready to develop the area.
- 4 Develop the northern half of the reserve, by reinstating wetland/swamp forest habitat and providing an upgraded playground with seating on the raised area of land. Plant a range of fruit trees near the playground.
- 5 Continue to allow groups to use the various buildings and facilities on the reserve, in accordance with the terms and conditions of five-year licenses to occupy (see Appendix 3, Table B).
- 6 Encourage use of the former tennis and scout buildings by community/sports groups. If relevant, issue licenses to occupy this building for terms of up to five years (see Appendix 3, Table B).

### 5.4.6 GREEN TREE ROAD ESPLANADE RESERVE

#### Location

The Green Tree Road Esplanade Reserve is located at 61 Green Tree Road, Riwaka (see Maps 9 and 11). It lies between the estuary and two residential sections. The main access into the reserve is from the vehicle turning area and boat ramp at the end of Green Tree Road.

#### Classification, Legal Description and Size

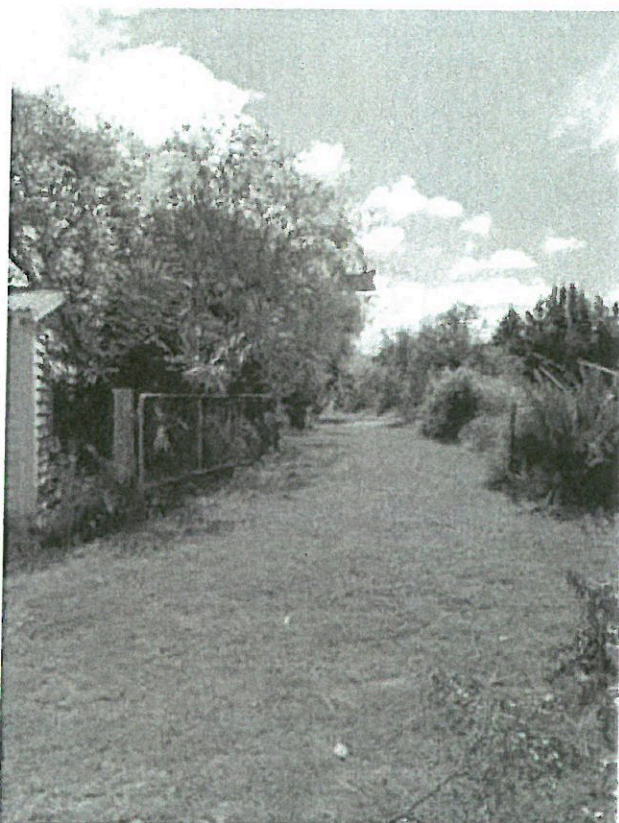
- Classification: Local Purpose (Esplanade) Reserve
- Legal Description: Lot 3 DP 6817 Blk X Kaiteriteri S D
- Area: 0.0405 ha

## History

The reserve was created in 1966 via subdivision and classified as Local Purpose (Esplanade) Reserve in 2018.

## Values

Most of the reserve area is mown grass and a few individual trees. The boundary between the reserve and two adjoining residential sections to the south is not obvious; the reserve area appears to be an extension to their gardens.



## Issues and Options

Plant pest control is needed at this reserve. There is scope to revegetate the coastal margin using appropriate native species.

## POLICIES

- 1 Undertake plant pest control on the reserve area as required.
- 2 As time and resources allow, work towards revegetating the coastal margin with native species.

Also see Council's 'Reserves General Policies' document.



## 5.6.14 DECKS RESERVE

### Location

Decks Reserve is located between Greenwood and Wallace Streets, in central Motueka (see Maps 14 and 18).

### Classification, Legal Description, Size and Year Acquired

Decks Reserve is made up of five parcels of land:

- (1) A small parcel of land adjoining Greenwood Street:
  - Unclassified
  - Legal Description: Pt Sec 16 Block IV Motueka S D
  - Area: 0.0018 ha
  - Year Acquired: 1954

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.
- (2) A large parcel of land to the north, containing much of the open space area and the northern part of the car park:
  - Unclassified
  - Legal Description: Pt Sec 153 District of Motueka
  - Area: 1.2606 ha
  - Year Acquired: 1954

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.
- (3) A small parcel of land to the west, containing Motueka Community House:
  - Unclassified
  - Legal Description: Lot 1 DP 11529
  - Area: 0.0866 ha
  - Year Acquired: 1983

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.
- (4) A parcel of land adjoining Wallace Street, containing the Japanese Garden and some of the open space area:
  - Unclassified
  - Legal Description: Pt Sec 293 Motueka S D
  - Area: 0.3611 ha
  - Year Acquired: 1978

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.
- (5) Land parcel to the south-west, containing Motueka i-SITE and the southern part of the car park:
  - Classification: Local Purpose (Information Centre/Car Park) Reserve
  - Legal Description: Pt Lot 2 DP 5945
  - Area: 0.2215 ha
  - Year Acquired: 1978

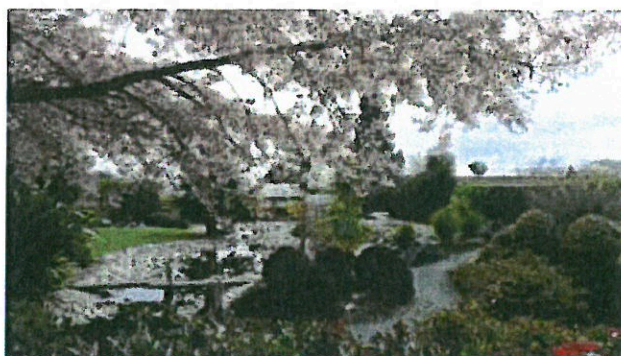
### History

In 1954, Motueka Borough Council purchased the two northern parcels of land with frontage to Greenwood Street from the estate of Mrs Deck. Subsequent purchases of land adjacent to this block linked it through to Wallace Street and increased the total area under Council ownership by the end of 1983 to 1.9316 hectares. The entire area is known as Decks Reserve, although only one of the five land parcels is formally protected under the Reserves Act 1977.

Motueka Borough Council purchased the land parcel with frontage to both Wallace and High Streets (Pt Lot 2 DP 5945) in 1978, as a community centre. The building on this land parcel now operates as the Motueka i-SITE; Motueka Community House is located on a separate land parcel to the north. Pt Lot 2 DP 5945 was classified as Local Purpose (Information Centre/Car Park) Reserve in 1998 (NZ Gazette 1998, p 4655).

Motueka i-SITE is the official tourist information centre for the Abel Tasman National Park, Motueka, Marahau, Kaiteriteri, Mapua, the Moutere and other parts of Tasman District. Its main purpose is to provide information for tourists, principally for accommodation and tourism activities and experiences, but also for Motueka Ward residents.

In June 1990, the old Motueka Courthouse was relocated to Decks Reserve and renovated as a shared low-rental venue for community groups. Motueka Community House officially opened in November 1991. Originally seven groups occupied rooms in the house. In 2001 a decision was made to extend the facilities, as there was an increased demand for community groups needing office space. Ten groups now occupy the building. Motueka Community House is an Incorporated Society, registered with the Charities Commission and run by a committee that meets monthly.



*Kiyosato Japanese Gardens*

Over the years, various development projects have been promoted for this central park, but the 'open green space' concept has prevailed. The main green space area was formerly a playing field, used for Fire Brigade practice and



junior soccer, before both activities moved to Goodman Recreation Park.

The Kiyosato Japanese Gardens in the southeastern corner of Decks Reserve were established in honour of the 'friendly towns' relationship between Motueka and Kiyosato, Japan (the relationship was first formed in 1990).

A feature footpath within the central green space area of Decks Reserve opened in 2011. Engraved marble plaques installed on paving stones along the walkway record historical events of significant to the people of Motueka and surrounds. Representatives from various groups worked on this project for several years, including Council, iwi, Motueka Community Board, Motueka Arts Council and the Motueka Historical and District Association.

### Values

Decks Reserve is a multi-purpose community space located in central Motueka. In addition to community assets (the Motueka i-SITE building, Motueka Community House, car parking and public toilets), it also provides open space areas for recreation, picnicking and relaxation.

Approximately two-thirds of the total area is open/green space, including a large central mown area encircled by the historical pathway, the Japanese Gardens and other formal garden beds. Trees and shrubs (including a few fruit trees) screen the borders and some of the existing buildings. The northern part of Decks Reserve provides pedestrian access to Greenwood Street and supports several large trees, including tītoki, tarata/lemonwood and tī kouka/cabbage trees. A playground is located near Community House. Seating and picnic tables are also provided.

Currently, overnight camping in either self-contained or non self-contained vehicles for a maximum stay of two nights is permitted within the formed car park located in the western/central area of Decks Reserve, as defined on Figure 13 (Council's Freedom Camping Bylaw 2017).

Vehicle camping is permitted within the defined areas on Figure 13 between the hours of 6pm and 7am every day, except Sunday when the car park must be cleared by 6am. The area shaded yellow is restricted to self-contained vehicles only. The area shaded blue is restricted to non self-contained vehicles only. In all other areas of the car park/Decks Reserve, camping is not allowed.

Camping is restricted to a maximum period of two nights in any calendar month or consecutive four-week period. Campers must comply with Council's Freedom Camping Bylaw and the daytime parking restrictions that apply to this car parking area.



Figure 13: Vehicle camping areas at Decks Reserve car park, as at May 2019.

### Issues and Options

Council has received ongoing complaints about freedom campers staying at the Decks Reserve car park since this activity was authorised in December 2017. This issue requires ongoing enforcement.

During 2019, Council is developing and consulting on a Draft Freedom Camping Strategy for Tasman District. The future of vehicle camping at Decks Reserve will be considered as part of this project. Depending on the outcome of this separate public consultation process, an amendment to the relevant policies of this Motueka Ward Reserve Management Plan may be required, to give effect to the new Freedom Camping Strategy. A review of Council's Freedom Camping Bylaw may also be required.

The Motueka Sunday Market operates every Sunday from 8am to 1pm, year round, in the Decks Reserve car park



beside the i-SITE. This market has been operating since 1994. Council recently granted a short-term license to occupy, for this purpose, expiring in 2019. This Plan contemplates issuing a subsequent license for the Motueka Sunday Market, for a term of five years (see Appendix 3, Table B).

When community events are held on the main open space area in the centre of Decks Reserve, vehicle access can be difficult, particularly when they coincide with the Motueka Sunday Market. At present, there is only one vehicle access point onto the green space, located at the northeastern corner of the car park. Future licences for the Motueka Sunday Market or other similar activities should include the requirement to share Decks Reserve with occasional other community events, such as the annual Kai Festival.

Approximately 1100m<sup>2</sup> of space is required for a new Motueka Library building. Council recently confirmed Decks Reserve as the preferred site for the new library. A separate public consultation process is being undertaken in 2019 to determine where on Decks Reserve the new building will be located.



Decks Reserve has developed organically over time. It is a hidden gem, with scope for further enhancement. The Motueka Library project provides an opportunity to consider future development options for Decks Reserve. Development could be planned in a more cohesive way, highlighting Decks Reserve as the central heart of Motueka town. Examples of potential improvements could include:

- retention of a central open green space, with future buildings oriented to overlook this area;
- installation of sculptures/fountains/artworks etc (perhaps based on a theme, e.g. celebration of the Motueka River);
- a new water-play area;
- additional seating;
- more landscaping/planting.

## POLICIES

- 1 Manage for the provision of open space, informal recreation, events and community facilities (including the new Motueka Library).
- 2 Continue to maintain the walkway through the reserve, to provide pedestrian access between Greenwood Street and Wallace Street.
- 3 Buildings and facilities at Decks Reserve should ideally be sited near the outer boundaries or on the area currently used as a car park, and most of the central green space should be kept free of permanent structures.
- 4 Undertaken further consultation and strategic planning regarding the future development of Decks Reserve, to progress the 'central heart of Motueka' concept. Form a working group to oversee this project and invite iwi and key stakeholders to participate in this group.
- 5 Issue a short-term lease over the Motueka i-SITE building, a short-term license to occupy the Motueka Community House and a short-term license to run the Motueka Sunday Market. Each lease/license should have the same end date (i.e. two months after Council has made a final decision on the site within Decks Reserve where the new Motueka Library will be located), so that they can be reviewed concurrently in future.
- 6 Once Council has made a final decision on the site for the new Motueka Library, any future leases and licenses for buildings/activities on Decks Reserve should have a term of up to five years (see Appendix 3, Tables A and B).
- 7 Install a drinking water fountain at Decks Reserve, once the new water pipeline for the Motueka Library is in place.
- 8 If provided for, overnight camping at Decks Reserve must comply with Council's Freedom Camping Bylaw and the daytime parking restrictions that apply to the car parking area.

*Also see Council's 'Reserves General Policies' document.*





day. Some of the clearings have been replanted with native species and the forest is now considerably denser than in 1950. Unfortunately some of the plants used were not indigenous to this area and further compromised the ecological value.

In the 1990s walking tracks were constructed throughout the bush. A smaller area at the eastern edge of the existing bush reserve was added in 1993 and classified as Scenic Reserve in 2018.

### Natural Values

Te Maatu/Thorp Bush contains the largest remnant of lowland podocarp-hardwood forest left in the Motueka Ecological District. Tōtara-tītoki forest now dominates, with a small area of mataī forest and occasional kahikatea, which would have been more numerous in the past. Some of the emergent and canopy trees are hundreds of years old, but other trees and the present understorey are more recent secondary growth.

Te Maatu/Thorp Bush has been assessed as a significant habitat, by the 'Native Habitats Tasman' programme. Today less than 1% of the original forest remains in the Motueka Ecological District. Although it is much modified, Te Maatu/Thorp Bush has immense ecological value as the largest remnant of its type. It also contains some trees that are now uncommon in this area, such as white maire and pokaka. It is classed as an acutely threatened ecosystem. Detailed information about the ecological values of Te Maatu/Thorp Bush are contained in Part 3, Section 1.3.5 of this Plan.

### Cultural Heritage Values

As outlined in the history section above, Te Maatu is highly significant to iwi/Māori.

The Ngāti Rārua Ātiawa Iwi Trust, who represent the descendants of the original Māori land owners of Motueka, are planning to gift two pou (sentinel carvings) to stand at the entrance of Te Maatu/Thorp Bush. The pou will represent two significant leaders who played an important role in Motueka's history. Together, these pou will stand tall at the entrance of the bush and guard the last remaining piece of Te Maatu – the Big Wood.

### Recreation Values

Te Maatu/Thorp Bush is a popular destination for informal outdoor recreation. This sheltered, peaceful rest area near central Motueka offers a partially shaded playground area, picnic areas and seating, mown grass areas and several

walkway options – including a link (via Woodlands Drain Walkway) to the Motueka Recreation Centre and a pedestrian access way from Avalon Court. A new entranceway off Woodland Avenue, including two pou and interpretive signage, welcomes visitors to Te Maatu/Thorp Bush. The Imagine Theatre building provides practice and performance space for a local amateur theatre group, dance classes and other activities. Community events such as Teddy Bear's picnic and outdoor movies are held each year.



### Issues and Options

The first management plan for the reserve was prepared in 1998<sup>11</sup>. Important management issues (which remain valid today) include: the protection of the remnant native species, restoration of the forest community, removal of non-native species, and provision of areas for informal recreation.

Iwi/Māori aspirations for this reserve include:

- to increase opportunities for Iwi/Māori to practice customs and traditions associated with Te Maatu/Thorp Bush;
- to protect, enhance and maintain the mauri of the area when considering any use and impact on the environment;
- to undertake restoration planting of native trees/shrubs;
- to have access to culturally important mahinga kai areas;
- to hold wananga at Te Maatu/Thorp Bush; and
- to install Pou and interpretation panels.

### POLICIES

- 1 Manage the natural/ecological values of Te Maatu/Thorp Bush in accordance with the objectives and policies set out in Part 3, Section 1.3.5 of this Plan.
- 2 Upgrade the entranceway to Te Maatu/Thorp Bush on Woodlands Avenue. Install the gifted pou

<sup>11</sup> Thorp Bush Management Plan, February 1998, 14p. Prepared for Tasman District Council by David Sissons.



at the entrance, along with interpretation panels explaining the history of this reserve.

- 3 Concentrate recreational uses in the northwestern part of Te Maatu/Thorp Bush, utilising the existing mown area.
- 4 Continue to develop and upgrade the playground, while ensuring there are no impacts on the native forest. Install equipment that caters for a range of ages and abilities, siting some equipment in shaded spaces and other equipment in more open areas.
- 5 Ensure that recreational activities do not damage the native vegetation (e.g. install signage encouraging people to cycle only on the gravel paths and avoid trampling plants).
- 6 Remove all asphalt from the parking/turnaround area located near the pedestrian accessway to Avalon Court (whilst maintaining the through road) and revegetate this area with eco-sourced native forest species.
- 7 Continue to allow groups to use the Imagine Theatre building and storage sheds, in accordance with the terms and conditions of a licence to occupy these spaces (see Appendix 3, Table B).
- 8 If land to the east is subdivided in future, consider establishing a walkway link through to Thorp Street.

Also see Council's 'Reserves General Policies' document.

### 5.6.21 WOODLANDS DRAIN WALKWAY

#### Location

Woodlands Drain Walkway is located between Te Maatu/Thorp Bush and the northern end of Goodman Recreation Park, Motueka (see Maps 20 and 21).

#### Classification, Legal Description, Size and Year Acquired

Land parcel to the north:

- Unclassified
- Legal Description: Lot 1 DP 17958
- Area: 0.5973 ha
- Year Acquired: 1999

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.

Land parcel to the south:

- Classification: Local Purpose (Utility) Reserve

- Legal Description: Lot 2 DP 406194
- Area: 0.1348 ha
- Year Acquired: 2009



Woodlands Drain Walkway is on the far left and Goodman Recreation Park to the right of the drain.

#### History

The land parcel to the north was purchased from a neighbouring landowner in 1999 and has not been declared a reserve.

The reserve area to the south was created via subdivision in 2009 and classified as Local Purpose (Utility) Reserve in 2018.

#### Values

This strip of land serves a dual purpose as both a large stormwater drain and a walkway/cycleway linkage between Te Maatu/Thorp Bush and Goodman Recreation Park. The gravel path runs parallel to the western border. Small shrubs and mown grass separate the path from the open drainage ditch. The drain runs parallel to the western border.

#### Issues and Options

No known issues or development plans.

#### POLICIES

- 1 Continue to maintain the gravel path on this strip of land, to provide walking and cycling access between Te Maatu/Thorp Bush and Goodman Recreation Park.
- 2 Allow long grass to grow along either side of drainage ditch, to provide habitat from freshwater species.

Also see Council's 'Reserves General Policies' document.



### 5.6.32 MOTUEKA COMMUNITY GARDENS

#### Location

The Motueka Community Gardens are located at 33 Old Wharf Road, Motueka (see Maps 20 and 22), opposite the Motueka Recreation Centre. The gardens cover a small area located in the northwestern corner of a large parcel of Council-owned land.

#### Classification, Legal Description and Size

- Unclassified
- Legal Description: Lot 1 DP 20082
- Area of gardens: approximately 0.4 ha (total area of land parcel is 54.93 ha)

This land parcel has not been declared a reserve under the Reserves Act 1977, hence remains unclassified.

#### History

The Motueka Borough Council purchased this land from the Proprietors of Wakatū Inc in 1986. Most of the land parcel forms part of the Moutere Inlet. Land in the northwestern corner was previously an old bark dump and tip site; some of this land has been reclaimed from the estuary over time.

#### Values

Over the past decade, the northwestern corner of this land parcel has been developed into an established community gardens, run by the Motueka Community Gardens Trust. This community garden space is available for use by Motueka residents to grow organic vegetables and fruit. Several fruit trees have been planted, raised beds created and a tunnel house, glasshouse and various garden sheds installed onsite.

#### Issues and Options

As the location of the community gardens is within a former landfill, the contaminated land poses a potential hazard to human health. This problem has been mitigated by creating raised beds and importing clean soil to fill the beds. It is important that no beds are dug directly into the ground – all new beds should also be raised.

Council has previously issued a license to occupy the land to the voluntary group who run the community gardens. This license expired in 2016. This draft RMP proposes that a new license be issued to the Motueka Community Gardens Trust for a standard five-year term.

### POLICIES

- 1 Continue to allow the Motueka Community Gardens Trust to use the 0.4 ha area of land in accordance with the terms and conditions of a new five-year license to occupy, requiring the Trust to maintain the grounds and structures at their expense (see Appendix 3, Table B).
- 2 Ensure that all vegetables are only grown in raised beds, filled with imported and non-contaminated soil/compost, in order to protect human health. This should be included as a condition of any license to occupy the land.
- 3 Ensure that any license to occupy the land includes the requirement to avoid planting fruit or vegetables in mapped locations known to be potentially hazardous to human health.

Also see Council's 'Reserves General Policies' document.

### 5.6.33 MOTUEKA SKATEPARK/BIKE TRACK/ GO- KART TRACK

#### Location

The Motueka skatepark and bike track are located at 33 Old Wharf Road, Motueka (see Maps 20 and 22), opposite the Goodman Recreation Park and Sanctuary Ponds. The skatepark and bike track are located alongside the northern boundary of a large parcel of Council-owned land.



Looking south across Goodman Recreation Park towards the skatepark, from bridge over Woodlands Drain.

#### Classification, Legal Description and Size

- Unclassified
- Legal Description: Lot 1 DP 20082
- Area: approximately 2.9 ha (total area of land parcel is 54.93 ha)



Tabled Document MCB19-11-19

Updated all day at **stuff**

# Dazzling starry night skies

## Stargazing

Jendy Harper for Frank Film

Tekapo's Church of the Good Shepherd is one of New Zealand's most popular tourist attractions.

But while visitors flock to photograph the iconic church by day, at night they are coming to point their cameras directly to the heavens.

Pull up into the church car park after the sun goes down and you will find a swarm of international visitors, many capturing, on even the smallest digital camera, incredible images of a galaxy they have never seen with the naked eye.

Frank Film's latest episode in its Changing South series delves into the advent of astro-tourism in the South Canterbury town.

Stargazing opportunities are bringing hundreds of tourists to Tekapo each night.

One couple from Shanghai says while they do see a "few stars" at home, it is "nothing like this".

Alan Gilmore, former superintendent of Canterbury University's Mt John Observatory, said Tekapo was in a mountain basin which kept out the low coastal cloud and that "gives us a lot of clear nights compared with other places in New Zealand".

To protect visibility and prevent light pollution, the Mackenzie District Council imposed lighting restrictions on the town as far back as the 1980s, a move Graeme Murray called "forward



thinking". Years after that council decision, Murray paired up with Hide Ozawa to offer the first astro-tourism venture at the top of Mt John, where Canterbury University's telescopes have long been based.

Telescopes aren't needed to take in the wonder of the night sky though, with the Milky Way galaxy and many planets visible to the naked eye.

"One beautiful, clear night on the top of Mt John under a pristine, dark sky, Hide had a wee chat to me, that New Zealanders did not appreciate the

This photo shows the Milky Way, looking southeast over the lake and the Lake Tekapo township.

*"If we got World Heritage status... we would seriously have to contemplate how we were going to manage the tourists."*

**Mackenzie mayor Graham Smith**



Earth & Sky owners Hide Ozawa, left, and Graeme Murray, with Ngāi Tahu Tourism chief executive Quirton Hall.

asset they had in the night sky," Murray said. From a humble coffee cart, the pair have now partnered with Ngāi Tahu Tourism to form the Dark Sky Project, a venture which offers a multi-media indoor experience and night sky tours.

"Our staff went from two, 14 years ago, to this summer sitting around 110 I think, all to do with the stars," Murray said.

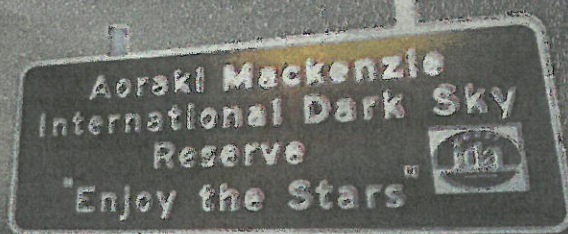
The Mackenzie night sky is recognised internationally as a Dark Sky Reserve and there have been attempts in the past to gain Unesco World Heritage status.

Mackenzie district mayor Graham Smith said he wondered how the town would cope as he estimated visitor numbers were already doubling every year. "If we got World Heritage status... we would seriously have to contemplate how we were going to manage the tourists."





# Why we need more dark skies



## Science

John Hearnshaw

**N**ew Zealand is a world leader in the fight against light pollution, the damage caused by street and other outdoor lighting.

The problem has been 100 years in the making, but only in the past two decades have we become acutely aware of the adverse effects on human health, on the environment and on stargazing, not to mention the wasted electricity that is needed to send light into the sky where it serves no purpose.

The New Zealand Starlight Conference, which opened in Tekapo yesterday, explores the theme "Towards a dark-sky nation".

The conference will explore all these issues and will be a multidisciplinary meeting involving astronomers, stargazers, astro-tourism operators, lighting engineers, environmentalists, health professionals, park rangers and local government officials. There are 112 participants from New Zealand and 16 from overseas.

We hope to visit the new Dark-Sky Project building with the restored Brashear Telescope.

New Zealand has become a world leader in dark-sky protection and astro-tourism, thanks to our dark skies, especially in the Mackenzie region of the South Island.

## Brashear Telescope

■ The Brashear Telescope is a famous instrument that helped grow astronomical knowledge in the late-19th century.

■ It was named after the famed American instrument-maker John Brashear and gifted to the University of Canterbury in the 1960s.

■ It was supposed to be restored and installed at the Mt John Observatory in Tekapo but there was not enough money and it fell into disrepair.

■ It has now been restored and can be viewed in the Dark Sky Project building on the shores of Lake Tekapo.

About 150,000 astro-tourists come here for stargazing annually. Many are from China, Japan and the megacities of Asia, where light pollution means these city-dwellers never see a beautiful, star-studded night sky.

The Aorangi Mackenzie International Dark Sky Reserve was the first dark sky place recognised here when it was established in 2012 by the International Dark-Sky Association of Tucson, Arizona.

Representatives from the association will be at the conference to guide a dozen or more aspiring dark sky communities in this country towards future accreditation.

So far there are three places with dark-sky accreditation in New Zealand – the other two are

Aotea/Great Barrier Island and Rakiura/Stewart Island.

In a few years there could be more than a dozen, emphasising New Zealand's leadership in this new environmental protection.

Earth's artificially lit outdoor area grew by 2 per cent a year between 2012 and 2016, according to a study by the GFZ German Research Centre for Geoscience. About 80 per cent of the world's population live under light-polluted skies.

"It is [a problem]," sleep researcher Dr Neil Stanley told *The Daily Telegraph* earlier this month.

"Light and dark are key to our circadian rhythm [body clock] and therefore our sleep. As the sun sets, we release melatonin and, somewhere between one to three hours after that, we go to sleep.

"We are exquisitely sensitive to the dark-night cycle," he said. "The problem is we now have the ability to conquer the night."

Norwegian writer Sigrí Sandberg told the paper: "Human beings are diurnal animals that need day and night, light and darkness, activity and rest. Darkness has, since the start, given us this fantastic opportunity to do nothing, and to rest," said the author of *An Ode to Darkness*.

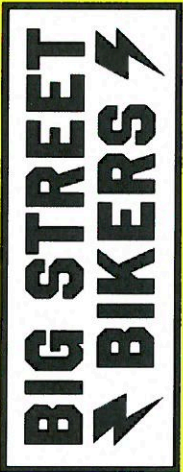
"And darkness, along with silence, is necessary for us."

*John Hearnshaw is chair of the Starlight Conference Organising Committee.*

Tabled Document  
 MCB 19-11-19



Tabled Document  
MUR 19-11-19



# BIKESTOP DEEP DIVE





**BIKESTOPS  
SECURITY, CONVENIENCE &  
DIGITAL MEDIA!**

## Why Bike Parking



1. *Significant growth of cycling combined with pressure on public transport park n ride facilities has seen demand outstrip existing parking facilities.*
2. *Rising trend in bike thefts combined with the higher price points of electric bikes driving a need for theft proof systems.*
3. *Increased interest in cycling as an **alternative transport mode** - commute to work, shopping, café cruising.. leading to both short and longer term bike parking demands.*
4. *Focus from businesses and apartments on **reducing car parking** availability and encouraging cycling as an alternative.*
5. *Every bike is **one less car on the road** and one less carpark, freeing up space in our city.*

# **Bikestop Benefits**

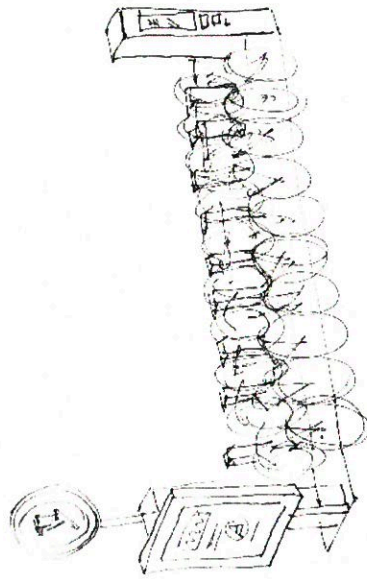


## ***For Council & Businesses***

- *Eliminates theft*
- *Reduces parking pressures*
- *Point of difference for customers*
- *Integrates with access systems*
- *Low touch management*
- *Reporting and user data*

## ***For Cyclists***

- *Secure - piece of mind*
- *Simple easy to use*
- *Recharging available*
- *Fits any style of bike*
- *One off or Monthly membership options*



# SECURE PARK AND CHARGE



*The Bikestops provide a visible footprint for a bike friendly city or organisation.*

*A free and secure public parking service for all cyclists that can be complimented with advertising, wayfinding and community messages.*

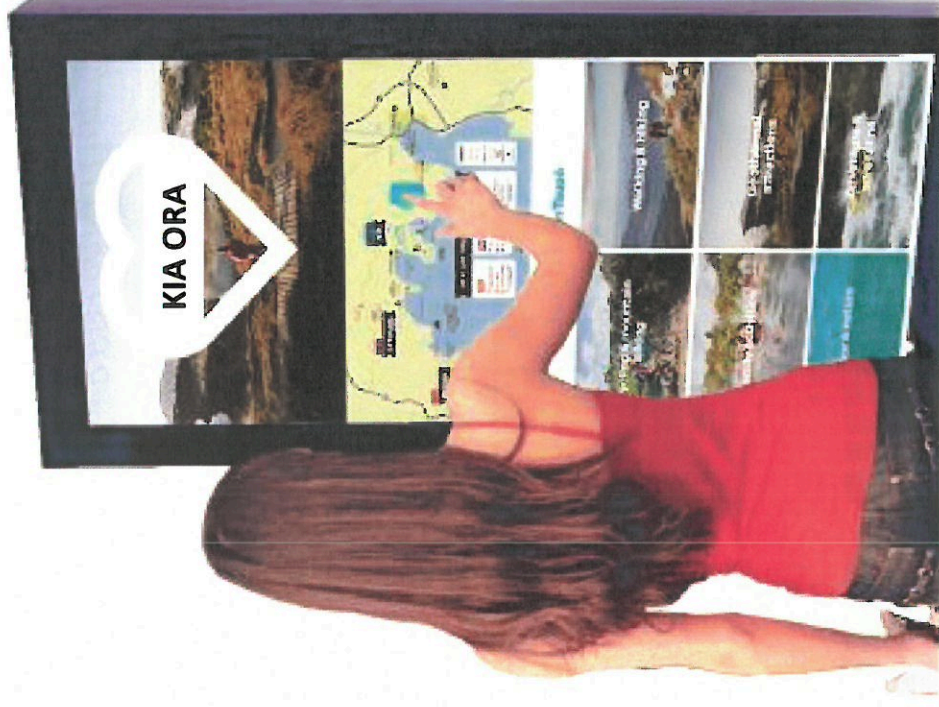
- *Theft proof –guaranteed safe and secure*
- *Inbuilt power supply for ebike charging*
- *Suitable for regular bikes and ebikes*
- *Options to suit from 5 to 10 bikes*
- *Managed via App or RFID card (Hop Card)*
- *Full reporting on utilisation rates*
- *Covered roof and/ or solar option*



## Digital Screen

*High definition digital touch screen as option. Double screen allows media revenue to subsidise the cost on one side and other side available for way finding, community messaging, emergency notifications.*

- *Full 65" HD outdoor grade display*
- *Mobile data or WiFi enabled*
- *Easily changeable media or content via remote content management system*
- *Interactive touch screen options*
- *Media revenue subsidy depending on location*





# Simple & Secure



1. Choose available spot



2. Release the lock

Free or payment.  
via App or RFID Card



3. Secure your bike

Frame & wheel are locked  
securely with industrial grade  
steel bar. Option to charge

## Simple and secure for any bike



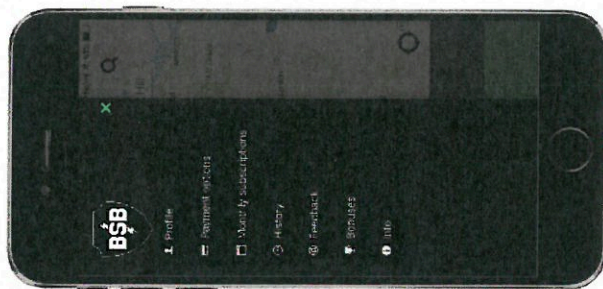
*The toughened steel arm is virtually impossible to break and secures both the frame and the wheel. This makes it highly secure and flexible enough to fit most designs and sizes of bikes..*



# Self Managed

Access to the Bikestop is managed registering the cyclist via the App or using an RFID card.  
Available free on Apple or Android. Alternative options via RFID access.

<https://apps.apple.com/us/app/bikestop/id1320858642>



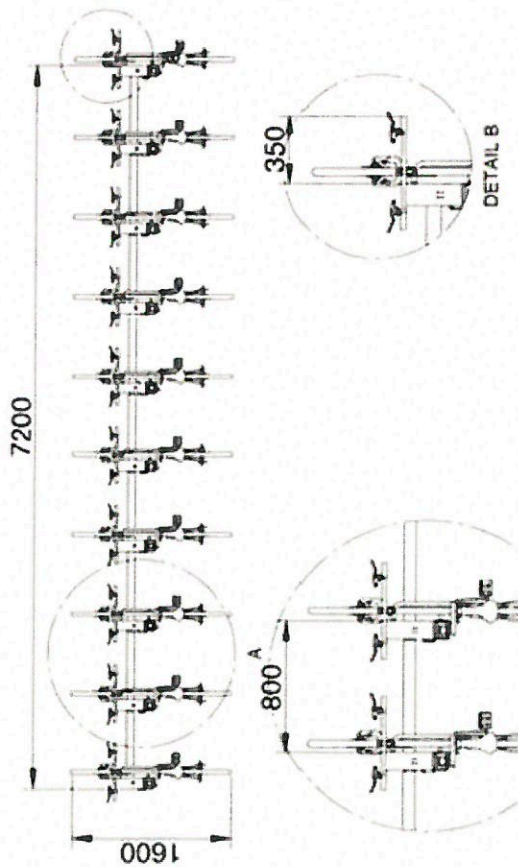
# Suited To Any Location



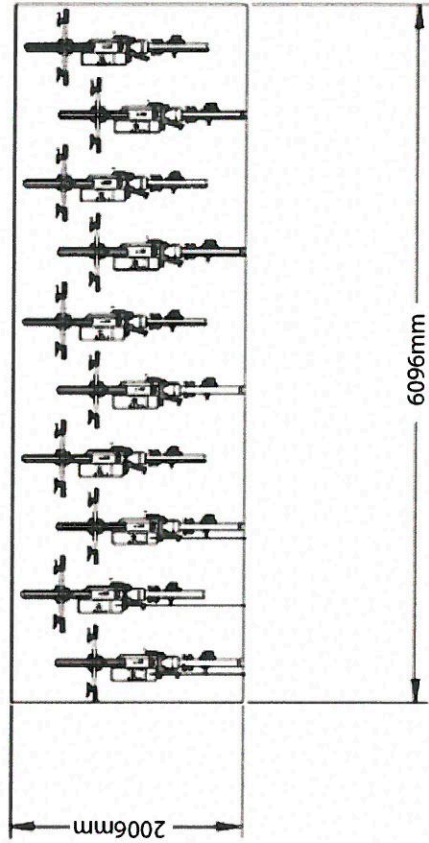
# Bikestop Specs



Bikestop can be installed from 5 or 10 bikes and come in a range of configuration options available depending on the space/location. Mains power needs to connect to the outermost parking dock. From the first dock the electricity will be distributed to all other docks by cables that come with the stations. It requires 230V cable connection to the station. The bikestop itself runs on 24V (low voltage system) which will be transformed from the main power cable. On average it consumes 50-100W per 24hr.



Straight layout



Staggered layout



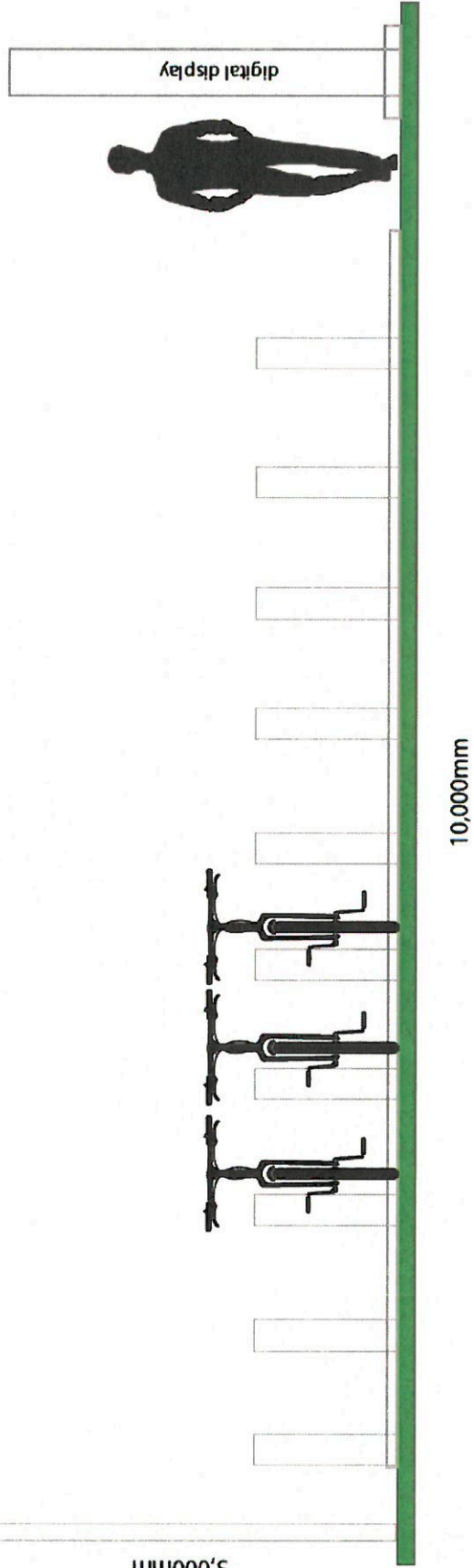
# Footprint



lightening wheel

500mm

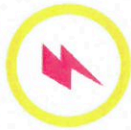
3,000mm



10,000mm

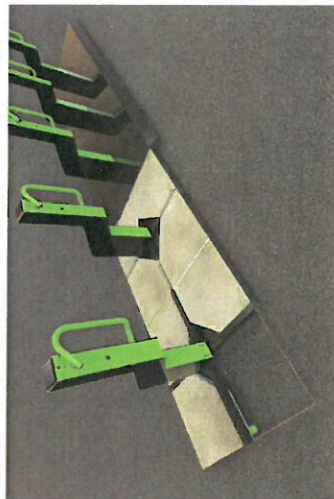
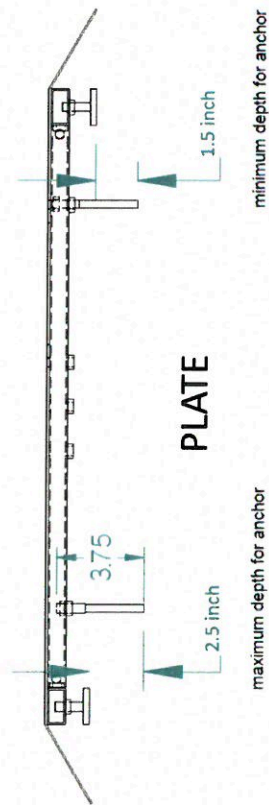
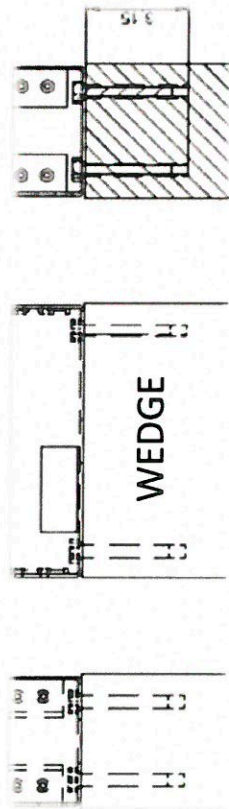
digital display

# Installation



Installation is direct into the concrete surface with wedge anchors to the concrete surface. Depth of the drilling hole is about 8 cm/3.15 inch (4 wedge anchors per each dock)

Or using ground plates to minimise groundwork necessary, for a 10 rack station installation, plates only require 4-6 drill holes with a depth of 40mm. Or a concrete ground plate that requires no ground attachment.



## eBike Charging

*Bikestops come with the ability for users to charge their electric bikes. An IP67 rated charging point is integrated inside the station.*

*When the lock is released, access to the charging also releases to allow the user to connect their own charger then lock it away securely again.*

- *Built-in locker to store the user personal charger safely*
- *Need to bring your own charger*
- *Hole for the charger wire*
- *Additional Energy consumption ~up to 400W per dock*





## eScooters

*Bikestops can also cater for scooter parking and other micro mobility forms.*

*The steel locking arm provides a secure parking option and the covered power point allows for safe scooter charging service. (BYO charger)*



# Security

*As well as being built using industrial grade steel there is additional security options available :*

- *Video surveillance*
- *Loudspeaker alarm*
- *Distress signal forwarding capability*

*When someone tries to force open a dock or cut the bar the loudspeaker alarm will go off and distressed signal will be forwarded to the designated recipient and the video captures the offender.*

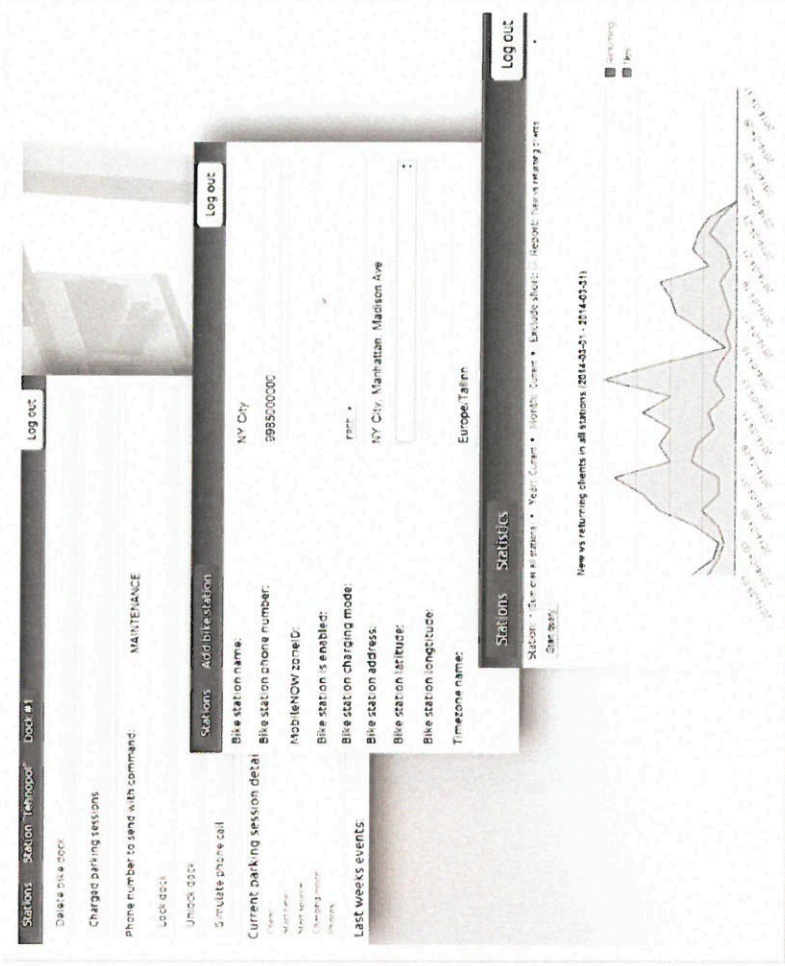
*The camera needs to be connected with the first bike rack via a cable that is included. This is how the camera transfers data and is powered.*



# Reporting and Admin

The Bikestop's are connected to the internet and log every event in the station. Complete control and visibility of the Bikestop is provided via admin portal

- Daily utilisation
- Park time and date trends
- New vs Returning
- Charging and non charging
- Remote open close
- Access restrictions (user registration)
- Automated messages to the user via app or SMS



## ***Bike Shelter***

Cantilever floating design with a high intensity alloy frame that is powder coated for durability and designed to handle New Zealand conditions

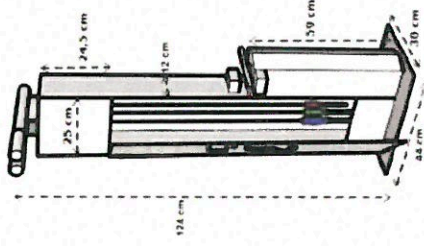
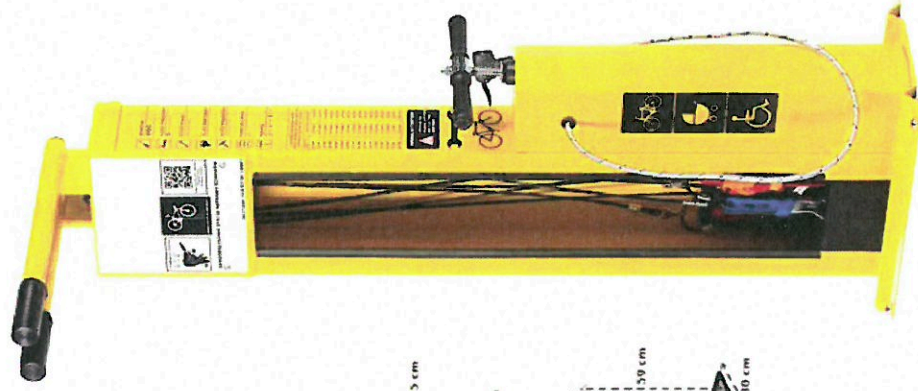
- Powder coated aluminium frame
- Built in gutter and downpipe
- Solid, 98% UV proof, tinted polycarbonate
- Dimensions: L 5.5m x W 3.0m x H 3.0
- Post dimensions: 15.6cm x 8cm
- Wind rating: 122 – 151 km/h
- Vertical load rating: 600N/m<sup>2</sup> to 1500N/m<sup>2</sup> depending on fixing method



## Bike Repair Station

*Providing industrial grade bike tools and pump facility as an optional addition to the Bikestop.*

- Galvanised and powder coated
- Range of colour options
- Stainless steel pump
- Incls screwdriver, hex key set, flat spanner, tyre levers, adjustable spanner, pump.

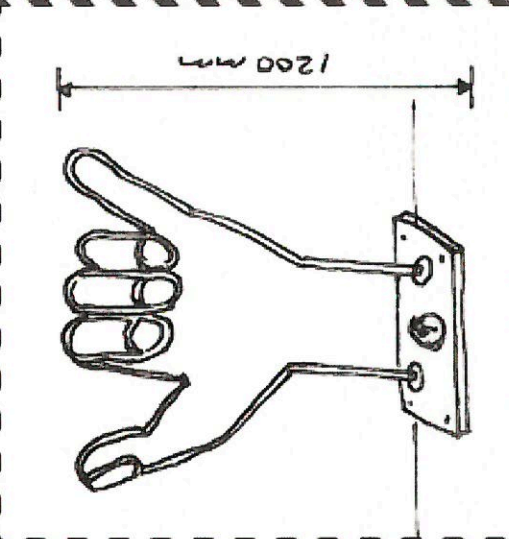
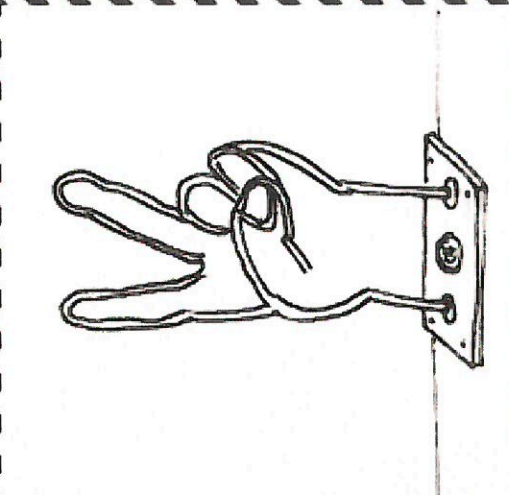
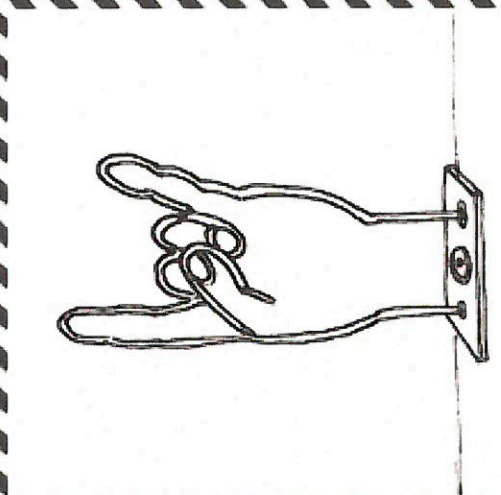
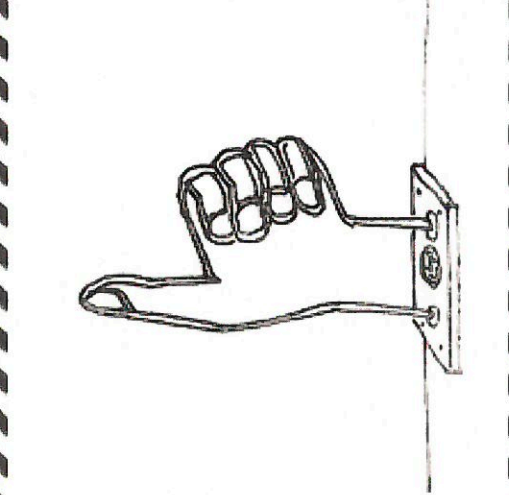
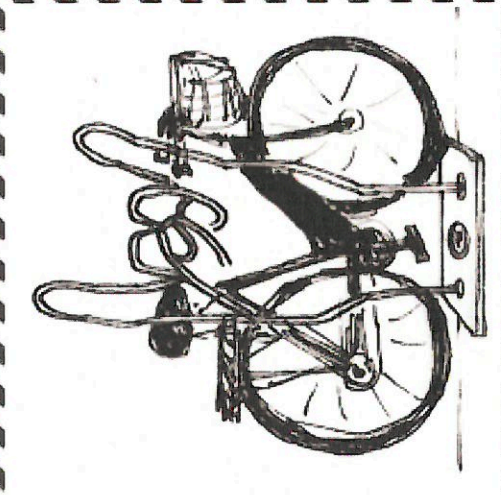




# BIKE HANDS. Street Sculpture Bike Racks

Fabricated aluminium/copper/steel. Material options & colours selected in relation to site.

- A. Eye-popping powered coated aluminium pipes: hot pink, yellow, purple, sky blue.
- B. Oxidised copper pipes: torques, copper coloured.

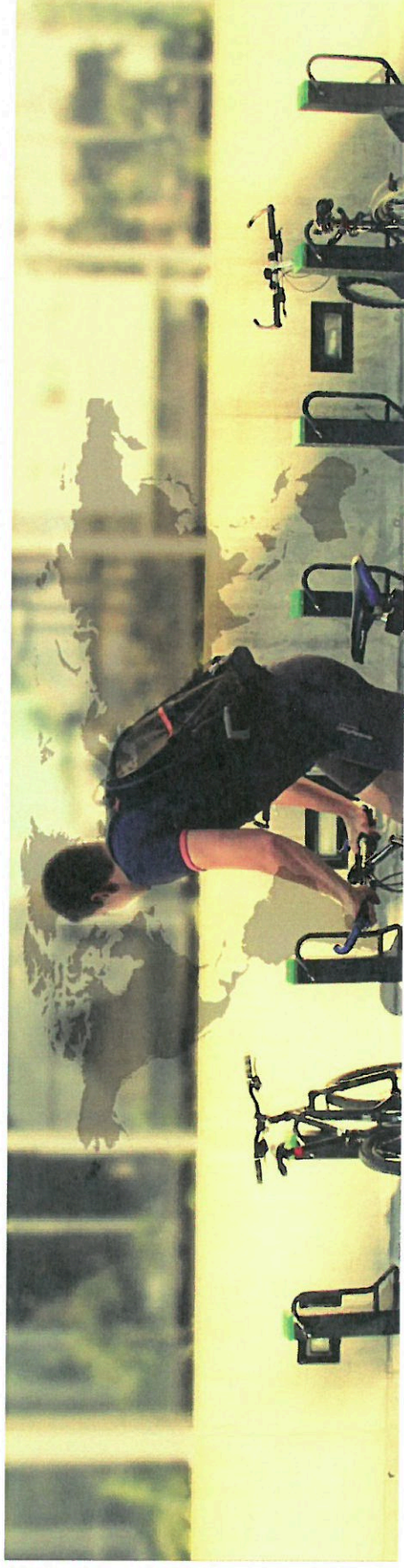


## Proven Track Record



*BSB is the authorised NZ operator for Bikeep Bikestops*

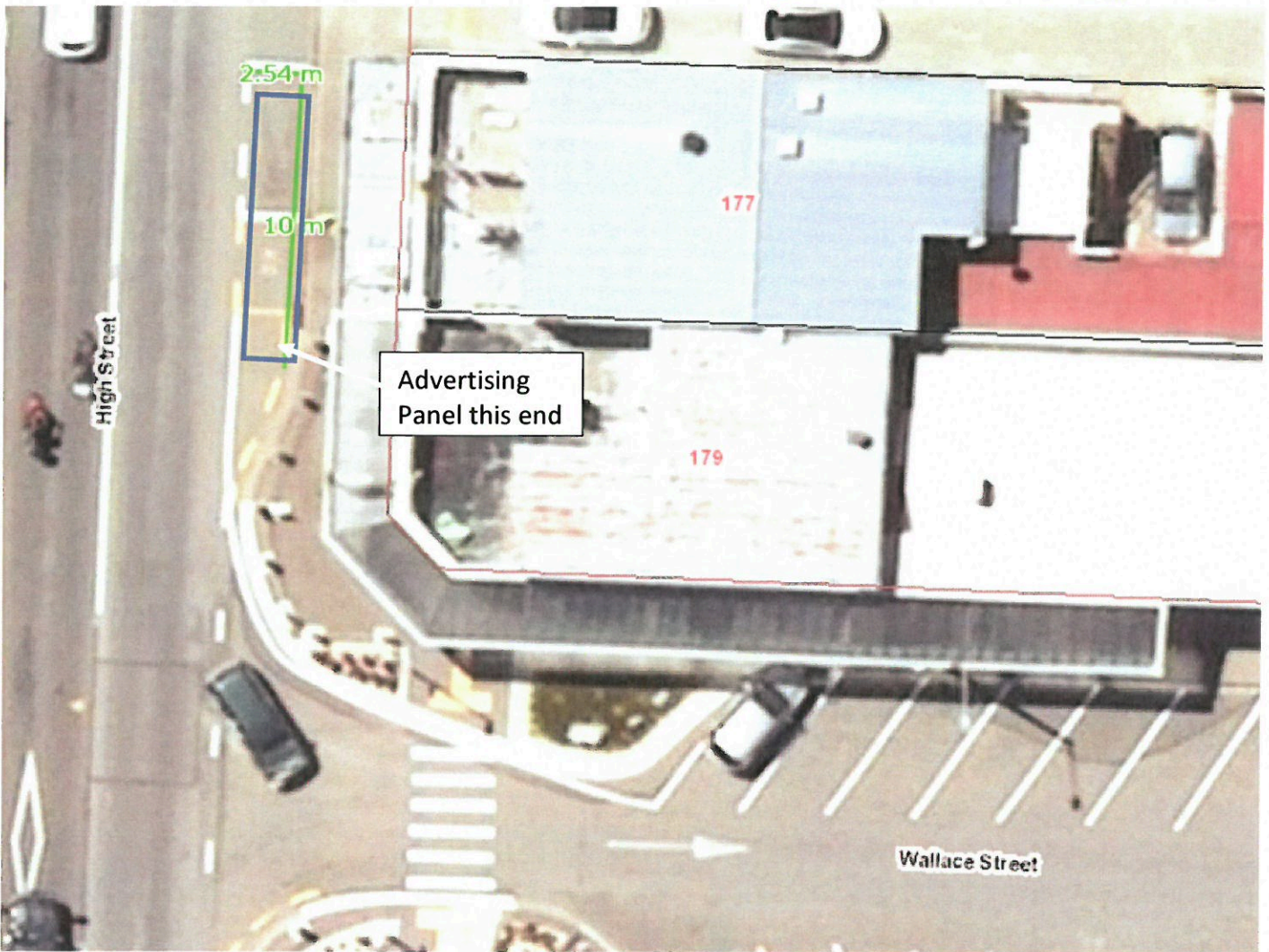
- *In service since 2013*
- *1,000 installed racks in 6 countries – Across Europe and USA*
- *1,000,000 + bikes parked – Zero thefts in last 5 years*







Motueka Site



Location:	Outside 177 High Street Motueka
Coordinates:	X 1600935.18, Y 5448847.55
Road Type:	State Highway 60, on the main road in the Town Centre
Zone:	Central Business
Speed limit:	50kph
Traffic Count AADT:	14,300
Pedestrian Count:	N/A

