

Notice is given that an ordinary meeting of the Motueka Community Board will be held on:

**Date:** Tuesday 16 October 2018  
**Time:** 4.00 pm  
**Meeting Room:** Motueka Office  
**Venue:** 7 Hickmott Place  
Motueka

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## Motueka Community Board

### AGENDA

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#### MEMBERSHIP

<b>Chairperson</b>	B Maru
<b>Deputy Chairperson</b>	R Horrell
<b>Members</b>	C Hutt B Dowler Cr P L Canton Cr P H Hawkes Cr D J Ogilvie

(Quorum 4 members)

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## **AGENDA**

### **1 OPENING, WELCOME**

### **2 APOLOGIES AND LEAVE OF ABSENCE**

#### **Recommendation**

**That apologies be accepted.**

### **3 PUBLIC FORUM**

### **4 DECLARATIONS OF INTEREST**

### **5 CONFIRMATION OF MINUTES**

**That the minutes of the Motueka Community Board meeting held on Tuesday, 18 September 2018, be confirmed as a true and correct record of the meeting.**

### **6 PRESENTATIONS**

6.1 Motueka Library Redevelopment Feasibility Study ..... 5

### **7 REPORTS**

7.1 Motueka Community Board Chair's Report ..... 59

7.2 Financial Report..... 65

7.3 Action List ..... 69

7.4 Special Projects Action List..... 73

### **8 CORRESPONDENCE**

8.1 Correspondence ..... 79





## 6 PRESENTATIONS

### 6.1 MOTUEKA LIBRARY REDEVELOPMENT FEASIBILITY STUDY

Information Only - No Decision Required

<b>Report To:</b>	Motueka Community Board
<b>Meeting Date:</b>	16 October 2018
<b>Report Author:</b>	Glennis Coote, Libraries Manager
<b>Report Number:</b>	RMCB18-10-01

#### PRESENTATION

Glennis Coote, Libraries Manager, will make a presentation to the Motueka Community Board on the results of the Motueka Library Redevelopment Feasibility Study.

Council's Community Development Committee considered the feasibility study at its meeting on 20 September 2018 and passed the following resolution.

*CD18-09-4*

*That the Community Development Committee:*

- 1 receives the Motueka Library Feasibility Study Report RCD18-09-02; and*
- 2 receives the Motueka Library Redevelopment Feasibility Study; and*
- 3 asks staff to seek informal community feedback on the redevelopment options for the Motueka Library and the recommendations contained in the Motueka Library Redevelopment Feasibility Study.*

#### Appendices

- |   |   |
|---|---|
| 1. Motueka Library Feasibility Study Report | 7 |
|---|---|





Jerram Tocker Barron Architects Limited

## CONTENTS

### **1 Introduction**

- 1.1 Background to Study
- 1.2 Space Requirements
- 1.3 Scope
- 1.4 Process
- 1.5 Methodology

### **2 Assessment Criteria**

- 2.1 Key Requirements
- 2.2 Attributes and Impacts
- 2.3 Neighbouring Stakeholder Attitudes
- 2.4 Other matters
- 2.5 Utilities

### **3 Option 1: Expansion of the Existing Library Building**

- 3.1 Description
- 3.2 Assessment
- 3.3 Summary Conclusion

### **4 Option 2: A New Library Building on Decks Reserve**

- 4.1 Description
- 4.2 Assessment
- 4.3 Summary Conclusion

### **5 Community Consultation**

- 5.1 Details of Consultation Undertaken
- 5.2 Assessment of Community Support for Each Option

### **6 Estimated Costs**

### **7 Operational Costs**

### **8 Conclusion**

### **Appendix information**

- a. Summary of the history and consultation to date
- b. Consultation Notes

ARCHITECTS jerram  
tocker +  
barron

## 1. Introduction

The purpose of this feasibility study is to assess options for the redevelopment of the Motueka Public Library, together with the potential viability of redeveloping the library as a combined Library/Council Service Centre.

The two options identified by Tasman District Council are:

- Option 1: Expansion of the Existing Library Building on Memorial Park
- Option 2: A New Library Building on Decks Reserve

### 1.1 Background to Study

Motueka Public Library is currently located on Pah Street between Memorial Park and Memorial Hall. The current size of the library places limitations on the services and library stock that can be accommodated, with the result that the building is cramped and often overcrowded.

Following provision in the Long-Term Plan 2009-2019 for investigation of options to increase the floor area of the Library, concept plans for expansion on the existing site were prepared by Jerram Tocker Barron Architects in July 2012.

Following concern that the proposals were focussed solely on the existing site, the upgrade was deferred to allow investigation of alternative sites and options.

The Motueka community has been consulted on the proposal to redevelop the Library through the Long Term Plan 2012-2022, the Long Term Plan 2015-2025, the 2013/14 Annual Plan, the 2014/15 Annual Plan, the 2016 Motueka Reserves Management Plan consultation and Long Term Plan 2018-2028 pre-consultation meetings held in early 2017.

As part of these consultations, a number of submissions relating to the redevelopment of the Motueka Public Library were received. The majority of these submissions supported the community's desire to undertake a redevelopment of the library but there was a divergence of opinion on the preferred option for the redevelopment.

In considering matters to be included in the Long Term Plan 2018-2028 Council requested that a feasibility study on the preferred options for redevelopment of the library be undertaken in order for a decision to be made as to which option is progressed.

The Council has also indicated that the feasibility study should consider the viability of adding the Service Centre to the Library building at a later date.

### 1.2 Space Requirements

The future vision for Motueka Public Library is to be the 'hub of the community'; a place for social connection, information, research, learning, recreation and relaxation.

Motueka Public Library serves a catchment of approximately 15,000 people, which is projected to increase to 16,656 by 2038. At 472m<sup>2</sup>, the existing library building is less than half the size required to provide for the needs of the existing community and to allow for future population growth. Taking into account the projected population growth, the total space required for the building is approximately 1100m<sup>2</sup>.

Due to the Library's functional requirements, the space is predominantly required at ground level. For the purpose of this study it is assumed that all the space will be at ground floor level, contained within a single storey building.

This study will also consider the potential for future expansion into a Library/Service Centre Hub, incorporating the Tasman District Council Motueka Service Centre. This is the first point of contact for council services, providing counter services as well as office accommodation for associated staff. It is estimated that a floor area of 400m<sup>2</sup> would need to be added to a new or expanded library building to provide for this Service Centre.

### 1.3 Scope

The scope of this study is limited to reviewing the two preferred options for redevelopment that have been proposed by Council – these being:

- Expansion of the existing library building located on the Memorial Reserve in Pah Street
- Construction of a new building on Decks Reserve in Wallace Street

Other locations have not been explored, however other potential locations were raised during consultations and these have been noted for completeness.

For each of the redevelopment options above, this report addresses the following:

- Analysis of the feasibility, including the pros and cons
- Utility issues with water supply, wastewater, stormwater and parking
- Evaluation of how well each option meets library requirements
- Evaluation of the potential for future expansion into a Library/Service Centre Hub
- Assessment of the level of community and stakeholder support
- Estimated costs
- Estimates for ongoing operational costs

### 1.4 Process

Jerram Tocker Barron (JTB) Architects were appointed by Tasman District Council in March 2018 to undertake this study, following an open Request for Tender.

This study has been led by JTB Architects Directors Marc Barron and Simon Hall, reporting to a Council project team comprising Libraries Manager, Glennis Coote, Motueka Branch Librarian, Janine Gillions and Susan Edwards, Community Development Manager.

Consultation was undertaken with the community and stakeholder groups identified by the Council project team during May and June 2018. A history and summary notes of these consultations is included within the appendices.

### 1.5 Methodology

This study identifies the assessment criteria required to achieve a library redevelopment which meets the brief, as well as for potential future expansion into a Library/Service Centre Hub. These are set out in Section 2 and are ranked into Critical and Preferred for use as the basis for assessment.

Consultation was guided using a building footprint, representing the Library floor area, overlaid on an aerial photograph of each location, as a tool to establish potential issues.

There has been no building design undertaken for either option, however the Concept Design undertaken in 2012 has been reviewed as part of this process.

## **2 Assessment Criteria**

### **2.1 Key Requirements**

The following requirements have been identified as either critical or preferred for the redevelopment of the Library and potential expansion into a Library/Service Centre Hub:

#### **2.1.1 Building Footprint**

A building footprint of 1100m<sup>2</sup> has been established as required to accommodate the Library on a single level. This area was calculated by the Council project team using the LIANZA space standards and based on population projections through to 2030, using data from Council's Growth Model.

Discussion with the Council project team has established that some of the functions could be accommodated on a mezzanine level, on this basis the footprint could potentially be reduced to 900m<sup>2</sup>.

The critical criteria for the site to accommodate the Library is a building footprint of 900m<sup>2</sup>, with the preferred criteria being a footprint of 1100m<sup>2</sup> – enabling the Library to operate on a single level.

#### **2.1.2 Carparking**

The Council Resource Management Plan requires carparking provision for a library on the basis of 1 space per 4 persons – based on the design capacity of the building. Following consultation with the Council Transportation Manager Jamie McPherson this was identified as a rule of thumb requirement of 2-4 spaces per 100m<sup>2</sup> Gross Floor Area.

For Pah Street, the 'existing building use rights' mean that the additional car-parking requirement is only applied to the net area increase. This generates a requirement for 13-26 additional spaces for the library, which translates as 295-590m<sup>2</sup> of parking area. For this assessment, we have taken 295m<sup>2</sup> as the critical requirement with 590 m<sup>2</sup> as preferred.

For Decks Reserve, the carparking requirement is based on the entire building with no allowance made for the existing car-park on the site. This generates a requirement for 22-44 spaces which translates into 500-1000m<sup>2</sup> of parking area. For this assessment, we have taken 500m<sup>2</sup> as the critical requirement, with 1000m<sup>2</sup> as preferred.

#### **2.1.3 Vehicle and Pedestrian Access**

To be a successful public building the Library requires to be visually prominent, with easy and safe access for the entire community. This assessment considers the wider location, the network of paths and roads, and their junction with major roads. These attributes are considered as preferred, rather than critical.

**2.1.4 Additional Area for the Service Centre**

Potential expansion for the Service Centre requires a further minimum of 400m<sup>2</sup> floor area, which could operate on two floor levels with the staff office areas at the upper level. Thus, an additional building footprint of 200m<sup>2</sup> is required to accommodate the Service Centre.

Additional carparking requirements for the Service Centre are based upon 1 space per 35m<sup>2</sup>, totalling 12 spaces. An additional site area of approximately 265m<sup>2</sup> is required for this.

These criteria are considered as preferred.

**2.2 Attributes and Impacts**

Each proposed option for location contains attributes and impacts that are both positive and negative. These have been identified based on assessment by the project team as well as by review of comments received from stakeholder consultation.

**2.3 Neighbouring Stakeholder Attitudes**

With the constraints associated with each site, it is apparent that development on either will impact on neighbouring stakeholders. As a consequence, we have included within this report a summary of comments received by affected parties, reflecting their attitude towards these affects.

**2.4 Other matters**

Each site contains specific issues that have been considered separately.

For Option 1- Expansion of the existing library building, the assessment considers the feasibility for a new building for Laura Ingram Kindergarten being located alongside the redeveloped library building.

For Option 2- A new library building on Decks Reserve, the assessment considers options for alternative uses for the existing library building or site.

**2.5 Utilities**

Each site has been reviewed with the Council Engineering Staff, to assess potential issues that may arise.



### 3 Option 1: Expansion of the Existing Library Building

#### 3.1 Description

The existing library has a floor area of 472m<sup>2</sup> and is constrained on all sides. To the immediate west is the Cenotaph and mature trees, possibly planted for the Anzac Commemoration, with Memorial Park beyond. To the east is Memorial Hall and a vehicle access route that serves all the community buildings in this area. To the North is the Senior Citizens Hall, and beyond this, the Laura Ingram Kindergarten and Tennis Courts.

The site is contiguous with Memorial Park, therefore development could potentially address space constraints by encroaching west-ward, using the open park space. This loss of valuable community open space is not considered desirable, therefore for this feasibility study we have limited the study site to the area to the east of a line drawn due north from the end of the existing Senior Citizens Building.



#### 3.2 Assessment

##### 3.2.1 Building Footprint

This site cannot accommodate the required building footprint without significantly impacting on adjacent activities. As a consequence, redevelopment can only be achieved by negotiation and agreement with these neighbouring interests.

Prior to the 2012 Concept Plans, Council consulted informally with the Senior Citizens group and it was understood that they were open to the Library redevelopment utilising the land area of the

Senior Citizens Hall, on the basis that a dedicated space for their group would be incorporated in the new building. The 2012 Concept Plans were accordingly developed on this premise.

Following deferment of these Concept Plans, the Senior Citizens group have invested in improvements to their building and have attracted an active membership. Recent consultation, undertaken for this study, indicates that their position has changed and they are now unwilling to relinquish their site.

In the absence of this agreement from the Senior Citizens, it is extremely difficult to achieve the required footprint for the Library Redevelopment. Other potential options include:

- Removal of the adjacent trees

This will only provide the area to achieve a building footprint of 1000m<sup>2</sup>, which meets the critical criteria but does not meet the preferred criteria without other measures, such as relocation of the Cenotaph or the Senior Citizen Hall. Consultation with the Motueka Community Board indicates that they do not consider this a viable option, due to value of these trees to the community. The Council Reserves and Facilities Manager confirms that these trees are considered to have community value, but have not been designated Heritage Trees only because they are managed by council who would be expected to protect them.

- Re-locating the Senior Citizens building further north

The existing Senior Citizens Hall is partly timber framed which could be relocated, however is mainly blockwork with concrete floorslab which will require reconstruction. The relocation itself will potentially have knock-on impacts on the functioning of the Laura Ingram Kindergarten.

- A combined Community Building for the Library, Senior Citizens and Kindergarten

This was suggested by Wakatū Incorporation, during consultation, to address the space constraints in the most efficient way possible. Exploring this option is outside the scope of this study, however casual analysis indicates that the required footprint can be accommodated on the site, together with additional carparking, therefore it could be a feasible way to address space constraints. However, consultations with the Senior Citizens and the Laura Ingram Kindergarten indicate that this is not their preference.

- A combined Library/Memorial Hall

This option was suggested during consultation with the Motueka Community Board, however it still does not provide the adequate floor area without relocation of the Senior Citizens Hall. In addition, the functions of the Library and Hall are considered largely incompatible, and the existing vehicle access and services corridor to the wider site are compromised. For these reasons it is not considered a feasible option.

### **3.2.2 Carparking**

Redevelopment of the existing library generates the critical requirement for an additional land area of 295m<sup>2</sup> for car-parking spaces, with a preferred requirement of 590m<sup>2</sup>.

As discussed above, the site is significantly constrained which limits the options to provide additional car-parking. With the Senior Citizens building requiring relocation to achieve the Library requirements, and the Memorial Hall deemed to remain, the only remaining option to address this is with relocation of the Laura Ingram Kindergarten.

The Laura Ingram Kindergarten, excluding the outdoor play area, occupies a land area of approximately 615m<sup>2</sup>. Use of this land for carparking would provide adequate space to meet both the critical and preferred requirements for car-parking.

This option was the basis of the 2012 Concept Plans, with the kindergarten being on a rolling annual lease review due to uncertainty over the need for this land.

At consultations with the owners of the kindergarten, Nelson Tasman Kindergartens (NTK), and with the Laura Ingram Kindergarten Community Support Group (LIKCSG), both parties expressed a desire for an urgent decision, because, due to this uncertainty, the kindergarten has been unable to commit funds to much needed building repairs.

Due to uncertainty of tenure, NTK have now purchased a property at 12 Courtney Street, adjacent to a primary school, which they are looking to move into. They are currently pursuing a Resource Consent for this activity. The LIKCSG strongly oppose any move away from the current site.

### 3.2.3 Vehicle and Pedestrian Access

Redevelopment of the existing Library site has the inherent advantage that the location is well known, and access routes are well established. The site is located within 120m of the High Street and is accessible by foot from the CBD. It is also well placed for adjacent schools, and the kindergarten. However, it is perceived by many of the organisations consulted as not being central enough in comparison to the Decks Reserve location.

Current access deficiencies relate to lack of car-parking and clear routes to the main entrance. With redevelopment and additional carparking, we anticipate that these deficiencies will be overcome.

The most significant issue relating to access is the right-hand turn from Pah Street into High Street. This junction has the worst crash record of any of the intersections along this section of High Street, although most crashes are minor or non-injury. This is a difficult turn at any time during the year, however it becomes a significant issue during the peak summer season. Increased patronage and associated car-parking will exacerbate this problem.

### 3.2.4 Positive Attributes and Impacts

We consider that Redevelopment of the existing library site has the following positive attributes:

- Users are familiar with the location
- Appealing situation within Memorial Park
- Proximity and existing relationships with schools that are generally located on this side of High Street; in particular with Parklands School, Laura Ingram Kindergarten and Motec.
- Potential for partnership with Senior Citizens
- Located near supermarket and supermarket parking – convenient for library users
- It is part of an existing community 'Hub'
- Continuing use of an existing Council building asset
- Existing-use rights on the site will assist the Resource Consent process and reduce carparking requirements

### 3.2.5 Negative Attributes and Impacts

We consider that Redevelopment of the existing library site has the following negative attributes and impacts:

- The site is congested and cannot be developed without impacting several other community groups, in particular the Senior Citizens and the Laura Ingram Kindergarten; and possibly the existing trees/greenspace
- Limited parking- to increase the parking requires relocation of the Laura Ingram Kindergarten
- Existing traffic issues at the Pah/High Street junction will be exacerbated
- Adjacent schools exacerbate traffic/parking issues at peak times
- Ongoing library services will be severely hampered during re-build, or will require temporary re-location
- Construction will also severely impact adjacent community facilities
- Re-use of the existing building will provide constraints that limit design options
- The existing building has a seismic capacity of approximately 60% NBS

### 3.2.6 Neighbouring Stakeholder Attitudes

As discussed above, this site is constrained and cannot proceed without affecting the Senior Citizens building and the Laura Ingram Kindergarten. In addition, the land is jointly owned by Wakatū Incorporation and their portion is subject to a long-term lease agreement. These parties were consulted as part of this study, and notes of these meetings are included in the appendices. Their opinions are summarised below:

- Motueka Senior Citizens:

This organisation stated that they wish to remain in their existing building, and strongly oppose any expansion of the library that will affect this.

- Laura Ingram Kindergarten:

Opinion is split between Nelson Tasman Kindergartens (NKT), who are the operators and the Laura Ingram Kindergarten Community Support Group. Both groups wish to have a quick decision; NKT state that they do not hold any particular views on the eventual location of the library. The Community Support Group's priority is to retain the kindergarten on the current site, they would prefer to keep the library in the existing location however not at the expense of the kindergarten.

- Wakatū Incorporated:

This organisation state their preference is to keep the library in the existing location, however they accept that this will impact the existing buildings for the Senior Citizens and the Laura Ingram Kindergarten. They propose a combined new library building to include these affected organisations as the most effective way to keep them all in the same location. They also offer assistance, either with additional land area or with leaseback options to achieve the most effective outcome.

### 3.2.7 Other matters

- **Assessment of feasibility for a new building for the Laura Ingram Kindergarten**

As discussed above, the requirement for the additional carparking required by redevelopment of the Library can be met with the land area inhabited by the kindergarten buildings however the play area could remain.

This raises the possibility for construction of a new kindergarten building to the north-west of the existing building, on the land currently occupied by a public children's play area. This location is adjacent to the existing outside play area for the kindergarten, which will enable re-use.

The main kindergarten building, excluding the annex which is not generally used, has a footprint of approximately 240m<sup>2</sup>. Such a footprint, if located abutting the tennis courts, can be accommodated on the public children's play area with the relocation of some of the existing play equipment.

Such a scheme is considered feasible, although requiring additional funding, and has the following positive benefits:

- The new building will address current maintenance and flooding issues
- The existing kindergarten external play area remains and is re-used
- The existing public children's play area can be largely retained as open space, although requiring some alteration
- The extended carpark can also serve the kindergarten as drop-off and parking

### 3.2.8 Utility Issues

- Stormwater

There are currently stormwater issues in the vicinity (Laura Ingram Kindergarten currently experiences flooding). A new pipeline to Pah St is proposed to deal with this issue but is not currently planned or funded. A new library development on this site will need to include allowances for this infrastructure, and likely inclusion of on-site retention. These costs have been included within the cost estimate prepared for this Option.

- Water Supply

The existing library site is not connected to the reticulated town water supply and is currently served by borehole. There would be significant cost and work to connect to the nearest main water supply, which is 130m away on High Street, therefore the cost estimate has included for retention of the existing bore, and provision of a new pump, UV filter system and fire-fighting tank.

- Wastewater

Wastewater main sewers are located in Pah Street and are assumed to be adequate.

- Flood Risk

Modelling for the 1 in 100 year flood, with several scenarios modelled based on differing breaches to local stopbanks, indicate 300mm max height of water on the site – suggesting that the building floor level will need to be approximately 500mm above surrounding ground levels at around +5.5m. The existing floor level is at +6.0m, which approximates to this requirement, and is therefore deemed to satisfy without need for additional modification.

### 3.3 Summary Conclusion: Option 1: Expansion of the Existing Library

In summary, this site does not accommodate the required building. To redevelop on this site will negatively impact on other organisations, requiring complex negotiation and, potentially, building construction involving several other parties.

Our assessment is that the Library Redevelopment with sufficient carparking can only occur on this site if the Senior Citizens Hall is relocated, and if the existing kindergarten building is removed and replaced with carparking.

The kindergarten building can be rebuilt to the north of the existing public children's play area and re-use their existing outside play area.

The Senior Citizens hall can be retained on this site, if it is incorporated into a combined building complex with the library, or if it is included instead of the kindergarten. Either of these scenarios will require construction of a new building.

### **3.3.1 How well does this option meet library requirements**

On the assumption that the development proceeds, with the required relocation of the buildings noted above, this option can meet the library requirements for floor area. However, the inclusion of the existing building will place limitations on the building design which may impact on optimal layout. The existing building is 60% of current NBS seismic strength and, following discussions with the Project Team, we have included for the costs to upgrade the structure within the attached Cost Estimate.

The location is well known to users and is considered to be suitable providing that carparking and access are improved.

Library services will be adversely impacted during construction and will likely require temporary relocation during this period. The costs for this temporary relocation are not included within the costs estimates that have been prepared.

### **3.3.2 Potential for expansion into a Library/Service Centre Hub**

Assuming the scenario described above, with the Laura Ingram Kindergarten rebuilt in the alternative location and the Senior Citizen building relocated offsite. Then there is adequate site area to expand the library footprint by up to 400m<sup>2</sup>, which will include for the expansion for the Service Centre and associated carparking.

In the scenario where both the Senior Citizens and the Kindergarten remain on site, we do not consider that there is enough site area to achieve expansion into a combined Library/Service Centre Hub.



**4 Option 2: A new building on Decks Reserve**

**4.1 Description**

Decks Reserve is located between Wallace Street and Greenwood Streets in central Motueka. It is made up of several parcels of land and caters for a range of uses. A public car park is located on the western part of the reserve, adjacent to the central business area.

Public toilets are sited on the reserve adjacent to the car park and beside the Motueka Visitor Information Centre. Community House is sited on the reserve at the other (northern) side of the car park. The northern part of the reserve provides walking access to Greenwood Street. A large open playing field forms the remaining (eastern) part of the reserve, which adjoins residential sections.

A management plan was prepared for Decks Reserve in 1995. That plan covered the areas of open space and gardens; areas used for car parking and public toilets were excluded. The plan proposed the development of gardens, play areas and open space.

Decks Reserve is a valuable area of open space in central Motueka. It provides areas for relaxation, recreation and picnicking. It also supports important community assets, including Community House, public toilets, public car park and the Visitor Information Centre.



## 4.2 Assessment

### 4.2.1 Building Footprint

This site cannot accommodate the required building footprint without a loss of open space - either green space or carparking space. The expectation is that any loss of car parking space will need to be replaced with a similar number (notwithstanding the increased requirement to suit the development discussed below). Therefore, broadly speaking, the loss of green space will be equivalent to that of the building footprint (900– 1100m<sup>2</sup>), approximately 6.5-8% of the existing green area.

During consultations, a number of stakeholders – in particular Wakatū Incorporation and the Senior Citizens – expressed concern about the potential impact on the green space. Possible options to minimise the impact include:

- **Relocate Community House**

Community House provides tenancies for a range of community organisations, operating from a relocated villa located on Decks Reserve. Their license to occupy the Council land has expired, and the Council Reserves & Facilities staff believe that the building is also owned by Tasman District Council, however this differs from comments received from Rae Dozell, Community House Coordinator, who believes that the building purchase and relocation costs were community funded.

Community House has a building footprint of 370m<sup>2</sup>, which is smaller than that of the existing library (472m<sup>2</sup>), prompting the thought that the organisation could relocate into the vacated library building – thereby freeing up the overall land area of 860m<sup>2</sup> to offset the reduction in green space.

This suggestion was raised with Rae, however she did not favour the proposal – citing that the current location adjacent to the carparking and playground of Decks Reserve are important to the organisations that work out of the building.

- **Purchase additional sites**

The available site area could be increased with the purchase of adjacent properties, for example the Parkes Auto site or similar. This particular option was mentioned by a number of the stakeholders consulted; the Motueka Community Board, the Senior Citizens, and Wakatū Incorporation.

The land abuts the northern side of the Decks Reserve carpark, fronting onto Greenwood Street, and comprises 1540m<sup>2</sup> area. Investigation into use of this land is outside of the scope of this report, however it is our view that the location of this property, being at some distance from the Information Centre and green space, diminishes some of the principal benefits of the Decks Reserve site. Therefore, we consider that the best outcome from this purchase option, is for use to expand the carparking area – in order to free space that is better placed for the new library.

- **Include carparking within the building**

It is possible to include the car-parking within the library footprint area, either by building the library above the cars or by allowing rooftop parking. It should be noted that either of these options will increase the library costs significantly, the quantum of this increase is unknown at this stage and is not included within the cost estimates prepared as part of this study.

Building the library above cars is not considered to be a good solution, for the following reasons:

- It will not create a pleasant or safe urban environment
- Visibility and oversight to and from the surrounds is lost



- Accessibility will require a lift – ramps will be excessively long

Building a rooftop carpark is considered a better option, however it has the following drawbacks:

- Some carparking space is lost due to the access ramp
- A lift is required for accessibility
- The visual impact of the carparking will influence the architectural design

For these reasons, neither of these options is recommended.

#### 4.2.2 Carparking

The Tasman District Council Transportation Manager, Jamie McPherson, does not consider that the existing Decks Reserve is highly occupied – it is at 60-70% occupancy, compared with Richmond's carparks which are at 80-90%. As a consequence, he confirms that there are no plans to increase the amount of public parking on this site and that in the future the need for additional CBD parking will be likely sought to the west of the High Street, due to the projected residential growth on that side.

Additional car-parking could potentially be located within Wallace Street, with the use of angle parking, however Council staff confirm that this cannot be considered as fulfilling Resource Consent parking obligations because it is 'off-site'.

The additional car-parking required for the library development is therefore the full entitlement of between 22-44 spaces, with an area of 500-1000m<sup>2</sup>. Without, increasing the available land area – ie by relocation of Community House, and/or purchase of Parkes Autos – this figure aggregates the loss of green space at Decks Reserve to 1400-2100m<sup>2</sup>, which is between 10-15%. Stakeholder consultation indicates that such a loss would be viewed with concern.

Assuming that the requisite additional car-parking will be provided as part of the library development, then no negative effects are anticipated on the existing parking in this area.

#### 4.2.3 Vehicle and Pedestrian Access

The Decks Reserve site is located 120m from High Street which is precisely the same distance as the existing library, however the location is one block further south towards where the bulk of retail is located and is therefore considered to be closer to the CBD. Furthermore, the areas to the east of Decks Reserve – which are currently predominantly residential – are designated for Commercial use within the TRMP, therefore growth in the CBD will be eastward and Decks Reserve will be central to this future growth. This is one of the key attributes of this location.

Convenience for pedestrian users of the High Street is enhanced by several laneways linking between retail units and in cases through, with some of the retail units opening into the car-park.

The site is very well provided for car-parking, particularly if expanded by the numbers required under TRMP requirements. Whilst no specific studies have been undertaken, the proximity of the carparking to the retail and library is anticipated to boost use of both, whilst potentially reducing trips.

Vehicle access from High Street to this side of the CBD is considered to be easier and safer than to the west, and this will be further improved should proposals for traffic lights at the Tudor Street

junction with High Street proceed. For bicycle access, the location of the Great Taste Trail to the east also provides an advantage to this side of High Street.

There is no public bus service in Motueka, however there is a bus stopping point in Wallace Street at the Decks Reserve site that is used by private operators using the I-Site. Whilst there are no plans for a public bus service, it demonstrates that the space required is available should this be considered in future.

#### 4.2.4 Positive Attributes and Impacts

- Central location with potential to be the centrepiece of expanding CBD
- Greater footfall and visibility
- New library construction can proceed without affecting the operation of the existing library
- Beneficial co-location with the I-Site Information Centre
- Adjacent to existing large area public parking
- Good pedestrian connectivity to High Street
- Easier and safer vehicle transport links
- Potential positive impacts on adjacent retail businesses
- Adjacent to green space for outlook, amenity and with an existing child's play area
- Convenient location with carparking is good for the future inclusion of the Council Service Centre

#### 4.2.5 Negative Attributes and Impacts

- Loss of Green Space – potentially up to 16%
- The existing library building becomes redundant – requiring sale/lease or repurposing
- Potential impact on Community House, with use of land to offset loss of green space

#### 4.2.6 Neighbouring Stakeholder Attitudes

The Decks Reserve Site has less immediate impact on neighbouring stakeholders, however with the loss of green space the potential effect on the wider community could be more significant. Our consultation was limited to specific stakeholders and, of these, the most immediate affected neighbours are the I-Site Information Centre and Community House. Notes on these meetings are included in the appendices, with their opinions summarised below:

- I-Site Information Centre:

Supports the proposed library development on Decks Reserve; considers that there are no dis-benefits with the location, and that there will be synergies with co-location of their two organisations.

- Community House:

Overall considers that there are advantages to the Decks Reserve site for the library, however would not support re-location of Community House if this was required.

#### 4.2.7 Other Matters

- **Options for alternate uses for the existing library building or site**

A number of options have been considered for the alternate use for the existing library, comments on these are noted below:

- **Use by Community House:**

As noted above, relocation of Community House into the existing library will free up land area to mitigate the loss of open space resulting from the library development, it also removes an aging Council building asset with attendant maintenance cost. For these reasons, it is an attractive idea and would appear to be feasible because the overall footprint is over 25% larger – however the internal spaces will require reconfiguration to suit the multiple tenancies of Community House. However, Community House have indicated that they do not support re-location – citing that car-parking and adjacent child's play areas as of critical importance at their current location. We have been unable to ascertain how many car-park spaces are directly associated with the current library, however it is our expectation that with the relocation of the library, that pressure on the current car parking will be reduced – freeing space for Community House users. In addition, this location is further from the main CBD retail outlets – so can be assumed to have less demand throughout the day than their current location. In addition, there is an existing child's play area in close vicinity – albeit it is not in direct line of sight so is not ideal.

We note that both the Senior Citizens and the Laura Ingram Community Support Group both support the possible re-use of the existing library for Community House, and that it would bring further community facilities to this location.

Overall, we consider that the potential for this use should be further investigated.

- **Carparking**

With the limited public carparking available in this area, another potential use for the existing library site is for car-parking to support the community facilities in this area. Dedicated car-park spaces will benefit the Senior Citizens and the Kindergarten – both groups that have a greater reliance on vehicles. In addition, it will benefit the adjacent Memorial Hall and Memorial Park, particularly at peaks during evening performances, weekend sports events and commemorative events at the Cenotaph. These peaks complement shared use with the Seniors and Kindergarten – which are generally during daytime. Use as carparking also removes the need to renovate and maintain the existing building.

Other proposed uses that have been proposed by the parties consulted, include:

- **Use by Laura Ingram Kindergarten**

This option was discounted by Nelson Tasman Kindergarten on the basis that it does not currently contain a secure outdoor area for play and has no space to provide one without relocation of the Senior Citizens Hall.

- **Use by Motueka Museum as storage space**

- **Use as Youth drop-in/training centre**

These potential options were raised by the Community Board, however we are not in a position to comment or investigate these further. If deemed worthwhile, further investigation will be required to determine the feasibility for such uses.

**4.2.8 Utility Issues**

- **Water Supply**

There is no reticulated town water supply within the immediate area, with the nearest available supply being in High Street which is 120m away. This is exactly the same distance as the existing library site, and likewise the costs are significant to achieve a main water supply connection. Therefore bore water supply is suggested, with the cost estimate including for provision of a new bore, and provision of a new pump, uv filter system and fire-fighting tank.

- **Wastewater**

Wastewater main sewers are located in Wallace Street and are assumed to be adequate.

- **Flood Risk**

Modelling for the 1 in 100 year flood, with several scenarios modelled based on differing breaches to local stopbanks, indicate 300mm max height of water on the site – suggesting that the building floor level will need to be approximately 500mm above surrounding carpark levels at around +4.5m.

**4.3 Summary Conclusion: Option 2: A New Library Building on Decks Reserve**

This site can accommodate the required building footprint, however it cannot achieve this without either a loss of green space or by expansion of the available site.

To meet the critical space requirements for the library and associated carparking equates to a 10% loss, to meet the preferred space requirements the loss is 15%.

These losses could be mitigated with relocation of Community House building and the use of this land. This reduces the loss of green space to 4% for the critical requirements and 9% preferred. The losses could be further mitigated with additional land purchases, for example the Parkes Auto site which in addition to the removal of Community House would potentially enable the preferred requirements to be met with no loss of green space.

**4.3.1 How well does this option meet library requirements**

Location on Decks Reserve is considered to meet library requirements very well, for the following reasons:

- A new purpose-built building can be provided with relatively little design constraint, which is likely to better meet staff and user needs
- It is a central and visible location with good access
- The provision of additional car-parking in addition to the existing will provide ample car-parking.
- Co-location with the I-Site Information Centre will benefit both organisations and users.
- The green reserve and Childs Play area provides good outlook and amenity.

**4.3.2 Potential for expansion into a Library/Service Centre Hub**

The central location with high visibility and adjacent public parking provides an ideal location for the inclusion of the Service Centre to provide a community Hub. The relatively unconstrained site area

provides good potential to include a future service centre into the library design, particularly if it is planned at the outset to enable consideration of this future intent within the initial design. The caveat to this, is that the addition of the Service Centre will further extend the building footprint, increasing potential impacts on the green space.

## 5 Community Consultation

### 5.1 Details of consultation undertaken

As part of this study, specific consultation has been undertaken with the following organisations:

- Motueka Community Board
- Wakatū Incorporation
- Nelson Tasman Kindergartens (operators of Laura Ingram Kindergarten)
- Laura Ingram Kindergarten Support Group
- Motueka Senior Citizens group
- Vision Motueka
- Our Town Motueka
- Motueka I-Site
- Motueka Community House
- Motueka Library Staff

In addition, the following Council staff have been consulted:

- Customer Services Manager
- Reserves and Facilities Manager
- Property Services Manager
- Transportation Manager
- Development Engineer
- Natural Resources Engineer
- Planning Information

The following Council staff have been consulted as part of the Project Control Group, and have provided assistance and comment throughout the process:

- Community Development Manager
- Libraries Manager
- Motueka Branch Librarian

A history of the consultation undertaken and a record of attendees are contained within Appendix A. Summary notes from these meetings are included as Appendix B.

### 5.2 Assessment of community and stakeholder support for each option

The majority of the community groups that were consulted expressed a preference for the development of Decks Reserve for the new Library, however motivations for this preference differ. The potentially affected neighbouring organisations – the Senior Citizens Group and the Laura Ingram Kindergarten, were mainly concerned around keeping their organisation at the same location and view the redevelopment of the existing library as a threat to this intent. As a consequence, whilst happy to retain the existing library if there is no effect, they support Decks Reserve as the less threatening option.

The organisations representing the wider Motueka community and business communities – Motueka Community Board, Vision Motueka, and Our Town Motueka – strongly support the Decks Reserve location as an opportunity to create a new forward-thinking vision.

The organisations that currently inhabit Decks Reserve – Motueka I-Site and Motueka Community House – support this location for a new library because of the benefits they see arising from co-location.

The only organisation consulted that expressed a preference for the redevelopment of the existing library over that of Decks Reserve is Wakatū Incorporation. They expressed concern over the loss of green space at Decks Reserve and consider that the library redevelopment is a significant opportunity for urban regeneration using other brownfield development sites in Motueka, potentially to rejuvenate the High Street. They believe that there is an opportunity to develop a combined community facility on the existing site, combining the new Library with the Senior Citizens building and the Kindergarten, which will maintain car-parking requirements.

The following table summarises the support position from each organisation consulted, together with their main viewpoints.

Organisation	Support Position	Main Viewpoint
Nelson Tasman Kindergartens	Neutral	Preference is for the Laura Ingram Kindergarten to remain in their current location, but urgently require security of tenure
Motueka Library Staff	Majority preference for Decks Reserve	No overarching viewpoint expressed
Motueka I-Site	Decks Reserve	Synergies with the co-location of library/I-Site
Motueka Senior Citizens	Decks Reserve	The existing Senior Citizens Hall must be retained
Vision Motueka	Decks Reserve	Decks Reserve is strongly supported as the preferred site for the Library for a variety of reasons
Our Town Motueka	Decks Reserve	Decks Reserve is strongly supported as the preferred site for the Library for a variety of reasons
Laura Ingram Kindergarten Community Support Group	Split	The group expressed a preference to keep the Library in the current location, because of regular use by the children from the kindergarten, however not at the expense of the kindergarten. They would support redevelopment that included space for the kindergarten. Overall 4/5 of the group supported the Library relocation to Decks Reserve
Motueka Community House	Decks Reserve	Does not wish to relocate Community House Carparking at Decks Reserve is the main issue
Motueka Community Board	Decks Reserve	Concerned with the impacts associated with redevelopment of the existing library Decks Reserve is centrally located, and a new building is what the community wants
Wakatū Incorporation	Existing Library	Construction of a new building on the green space of Decks Reserve is the easy option, but it is also a lost opportunity. It would be a pity to see the green space used for building/parking

### 6 Estimated Costs

Hay & Associates have undertaken a Peer Review of the Motueka Library 2017 cost estimate, which was prepared by the Council for the 2018-2028 Long Term Plan in June 2017.

They advise an increase in the new construction costs, increasing this from approx. \$2,200/m<sup>2</sup> to \$2,500/m<sup>2</sup>. This would allow for a medium finish build.

They also note the following additional changes applicable to both sites:

- As there is no reticulated water supply at either sites, a bore, pump and uv filter system have been allowed for along with a max. 25,000l fire fighting tank.
- To avoid flood risk issues, the FFL has been allowed for at 500mm above surrounding ground levels; at Decks Reserve this is taken from the carpark.
- An allowance has been included for Resource Consent and Hearing Fees, which is considered likely for either site. A lesser sum is included for the Pah street site in acknowledgement of the existing use rights that exist.
- Development Contributions are included to follow the Council website guidelines, making various assumptions based on the information provided.

They note the following changes applicable to the Pah Street site:

- The purchase price of the Senior Citizens Building has been based upon a valuation undertaken by Duke & Cooke in 2016, as reported during consultation. The Laura Ingram Kindergarten is based on the same valuation, prorated according to floor area.
- A stormwater upgrade has been included in accordance with information provided by Council staff.
- As per the Aurecon Detailed Seismic Assessment an allowance has been included for earthquake strengthening in order to achieve 100% NBS

The above considerations has the resultant effect of;

- |   |                       |
|---|-----------------------|
| • <b>Option 1: Expansion of the Existing Library Building</b> | <b>\$4,871,240.00</b> |
| • <b>Option 2: A new Library Building in Decks Reserve</b>    | <b>\$4,700,850.00</b> |

These cost estimates are based on June 2018 costs and do not include GST.

### 7 Operational costs for each option

At this stage of the process without a finalised design concept, the operational costs can only be estimated as a broad range because they are dependent on a whole range of variables such as building form, materials, level of finish, environmental characteristics and extent of sustainable features etc.

The main components of operational costs are:

- Annual Maintenance
- Energy systems
- Cleaning and waste disposal
- For the purpose of this calculation, rates are excluded

Average maintenance costs for new buildings are typically in the range of 1.5-2% of the capital establishment cost.



For the energy and cleaning costs, we have reviewed available information for the existing Motueka and Richmond Libraries to establish some benchmarks. On a pro-rata basis Motueka Library is \$11.6/m<sup>2</sup> and Richmond is \$18.47/m<sup>2</sup>. The difference is explained by the differing levels of servicing and equipment used at the two sites. On the basis that the new library development will function closer to that of the Richmond Library, we anticipate that costs will approximate closer to this figure. However the figure for Richmond is boosted by use as a Regional Centre, so is anticipated will always exceed that of the Motueka Library. On this basis, we suggest a range from \$14-16/m<sup>2</sup> is appropriate- this is an annual cost of \$15,400 - \$17,600.

From the above, the Operational Costs for each option are estimated as:

	Maintenance	Energy & Cleaning	Annual Cost
Option 1: Pah Street	\$73,000 - 97,500	\$15,400 - \$17,600	\$88,400 - \$115,100
Option 2: Decks Reserve	\$70,500 – 94,000	\$15,400 - \$17,600	\$85,900 - \$111,600
Note: These costs are based upon 2018 figures and will require annual adjustment for inflation.			

**8 Conclusion**

The summary position for each option is:

**Option 1: Expansion of the Existing Library Building**

This site cannot accommodate the required redevelopment as it currently stands. To redevelop on this site will negatively impact on other organisations, requiring complex negotiation and, potentially, building construction involving several other parties.

**Option 2: A new Library Building in Decks Reserve**

This site can accommodate the required development, however it cannot achieve this without either a loss of green space or by expansion of the available site.

The assessment of each option against the critical and preferred criteria are summarised in the table below:

	Status	Option 1	Option 2	Notes
Library footprint of 900m2	Critical	X	✓	
Library footprint of 1100m2	Preferred	X	✓	
Minimum carparking requirement	Critical	X	✓	
Maximum carparking requirement	Preferred	X	✓	
Vehicle and pedestrian access	Preferred	X	✓	
Additional area for the Service Centre	Preferred	X	✓	
Positive attributes and impacts	Preferred	X	✓	Each option has been ranked against the other option, with the option that achieves the overall higher rank receiving the mark
Negative attributes and impacts	Preferred	✓	X	
How will this development be received by neighbouring stakeholders	Preferred	X	✓	
Assessment of stakeholder support	Preferred	X	✓	

In this summary assessment Option 1 leads on the negative attributes and impacts, whilst Option 2 leads on every other criteria. On this basis, **Option 2: A new Library Building in Decks Reserve** is the clear preference.

## Appendix A : Summary of Consultation

Date	Organisation	Representatives	Role	Contact email
7/05/2018	Nelson Tasman Kindergartens	Trish Casey	Chief Executive Officer	<a href="mailto:trish.casey@ntk.org.nz">trish.casey@ntk.org.nz</a>
7/05/2018	Motueka Library Staff	Janine Gillions Sandee Boyd Mary Butler Carla Te Moananui Bronnie Webb Storm Nathan Pip Weir Anne Swann Bridget Russon		
9/05/2018	Motueka I-Site	Wendy Smith	Manager	<a href="mailto:wendy@motuekaisite">wendy@motuekaisite</a>
9/05/2018	Motueka Senior Citizens	Gordon Dixon Shirley Frater Ethel Dixon John Harrison Mavis Win Merle Craig Judith Garrett-Brown Terry Frater George Riordan Brent Riordan	President Treasurer	<a href="mailto:egdixon@kinect.co.nz">egdixon@kinect.co.nz</a> <a href="mailto:tsfrater@xtra.co.nz">tsfrater@xtra.co.nz</a>
9/05/2018	Vision Motueka	David Armstrong	Chairperson	<a href="mailto:davidmotueka@gmail.com">davidmotueka@gmail.com</a>
	Our Town Motueka	Brent Prestidge Claire Hutt	Chairperson Treasurer	<a href="mailto:info@whitwellsmotueka.co.nz">info@whitwellsmotueka.co.nz</a> <a href="mailto:events.motueka@gmail.com">events.motueka@gmail.com</a>
15/05/2018	Laura Ingram Kindergarten Community Support Group	Carolyn Gray Hayley Ryan Emma Baker Irene Drummond Seini Cocker	Organiser	<a href="mailto:chrisandcaz@gmail.com">chrisandcaz@gmail.com</a>
15/05/2018	Motueka Community House	Rae Dozell	Coordinator	<a href="mailto:motuekach@xtra.co.nz">motuekach@xtra.co.nz</a>
15/05/2018	Motueka Community Board	Brent Maru Claire Hutt Richard Horrell Barry Dowler Clr Peter Canton Clr Paul Hawkes Clr David Ogilvie	Chairperson	<a href="mailto:brentmaru@vodafone.co.nz">brentmaru@vodafone.co.nz</a> <a href="mailto:clairehutt123@gmail.com">clairehutt123@gmail.com</a> <a href="mailto:horrellfarm@xtra.co.nz">horrellfarm@xtra.co.nz</a> <a href="mailto:dowler.horrell@gmail.com">dowler.horrell@gmail.com</a> <a href="mailto:peter.canton@tasman.govt.nz">peter.canton@tasman.govt.nz</a> <a href="mailto:paul.hawkes@tasman.govt.nz">paul.hawkes@tasman.govt.nz</a> <a href="mailto:david.ogilvie@tasman.govt.nz">david.ogilvie@tasman.govt.nz</a>
17/05/2018	Wakatu Incorporation	Iain Sheves Leita McKellar	Property Manager Property Operations Manager	<a href="mailto:iain.sheves@wakatu.org">iain.sheves@wakatu.org</a> <a href="mailto:leita.mckellar@wakatu.org">leita.mckellar@wakatu.org</a>
24/05/2018	TDC Staff	Mark Johannsen Richard Hollier Jamie McPherson Suzanne Westley	Property Services Manager Reserves & Facilities Manager Transportation Manager Customer Services Manager	<a href="mailto:mark.johannsen@tasman.govt.nz">mark.johannsen@tasman.govt.nz</a> <a href="mailto:richard.hollier@tasman.govt.nz">richard.hollier@tasman.govt.nz</a> <a href="mailto:jamie.mcpherson@tasman.govt.nz">jamie.mcpherson@tasman.govt.nz</a> <a href="mailto:suzanne.westley@tasman.govt.nz">suzanne.westley@tasman.govt.nz</a>
11/06/2018	TDC Planning Staff	Victoria Woodbridge Lief Pigott Eric Verstappen Beryl Wilkes Dugald Ley	Planning Information Natural Resources Natural Resources Former Reserves & Facilities Manager Development Engineer	<a href="mailto:victoria.woodbridge@tasman.govt.nz">victoria.woodbridge@tasman.govt.nz</a> <a href="mailto:lief.pigott@tasman.govt.nz">lief.pigott@tasman.govt.nz</a> <a href="mailto:eric.verstappen@tasman.govt.nz">eric.verstappen@tasman.govt.nz</a> <a href="mailto:beryl.wilkes@tasman.govt.nz">beryl.wilkes@tasman.govt.nz</a> <a href="mailto:dugald.ley@tasman.govt.nz">dugald.ley@tasman.govt.nz</a>

**Appendix B: Consultation Notes**

Included on the following pages

### Consultation Meeting Notes

#### Motueka Library

Jerram Tocker Barron Architects Ltd

[www.jtbarchitects.co.nz](http://www.jtbarchitects.co.nz) tel +64 (3) 548 8781

**Meeting notes** CN - 001  
**Time/date held** 11.00am – 7 May 2018  
**Organisation** Nelson Tasman Kindergartens / Laura Ingram Kindergarten  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Trish Casey	TC	Nelson Tasman Kindergartens	<a href="mailto:trish_casey@ntk.org.nz">trish_casey@ntk.org.nz</a>
Simon Hall	SH	JTB Architects	<a href="mailto:simon@jtbarchitects.co.nz">simon@jtbarchitects.co.nz</a>
Marc Barron	MB	JTB Architects	<a href="mailto:marc@jtbarchitects.co.nz">marc@jtbarchitects.co.nz</a>

Item	
<b>1.0</b>	<b>Background</b>
1.1	Trish has been the CEO of Nelson Tasman Kindergartens (NTK) for the last 4 <sup>1/2</sup> years and speaks on their behalf. NTK runs 21 kindergartens in the Nelson/Tasman region, including the Laura Ingram Kindergarten (LIK) which occupies a building to the north of the current Motueka Library site. The current ground lease for the LIK ran out in 1982, but they continue to occupy the building.
<b>2.0</b>	<b>Summary of Comments received from NTK</b>
2.1	The LIK preference is to remain in their current location but require security of lease.
2.2	The current building for LIK is in a poor state, requiring renovation and extension to remain fit for purpose. This was discussed 2 years ago with TDC, with the response being for the LIK to resolve drainage issues (approx. cost \$50-100k) as part of the work. The overall cost of this work cannot be contemplated without surety of tenure.
2.3	Due to uncertainty of tenure, NTK have now purchased a property at 12 Courtney Street, adjacent to a primary school, which they are looking to move into. They are currently pursuing a Resource Consent for this activity. In the event that they can remain at their current site, a business case will be required to establish if two sites are sustainable.
2.4	An independent community pressure group 'Save the Laura Ingram Kindergarten' has been established to support the LIK remaining at the current site. Trish will forward details of the organiser for consultation, should this be required by TDC as part of this process.
2.5	NTK understand that if the library expands on the current site, the LIK site will be required for additional carparking.
2.6	It could be attractive to develop a new kindergarten building as part of the library development, however, assuming capital investment is required, they would not be able to also pay commercial lease rates.
2.7	LIK have no particular views as to the eventual location of the library and there are no particular benefits for LIK that arise through co-location with the library.
2.8	Should the library vacate the existing building, it is not ideal for re-use as the LIK because it lacks playground space, and because a Resource Consent will be required.
2.9	LIK do not have any dedicated carparks, but use the spaces associated with the Hall when available. Some parents/carers walk to the site.

Page 1

Consultation Meeting Notes

**Motueka Library**  
**Jerram Tocker Barron Architects Ltd**  
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Marc Barron  
*on behalf of*  
**Jerram Tocker Barron Ltd**

### Consultation Meeting Notes

#### Motueka Library

Jerram Tocker Barron Architects Ltd

[www.jtbarchitects.co.nz](http://www.jtbarchitects.co.nz) tel +64 (3) 548 8781

**Meeting notes** CN - 002  
**Time/date held** 9.30am – 9 May 2018  
**Organisation** Motueka I-Site  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Wendy Smith	WS	Motueka I-Site	<a href="mailto:wendy@motuekaisite">wendy@motuekaisite</a>
Simon Hall	SH	JTB Architects	<a href="mailto:simon@jtbarchitects.co.nz">simon@jtbarchitects.co.nz</a>
Marc Barron	MB	JTB Architects	<a href="mailto:marc@jtbarchitects.co.nz">marc@jtbarchitects.co.nz</a>

Item	
<b>1.0</b>	<b>Background</b>
<b>1.1</b>	Wendy is the manager of the Motueka I-Site, which is run by Tasman Bays Promotions. They are located in the Motueka Visitor Information Centre, located at 20 Wallace Street – which is adjacent to the proposed location of the Library in Decks Reserve.  I-Site is a community hub, providing a range of services to both the community and visitors – eg Post Haste Couriers, and is open 9am-5pm every day of the year except Christmas Day.
<b>2.0</b>	<b>Summary of Comments received from Motueka I-Site</b>
2.1	Existing location – pros: <ul style="list-style-type: none"> <li>• Current location has merit with schools and shopping</li> <li>• Lovely relationship with Memorial Park</li> <li>• Is part of an existing community 'hub'</li> </ul>
2.2	Existing Location – Cons <ul style="list-style-type: none"> <li>• It is a congested area</li> <li>• Creates a 'bottleneck effect'</li> <li>• Traffic issues</li> </ul>
2.3	Overall feels extension in the current location 'feels awkward'
2.4	Location in Decks Reserve – Pros <ul style="list-style-type: none"> <li>• Wonderful site</li> <li>• Synergies with the co-location of library/I-Site</li> <li>• Very good light</li> </ul>
2.5	Overall feels there are no dis-benefits with the Decks Reserve location and supports it, however considers that more public toilets will be required in the area.
2.6	Other Issues raised: <ul style="list-style-type: none"> <li>• Motueka has a very seasonal economy (4-5 months peak)</li> <li>• Tourism is an important element of the local economy</li> </ul>

Page 1

**Consultation Meeting Notes**

**Motueka Library**  
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	<ul style="list-style-type: none"> <li>• Concerned with the proliferation of 'Freedom Campers' at the Decks Reserve Car park.</li> <li>• Decks Car Park should be for the community</li> <li>• Important to consider 'how to tidy tourists up'</li> </ul>
2.7	<p>Wendy's response to our query on the use of Decks Reserve:</p> <p>The main uses are:</p> <ul style="list-style-type: none"> <li>• Children's playground</li> <li>• Evening exercise groups</li> <li>• Dog walking</li> <li>• Lunches</li> <li>• Casual meetings</li> </ul> <p>There is no organised sport, and the Japanese Garden requires maintenance (smelly water)</p>

Marc Barron  
*on behalf of*  
**Jerram Tocker Barron Ltd**



### Consultation Meeting Notes

#### Motueka Library

Jerram Tocker Barron Architects Ltd

[www.jtbarchitects.co.nz](http://www.jtbarchitects.co.nz) tel +64 (3) 548 8781

**Meeting notes** CN - 003  
**Time/date held** 11am – 9 May 2018  
**Organisation** Motueka Senior Citizens Association  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Shirley Frater	SF	Motueka Senior Citizens Assn	tsfrater@xtra.co.nz
Gordon Dixon	GD	Motueka Senior Citizens Assn	egdixon@kinect.co.nz
Ethel Dixon		Motueka Senior Citizens Assn	
John Harrison		Motueka Senior Citizens Assn	
Mavis Win		Motueka Senior Citizens Assn	
Merle Craig		Motueka Senior Citizens Assn	
Judith Garrett-Brown		Motueka Senior Citizens Assn	
Terry Frater		Motueka Senior Citizens Assn	
George Riordan		Motueka Senior Citizens Assn	
Brent Riordan		Motueka Senior Citizens Assn	
Simon Hall	SH	JTB Architects	<a href="mailto:simon@jtbarchitects.co.nz">simon@jtbarchitects.co.nz</a>
Marc Barron	MB	JTB Architects	<a href="mailto:marc@jtbarchitects.co.nz">marc@jtbarchitects.co.nz</a>

Item	
<b>1.0</b>	<b>Background</b>
1.1	<p>Gordon Dixon and Shirley Frater facilitated this meeting of 10 representatives from the Motueka Senior Citizens Association. Gordon chaired and provided an overview of his comments, followed by presentations from Shirley, who read both hers, Mark Wentworth's and Denise Ward's written statements, further statements were made in turn by John Harrison, Merle Craig, Judith Garrett-Brown.</p> <p>The 2012 Library extension proposal utilised the site of the Senior Citizens building and provided a meeting room space for the group. The current group unanimously reject this as a suitable approach, and strongly wish to retain their current facilities.</p>
<b>2.0</b>	<b>Summary of Comments received from Motueka Senior Citizens</b>
2.1	<p>Comments articulated and supported as a group are:</p> <ul style="list-style-type: none"> <li>• The existing Senior Citizens Hall must be retained</li> <li>• Use of a meeting room in a redeveloped library is not an option</li> <li>• The group supports relocation of the library to Decks Reserve or other central location, provided no impact on green space or car-parking</li> <li>• Community House could move into a vacated library site should it move</li> </ul> <p>Individual comments follow.</p>
2.2	<p>Gordon Dixon</p> <ul style="list-style-type: none"> <li>• Any extension of the library should be westward across the existing trees</li> <li>• These trees are an eyesore and affect building maintenance</li> <li>• The whole of the existing Senior Citizens hall is required</li> </ul>

### Consultation Meeting Notes

#### Motueka Library

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	<ul style="list-style-type: none"> <li>• One small room as proposed in 2012, does not work</li> <li>• Concerned that relocation in Decks Reserve will take out car park spaces</li> </ul>
2.3	<p>Shirley Frater</p> <ul style="list-style-type: none"> <li>• There has been no direct approach from TDC in the past 6 years</li> <li>• Main aim of the MSCA is to provide space for meeting, socialising, and activities</li> <li>• The building provides addition space for users of Memorial Hall</li> <li>• The building was valued in 2016 at \$554,000</li> <li>• \$23,000 of improvements have been undertaken in the last 3 years</li> <li>• If extension of the library is required it should be westward</li> <li>• Removal of 2-3 trees would give plenty of space for extension</li> <li>• The addition of another floor level is another option</li> <li>• Retain the Senior Citizens Hall for the current use</li> <li>• Options at Decks Reserve are limited due to overloaded carparking</li> <li>• The green area at Decks Reserve is gazetted – do not build on it</li> <li>• Options are use Pioneer/Parkes Motors site or move Community House</li> <li>• Relocation of the Senior Citizens Hall can only be considered if the building is purchased at market rates and a suitable alternative site is provided</li> </ul>
2.4	<p>John Harrison</p> <ul style="list-style-type: none"> <li>• Relocation of the Senior Citizens Hall is a problem and wishes it to remain as is.</li> <li>• Extension to the west and relocation of the Cenotaph is acceptable</li> <li>• Leaf fall from the trees requires scaffolding at a cost of approx. \$600 per annum</li> <li>• Maybe TDC could purchase Pioneer Motors – lots of space and parking in Decks Reserve</li> </ul>
2.5	<p>Merle Craig</p> <ul style="list-style-type: none"> <li>• There is good parking on the current site, only a problem when the kindergarten is full</li> <li>• Library does not need to move</li> <li>• Does not want change</li> </ul>
2.6	<p>Judith Garrett-Brown</p> <ul style="list-style-type: none"> <li>• The Senior Citizens Hall is a great legacy</li> <li>• The library can extend up or out to the west</li> <li>• The Senior Citizens Hall works well with the Kindergarten – young and old work together</li> </ul>
2.7	<p>Denise Ward (written statement)</p> <ul style="list-style-type: none"> <li>• Has used the Senior Citizens Hall for yoga classes and believes it is a great community asset</li> <li>• A number of local businesses will suffer if it is removed</li> <li>• Decks Reserve is a common-sense option and will serve the community well, with ample</li> </ul>

**Consultation Meeting Notes**

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	parking and a much more central location
2.8	<p>Mark Wentworth (written statement)</p> <ul style="list-style-type: none"> <li>• The Senior Citizens Hall complements the Memorial Hall with use of additional space for rehearsal and performers before stage.</li> <li>• The Senior Citizens Hall is well utilised</li> <li>• If the Senior Citizens Hall loses space then the district has lost another good indoors area</li> </ul>
2.9	<p>Other Issues raised:</p> <ul style="list-style-type: none"> <li>• When did the trees become heritage?</li> <li>• Free internet at library is damaging business</li> <li>• TDC has an opportunity to purchase Pioneer Motors for Library site</li> <li>• Cenotaph has moved once – could move again</li> <li>• Angle parking could be provided to Pah Street</li> </ul>

Marc Barron  
*on behalf of*  
**Jerram Tocker Barron Ltd**

### Consultation Meeting Notes

#### Motueka Library

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**Meeting notes** CN - 004  
**Time/date held** 1-2pm – 9 May 2018  
**Organisation** Vision Motueka & Our Town Motueka  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
David Armstrong	DA	Vision Motueka	davidmotueka@gmail.com
Brent Prestige	BP	Our Town Motueka	info@whitwellsmotueka.co.nz
Claire Hutt	CH	Our Town Motueka	events.motueka@gmail.com
Simon Hall	SH	JTB Architects	<a href="mailto:simon@jtbarchitects.co.nz">simon@jtbarchitects.co.nz</a>
Marc Barron	MB	JTB Architects	<a href="mailto:marc@jtbarchitects.co.nz">marc@jtbarchitects.co.nz</a>

Item	
<b>1.0</b>	<b>Background</b>
<b>1.1</b>	<p>Vision Motueka &amp; Our Town Motueka are separate organisations but were happy to be consulted together as they hold similar views with regard to the Library location.</p> <p>Vision Motueka began in 2012 as a strategic development group to promote a vision for Motueka as a vibrant, progressive, sustainable, healthy and resilient town.</p> <p>Our Town Motueka represents 450 Business Owners and ratepayers in the main business area of Motueka, with the aim to create a partnership between business and community to improve the physical, economic and social environment of Motueka.</p>
<b>2.0</b>	<b>Summary of Comments received from Vision Motueka and Our Town Motueka</b>
	The following is a summary of comments received from Vision Motueka and Our Town Motueka. In addition to comments made at the meeting, David Armstrong also provided a written statement.
2.1	Decks Reserve is strongly supported as the preferred site for the Library
2.2	<p>Benefits of the Decks Reserve site:</p> <ul style="list-style-type: none"> <li>• Central location with proximity to central business area</li> <li>• Opportunity to create a new fit-for-purpose facility</li> <li>• Opportunity to create a community 'heart' over time</li> <li>• Potential for and desirability of a physical link between I-Site and Library, which could alleviate significant problems associated with tourists using free wi-fi overcrowding the library</li> <li>• Decks Reserve becomes more of a central focus –a 'village green'</li> <li>• The CBD is moving east, so this site becomes central</li> <li>• Supports the proposed traffic route with traffic lights at Tudor St and the loop into Wallace St.</li> <li>• Will promote/support use of Decks Reserve for small/medium outdoor community events- ie music performance/</li> </ul>

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#### Motueka Library

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2.3	<p>Drawbacks of the Decks Reserve site:</p> <ul style="list-style-type: none"> <li>• Subject to TDC review of Reserves Management Plan regarding legal use of the Decks Reserve</li> <li>• Loss of some green space</li> <li>• Parking in Decks Reserve carpark may become tighter</li> <li>• Problems with right-hand turn from High St into Wallace St</li> <li>• Issue of sale/repurposing of existing vacant Library building</li> </ul>
2.4	<p>Benefits with the existing Library site:</p> <ul style="list-style-type: none"> <li>• No changes to Decks Reserve</li> <li>• Retention of service at a well-known site</li> <li>• No requirement to find additional use for the existing building</li> </ul>
2.5	<p>Drawbacks with the existing Library site:</p> <ul style="list-style-type: none"> <li>• Limited space with the need to expand the existing library</li> <li>• Senior citizens building would need to be removed</li> <li>• Puts pressure on a difficult junction for traffic</li> <li>• Limited parking options</li> <li>• Constrains Kindergarten wishes to expand</li> <li>• Adds to traffic from school</li> <li>• Replication of some facilities in the adjacent Memorial Hall</li> <li>• Rebuilding or adding to an existing building is harder than starting new</li> <li>• Ongoing library services will be severely hampered during re-build</li> <li>• Ongoing existence of the kindergarten on this site will conflict with the need for extra parking in that location</li> </ul>
2.6	<p>Ideas for the use of the existing Library, should it be vacated:</p> <ul style="list-style-type: none"> <li>• Youth 'drop-in' centre</li> <li>• Museum</li> <li>• Horticultural training centre</li> <li>• Primary school overspill</li> </ul>
2.7	<p>Uses of Decks Reserve include:</p> <ul style="list-style-type: none"> <li>• Family activities</li> <li>• Open space amenity</li> <li>• Christmas Parade</li> <li>• Carols in the Park</li> <li>• Opportunities for sport</li> </ul>
2.8	<p>Other comments:</p> <ul style="list-style-type: none"> <li>• The I-Site needs a new building – can this be included?</li> <li>• The Sunday market at Decks Reserve means no parking up to 1pm</li> </ul>

Page 2

Consultation Meeting Notes

**Motueka Library**

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	<ul style="list-style-type: none"><li>• Unclear on the current status of the proposed traffic lights at the High St/Tudor St junction</li><li>• Basketball halfcourt could be built in Decks Reserve to promote more activities for young people in the centre of town rather than sending them a mile away to Old Wharf Road.</li></ul>
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Marc Barron  
*on behalf of*  
**Jerram Tocker Barron Ltd**

## Consultation Meeting Notes

### Motueka Library

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**Meeting notes** CN - 005  
**Time/date held** 1pm – 15 May 2018  
**Organisation** Laura Ingram Kindergarten Community Support  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Carolyn (Caz) Gray	CG	LIK Community Support	<a href="mailto:chrisandcaz@gmail.com">chrisandcaz@gmail.com</a>
Hayley Ryan	HR	LIK Community Support	
Emma Baker	EB	LIK Community Support	
Irene Drummod	ID	LIK Community Support	
Seini Cocker	SC	LIK Community Support	
Marc Barron	MB	JTB Architects	<a href="mailto:marc@jtbarchitects.co.nz">marc@jtbarchitects.co.nz</a>

Item	
<b>1.0</b>	<b>Background</b>
<b>1.1</b>	<p>The Laura Ingram Kindergarten Community Support Group is an informal group of parents, grandparents, caregivers etc with children attending the kindergarten or who have had children attend in the past.</p> <p>They formed about a year ago, when the Nelson Tasman Kindergarten Association (NTK) announced they had purchased a property at the south end of Motueka to move the kindergarten. This was due to not having land tenure security and being unable to do much needed renovations to the current building.</p> <p>They don't hold regular meetings but do have a Facebook page called Save Laura Ingram Kindergarten that has nearly 300 followers.</p> <p>They wish to save the current location of the kindergarten, their reasons for this include:</p> <ul style="list-style-type: none"> <li>• The kindergarten has been in this location since the 1960's, and multiple generations feel connected to this kindergarten.</li> <li>• The location is useful for parents without cars</li> <li>• They have a good relationship with Parkland School</li> <li>• The adjacent library offers opportunities for 1-2 visits per fortnight as 'spontaneous excursions'</li> </ul>
<b>2.0</b>	<b>Summary of Comments received from Laura Ingram kindergarten Community Support Group</b>
<b>2.1</b>	<p>The group wish to retain the Laura Ingram kindergarten on the current site. They also expressed a preference to keep the Library in the current location, because of regular use by the children from the kindergarten and Parkland School, however not at the expense of the kindergarten. They would support redevelopment that included space for the kindergarten. If space for redevelopment is required they would rather the trees be removed in preference to the kindergarten.</p> <p>Overall 4/5 of the group supported the Library relocation to Decks Reserve</p>
<b>2.2</b>	Benefits with the existing Library site:

Page 1

**Consultation Meeting Notes**

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	<ul style="list-style-type: none"> <li>Proximity to Laura Ingram kindergarten and Parkland School</li> </ul>
2.3	<p>Benefits of the Decks Reserve site:</p> <ul style="list-style-type: none"> <li>Central location</li> <li>Larger site with carparking</li> <li>Located with other community facilities</li> <li>The green space is not used for organised sports</li> <li>'more logical'</li> </ul>
2.4	<p>Ideas for the use of the existing Library, should it be vacated:</p> <ul style="list-style-type: none"> <li>Laura Ingram Kindergarten</li> <li>Community House – they support this move</li> </ul>
2.5	<p>Other comments:</p> <ul style="list-style-type: none"> <li>The kindergarten is in limbo until a decision is made on the library location. The consequence is that they are unable to address urgently required renovations and stormwater upgrades. The important thing is a decision – not the completed building.</li> <li>Early childhood education should be a priority</li> </ul>

Marc Barron  
*on behalf of*  
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**Meeting notes** CN - 006  
**Time/date held** 1.45pm – 15 May 2018  
**Organisation** Motueka Community House  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Rae Dozell	RD	Motueka Community House	<a href="mailto:motuekach@xtra.co.nz">motuekach@xtra.co.nz</a>
Marc Barron	MB	JTB Architects	<a href="mailto:marc@jtbarchitects.co.nz">marc@jtbarchitects.co.nz</a>

Item	
<b>1.0</b>	<b>Background</b>
1.1	<p>Motueka Community House is located in Decks Reserve adjacent to the carpark and the children's play area. The building was relocated onto the TDC owned land with a loan from TDC that they are currently paying back. A volunteer committee runs the organisation and they employ Rae as the Coordinator. 13 organisation's operate from the building and they provide a public meeting space for a variety of community groups. They are open from 9-3pm during weekdays, with access to tenants and meeting spaces outside of these hours. They are funded through community grants.</p> <p>Staff occupation levels are 15-20 on a typical day</p> <p>Tuesday and Thursdays are the busiest days - up to 15 clients waiting in reception area</p> <p>There is more demand for space which they cannot meet</p>
<b>2.0</b>	<b>Summary of Comments received from Motueka Community House</b>
2.1	<p>Comments on location of the Library on Decks Reserve</p> <ul style="list-style-type: none"> <li>• Carparking is the main issue</li> <li>• Staff and public come and go (to Community House) and require car-parking</li> <li>• All day parking is used by several staff so time-limited carparking will affect them</li> <li>• Freedom camping has increased remarkably recently – possibly due to closure of other facilities (Mckee/Kina), but also due to seasonal workers.</li> <li>• No other issues except car-parking</li> </ul>
2.2	<p>Comments on the existing Library site:</p> <ul style="list-style-type: none"> <li>• Rae is a keen/regular library user</li> <li>• The existing library is too small – particularly with the use of wi-fi</li> <li>• A dedicated 'device' area would be good</li> <li>• There is good interaction between the Library and Community House, eg mutual promotion through posters.</li> <li>• Carparking is difficult</li> </ul>
2.3	<p>Overall considers there are advantages to the Decks Reserve site:</p> <ul style="list-style-type: none"> <li>• Central location</li> </ul>

Page 1

**Consultation Meeting Notes**

**Motueka Library**  
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	<ul style="list-style-type: none"> <li>• Existing community facilities</li> <li>• More visible/will encourage use</li> <li>• Location with play equipment</li> <li>• New purpose-built facility</li> </ul>
2.4	<p>Comments on suggested relocation of Community House into the existing Library</p> <ul style="list-style-type: none"> <li>• Would not like to relocate into the existing library</li> <li>• There are no advantages in this move</li> <li>• Their existing relationship adjacent to the playground works very well and is good for family clients.</li> <li>• The existing building has 'community ownership'</li> <li>• There is better car-parking at Decks Reserve</li> </ul>

Marc Barron  
*on behalf of*  
**Jerram Tocker Barron Ltd**

### Consultation Meeting Notes

#### Motueka Library

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**Meeting notes** CN - 007  
**Time/date held** 2.30pm – 15 May 2018  
**Organisation** Motueka Community Board  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Brent Maru	BR	Motueka Community Board (Chair)	brentmaru@vodafone.co.nz
Clair Hutt	CH	Motueka Community Board	clairehutt123@gmail.com
Richard Horrell	RH	Motueka Community Board	horrellfarm@xtra.co.nz
Barry Dowler	BD	Motueka Community Board	dowler.horrell@gmail.com
Cr Peter Canton	PC	Motueka Community Board	peter.canton@tasman.govt.nz
Cr Paul Hawkes	PH	Motueka Community Board	paul.hawkes@tasman.govt.nz
Cr David Ogilvie	DO	Motueka Community Board	david.ogilvie@tasman.govt.nz
Susan Edwards	SE	TDC Community Development Manager	susan.edwards@tasman.govt.nz
Glennis Coote	GC	TDC Libraries	glennis.coote@tasman.govt.nz
Richard Hollier	RH	TDC Reserves & Facilities	richard.hollier@tasman.govt.nz
Marc Barron	MB	JTB Architects	marc@jtbarchitects.co.nz

Item	
1.0	<b>Background</b>
1.1	Community Boards are separately elected advisory bodies and are not Council Committees. Their main role is to represent, and act as an advocate for the interests of their community.
2.0	<b>Summary of Comments received from Motueka Community Board</b>
2.1	The Community Board unanimously supports the Decks Reserve site.
2.2	Disadvantages of developing the existing Library site: <ul style="list-style-type: none"> <li>• Community concern with impact/relocation of Laura Ingram Kindergarten</li> <li>• Community concern with impact/removal of existing trees</li> <li>• Traffic issues on junction with High Street</li> <li>• Lot of existing uses/activities</li> <li>• Overall – existing site does not look a good option</li> </ul>
2.3	Benefits of the existing library site <ul style="list-style-type: none"> <li>• Schools are big users and are generally located on the west side of High St, which will act as a barrier if relocated to Decks Reserve.</li> </ul>
2.4	Benefits of the Decks Reserve site: <ul style="list-style-type: none"> <li>• Potential link with the I-Site</li> <li>• New building is what the community wants and expects</li> <li>• The central commercial area will move eastward as it expands and Library becomes the link</li> </ul>

Page 1

**Consultation Meeting Notes**

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	<ul style="list-style-type: none"> <li>• The new building can be built first then relocate library, avoiding disruption to the existing facility.</li> <li>• Much more convenient location</li> <li>• New building presents opportunity to vacate older buildings requiring expensive maintenance.</li> </ul>
2.5	<p>Comments on potential uses for the existing Library:</p> <ul style="list-style-type: none"> <li>• Museum (currently tight for space, more storage space is required)</li> <li>• Youth drop-in/training centre</li> <li>• Community House</li> <li>• Relocate Laura Ingram Kindergarten</li> <li>• Expand Memorial Hall</li> </ul>
2.6	<p>Other comments:</p> <ul style="list-style-type: none"> <li>• There are no other possible sites that they are aware of.</li> <li>• DO commented that the existing library is an old building, with design &amp; modernisation inadequacies arising from various alterations over a lengthy period. It will probably require demolition if the site is preferred, with the consequent need to build two stories.</li> <li>• PH considers Parkes Auto site the best location for the Library. The potential for contamination was raised, but PH comments that the majority of the land has been decontaminated.</li> <li>• Library facing Wallace Street is preferred by several, in preference to the location shown on the consultation plan, adjacent to the carpark.</li> <li>• A building like Richmond Library will work well.</li> <li>• Design to allow for the addition of a Service Centre in future</li> </ul>

Marc Barron  
on behalf of  
**Jerram Tocker Barron Ltd**

### Consultation Meeting Notes

#### Motueka Library

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**Meeting notes** CN - 008  
**Time/date held** 2pm – 17 May 2018  
**Organisation** Wakatu Incorporation  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Iain Sheves	IS	Wakatu Property Manager	<a href="mailto:iain.sheves@wakatu.org">iain.sheves@wakatu.org</a>
Leita McKellar	LM	Wakatu	<a href="mailto:leita.mckellar@wakatu.org">leita.mckellar@wakatu.org</a>
Susan Edwards	SE	TDC Community Development Manager	<a href="mailto:susan.edwards@tasman.govt.nz">susan.edwards@tasman.govt.nz</a>
Anna Gerraty	AG	TDC Policy Advisor	<a href="mailto:anna.gerraty@tasman.govt.nz">anna.gerraty@tasman.govt.nz</a>
Glennis Coote	GC	TDC Libraries	<a href="mailto:glennis.coote@tasman.govt.nz">glennis.coote@tasman.govt.nz</a>
Marc Barron	MB	JTB Architects	<a href="mailto:marc@jtbarchitects.co.nz">marc@jtbarchitects.co.nz</a>
Simo Hall	SH	JTB Architects	<a href="mailto:simon@jtbarchitects.co.nz">simon@jtbarchitects.co.nz</a>

Item	
<b>1.0</b>	<b>Background</b>
1.1	<p>Wakatu Incorporation are a significant stakeholder within the Motueka community, with substantial land ownership predominantly to the west of High Street. They are joint owners with TDC of Memorial Park, which includes the land occupied by the current library building, the Senior Citizens building, Laura Ingram Kindergarten as well as Memorial Hall.</p> <p>Susan presented a summary of the consultation issues:</p> <ul style="list-style-type: none"> <li>The existing library is currently 46% of required size, by current population catchment.</li> <li>Two options are under consideration – expansion on current site or a new building on Decks Reserve.</li> <li>TDC are currently undertaking a feasibility study to establish which is the appropriate site.</li> </ul>
<b>2.0</b>	<b>Summary of Comments received from Wakatu Incorporation</b>
2.1	<p>Iain discussed the wider issues affecting Motueka:</p> <ul style="list-style-type: none"> <li>The CBD contains run down real estate due to ownership structures- with the lessees having little interest.</li> <li>Parking on Decks Reserve is already under pressure</li> <li>Construction of a new building on the green space of Decks Reserve is the easy option, but it is also a lost opportunity. It would be a pity to see the green space used for building/parking</li> <li>In the Decks Reserve location, the Pioneer Autos site is a better site for a new Library because it avoids losing car-parking and green space.</li> <li>What will happen to the existing library building on Pah Street if vacated?</li> <li>TDC need to maximise the overall benefit of their investment into the Library. This is an opportunity for urban regeneration.</li> <li>Wakatu Inc. vision is to rejuvenate the High Street/CBD</li> <li>The approach should be to identify the worst building in town and use that as a site. Wakatu Inc. offer to work with TDC to identify sites on the High Street that have</li> </ul>

Page 1

**Consultation Meeting Notes**

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	<p>potential for the Library.</p> <ul style="list-style-type: none"> <li>• The Wakatu Inc preferred option is to keep the Library where it is.</li> </ul>
2.2	<p>Benefits of the existing library site</p> <ul style="list-style-type: none"> <li>• There is an opportunity to construct a new building combining the new Library with the Senior Citizens building and the Kindergarten, consolidated to maintain car-parking, that will keep these facilities in the same location as a combined community facility.</li> <li>• An option is to relocate the Kindergarten onto Wakatu owned land (currently house sites, one unoccupied) on Poole Street, which will enable re-location of the Senior Citizens building and re-development of the Library.</li> </ul>
2.3	<p>Impact of the Library location on Wakatu Inc:</p> <ul style="list-style-type: none"> <li>• The choice of site does not have much effect on Wakatu</li> <li>• Wakatu would prefer a location on their land</li> <li>• This is an opportunity for urban renewal</li> </ul>
2.4	<p>Other comments:</p> <ul style="list-style-type: none"> <li>• Wakatu are committed to investment in Motueka and would be happy to enter agreement with TDC to construct and leaseback a new Library building</li> <li>• Wakatu would appreciate cultural input into the building design, regardless of chosen location.</li> </ul>

Marc Barron  
*on behalf of*  
**Jerram Tocker Barron Ltd**

## Consultation Meeting Notes

### Motueka Library

Jerram Tocker Barron Architects Ltd

[www.jtbarchitects.co.nz](http://www.jtbarchitects.co.nz) tel +64 (3) 548 8781

**Meeting notes** CN - 009  
**Time/date held** 2pm – 24 May 2018  
**Organisation** TDC Management Staff  
**Pages** 1 of 3  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Mark Johannsen	MJ	TDC Property Services Manager	mark.johannsen@tasman.govt.nz
Richard Hollier	RH	TDC Reserves & Facilities	richard.hollier@tasman.govt.nz
Jamie McPherson	JM	TDC Transportation Manager	jamie.mcpherson@tasman.govt.nz
Suzanne Westley	SW	TDC Customer Services Manager	suzanne.westley@tasman.govt.nz
Glennis Coote	GC	TDC Libraries	glennis.coote@tasman.govt.nz
Marc Barron	MB	JTB Architects	marc@jtbarchitects.co.nz

Item	
<b>1.0</b>	<b>Background</b>
<b>1.1</b>	Consultation with TDC management staff took place in three consecutive meeting sessions held at Richmond Library, Mark Johannsen and Richard Hollier attended the first session, Jamie McPherson attended the second session, and Suzanne Westley the third. Glennis Coote and Marc Barron attended all sessions.
<b>2.1</b>	<b>Summary of Comments received from Mark Johannsen- TDC Property Services Manager</b>
	<ul style="list-style-type: none"> <li>• The existing Library is on shared Wakatu/TDC owned land</li> <li>• There is a long-term occupancy lease that TDC have for sole use of the land which was renegotiated recently for 20 years, with rights of renewal that effectively are for perpetuity.</li> <li>• The Decks Reserve site has some good synergies for access and carparking</li> <li>• The existing carpark at the Decks Reserve site is on the Reserve land</li> <li>• The Property Department does not look after Community House</li> <li>• Queried if there is a viable alternative location on Memorial Park – discussion concluded that there probably isn't.</li> </ul>
<b>2.2</b>	<b>Summary of Comments received from Richard Hollier- TDC Reserves &amp; Facilities Manager</b>
	<ul style="list-style-type: none"> <li>• Community House is on land owned by TDC</li> <li>• He is unsure who owns the building (previous consultation with the Community House manager indicates that their organisation understand that they are owners). RH will make enquiries and confirm.</li> <li>• Some TDC funds are granted for maintenance.</li> <li>• The building location at Decks Reserve should seek to minimise impact on the green space.</li> <li>• His preference is to locate a building on the southern side of the Reserve, in the site adjacent to the I-Site facing Wallace Street.</li> </ul>

Page 1

**Consultation Meeting Notes**

**Motueka Library**  
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	<ul style="list-style-type: none"> <li>• He is unsure what the origins of the Japanese Garden are – but will make enquiries and confirm who/how/why it was funded.</li> <li>• The trees to the west of the current site are suspected to not have heritage status but have community value having been planted on Anzac Day by RSA members. RH to investigate and confirm.</li> </ul>
<p><b>2.3</b></p>	<p><b>Summary of Comments received from Jamie McPherson- TDC Transportation Manager</b></p>
	<ul style="list-style-type: none"> <li>• Decks Reserve carpark is not considered highly occupied – it is at 60-70% occupancy, compared with Richmond carparks which are at 80-90%.</li> <li>• There are no plans to increase the amount of public parking at Decks Reserve, and no funding available.</li> <li>• Development of the library in either location will have an impact on transportation.</li> <li>• Additional parking will be required in either site, the starting point for car-parking numbers will be the TRMP requirements, based on floor area. [POST MEETING NOTE: JM reports the following: 'I had a quick check of minimum parking requirements and it was a bit hard to find specific library figures, but as a rule of thumb may expect to need 2-4 spaces per 100m2 GFA. For an 1100m2 library this may be 22-44 spaces but as usual 'it depends'. But as an indication this translates into 500-1000m2 of parking area.'</li> <li>• The existing library currently has no dedicated car-parks for either staff or users. JM is unsure if the TRMP requirements will relate only to the new building floor area, in the event that the existing library site is utilised.</li> <li>• When new public car-park space is required, it will be on the western side of High Street, to serve the expected increase in residential numbers on that side.</li> <li>• There are future plans to link Talbot Street and Manoy Street, and a new carpark may be in that location.</li> <li>• Any car-parking lost as a consequence of the library development is to be replaced in addition to the increased requirements.</li> <li>• The use of Decks Reserve for Freedom Campers is a council decision, however he is not aware of any impact from this use.</li> <li>• NZTA have completed a business case for improvements on High St including a traffic light junction at High Street/Tudor Street, and replacing existing zebra crossings with new pedestrian-operated crossing signals. change the direction of the single lane in Wallace St. The intent of this is to improve traffic flows on High St, and to improve access onto High St from side roads. It is not proposed to create an alternate CBD loop road including reversing the Wallace St one-way direction as suggested by the consultation with Vision Motueka/Our Town Motueka. However, construction is not guaranteed as this project was omitted from the NZTA Draft Investment Plan, JM does not know why, and is making submission to re-instate.</li> <li>• Access onto High Street is better from the east side of the CBD (Decks Reserve) rather from the west (existing library), this will be further improved if the Tudor St traffic light goes ahead.</li> <li>• JM is unaware of any accident hot-spots in the area, but will check and report if there are any. [POST MEETING NOTE – High St/Pah St/Greenwood St has the worst crash record of the intersections along this section of High St, although most crashes are minor or non-injury]</li> <li>• The street parking on Pah Street (by the current library) is not time restricted, however this has been suggested as a possible option by Clr David Olgivie.</li> <li>• Additional carparking can be more efficiently provided for on the Decks Reserve site as it involves expansion of the existing rather than piecemeal as would be likely at the existing library site.</li> </ul>



**Consultation Meeting Notes**

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	<ul style="list-style-type: none"> <li>• For pedestrian access each site is similar.</li> <li>• For bicycles, there is an advantage on the East side (Decks Reserve) due to the Great Taste Trail.</li> <li>• There is no public bus service in Motueka, however there is a bus stopping point in Wallace Street at the Decks Reserve site that is used by private operators using the I-Site.</li> </ul>
<b>2.4</b>	<b>Summary of Comments received from Suzanne Westley- TDC Customer Services Manager</b>
	<ul style="list-style-type: none"> <li>• TDC Customer Services operates in Richmond, Motueka, Murchison and Takaka</li> <li>• The most important aspect on location is adjacent available short-term customer parking for quick transactions.</li> <li>• Motueka currently has 4 FTE staff serving Customer Services, and the building also provides space for 2 Compliance Officers, 3 Building Inspectors, 2 Planning Officers, and a spare office for use by visiting TDC staff.</li> <li>• If they move sites, then open plan office space would suit most staff, however a private office is required by the Team Leader and a meeting room is required for private consultations with the duty planner.</li> <li>• Moving forward, the expectation is for growth in user numbers/services provided – therefore additional space requirements.</li> <li>• There are expected to be space efficiencies in co-location with the Library – eg shared meeting room and staff facilities. However, the staff undertake very different jobs, requiring different attributes, therefore sharing of staff is unlikely. It is acknowledged that this occurs at Murchison- due to size, but this does not scale-up effectively. Service Centre staff are much more subject to regulation.</li> <li>• Other issues for co-location include:             <ul style="list-style-type: none"> <li>• Differing opening hours</li> <li>• Differing security requirements for handling cash (eg safe cashing up area with CCTV)</li> <li>• Disruptive Service Centre customers (GC acknowledged that this is also a library issue)</li> <li>• Caged area required for stray dogs</li> </ul> </li> <li>• Overall SW favours co-location, benefits include:             <ul style="list-style-type: none"> <li>• Customer benefits - they can accomplish more with one site visit</li> <li>• Recognition that the Library is part of TDC services</li> <li>• The current Service Centre requires replacement or refurbishment</li> <li>• Move could be a good thing for the community – replacing public negativity.</li> </ul> </li> <li>• SW has no preference for either site, assuming adequate car-parking, but noted that they do have some synergy with the I-Site.</li> <li>• One other issue raised with relocation, is the need to relocate the Motueka Town Wi-Fi hub, with is located at the Service Centre.</li> </ul>

Marc Barron  
 on behalf of  
**Jerram Tocker Barron Ltd**

### Consultation Meeting Notes

#### Motueka Library

Jerram Tocker Barron Architects Ltd

[www.jtbarchitects.co.nz](http://www.jtbarchitects.co.nz) tel +64 (3) 548 8781

**Meeting notes** CN - 010  
**Time/date held** 2pm – 11 June 2018  
**Organisation** TDC Planning Staff  
**Pages** 1 of 2  
**Project** 1831 Motueka Library

Attendees	Initial	Organisation	email
Victoria Woodbridge	VW	TDC Planning Information	victoria.woodbridge@tasman.govt.nz
Lief Pigott	LP	TDC Natural Resources	lief.pigott@tasman.govt.nz
Beryl Wilkes	BW	TDC Reserves & Facilities	beryl.wilkes@tasman.govt.nz
Dugald Ley	DL	TDC Development Engineer	dugald.ley@tasman.govt.nz
Eric Verstappen	EV	TDC Natural Resources	eric.verstappen@tasman.govt.nz
Marc Barron	MB	JTB Architects	marc@jtbarchitects.co.nz

Item	
1.0	<b>Background</b>
1.1	The notes below summarise the planning issues raised for each of the two proposed locations, at Pah Street and Decks Reserve.
2.1	<b>Summary of Planning Issues common to both sites</b>
	<p><b>Resource Consent</b></p> <p>Both sites are zoned for Recreation, as a consequence development of the Library is not a permitted activity and will require Land Use Consent -with risk of a public notification/hearing. Due to the nature of the development, an Urban Design Panel presentation will be required.</p>
	<p><b>Carparking</b></p> <p>The TRMP requires carparking to be provided on the basis of 1 carpark per 4 persons – based on the design capacity of the building. For Decks Reserve, the carparking requirement is based on the entire building with no allowance made for the existing car-park on the adjacent site-despite being within TDC ownership. For Pah Street, the 'existing building use rights' mean that the additional car-parking requirement is only applied to the net area increase.</p> <p>VW will provide further guidance on how the building population is to be established, with reference to the Richmond Library development.</p>
	<p><b>Flood Risk</b></p> <p>EV presented modelling for the 1 in 100 year flood, with several scenarios modelled based on differing breaches to local stopbanks. These indicate 300mm max height of water on both sites – suggesting that the building floor level will need to be approximately 500mm above surrounding ground levels – in the case of the Decks Reserve site this is assumed to be above the adjacent carpark levels.</p>
	<p><b>Water Supply</b></p> <p>Neither site is connected to a reticulated water supply. The nearest supply line is located in High Street, which is 130m away from each site. The existing library is currently served by a bore hole, which requires treatment.</p>

**Consultation Meeting Notes**

**Motueka Library**  
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	<p><b>Wastewater</b></p> <p>Wastewater main sewers are located in both Pah Street and Wallace Street, and are assumed to be adequate.</p>
<b>2.2</b>	<b>Summary of Planning Issues for the Pah Street site</b>
	<p><b>Protected Trees</b></p> <p>The trees to the west of the existing library building are not heritage listed and are not proposed to be listed in the future. BW considers that the TDC attitude is not to remove them, and suggests that the reason for these not being listed is because they are within TDC ownership. VW confirmed that the removal/retention of the trees will form part of the assessment criteria for RC under amenity.</p>
	<p><b>Stormwater</b></p> <p>There are currently stormwater issues in the vicinity (Laura Ingrams Kindergarten currently experiences flooding). A new pipeline to Pah St is proposed to deal with this issue but is not currently planned or funded. BW has previously issued a design sketch for this to JTB, as prepared by Jeff Cuthbertson. A new library development on this site will need to include allowances for this infrastructure, and likely inclusion of on-site retention.</p>
<b>2.3</b>	<b>Summary of Planning Issues for the Decks Reserve site</b>
	None that are not covered in section 2.1

Marc Barron  
*on behalf of*  
**Jerram Tocker Barron Ltd**

## **Motueka Library Redevelopment Feasibility Study Feedback from Motueka Library Staff 7 May 2018**

### **Option 1: Expansion of the existing Library building on the current site**

#### Pros

- Being situated within Memorial Park the site is appealing
- Potential for partnership with Senior Citizens
- Proximity to Parklands School and Motec
- Located near supermarket and supermarket parking – convenient for library users
- Users are familiar with the location
- The site has links to iwi

#### Cons

- A refurbishment may not be such good value money, is it a false economy?
- Uncertain future of Laura Ingram Kindergarten and Senior Citizens buildings
- Disruption of service while redevelopment is underway
- Concern about stability/longevity of the existing building – currently cracks in the walls
- Lack of car parking
- Grounds works needed to address flooding issues
- Currently building height creates access issues at customer and staff entrances
- Extensions may feel like “add-ons” and may be difficult to integrate

#### Impacts

- There will be an impact on nearby community buildings, both during construction and afterwards
- Parking would become even more limited during construction
- A redevelopment may be perceived as a 2<sup>nd</sup> best option by some in the community
- Greater noise and inconvenience for library users during a rebuild

#### Benefits

- There is history attached to the current site – redevelopment would keep this history alive and give it a new life

### **Option 2: A new Library on Decks Reserve**

#### Pros

- No disruption for Laura Ingram Kindergarten and Senior Citizens
- A purpose-built new library is likely to better meet staff and user needs
- No disruption to existing services
- There is some connection with neighbouring buildings eg. Information Centre, Community House
- “More bang for the buck” with a new building
- is visionary, looking to the future, potential for the Library to sit in a Hub with other services and businesses

Cons

- Some staff and public are very invested in staying at the existing site
- Loss of green space in the centre of town
- Parking is already well-used, this would add to the parking pressures
- The site lacks ambience – is less appealing than Memorial Park

Impacts

- Negative impact on current users of the green space i.e. recreational users, events users (Kaifest)
- The appeal of the site will depend on where the building is located on the reserve
- There is a perception that there is a degree of anti-social behaviour in the carpark eg, drunkenness and hooliganism, this could have a potential negative impact on the library

Benefits

- If well designed a new library could enhance the reserve
- Opportunity for Council to be seen to be doing something positive and forward-thinking for the community
- An opportunity to create new history
- More potential for “green solutions” in a new build plus potentially lower ongoing maintenance costs
- Would create a higher profile for the library as the reserve and parking area attract higher use than Memorial Park
- Would open-up new foot traffic for the library
- A new building will have greater public appeal after opening with the potential to bring in new users
- A new build would give new life to the community

Seven of the nine staff indicated that they would prefer a new build at Decks Reserve, although two of those staff indicated they would prefer that another site be found/purchased as a site for a new build.



## 7 REPORTS

### 7.1 MOTUEKA COMMUNITY BOARD CHAIR'S REPORT

**Decision Required**

<b>Report To:</b>	Motueka Community Board
<b>Meeting Date:</b>	16 October 2018
<b>Report Author:</b>	Brent Maru, Chairman, Motueka Community Board
<b>Report Number:</b>	RMCB18-10-02

#### 1 Summary

- 1.1 This is the Motueka Community Board Chairman's regular monthly report.

#### 2 Freedom Camping

- 2.1 Are there any updates from Councillor's on the funding announcement to address some of the issues surrounding Freedom Camping and, in particular, the location of the new dump station?
- 2.2 Follow up on signage with Mellissa Pound, student from St Peter Chanel School.
- 2.3 Any other issues to discuss?

**Recommended Action:**

Board to discuss.

#### 3 High Street, Motueka

- 3.1 Board members met with Steve Elkington on Friday 28 September 2018 and walked through High Street following up on concerns raised about the appearance of the Central Business District. The meeting was positive and some key outcomes are being followed up by Council staff.

**Recommended Action:**

Board to discuss.

#### 4 Policing

- 4.1 Motueka has had a week of concerns with two suspicious fires at Motueka High School and a serious hit and run incident.
- 4.2 I wish to acknowledge the quick and efficient work of the New Zealand Police in regards to both of these incidents.

- 4.3 I hope to have an update for the Board in terms of the current recruiting process for the Motueka policing team.

**Recommended Action:**

Board to discuss.

**5 Safe Families Motueka**

- 5.1 On behalf of the Board I signed the charter and note many Board members also signed the document that was outside the Motueka Museum.
- 5.2 This is a great reminder that the community as a whole has a key part to play in keeping our community safe. I would like to take this opportunity to acknowledge the work and commitment of the key agencies involved in this initiative.

**Recommended Action:**

Board to discuss.

**6 SH60 Motueka Upgrade**

- 6.1 Where to from here?
- 6.2 I have an action item to follow up on temporary traffic lights for High Street. Can anyone assist and point me in the right direction?

**Recommended Action:**

Board to discuss.

**7 Thorp Street North**

- 7.1 I have followed up on the concern raised by Phil Peters in relation to increasing the speed limit to 80km approaching the Thorp Street/Staple Street corner. This results in a current maximum speed limit along Thorp Street North of 80km which is neither safe, nor realistic.
- 7.2 I have made a request to have this speed limit reviewed with the intention of decreasing the 80km speed limit to 50km per hour.
- 7.3 Does the Board support this move and are there any other areas that need consideration?

**Recommended Action:**

Board to discuss.

**8 Arrivals and Departures Sculpture**

- 8.1 I would expect by the next meeting date a resolution has been found confirming the location of the Motueka Arts Council "Arrivals and Departures Sculpture".

**9 Recommended Action:**

Board to discuss.



**10 Motueka Youth Council**

10.1 Any items from Youth Council representatives.

**Recommended Action:**

Board to discuss.

**11 Board Delegations**

11.1 The Board met and discussed the opportunity for the Board's delegations to be reviewed with the purpose of gaining more influence and oversight of local issues. The meeting was positive and recognised that with an increase in delegations this would result in an increase to workload.

Proposed areas to increase delegations were:

- Full delegation of the Reserves Financial Contribution allocation approval, rather than a recommendation to Council.
- Delegated governance oversight of the Motueka Library Redevelopment Project.
- Sign-off of the footpath renewal and maintenance programme.
- Delegated governance oversight of the 2021-2022 High Street, Motueka upgrade.
- The Board to be consulted with as part of any policy amendment that would have an effect of Community Housing in Motueka.

The Chair will arrange to meet with Mayor Kempthorne and Community Development Manager, Susan Edwards.

**Recommended Action:**

Board to discuss.

**12 Any items from Board Members.**

12.1 Are there any other items from Board Members?

**13 Recommended Action:**

Board to discuss.

**14 Items from the Public Forum**

14.1 Are there any items raised in the Public Forum requiring further discussion?

**Recommended Action:**

Board to discuss.

<b>15 Draft Resolution</b>
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**That the Motueka Community Board receives the Chair's Report RMCB18-10-02.**

<b>16 Attachments</b>
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Nil



**7.2 FINANCIAL REPORT****Information Only - No Decision Required**

<b>Report To:</b>	Motueka Community Board
<b>Meeting Date:</b>	16 October 2018
<b>Report Author:</b>	Liz Cameron, Assistant Management Accountant
<b>Report Number:</b>	RMCB18-10-03

**1 Summary**

- 1.1 The financial report for the period ending 30 September 2018 is attached (**Attachment 1**).
- 1.2 The net financial position as at 30 September is a surplus of \$2,318.
- 1.3 Community Board members communication allowance of \$840 per member for the 2018/19 financial year has been paid out.
- 1.4 Closed account interest is earned on the Motueka Community Board opening surplus \$520 (YTD).
- 1.5 The net position of the Motueka Community Board's overall funds as at 30 September 2018 is a surplus balance of \$105,785.

**2 Draft Resolution**

**That the Motueka Community Board receives the Financial Report RMCB18-10-03.**

**3 Attachments**

- |                                     |    |
|-------------------------------------|----|
| 1. Financial Summary September 2018 | 67 |
|-------------------------------------|----|



<b>TASMAN DISTRICT COUNCIL</b>						
<b>Motueka Community Board</b>						
<b>September 2018</b>						

	Month Actual	Month Budget	Month Budget %	YTD Actual	Annual Budget	YTD Actual as a % of Annual Budget
<b>Charges</b>						
<i>Remuneration</i>						
Chairperson Monthly Salary	1,193	1,193	100%	3,579	14,320	25%
Members(3)	1,790	1,790	100%	5,326	21,480	25%
Member Reimbursements	192	357	0%	3,552	4,284	83%
<i>Miscellaneous</i>						
	<i>pages</i>	<i>rate</i>				
Photocopyin	0	0.1	0%	-	612	0%
Community Board discretionary fund	1,500	554	271%	1,350	6,650	20%
Youth Development Fund	-	83	0%	-	1,000	0%
Litter Cart *	-	-	0%	-	5,100	0%
Community Board Expenses	93	43	216%	400	510	78%
Cost of Elections	1,326	111	1195%	1,326	1,326	100%
Special Projects	8,133	4,335	188%	8,133	52,020	16%
<b>Total Charges</b>	<b>14,227</b>	<b>8,517</b>	<b>167%</b>	<b>23,666</b>	<b>107,302</b>	<b>22%</b>
<i>Less</i>						
CCB Rate	7,770	7,772	100%	\$23,311	93,262	25%
Sunday Market Income	778	1,006	77%	\$2,153	12,071	18%
Closed Account Interest	184	173	106%	\$520	2,078	25%
<b>Net Charges</b>	<b>(5,495)</b>	<b>434</b>		<b>2,318</b>	<b>109</b>	

**Equity**

Opening Surplus/(Deficit) Balance 1 July 2018	103,467
Net Surplus/(Deficit) September 2018	2,318
Closing Surplus/(Deficit) Balance 31 September 2018	<u>\$ 105,785</u>

## Notes to the accounts

## A) Discretionary Fund

Balance brought forward from 2017/18	751
Plus Budget Allocation	6,650
Available Funds	7,401
Less Expenditure	1,350
Less Commitments	-
Remaining Balance	6,051

## Discretionary Fund Expenditure

Motueka-Kiyosato Friendship Committee (returned unspent funds)	- 150
Big Brothers Big Sisters	500
Motueka District Community Christmas Dinner	500
Nga Watene O Motueka	500

<b>Total Expenditure to September 2018</b>	<b>1,350</b>
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## B) Youth Development Fund

Balance brought forward from 2017/18	1,065
Plus Budget Allocation	1,000
Available Funds	2,065
Less Expenditure	-
Less Commitments	-
Remaining Balance	2,065

## Youth Development Fund Expenditure

No Expenditure

<b>Total Expenditure to September 2018</b>	<b>-</b>
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## C) Special Projects

Balance brought forward from 2017/18	78,854
Plus Budget Allocation	52,020
Available Funds	130,874
Less Expenditure	8,133
Less Commitments	-
Remaining Balance	122,741

## Special Projects Expenditure

Riwaka Croquet Club	5,000
Marahau/Sandy Bay Ratepayers & Residents Assn	3,133

<b>Total Expenditure to September 2018</b>	<b>8,133</b>
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**7.3 ACTION LIST**

**Information Only - No Decision Required**

**Report To:** Motueka Community Board  
**Meeting Date:** 16 October 2018  
**Report Author:** Verity Simpson, Motueka Community Board Secretary  
**Report Number:** RMCB18-10-04

**1 Summary**

1.1 Attached is the Action List for the Motueka Community Board to review.

**2 Draft Resolution**

**That the Motueka Community Board receives the Action List RMCB18-10-04 report.**

<b>3 Attachments</b>
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1. Action List

71

Note – updated from the Board meeting of 18<sup>th</sup> September 2018

Item	Minute/Action	Accountable Officer	Status
December 2016	Investigate criteria for friendly town status on the Motorhome Caravan Association website and report back to the Board.	Board Members Hutt/Dowler	18/09/18 - Dump station being explored at Courtney Street East.
May 2018	Look into cleaning schedule for Pah Street and Decks Reserve toilets (to more than once a day).	Richard Hollier	04/10/18 Reserves and Facilities staff are in the process of reviewing all the toilet cleaning levels of service for the upcoming summer period. The review will include the cleaning schedule for the Pah Street and Decks Reserves toilets. They will report back to the Board at a future meeting.
August 2018	Councillor Canton to refer Melissa Pound from St Peter Chanel School request for freedom camping signs to the Community Development Committee.	Cr Canton	18/09/18 - Chair Maru to follow up.
August 2018	Chair Maru to find out for Phil Peters who the two public representatives are from the Motueka Aerodrome Advisory Group.	Chair Maru	18/09/18 Chair Maru to write to Phil Peters and advise him on the selection process for recruitment for the Motueka Aerodrome Advisory Group works.
August 2018	Chair Maru to write to Property Manager Mark Johannsen and request a revised plan of the Harbourmaster building.	Chair Maru	
September 2018	Chair Maru to write a letter to Grey Power & Jim Butler about Tudor Street crossing.	Chair Maru	
September 2018	Mr Williamson's request to repair the 2 large potholes on Queen Victoria Street.	Board Secretary	4/10/18 Verity in touch with Downers to get a progress report on request number - RAMM21295

Item	Minute/Action	Accountable Officer	Status
September 2018	Susan Edwards to follow up on whether the unspent money carried over from the previous year's RFC's was to fund the gym equipment.	Susan Edwards	4/10/18 Beryl Wilkes, Senior Horticultural Officer, has advised that the funding for the gym equipment is within the \$143,318 carried forward for the "Community Projects – Toilet Tapu Bay and Adult fitness equipment" line on page 11 of her Reserve Financial Contributions Report to the September Board meeting. The \$24,000 for "Motueka Museum Ongoing building work" may be needed to supplement work occurring on the Museum during the year.
September 2018	Certificate of appreciation from the Mayor to Mr John Fisher for his contribution to the recovery after Cyclone Gita.	Richard Kempthorne	29/09/18 Certificate presented to Mr Fisher at his home by Mayor Kempthorne.
September 2018	Chair Maru to provide David Stephenson's email address to May Takahashi for the rubbish bins on Whakarewa Street.	Chair Maru	
September 2018	Chair Maru to write a letter of Support to Nelson Drag Racing Association.	Chair Maru	
September 2018	Chair Maru to write to Steve Elkington requesting maintenance of High Street.	Chair Maru	
September 2018	Chair Maru to follow up on the possibility of temporary traffic lights for High Street for this summer.	Chair Maru	

## 7.4 SPECIAL PROJECTS ACTION LIST

Information Only - No Decision Required

**Report To:** Motueka Community Board  
**Meeting Date:** 16 October 2018  
**Report Author:** Verity Simpson, Motueka Community Board Secretary  
**Report Number:** RMCB18-10-05

### 1 Summary

1.1 Attached is the Special Projects Action List for the Motueka Community Board to review.

### 2 Draft Resolution

**That the Motueka Community Board receives the Special Projects Action List RMCB18-10-05 report.**

<b>3 Attachments</b>
----------------------

1. Special Projects Fund Action List

75

Note – updated from the Board meeting of 18<sup>th</sup> September 2018

Approved Projects 2016/17	Funds Awarded	Status
Motueka Historic Wharf landscaping	\$3000	19/06/18: Paul Sangster presented the draft deed of Trust for the Tasman Bays Historic Wharves Trust.
Play equipment for the Newhaven Reserve	\$5,000	18/09/18 In the current Reserves and Facilities Work Programme for this year.
Thorp Bush picnic area	\$10,000	18/09/18 In the current Reserves and Facilities Work Programme for this year.
Playground upgrades	\$10,000	18/09/18 Clair Hutt to meet with Glenn Thorn.
Enhancement of George Quay	\$10,000	18/09/19 With Steve Elkington. 28/09/18 Part-payment \$3132.65 made.
Outdoor exercise equipment	\$10,000	18/09/18 Project is underway, Claire Hutt and Glenn Thorn to finalise equipment and order.
Motueka Arts Council sculpture	\$5,000	18/09/18 The Arts Council has raised all funds required and is now awaiting consenting process
Motueka Skate Park	\$10,000	18/09/18 In the current Reserves and Facilities Work Programme for this year, with Glenn Thorn.
Motueka War Memorial	\$5,000	18/09/18 RSA advised of funding available.
Footpath Pah-Queen Victoria St	\$10,000	18/09/18 In Engineering Services Work Plan.
Cycle Stand Installations	\$5,000	18/09/18 Barry Dowler to follow up with Steve Elkington.
Entrance Sign College St - Lighting	\$1,000	18/09/18 David Ogilvie to continue with pricing.

Approved Projects 2016/17	Funds Awarded	Status
Riwaka Croquet Club	\$5,000	18/09/18 Invoice received payment request with Creditors.
Project De-Vine	\$5,000	18/09/18 Advised of funding.
6 Court Basketball Court	\$6,000	18/09/18 With Glenn Thorn
Youth Council – Rubbish Bins Project	\$2,000	18/09/18 May Takahashi to contact David Stephenson.

#### Motueka Community Board Special Projects 2018/19 Budget

Special Projects balance as at 30 June 2018 \$78,854.00

#### 2016/17 MCB Special Projects

Motueka Historical Wharf	\$3,000.00	Wharf Trust
Newhaven Reserve	\$5,000.00	G Thorn
<b>2016/17 Projects to be completed</b>		<b>-\$8,000.00</b>

#### 2017/18 MCB Special Projects

Thorp Bush Project	\$10,000.00	BM to follow up
Playground Upgrade	\$10,000.00	To be allocated
Motueka Arts Council	\$5,000.00	Brent / MAC
Outdoor Exercise Equipment	\$10,000.00	Claire / G Thorn
George Quay Rock Wall	\$10,000.00	S Elkington
Enhancement or Marahau	\$10,000.00	Marahau Assn
<b>Total proposed 2017/18 Projects</b>		<b>-\$55,000.00</b>



<b>Remaining Funds if all projects completed</b>	<u>\$15,854.00</u>
<b>Plus estimated budget 2018/19 allocation</b>	<u>\$52,020.00</u>
	<b>\$67,874.00</b>

<b>2018/19 MCB Special Projects</b>		
Motueka Skate Park	\$10,000.00	G Thorn
Motueka War Memorial	\$5,000.00	Contingency
Footpath Pah - Queen Victoria St	\$10,000.00	Barry
Cycle Stand installations	\$5,000.00	Barry
Entrance Sign College Street - Lighting	\$1,000.00	David
Riwaka Croquet Club	\$5,000.00	BM - Croquet Club
Project De-Vine	\$5,000.00	BM - Project Devine
12 Court Basketball Court	\$6,000.00	G Thorn
Youth Council - Rubbish Bins Project	\$2,000.00	Youth Council
<b>Allocated 2018/19 projects</b>	<u>-\$49,000.00</u>	
<b>Unallocated Funds</b>	<b>\$18,874.00</b>	



## 8 CORRESPONDENCE

### 8.1 CORRESPONDENCE

Information Only - No Decision Required

**Report To:** Motueka Community Board  
**Meeting Date:** 16 October 2018  
**Report Author:** Verity Simpson, Motueka Community Board Secretary  
**Report Number:** RMCB18-10-06

#### 1 Summary

- 1.1 This report includes incoming and outgoing correspondence during September and October 2018.

#### 2 Draft Resolution

**That the Motueka Community Board receives the Correspondence RMCB18-10-06 report.**

**3 Attachments**

1.	Email from Jamie McPherson	81
2.	Email from M Johannsen - Motueka Harbour Master Facility	83
3.	Email from Shanti King - Discretionary Fund	85
4.	Email Grant Heney - High Street repairs	87
5.	Email NZ Police Recruitment	89
6.	Email of thanks from Riwaka Croquet Club	91
7.	Email to R Hollier - Decks Reserve	93
8.	Keep Motueka Beautiful	95
9.	Letter David Stephenson	101
10.	Letter Jim Butler	103
11.	Letter of Support Motueka Drag Racing Assn	105
12.	Letter Phil Peters	107
13.	Riwaka Croquet Club Invoice	109
14.	Update from Marahau Sandy Bay Ratepayers and Residents Association	111
15.	Motueka Community House	121
16.	Step Up - Mental Health Housing Initiative	123

**From:** Jamie McPherson [<mailto:Jamie.McPherson@tasman.govt.nz>]  
**Sent:** Wednesday, 19 September 2018 10:53 a.m.  
**To:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
**Cc:** Verity Simpson <[Verity.Simpson@tasman.govt.nz](mailto:Verity.Simpson@tasman.govt.nz)>; Mike van Enter <[Mike.vanEnter@tasman.govt.nz](mailto:Mike.vanEnter@tasman.govt.nz)>; Megan Bell <[Megan.Bell@tasman.govt.nz](mailto:Megan.Bell@tasman.govt.nz)>  
**Subject:** RE: Follow up Motueka Community Board

Hi Brent

Thanks for having me and good to see the community getting so involved!

Tudor Street refuge – my team will investigate and produce a couple of options which we will bring back for discussion with the MCB. As discussed it is likely we will wait until the NZTA business case process is complete later this year.

Thorp St North Speed limit – changing speed limits is kind of the opposite of an ‘easy fix’, due to the legislation that governs the setting of speed limits. We are currently building a list of speed limit review requests, which will be shortlisted to see which sites are the highest priority and most likely to succeed into subsequent formal consultation hopefully in the first half of 2019. Megan will add this to the list.

Cheers  
Jamie

**Jamie McPherson**

Transportation Manager

DDI 03 543 7256 | **Mobile** 027 600 8447 | [Jamie.McPherson@tasman.govt.nz](mailto:Jamie.McPherson@tasman.govt.nz)

Private Bag 4, Richmond 7050, NZ



This e-mail message and any attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete.

**From:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
**Sent:** Wednesday, 19 September 2018 10:14 AM  
**To:** Jamie McPherson <[Jamie.McPherson@tasman.govt.nz](mailto:Jamie.McPherson@tasman.govt.nz)>  
**Cc:** Verity Simpson <[Verity.Simpson@tasman.govt.nz](mailto:Verity.Simpson@tasman.govt.nz)>  
**Subject:** Follow up Motueka Community Board

Hi Jamie,

Thank you for your time yesterday attending the Motueka Community Board meeting and my apologies for the “time out of the office”. You can never gauge how many Public Forum speakers we will get.

Can I follow up on two issues:

1. Tudor Street pedestrian crossing / pedestrian island option in that the Board works with you to find a solution to this, but more importantly the prior proposal of placing this 15m back from the corner is not implemented. Understand the challenges with the latest NZTA discussions, but the Board may have funding from the Boards Special Project fund to assist with a solution. If we could just keep this as an ongoing discussion point.
2. Are you able to assist with a process to have Thorp Street North (North of Fearon Street) Speed limit reduced to 50km. Currently this increases to 70km resulting in what is considered a dangerous speed in particular considering the offset intersection at Thorp and Staples Street and then the adjoining gravel roads to the Kumara's and Treatment Ponds. Could you advise how, and if not you, who can assist in looking at this and I am happy to meet someone onsite to discuss. (Hoping this is an easy fix!).

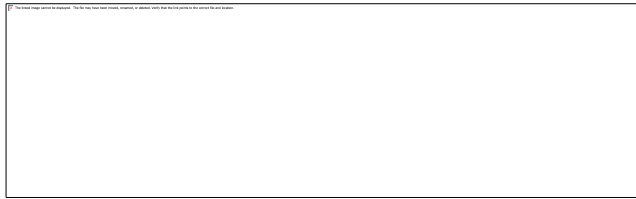
Again thank you for your time, the Board will work on providing feedback to you on the footpath plan and it is great having Barry at the table with his knowledge.

Thanks again.

Regards

**Brent Maru**  
**General Manager - Facilities**  
**Sport Tasman**  
142 Saxton Road East, Stoke  
PO Box 3197, Richmond, Nelson 7050

Phone: 027 285 7075  
email: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz)  
web: [www.sporttasman.org.nz](http://www.sporttasman.org.nz)



*Proud to manage Saxton Stadium, Richmond Town Hall,  
Motueka Recreation Centre, and the Kaikoura Lions Pool.*

----- Original message -----

From: Mark Johannsen <[Mark.Johannsen@tasman.govt.nz](mailto:Mark.Johannsen@tasman.govt.nz)>  
Date: 1/10/18 10:06 AM (GMT+12:00)  
To: Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
Cc: Verity Simpson <[Verity.Simpson@tasman.govt.nz](mailto:Verity.Simpson@tasman.govt.nz)>  
Subject: RE: Motueka Harbour Master Facility

Hi Brent,

We are currently working on revised plans and costs to get the project within budget. I will get the plans to you as soon as these have been finalised.

Regards Mark

**From:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
**Sent:** Monday, 1 October 2018 9:54 AM  
**To:** Mark Johannsen <[Mark.Johannsen@tasman.govt.nz](mailto:Mark.Johannsen@tasman.govt.nz)>  
**Cc:** Verity Simpson <[Verity.Simpson@tasman.govt.nz](mailto:Verity.Simpson@tasman.govt.nz)>  
**Subject:** Motueka Harbour Master Facility

Hi Mark,

Just following up on an action list item for the Motueka Community Board who have asked if the revised Harbour Master Facility plans can be please represented to the Motueka Community Board.

Could I please leave you to liaise with Verity about how this is done, either via attachment to Board Chair's report or separate item.

Thanks Mark,

Regards

**Brent Maru**  
**Motueka Community Board Chair**

Phone: 027 285 7075  
email: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz)





----- Original message -----

From: Shanti King <[shanti.king@motuekahigh.school.nz](mailto:shanti.king@motuekahigh.school.nz)>  
Date: 26/09/18 8:46 PM (GMT+12:00)  
To: Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
Subject: Re: Discretionary fund

Thanks for the reply

The ideal amount of funding needed for the wall would be \$500 and as a solution to funding not being able to happen in retrospect- since I have a deadline on painting the wall for the documentary I'm making for media studies I could possibly paint what's needed for my documentary and have that finished by the end of October, then add to the mural and use the extra wall space so the mural will still be being made in December when the discretionary fund is available? This way I'd still be eligible for the discretionary fund as well as the mural becoming more complex.

Thanks  
Shanti

On Tue, 25 Sep 2018 at 16:48, Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)> wrote:

Hi Shanti,

Thanks for your email. I have cc'd in Verity re your question if you secured funds to undertake the project and then sought funding from the Board's Discretionary Fund in December. I don't think we fund in retrospect, ie. If the project has been completed, then funding would not be granted after the fact and a key reason is that although the Board received your presentation warmly there is no guarantee until the official process has been undertaken.

Can you remind me of how much funding you were looking for and I have also cc'd in Mike Tasman-Jones and Tiegan in terms of whether the Youth Council may be able to assist.

Regards

**Brent Maru**

**From:** Shanti King <[shanti.king@motuekahigh.school.nz](mailto:shanti.king@motuekahigh.school.nz)>  
**Sent:** Monday, 24 September 2018 8:04 p.m.  
**To:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
**Subject:** Discretionary fund

Hi there I talked to May Takahashi the other day and was wondering if I could apply for the discretionary fund to cover the paint costs for the mural I'm making and she told me to contact you about it. I'm planning on calling Paul tomorrow about his offer to fund the painting of the wall, then I was thinking I'd be able to pay him back with the discretionary fund seeing as the discretionary fund is next available December and I'd like to start the mural early October. I was wondering if you had any advice on the matter?

Thanks! Shanti



Hi Steve,

Grant Heney attended yesterday's Community Board meeting and again highlighted the current state of High Street and the comparison to Queen St.

Taking away the new vs old argument High Street is currently looking very unloved. I recall an email between you and the Motueka Arts Council in regards to furniture repairs and email to see what else we can look forward to, water blasting and moss removal, pavement clean.

Are you please able to assist or if I should be emailing someone else could you please advise.

Cheers

**Brent Maru**  
**Motueka Community Board Chair**

142 Saxton Road East, Stoke  
PO Box 3197, Richmond, Nelson 7050

Phone: 027 285 7075

email: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz)

web: [www.sporttasman.org.nz](http://www.sporttasman.org.nz)

**From:** HENEY, Grant [<mailto:Grant.Heney@police.govt.nz>]

**Sent:** Friday, 27 July 2018 12:18 p.m.

**To:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>

**Subject:** Queen st Vs High Street

Hi Brent

Hope all well with you and your family

Don't know if you have noticed or not, but High st is looking pretty shabby at present. Last summer there were 3-4 lots of weeds 20-30cm high growing in places !!

Broken seats and concrete

I doubt if that would happen in Queen Street !!

I have sent some photos of both locations and thought the community board might want to raise the suggestion of at least a waterblast before this tourist season ??

And being a pain again...what is the latest on that Thorp Bush saga ??\

Cheers



**From:** DUNN, Barbara <[Barbara.Dunn@Police.Govt.NZ](mailto:Barbara.Dunn@Police.Govt.NZ)> **On Behalf Of** ARNOLD-KELLY, Mathew  
**Sent:** Monday, 1 October 2018 1:31 p.m.  
**To:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
**Subject:** RE: Quick update

Kia ora Brent

The sergeant appointments have been made, however they are not yet available for release.

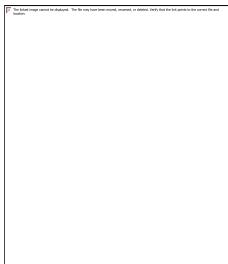
Mat Arnold-Kelly is now on a secondment as Tasman District Prevention and Detective Inspector Paul Borrell is the new Nelson Bays Area Commander, effective from today.

I will arrange for Paul to meet various community groups in the near future.

We also have a new Senior Sergeant looking after your area who started today. He is Martin Tunley and again, he will be out and about meeting community groups in the very near future.

Regards

Barbara Dunn



**Barbara Dunn**

**Nelson Bays Police |**

**P** +64 3 545 9843 Extn: 39103 | **M** +64 27 4780853 | **E** [barbara.dunn@police.govt.nz](mailto:barbara.dunn@police.govt.nz)  
St John Street, Nelson, Private Bag 39, Nelson 7042, [www.police.govt.nz](http://www.police.govt.nz)

**Safer Communities Together**

**From:** Brent Maru [<mailto:Brent.M@sporttasman.org.nz>]  
**Sent:** Monday, 1 October 2018 10:02 a.m.  
**To:** ARNOLD-KELLY, Mathew <[Mathew.Arnold-Kelly@police.govt.nz](mailto:Mathew.Arnold-Kelly@police.govt.nz)>  
**Cc:** Verity Simpson <[Verity.Simpson@tasman.govt.nz](mailto:Verity.Simpson@tasman.govt.nz)>  
**Subject:** Quick update

Hi Mat,

Just emailing to see if the new appointments for Motueka have been confirmed as yet and if these are now available for public?

We haven't had a great week in Motueka last week with two suspicious fires at the High School, the Hit and Run incident and some patched members back in town, but I do have to acknowledge that all of these were addressed instantly and can see the work at the station current, so thank you to you and your team.

Regards

**Brent Maru**  
**Motueka Community Board Chair**

Phone: 027 285 7075  
email: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz)



**From:** Wayne Wooff <[wooffw@xtra.co.nz](mailto:wooffw@xtra.co.nz)>  
**Sent:** Wednesday, 12 September 2018 3:38 p.m.  
**To:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>; Verity Simpson <[Verity.Simpson@tasman.govt.nz](mailto:Verity.Simpson@tasman.govt.nz)>  
**Subject:** Riwaka Croquet Club

Dear Brent,

I acknowledge receipt of your email dated 5 September, 2018 advising the Riwaka Croquet Club of your Board's decision to award us a grant of \$5000. We are extremely grateful for this award and on behalf of the Club I would like to express our sincere thanks.

As detailed in our submission, we intend to use these funds to upgrade the croquet lawn irrigation system by replacing the faulty pump, sprinklers and some of the pipework. The grant will cover the cost of this upgrade as Club members will assist the contractor by providing some of the labour.

I have copied this email the Verity Simpson together with an invoice for \$5000. We will supply invoices and receipts for the work when it is complete.

Regards

Wayne Wooff

Secretary

Riwaka Croquet Club





**From:** Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>  
**Sent:** Monday, 1 October 2018 9:57 a.m.  
**To:** Richard Hollier <[Richard.Hollier@tasman.govt.nz](mailto:Richard.Hollier@tasman.govt.nz)>  
**Cc:** Verity Simpson <[Verity.Simpson@tasman.govt.nz](mailto:Verity.Simpson@tasman.govt.nz)>  
**Subject:** Decks Reserve Toilet cleaning

Hi Richard,

Just following up on an action list item from the Motueka Community Board as we near the “visitor season” and the freedom camping expected at Decks Reserve.

The Board asked that increased cleaning was implemented at the end of last year, however little point in pursuing it then as the season had wound down.

Are you please able to have a look and the proposed cleaning schedule for the coming summer and advise, via email response is fine.

Regards

**Brent Maru**  
**Motueka Community Board Chair**

Phone: 027 285 7075  
email: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz)





## Motueka Community Board

tasman district council

19 September 2018

Mr Paul Mosley  
Secretary  
Keep Motueka Beautiful  
P.O. Box 123  
Motueka

Dear Paul

**Re: Letter dated 8<sup>th</sup> August updating the MCB on your current work plan**

I am in receipt of a letter from your committee dated 8<sup>th</sup> August 2018 and note that this has not made it into the Board's correspondence list, however can I acknowledge receipt of this and also advise that it will be included in the October correspondence.

The work that Keep Motueka Beautiful undertakes on behalf of the community needs commending and what you achieve on a minimum budget is outstanding. On behalf of the Board please accept our thanks and appreciation.

Thank you again for your letter and at any point you need any further support from the Motueka Community Board please do not hesitate to contact me by emailing: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz) or by phoning 027 285 7075.

Yours sincerely

Brent Maru  
Motueka Community Board Chair

Tasman District Council  
P.O. Box 123  
Motueka 7143  
Email: [motuekacommunityboard@tasman.govt.nz](mailto:motuekacommunityboard@tasman.govt.nz)



**KEEP MOTUEKA  
BEAUTIFUL  
SOCIETY (INCORPORATED)**

C/- T.D.C.SERVICE CENTRE 7 HICKMOTT PLACE, POST OFFICE BOX 123 MOTUEKA

Brent Maru  
Motueka Community Board  
c/- TDC Service Centre  
Motueka

8 August 2018

Dear Brent

**Keep Motueka Beautiful: 2018/19 Programme**

David Ogilvie suggested that I write to you and seek the Community Board's support for KMB's proposals to use the \$10,000 allocated to it from RFC funds.

We propose to allocate \$6,000 to work in Thorp Bush – principally providing interpretive signage plus additional planting of understory species; \$2,000 to amenity planting and footpath construction along the east bank of the canal downstream from the Recreation Centre; and \$2,000 to construction of planter boxes in front of the Museum (subject to negotiations with the Museum trustees; otherwise the sum will be held "for contingencies").

The enclosed KMB Update will give an idea of our ongoing programme funded from KMB's "own funds", including such activities as the High St hanging baskets, ongoing work around the Inlet Walkway Loop, George Quay etc. Mentioning George Quay, you are aware of the several issues that recently have cropped up at the George Quay Viewpoint, including in particular the need to protect the area against further bank erosion. We certainly will appreciate the Community Board's support for this work, for which I understand \$10k has been tentatively allocated. It appears that TDC has no budget for this kind of work, which is surprising, considering the popularity of the Viewpoint since it was constructed at KMB's initiative and with the Community Board's financial support.

Thank you for the Community Board's support of KMB's efforts to enhance Motueka's recreational facilities and amenities.

Sincerely yours,

Paul Mosley, Secretary, Keep Motueka Beautiful

## Keep Motueka Beautiful Update June 2018

It's a while since we sent out a KMB Update, but that doesn't mean we haven't been doing anything! So this issue is a catch-up with 12 months work, as well as an alert to future working bees.

### Puketutu shoreline planting

As part of the Puketutu development, a strip of land between Puketutu and the estuary shore has been vested in Council. This is at the NE corner of the Inlet Walkway Loop. KMB has agreed to work with TDC Parks and Reserves on a community planting day, which will be **Saturday 11 August, 10am-2pm** with morning tea and a barbecue lunch. Mark the date in your diaries now!

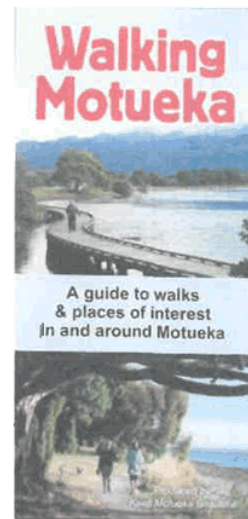
### Hanging Baskets and 2018 Calendar

Haven't the hanging baskets looked great this year? The Summer ones have lasted really well, but will be taken down in the next week or so. The Summer baskets are funded by Our Town Motueka, but managed by KMB. The Spring baskets are funded and managed by KMB.

The Motueka 2018 Calendar sales will fund more hanging baskets for next Spring. We sold over 1,300 of the 2018 Calendars which raised over \$9,000 to support KMB activities. Photos are now being collected for a 2019 calendar. If you want to submit one, send it to David Armstrong (email: [davidmotueka@gmail.com](mailto:davidmotueka@gmail.com)).

### Walking Motueka

We prepared and published this brochure to promote the walkways that KMB has developed as well as the town's attractions. It has a good map of all the walkways around Motueka. It was funded largely from calendar sales, plus a \$500 grant from the Community Board. If you haven't seen it, copies are available free at the i-Site, which has already distributed around 2,000. They were also distributed to motels and other outlets.



### Sanctuary Ponds

A new footpath was created in Sanctuary Ponds, completing a loop all the way around the pond, so that people can enjoy this lovely park all year, even when the grass is wet. The path was funded partly from a bequest from John WP Gibbs and partly from Reserves Fund Contributions that TDC allocates to KMB. It is noticeable that more people have been using this park this

Autumn. (That's me, Isobel, in the photo.)

**George Quay**

The plantings were completed at George Quay and are coming on really well. Freedom campers have been excluded from the area, and it is now well used by short stay visitors, to see the view, enjoy the beach and peruse the historical sign that was put in by the Motueka Historical Society. The recent cyclones caused considerable erosion along the bank by the channel and it is a priority to work with TDC on protection measures, but in the meantime we have been planting grey saltbush along the bank, which is a very successful coloniser.



**Inlet Walkway Loop**

There is still a lot of ongoing maintenance to be done around the Inlet Walkway. We had a couple of working bees recently, one to do weeding on the Wharf Road causeway and one at the Inlet Reserve (Adopt-a-Plots) to fill gaps and also to do a rubbish clean-up. It was pleasing to see there was a lot less rubbish than the last time when we were involved in a Big Beach Clean-Up. We will need another working bee at Wharf Road to fill the gaps with about 100 replacement plants. Watch this space!

We are really grateful to the volunteers who help at these working bees! Thanks also to Westbank Natives who have donated lots of plants to KMB. They are excellent quality and we really appreciate Pete Taia's generosity.



There's work going on between working bees too. Mike Tooker and his team are out regularly planting and doing maintenance in the wetlands at the Inlet Reserve and John Fisher is down there regularly, checking traps and planting. Thanks too to all those who have adopted plots and continue to maintain them. We currently have two plots that need volunteers to look after them, so if you are interested email us ([pandi.mosley@gmail.com](mailto:pandi.mosley@gmail.com)) about adopting one.

#### Thorp Bush

KMB is now focussing on Thorp Bush as our next major project area. Two projects are now under way, in coordination with TDC:

- Creating two interpretive signs on the history and ecological value of Thorp Bush.
- Enrichment planting of the bush with appropriate native species, initially concentrating on the understorey shrubs. There will be a working bee, **provisionally scheduled for Saturday 21/28 July???** to start the work. With Lynne Hall of TDC, we have marked out seven areas for planting (a total of around 180 plants), which will be monitored as a trial to see how easily plants can establish in the deep shade.

We hope you are impressed with all that work! Trust Power was—KMB was Regional Runner-Up in the Trust Power Community Awards, Heritage and Environment category in 2017.

The Committee is keen to have more members who have ideas and energy for new projects. If you think you might be interested, come along to one of the meetings, which are at 7.15pm on the third Monday of each month, at the TDC meeting room in Hickmott Place. The AGM is scheduled for September, this year, date to be confirmed.

Isobel Mosley  
Keep Motueka Beautiful







## Motueka Community Board

tasman district council

19 September 2018

Mr David Stephenson  
Tasman District Council  
E: david.stehpenson@tasman.govt.nz

Dear David

**Re: Proposal to install additional rubbish bins – Whakarewa Street, Motueka**

David, can I please introduce May Takahashi whom is one of the Motueka members of the Motueka Youth Council and the Youth Council representative who sits on the Motueka Community Board.

The Motueka Cluster of the Tasman Youth Council has been again very proactive this year and have advocated for a number of projects within Motueka. One such project is the relocating and installation of additional rubbish bins in Whakarewa Street, Motueka.

This letter is to provide a link for further discussions between the Youth Council and Council to progress this project. The Motueka Community Board has allocated \$2,000 from our Special Projects Fund to enable this project.

Can I thank you in advance for working with our local youth councilors and if you wish to discuss any of these or other issues further please feel free to contact me by emailing: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz) or by phoning 027 285 7075.

Yours sincerely

Brent Maru  
Motueka Community Board Chair

*Cc: Youth Councilor - May Takahashi; Youth Council Coordinator – Tiegan Maru*

Tasman District Council  
P.O. Box 123  
Motueka 7143  
Email: motuekacommunityboard@tasman.govt.nz





## Motueka Community Board

tasman district council

19 September 2018

Mr Jim Butler  
3 McGlashen Street  
Motueka

Dear Mr Butler

**Re: Proposed Tudor Street Pedestrian Island**

Jim, after much patience from you, can I finally formally respond to you in regards to your concern regarding the proposed pedestrian crossing / island for Tudor Street.

Mr Jamie McPherson, TDC Transport Manager confirmed at the September Motueka Community Board meeting that the project you described, a pedestrian island / crossing in Tudor Street had been proposed to be sited 15m back from the High Street intersection. This had however been placed on hold following the recent SH60 (High Street) proposal, which continues to be the case.

At the Board's request, Mr McPherson has confirmed that this specific proposal would not proceed without further community and board discussion and circulated an alternative option of a "mountable" pedestrian island at Tudor Street that could be located closer to the intersection as one alternative option. The ongoing challenge with improvements to SH60 will precede my appointment to the Board and ones that you probably have more knowledge and understanding of, but at this stage any improvements to High Street are currently awaiting the completion of the new business case which NZTA have agreed to fund.

Thank you for raising this matter along with the many observations and advice you provide to the Community Board, your input is always appreciated and welcomed. If you wish to discuss any of these or other issues further please feel free to contact me by emailing: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz) or by phoning 027 285 7075.

Yours sincerely

Brent Maru  
Motueka Community Board Chair  
Tasman District Council  
P.O. Box 123  
Motueka 7143  
Email: [motuekacommunityboard@tasman.govt.nz](mailto:motuekacommunityboard@tasman.govt.nz)





## Motueka Community Board

tasman district council

19 September 2018

The Secretary  
Nelson Drag Racing Association  
P.O. Box 7030  
Nelson

Dear Members

Letter of Support

The Motueka Community Board at its' September Board meeting unanimously resolved to provide a letter of support to your Association in regards to the renewal of your resource consent to operate Drag Racing at your current facility located at the Motueka Aerodrome.

Your events are unique, popular and the Motueka Drag Strip is the current home of Drag Racing in the Nelson / Tasman region I believe is an absolute benefit to Motueka.

Can I acknowledge the work of your association in organising and bringing such events to Motueka for over 10 years and on behalf of the Board wish you every success with your current application.

Please accept this letter of support for the Nelson Drag Racing Association's endeavors to continue to operate from the Motueka Aerodrome.

If you have any questions relating to this letter of support please feel free to contact me by email; [brentmaru@gmail.com](mailto:brentmaru@gmail.com) or by phoning 027 285 7075.

Yours sincerely

Brent Maru  
Motueka Community Board Chair

Tasman District Council  
P.O. Box 123  
Motueka 7143  
Email: [motuekacommunityboard@tasman.govt.nz](mailto:motuekacommunityboard@tasman.govt.nz)





## Motueka Community Board

tasman district council

19 September 2018

Mr Phil Peters  
Thorp Street  
Motueka

Dear Mr Peters

Firstly my apologies for not responding to the points you raised at the August Motueka Community Board meeting.

If I can provide you an update on the various points raised at both the August and September meeting as follows;

**1. Motueka Aerodrome Advisory Committee membership**

The appointment process for two independent members of the public to the Motueka Aerodrome Advisory Committee was agreed at the September meeting and an advertisement calling for expressions of interest will published.

**2. Speed limit Thorp Street North**

I have commenced discussion with the TDC Engineering department. Advice received is that the "setting of speed limits" is legislated and Council are currently building a list of speed limit review request which Thorp Street North has now been included. The timeline advised as this list would likely go out for consultation in the first half of 2019. Personally your request makes perfect sense and is a reasonable request and so I will happily advocate hard for this.

**3. Improved co-ordination**

The examples you provided of the current fibre install, future water reticulation projects that result in additional repairs and upgrading of footpaths and roads are absolutely valid. I live in Tudor Street and enjoy frequent walks around the town's footpaths and share the frustrations of the current state of these due to various works. How this could be better coordinated is a valid question and in recognising that the TDC is a large and complex organization, perhaps it should be a key expectation that the Motueka Community Board provides an oversight and governance role to see more collaboration.

Tasman District Council  
P.O. Box 123  
Motueka 7143  
Email: [motuekacommunityboard@tasman.govt.nz](mailto:motuekacommunityboard@tasman.govt.nz)



## Motueka Community Board

tasman district council

Thank you for raising the above points through the Public Forum and if you wish to discuss any of these or other issues further please feel free to contact me by emailing: [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz) or by phoning 027 285 7075.

Yours sincerely

Brent Maru  
Motueka Community Board Chair

Tasman District Council  
P.O. Box 123  
Motueka 7143  
Email: [motuekacommunityboard@tasman.govt.nz](mailto:motuekacommunityboard@tasman.govt.nz)



# Riwaka Croquet Club

61 Westmere Drive  
RD 1 Upper Moutere, 7173

Ph 03 526 6237  
email wooffw@xtra.co.nz

11 September 2018

Motueka Community Board  
Tasman District Council  
30 Commercial Street  
Richmond

## INVOICE

Item Description	Amount
1 Grant for the upgrade and repair of the Riwaka Croquet Club irrigation system as per our submission and approved as advised by Motueka Community Board Chair is his email dated 5 September, 2018	\$ 5,000.00
	<u>\$ 5,000.00</u>

Please pay by direct credit to our bank account

03-0693-0152188-000





**Marahau / Sandy Bay Ratepayers & Residents Association Inc.**

C/- Split Ridge, 102 Tokongawa Drive, RD2, Motueka 7197 – marahau.sandybay@gmail.com

20<sup>th</sup> September 2018

Mr Brent Maru  
Chair Motueka Community Board  
C/- Tasman District Council  
P.O. Box 123  
Motueka 7143

**Attention,** Verity Simpson - Secretary

Dear Ms Simpson -

**Re Motueka Community Board's 2017/18 Special Project Fund.**

Further to the Chairs letter of 20 June 2018 the Association is now in a position to progressively report and account for a portion of the \$ 10,000.00 grant made by the Community Board. There are 3 projects which have been completed and payment made, [total \$3,132.65] being;

- a) **Provision of a Defibrillator and Smash box.** This project was sponsored and coordinated by the Association in recognition that inevitably with large numbers of people visiting or passing through Marahau that from time to time there will be an incident involving a cardiac arrest. The unit is available 24/7 and is located at the Abel Tasman Centre, a popular meeting and gathering place. The Association entered into an arrangement with proprietors of the Abel Tasman Centre and the Outdoor Education Trust to contribute \$800.00 each with the Association picking up the balance of **\$1,034.65**. The unit was sourced from the Royal NZ Coastguard through their local Nelson 'agent' - Jennian Homes. \$1,034.65
  
- b) **Updating and Replacing the Marahau Information Board and Map.** The Association undertook to replace the outdated and well weathered Information Board and Map – again adjacent to the Abel Tasman Centre. There were 2 components – design and commissioning. The design was provided by Mat Tait Art and Design at a cost \$500.00. The Commissioning was undertaken by Specialised Print at a cost of \$598. The total costs are **\$1,098.00** \$1,098.00
  
- c) **Marahau Foreshore Gardens.** The Association commissioned Sue McGaw of 'Special Projects with Plants', to advise and assist in a proposal to upgrade and maintain the gardens adjacent to the rock wall revetment at Marahau. Sue is from North Canterbury and is recognised for her work in rehabilitating coastal areas. Besides an on-site assessment and consideration of options she ran three workshops for local residents which were held Friday and Saturday 14<sup>th</sup>/ 15<sup>th</sup> Sept '18. Her fee for the 3 days was \$600.00 plus travel costs of \$400.00. Her accommodation costs were provided and met by a local lodge and the Association. \$1,000.00

The supporting documents for each of these items are enclosed at Appendix I.

With respect the remaining items of Wetlands remediation and improvements to the existing Community Hall, we are awaiting a planting proposal for the Wetlands and subject to the lease arrangements being finalised [October 2018], will undertake a program of improvements which have yet to be scoped.

If this is all in order can payment please be made to our account - the details of which are;

Westpac, Motueka Branch 03 0693 0166109 00  
Marahau Sandy Bay Ratepayers and Residents Association [Inc.]

Please do not hesitate to contact me if clarification or further information is required.

The Association appreciates the funding contribution of the Community Board to the benefit of Marahau.

Thank you

Yours sincerely

  
John Ayling  
Secretary

**Appendix I**

**Documents attached**

- 1. Defibrillator** – Invoice from Jennian Homes – as agent for the Coastguard
- 2. Updating and Replacing the Marahau Information Board and Map** – separate invoices for design and commissioning
- 3. Marahau Foreshore Gardens** – the proposal that was received on which payment details have been noted

**TAX INVOICE**

# 17524  
**Invoice Date:** 27 November 2017  
**Account:** Marahau & Sandy Bay Residence & Ratepayers Association  
**Your Reference:** DEFTB/SMASH BOX  
**Our Reference:** ONCHARGE



Your personality Our expertise

**Jennian Homes Nelson Bays Ltd**  
 PO Box 3293 Richmond Nelson New Zealand  
 Phone: +64 3 544 4390 Fax: +64 3 544 4370  
[adminnelson@jennian.co.nz](mailto:adminnelson@jennian.co.nz)  
[www.jennian.co.nz](http://www.jennian.co.nz)

**Marahau & Sandy Bay Residence & Ratepayers Association**

GST # 92-950-859

INVOICE PAYMENT DUE DATE: 04.12.2017

DESCRIPTION	QUANTITY	UNIT PRICE	NETT
Defibrillator & Smashbox	1	\$2,291.00	\$2,291.00

PAID

Thanks *Alde*

*Donation from  
 Abel Toman Centre \$800  
 Outdoor Education Trust \$800  
 \$1600*

Where Goods and/or Services are supplied to the Owner pursuant to a "Construction Contract" as defined in the Construction Contracts Act 2002, then each invoice to the owner in respect of such construction work shall be deemed to be a payment claim pursuant to that Act.

INVOICE # 17524

Please make payments to:  
**Jennian Homes Nelson Bays Ltd**  
 06-0705-0367929-00

**SUB TOTAL** \$2,291.00  
**GST** \$343.65  
**TOTAL AMOUNT** \$2,634.65

# Mat Tait Art and Design

279 Sandy Bay-Marahau Rd  
 Marahau  
 RD2 Motueka

ph 03 669 2504  
 email mattait@mattait.com

Marahau Ratepayers & Residents Assc.

## Invoice

Invoice Number INV00305  
 Invoice Date 28/11/2017

Description	Quantity	Units	Unit Price	Price
Marahau Map and Board design 2017	1		500.00	500.00
<b>TOTAL</b>				<b>\$500.00</b>

**Terms Strictly 30 Days from Date of Invoice**

Bank Account number for direct payment: 030855 0382884 01  
 IRD No: 49 179 103

chg 347  
 29-11-17



{00012412018 print photography}

**TAX INVOICE**

Abel Tasman Lodge  
295 Sandy Bay-Marahau Rd  
Marahau, 7197

*Marahau Sandy Bay  
Rahapaya, Renda  
Aran*

Invoice Date  
28 Feb 2018

Account Number

Invoice Number  
INV-1761

Reference

GST Number  
109-417-058

Specialised Print  
51 School Rd  
Riwaka 7198  
RD3 Motueka  
[melissa@specialisedprint.co.nz](mailto:melissa@specialisedprint.co.nz)  
[www.specialisedprint.co.nz](http://www.specialisedprint.co.nz)

Description	Quantity	Unit Price	GST	Amount NZD
Marahau Signboard	1.00	520.00	15%	520.00
Supply printed 4mm ACM panel board - printed full colour 1 side with laminate included.				
As per quote				
Subtotal				520.00
Total GST 15%				78.00
Invoice Total NZD				598.00
Total Net Payments NZD				0.00
Amount Due NZD				598.00

**Due Date: 20 Mar 2018**

PLEASE NOTE NEW BANK ACCOUNT NUMBER

Please direct credit our account: NBS Bank 03-1354-0439939-00

Terms: Payment in full is due on the 20th of the month following invoice.

*B. J. 344  
20/4/18*



Sue McGaw  
Special Projects with Plants  
12 Osborne Rd, Amberley 7410  
0211522646, gayton.gardens@xtra.co.nz  
12-07-18

Att; Chris Rutledge *+treasurer*

**Proposal to assist with the development and maintenance of the gardens adjacent to the foreshore at Marahau**

- i) Planting plan to create an attractive garden along the foreshore that minimises the ongoing maintenance
- ii) Approach how to successfully manage the maintenance of the gardens utilising volunteers from the community.
- iii) Your qualifications and experience are well suited to this project.
- iv) Brief proposal outlining how you could assist us
- v) Fee for this work

I have many years' experience in landscape, restoration, revegetation, and assisted conservation works, including The Greening of Waipara, Te Ara kakariki, Conservation husbandry in Ohoka, especially saving the regionally rare plant *Astelia grandis* on two sites with the help of Environment Canterbury grants and work with private landowners. I have also done 2000m<sup>2</sup> pockets of revegetation and restoration work in Kakapo Bay Marlborough, and North Kaikoura.

Over the years I have frequently handled rare, threatened, or declining plant species for inclusion in new projects. I have just submitted a Master Science thesis in Ecology at Lincoln, specifically on the subject of encouraging and including second-stage and threatened species in existing plantings.

Another personal area of interest for me is in achieving high success rates for project planting. I expect and aim for a greater than 95%. This is achieved by understanding plant failures in the initial stages, and planning against these failures happening for the future, as well as education and encouraging small steps and enthusiasm in order to achieve these goals

Enthusiasm, expectation and the potential toward the increases in local biodiversity, are global and national issues, as global species decline each year! This is where I think Marahau enthusiasm could be encouraged and fostered.

**R E P**

Repair, Restoration, Revegetation

Enthusiasm, Education, Energy

Progress, Potential, and Pleasure. Let's enjoy our work!

*Handwritten notes:*  
 Paid 15/9/18  
 9/5/18  
 cheque \$400.00  
 sent to  
 u sent 15/9/18  
 cheque for \$400  
 (handwritten)

I have looked at the photos sent. Normally I attend a site and do physical and photographic, and desk research in a location before I offer a plant list and action steps plan.

Based on the photos sent these are my thoughts:

**I start with REP, Repair, Enthusiasm and Progress.** How can we make that happen?

Volunteers or better still, an active "Increase Biodiversity Group": biodiversity, beach, residents group working together, having a bit of social time. Keen meetings and enjoying the company and the result of hard work together. Up the enthusiasm with a project that raises the interest.

In my experience small steps achieves the big one! At ohoka I began with 5 areas, cleared 10m x 10m, then joined them up with paths, and made them bigger till I got 4 Ha sorted.

I suggest here, that we start with two plots, 10m, and earmark two more, we choose 4 special sites that have **Potential as 4 x Marahau Residents Sponsored Special Biodiversity Plots**

#### **Marahau Residents Sponsored Special Biodiversity Plots**

flora and fauna, habitat locations

... Gekkos, skinks, insects, birds

Include some of your regions threatened, rare, declining species, even starting with 2-3 of this kind of plant is a start, and by targeting four smaller areas to begin with, these are the first four areas to be tended to on you "group days". E.g **Marahau Foreshore Group**, (sounding more fun, or focussed than hard work I hope)

Think about plant groupings here, usually plant A likes to be next to plant B and C, so aim to plant A,B, and C, together in a group, especially if one is a threatened plant.

#### **Cut down on work, and create Enthusiasm**

I can see there are gaps, so some plants work well, some not, some get trampled on no doubt.

Without actually being there, here are some actions to suggest.

- i) Choose four high profile plots to begin with as suggested above
- ii) Celebrate what is working well, Eg coastal flax, and plant some more, perhaps in any group gaps or a couple of metres each end of the existing patch
- iii) Do not replant more of the failed plant unless the plant has failed for a reason such as human foot traffic, in this case make a defined pathway for the footpath
- iv) Aim to choose shade spreading plants, not necessarily tall, can be low and humpy, e.g coastal daisy, something to reduce weeds as opposed to grasses which require a lot of maintenance.
- v) Back to plant and habitat groupings idea. Take advantage of your local river stream, foreshore and natural debris. Create the habitats with logs and I see *Plagianthus divaricatus* is doing well so build on these plots
- vi) Important to put in some logs or half rounds or something to sit on.. by the High Profile or Special Interest plots, not necessarily the existing seats, but something defining your new special interest areas. "Nohoanga" is the concept of staying still and observing what is

- around you followed by appropriate action. I mention that because it is important to be “Pleased” with you work, and to see it grow. Enthusiasm is catching
- vii) Do small parts at a time. The Amberley beach residents have been instructed “on no account touch more than 10 plants on a daily walk!” Two plants a day is ok, and sometimes in the weekend I have seen the Ladies with their backpack, trowel and water bottle doing the “less than 10” they have adopted! At other times on their group days, they work together from 9 – morning tea, (brought via mobility cart, the elderly and the young people, bring hot scones and thermos) then work stops at lunchtime for shared simple BBQ. No more tasks till next time. With work and social time the enthusiasm stays up, followed by small consistent care spots by locals.

#### **My Suggested plan of action**

Travel up on a Thursday night. Stay backpackers nearby

#### **Friday: Research, Background and Planning Day**

I am happy to take anyone along with me to learn from me as I set up my research project background, so that we have good basis for the future progress.

I will take photos of as many floral and faunal species as possible, which I will later put onto the NZ Inaturalist website to form a local database. (Was NatureWatch NZ, now renamed). I can show anyone how to do this, and will be an important tool in your future progress, and may help with encouraging volunteers of all ages to be part of the Marahau Foreshore Biodiversity Group (profile.)

#### **Saturday, Sunday (stay with Local Host,)**

I am available to answer questions, work some plans together, consult, give practical tips, demonstrations, meet people, listen to ideas or any other activity you may suggest.

Leave about 3pm Sunday

#### **Follow on**

As per results of group ideas from the weekend;

To put biodiversity species photos on website (no charge this is my hobby)

To put together proposed plant lists or action plans based on weekend information: \$35/hr, typically 4-8 hrs)

#### **Costs weekend visit**

Travel: 385Km one way, plus some running round to explore the area locally to understand resources, plants, threats, failures, success, local information. \$400 min, \$500 max

Accommodation: Backpackers first night as likely to be late! I see prices seem to range from \$30 to \$120. I am more than happy to share a bunk room in modest accommodation. it is usually fun. I am very flexible.

4 nights (3 Scott (1 Ms Barbara))

I may bring a co- driver with me, but they would pay their own way for the experience of a great learning weekend. This may be Sam Bedford who has been with me on many other revegetation and restoration jobs, or a university student studying conservation. Accommodation up to you I am happy with anything.

My time: 3 days at \$200/day = \$600 minimum.

Saturday and Sunday: Consultation and information sharing days as suits you,

Friday: It is important that I apply the skills of my trade so that I can give of my optimum experience. I am happy to share my experience with and interact with anyone on that day too, but I will have a research goal to achieve first.

I am happy with \$200/day for the three days. If you think however, that more time is required of me, or my experience has been overloaded, or that there should be additional expenses accrued to me I leave that up to your discretion. I am not adding anything for my time driving there and back, nor for my time I would expect to create the photo nature data base for Marahau, and as I know expenses might be issue, have suggested \$400-\$500 for travel expense only.

I hope this has been helpful and that I have answered as many Questions as possible for you at this preliminary stage.

I have really enjoyed talking with you about Marahau and researching potential plant lists and information about the area which looks very exciting.

I think The Residents are very lucky to have such an interesting locality to work with and enjoy.

Thank you,

Sue McGaw

**Subject:** RE: Motueka Community House

Hi Brent (and greetings to other members of the community board)

Thanks for taking the time to come in today, and apologies for any confusion but our meeting is actually the day after yours not the day before. I'll talk to our Committee who I have copied into this email about meeting before your meeting so we can discuss the content of your email.

It is unfortunate that both TDC and the Community Board did not take the time to contact us about the issues involved prior to the funding being placed on hold, as we're generally a very approachable lot, but thanks for making the effort to come in today as we all want to work together for the best of our community.

Warm wishes

**Rae Dozell – Coordinator**

: Brent Maru <[Brent.M@sporttasman.org.nz](mailto:Brent.M@sporttasman.org.nz)>

**Sent:** Tuesday, 2 October 2018 1:48 p.m.

**To:** Community House <[motuekach@xtra.co.nz](mailto:motuekach@xtra.co.nz)>

**Subject:** Motueka Community House

Hi Rae,

Just following up on our conversation today and please feel free to pass on to your committee.

Your email is correct the Board at my recommendation did not approve the \$20,000 proposed expenditure from the RFC's at the September Board meeting. The Board provides final recommendation of the RFC's and so I am not sure why had been sent the previous email approving this amount and so can understand the frustrations now in receiving a subsequent email declining the funds, and the frustration is probably shared by TDC staff.

To date the feasibility study has looked at two sites for a Library for Motueka being the existing site or at Decks Reserve. This has been released for community feedback and from my personal view I believe that Decks Reserve is the best location.

In not approving the proposed \$20,000 is no reflection on the important and tireless work of those based at Community House but is to ensure that prior to any expenditure surrounding Decks Reserve that all aspects have been considered and discussed. I believe it is prudent that before issuing long term leases and allocating public funds that those who are responsible for making informed decisions have all the information. For Community House it is about understanding if the existing Library should it be vacated would it be an opportunity for Community House, what are the long term maintenance costs of both Community House or the existing Library and what is the view of the MCH Board. Unfortunately the email on the funding outcome came before the contact to meet with your Board to seek these answers from you.

You mentioned you have a Board meeting the day prior to ours, Monday 15<sup>th</sup> October, if we can get staff to this would it be possible to perhaps for the Board to meet as part of your meeting and we can talk through this?

So apologies for the mixed messages on whether funding has been approved or not, good news is although it has been removed for 2018/19 allocation it has not been re-allocated, but just keen to firstly talk with you all and ensure that all the options have been discussed. You also raised some other questions about who owns the building and the current loan repayments being met so would be good to understand this. I do try to at least respond to every email within 48hrs and as such please update my email to [brent.m@sporttasman.org.nz](mailto:brent.m@sporttasman.org.nz) (the old sportmot one is no longer allocated) or my number is 027 285 7075. Thanks for going easy on me today Rae!

Regards **Brent Maru**



021-1199373 David Proctor

**Step Up – Mental Health Housing Initiative**



**Overcrowding in the home causes severe mental stress for all family members**

**exacerbating negative social behaviours, across generations**

**Step Up** – is a group of concerned individuals, church members, local business owners and community advocates, working together to encourage community involvement in providing practical help and support to local individuals and families facing difficulty living with mental health issues that are compounded by overcrowded, unsuitable or inadequate housing.

The group is particularly interested in providing safe, warm, comfortable housing, to high functioning adult patients, in need of independent, affordable, private, living space.

**Founded by David Proctor** – a local resident whose family has suffered generational mental health issues. David’s efforts to help his family and the greater community, are welcomed and supported by local Police - who attest that, up to 50% of Police time is spent responding to domestic incidents - where the mental health of the whole family is a contributing factor.

Financial stress, unemployment, depression and home detention, mean young adults are commonly compelled to stay home, longer. **If the family home is not a healthy stable environment, they cannot escape from it.**

Addressing housing for those with mental health issues particularly, will reduce the social and financial costs, currently associated with increasing rates of; domestic violence, depression, suicide, addiction, aggression, property destruction, vandalism, verbal and physical abuse and child or elderly neglect.

**Step Up – Housing initiative - Working Group Plan**

**Objective**

**To assist in reducing the negative impact of mental health issues, on Motueka families and the wider Tasman community, by providing individuals - living with, or recovering from mental illness, a practical pathway to rent a self-contained, transportable “tiny-home”.**

**Step One**

Enlist supported from Key members of the community; the Police, social services, Motueka Community Board, TDC Councillors and local business owners, landowners, church members and others in the community, generous of spirit – to offer practical help and support, to mental health patients and their families.

**Step Two**

Work with government agencies; District Health Board - mental health services, MSD, Work & Income, TDC and home suppliers - to coordinate housing supply with available home sites.

Home sites could be as simple as – a spot at the back of the family section, separate from the main house

Work with local land owners, TDC and Motueka community Board to identify land, (unsuitable for traditional housing), that could be made available for home sites to rent on a short or long-term rental basis.

**Step Three**

Secure a working relationship with a housing supplier and developer to build and provide a range of studio and one-bedroom homes on wheels, at an affordable rental. \$160 - \$250 per week.

**Step Four**

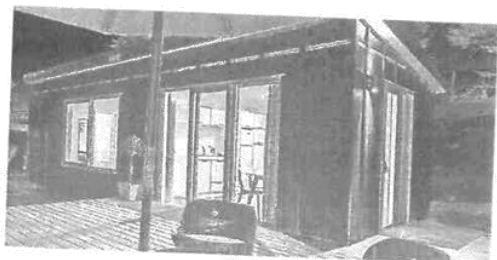
Establish a neighbourhood of small/tiny homes, with a community space, ablution block and laundry facilities - within walking distance of shops, services and medical centres.

**Progress to date.**

**Steps one and two** are well underway, with letters of support and offers of assistance coming in.

**Step three** is in negotiation with local company VHL, to supply 10+ transportable, sleepouts and self-contained homes, available for rental, between \$130 and \$220 per week. (Prices to be confirmed. Delivery and installation staggered over two to three months).

**Step four** is also in negotiation, working with local landowners, but we hope TDC and the Health Board will be able to make underutilized crown land available for homesites for rent.



**For further information contact**

David Proctor Ph

Julie Jacobson Ph 03 5285238

[Julie.jacobson247@gmail.com](mailto:Julie.jacobson247@gmail.com)



**Affidavit – 1 October 2018**

**By Julie Jacobson – 93 Trewavas Street, Motueka 7120**

**Ref: David, Sefton and Lukas Proctor**

Attached is an email sent to Sargent Grant Heney – Motueka Police August 27, 2018.

The email explains some background as to how I became involved with David and his family and my support for his efforts to house the homeless – especially those with mental health issues.

The bottom line is, I have given David – and Sefton – a place to live and support, as best I can, for more than a year. I have invested many hours in trying to navigate the web of court cases, fine payment plans, medical treatments, appointments and - in my opinion – the professional neglect of his legal aid paid, representation.

David became homeless in the winter of 2017. He had been living in a broken house-bus at the Recycle Centre in Mariri. He ran a small business selling items given to him, by people heading to the dump. A new site manager, objected to the landowner about allowing David to live there, and even though David had a rental relationship with the landowner, he was ultimately evicted when TDC were notified that his bus was not a fit dwelling.

I reached out to family and friends to help rebuild David's bus into a self-contained transportable home. People have been extremely generous, and the project is almost complete. But we have found it almost impossible to find him somewhere to park it.

It has not been easy – walking the walk – with David.

I do not have a large piece of land. 1019sqm. I have been happy to help David. I continue to be impressed with his perseverance and refusal to give up on Sefton and Lukas.

However, sharing our property and giving up my family's privacy, has been difficult.

I have reached the limits of my ability to continue to offer David and his bus, refuge at my home. I encourage you to support David, and his 'Step Up – Working Group Plan' to house the homeless.

Sincerely,

Julie Jacobson



Background - Email to Grant. Heney  
Police.

Julie Jacobson <juliejacobson247@gmail.com>

David, Sefton and Lucas Proctor

5 messages

Julie Jacobson <juliejacobson247@gmail.com> Mon, Aug 27, 2018 at 1:21 PM

To: Grant.Heney@police.govt.nz

Dear Grant

We have met on a few occasions, I was the 'Our Town Motueka' coordinator for two years - we met about security for the Christmas parades in 2014 and 2015 - and you knew my mother - she owned the High street block of shops that Damien O'Connor has an office in.

You came to my house the other day to speak to David.

I am writing to explain my association with the Proctor family and to let you know what I have learned about them in the last few years.

David Proctor was introduced to me by my brother Richard McCulloch, who met David through a voluntary church 'Men's group', that worked on our house at 93 Trewavas Street, to repair damage caused by a tenant from hell. David stayed behind for a further 3 weeks (voluntarily) after the rest of the men's group left, to help my brother finish. We were very grateful and my brother was impressed with David's sincerity and honesty.

I knew about David's history with drugs and incarceration - but I admired his commitment to sobriety and his continued efforts to be accepted by the community. (Walking 12klms from his home in Central Road to cook breakfast for the men's group and often working for nothing for people to show willingness.)

He had worked for nothing at the recycle center, for 4 months before the owner gave him a small space of his own to rent in 2015. He was living in his broken house-bus at the recycle center, and running a little 'buy and sell' business of secondhand items. He had no transport and I would make sure he got to doctors appointments and had food. I would check in on him a few times a week. We talked at length about his past. His childhood - in and out of foster care - the abuse he suffered and how he came to the Nelson area, 20 years ago, to avoid pressure to join gangs in the North.

David's family's problems, with the mental health system and CYPs care, began generations ago and are systemic. His mother had been a 'ward of the state'. A Scottish refugee from the second world war, she arrived here on a boat alone at the age of 16. Married an alcoholic very young, then divorced and remarried having 4 or 5 kids along the way. David was taken from his mother and put in state care at the age of 7.

David's Son Sefton - was born with an autistic condition - he was taken into care when he was 9 and (like his father), suffered serious abuse, while in the care system.

David's family's home in Central Road, is not his home. 2/3 of the home is owned by his wife Kiri - who inherited it from her father - and 1/3 is owned by his wife's ex husband and oldest step son. Not the kind of situation anyone would feel comfortable in. Failure by anyone to take responsibility for the home is the cause of much disagreement between the adult male children and is the main cause of unbearable tension in the home. He left the family home, and began living in the bus more than 2 years ago.

While David and his family's manner and appearance illustrate their lack of civil and social skills, they are simply a poor family, with deep seated problems, angry at the system but genuinely trying to do the best they can. They may never be model citizens, but they are not a lost cause. I believe most of the

Gmail - David, Sefton and Lucas Proctor Page 1 of 6

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disruptive behavior could be significantly modified, if Sefton and Lucas had independent homes to go to, away from the daily family tension.

In the winter of 2017 David was squeezed out of the recycling center by a new owner and his bus was pushed into a field. After loosing his wee business and being told he could not continue to live there, David was depressed and needed somewhere to go. So, I allowed him to stay in my garage until he go something sorted.

I knew Sefton by sight and had found him to be a very pleasant boy, whenever I spoke to him. He began coming round to visit his father and it was then that I began to understand the complexity of the situation. I gave Sefton a room of is own and for several months he stayed close to his Dad and was happy.

Removed from the home situation, feeling loved and welcome, he did not get into any trouble. I allowed both David and Sefton to receive mail here at my address and I helped them with paperwork.

Their situation is very complicated, but there are a couple of triggers I have observed;

Sefton is prescribed strong drugs as treatment for his mental illness. These drugs make Sefton either zombie like or hyperactive. During his time staying with me, he would appear to be at his best when not taking the drugs. However, I am not a doctor, David has tried to talk to the doctors, but as Sefton is an adult with no legal guardian, David is not making much headway.

Many of the problems with Sefton, are caused by drug users in Motueka. They know the kind of drugs Sefton is prescribed and they hound him for them - feigning friendships, bribing and threatening him if he refuses. David tries to keep the medications under his control, only giving Sefton the dosage for the day. But this is easily disrupted when Sefton is not staying with David.

It has also come to my attention, that Sefton's issues with the court system have been compounded with numerous charges against him for not wearing a bike helmet, going back to 2010 when he was only 15 or 16. I know that Sefton was recently given a letter by his doctor to confirm he should be exempt from the helmet rule, due to his autistic issues with touching his head. I don't know if the police were informed by his doctor or if Sefton ever gave the police a copy of the letter, but I know it exists, as I have seen it. Please let officers know, Sefton has a letter exempting him from the helmet law.

The system is not working for this family. Having reached out to the legal firm charged with representing David in his mental health and sensitive claims cases - including Sefton's, I find that they have not communicated with him in over a year - other than to have him sign papers to agree for the state to pay them legal aid of \$250 a week. They have not been active in his case for many years but continue to receive the payments. It took them 6 weeks to get together the file, then they sent him a telephone book sized list of questions. Which we completed and returned. Still with no active response. The amount of paperwork required is overwhelming for anyone, let alone a man with limited literacy skills, but he is trying. Lucas had attended high school with my daughter, they were not friendly, but I knew him to say hello. Lucas does not have the clinical mental health challenges that Sefton has to cope with, but he is a young man surrounded by dysfunctional family chaos, with nowhere to go. He needs a place to live away from the noise. Lucas has also began staying here from time to time. No license, no transport and no job prospects yet, but I am working on that. He is a good worker, I have had him help me with projects. I am trying to help him find work.

In April of this year, circumstances changed for me as my partner from the USA has come to live here, I need the space back. So Sefton was a couple of weeks ago, that he had to go home to his mothers house. He has found this hard to cope with and has recently been unsettled. David's bus has now been refurbished with the help of the men's group and my family and friends. He is looking for a spot to park the bus long term and then will have a place for Sefton, as the bus has two sleeping areas. I hope this will make life easier for them and you. (Any help in finding a spot would be appreciated).

I am not a psychologist, but I do care deeply about the plight of the lost members of our community. Particularly those who are homeless. I am working with local land owners and developers to make more land available for relocatable housing and hope to be a part of the solution.

Gmail - David, Sefton and Lucas Proctor Page 2 of 6

<https://mail.google.com/mail/u/1?ik=d149ee8927&view=pt&search=all&permthid=thread-...> 9/30/2018

David's family are all 'known to the police'. I understand there have been serious issues with family violence and petty crime in the past. I also know the whole family feels that people judge them based on rumour and reputation. However, I continue to be impressed and encouraged by David's efforts - in the face of impossible odds - to manage the minefield of court cases, doctors and issues arising from Sefton's mental health and Lucas's unhappiness.

I am also impressed with David's disdain for hard drugs and alcohol. He understands the damage they caused him and his children. We have a 'no alcohol' policy at our home and I have had no need to enforce this rule. David hasn't had a drink in many years and the boys respect the rule when they are here. Having recovered from years of heroin addiction and methadone treatments, David has been sober for 15 years. I know how much David hates 'P' and how it destroys peoples lives. He is angry and wants to stop it, but he does not know who the people behind it are. If he knew exactly who or where it was coming from, I would have heard about it. All he seems to know is, that he has been told it is coming from the [redacted] area.

He is also very concerned about gangs setting up in the area. I know that a number of Mungrel Mob members are staying at the Old MacDonald's farm in Marahau, because I am friendly with the owner of the property, but I was the one who told David, so he had no idea.

The purpose of my writing, to local police and particularly you Grant, is threefold:

1. To give you my contact details, so you can reach me, if I may be of help in the future
  2. To explain my involvement with David and the family and to let you know that I hope to continue assisting to make life easier for them (and you), by working to find them homes
  3. To give a view of David, from another perspective. Having known him for more than 4 years and having lived in such close proximity for almost a year, I see a reformed man. An artist. Working hard to, regain his personal independence and build back the trust of people in the community. I see a caring and generous father and grand father, keen to help his children avoid the struggle he has been through in life.
- Thank you for your time and attention

Sincerely  
Julie Jacobson  
93 Trewavas Street  
03 528 5238  
021 277 0904