

## Complete submissions – listed in order of speakers at hearing

### Table of Contents

SubmissionID	Full Name	Reference
19636	Mr & Mrs John & Sally Palmer	Page 2
19683	Ms Eileen Stewart	Pages 2-3
19663	Mr Brent Prestidge	Pages 3-4
19468	Mr David Armstrong	Pages 4-5
19670	Mr David Mitchell	See attachment 1
19488	Mr Geoff Campbell	Page 6
19481	Dr Paul Mosley	See attachment 2
19603	Mrs Isobel Mosley	See attachment 3
19504	Mr Robert (Bob ) Cooke	Pages 6-7
19605	Ms Sharon Bensemann	See attachment 4
19616	Mrs Gillian Pollock	See attachment 5
19664	Mr & Mrs David and Ruth Cook	Page 8
19682	Mr David Ogilvie	See attachment 6
19668	Ms Olivia Hall	See attachment 7
19671	Ms Jaqui Ngawaka	See attachment 8
19672	Mr Ian Shapcott	See attachment 9
19666	Mr Mike Ingram	See attachment 10
19645	Mrs Elizabeth (Beth) Bryant	See attachment 11
19657	Mr John Ayling	See attachment 12
19662	Mrs Maree Cook	See attachment 13
19589	Mr Paul Mony	Pages 9-10
19590	Mr & Mrs Don & Sue Sache	Pages 11-12
19648	Mr Ross Loveridge	See attachment 14
19656	Mr Murray Wratt	Pages 12-13
19571	Mrs Linda Jenkins	See attachment 15
19642	Mr Jim Butler	See attachment 16
19591	Mr Steven Hodges	Page 14
19631	Mr Barry Dowler	Page 14
19553	Mr Martyn O'Cain	Pages 14-15
19553	Mr Martyn O'Cain	See attachment 17
19620	Mr Scott Gibbons	Page 15

**Complete submissions – listed in order of speakers at hearing**

SubmissionID	Full Name	Topic	Opinion	Submission
19636	Mr & Mrs John & Sally Palmer	09 Reserve development (playgrounds, landscaping etc)	Yes	TDC attempts at at some parking control at Stephens Bay has been a dismal failure. Boat trailer owners increasingly use Stephens Bay to launch instead of paying at Kaiteriteri and walking a distance from the trailer park. Increasing charters embarkation so at Stephens Bay put more pressure on all day car and trailer-parking and should have an activity agreement with council. TDC needs to consult with residents and the general public regarding the extent of ongoing issues at Stephens Bay.
19636	Mr & Mrs John & Sally Palmer	11 Walkway linkage Kaiteriteri to Stephens Bay	Yes	We applaud the TDC' vision concerning the walkways in the Kaiteriteri, Dummy Bay, Stephens and Tapu Bays. These walkways should provide the greatest degree of access which makes the most sensible use with neighbours helping with maintenance as they are willing. Too often we are told not to touch these areas when we are only too willing to get rid of weeds, problem exotic plants etc. Increasing tourism and housing developments in the greater Kaiteriteri region makes preservation of public spaces more crucial than ever.
19636	Mr & Mrs John & Sally Palmer	12 Walking track between Anarewa Point and Tapu Bay	Yes	We applaud the TDC' vision concerning the walkways in the Kaiteriteri, Dummy Bay, Stephens and Tapu Bays. These walkways should provide the greatest degree of access which makes the most sensible use with neighbours helping with maintenance as they are willing. Too often we are told not to touch these areas when we are only too willing to get rid of weeds, problem exotic plants etc. Increasing tourism and housing developments in the greater Kaiteriteri region makes preservation of public spaces more crucial than ever.
19636	Mr & Mrs John & Sally Palmer	30 Any other comments on Draft Plan content	N/A	We believe that all public areas ie road, esplanade, recreation reserves should be preserved in public ownership. Reserve neighbours should have only short term written agreements for use of these public areas.
19683	Ms Eileen Stewart	17 We are proposing to lease part of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. The public could hire this facility when not used by the Club. The proposed lease period is 34 yrs. Do you support this proposal?	Yes	Support

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19683	Ms Eileen Stewart	18 Development of Decks Reserve could be planned in a more cohesive way, highlighting this area as the central heart of Motueka town. What would you like to see included in a future development plan for Decks Reserve?	N/A	<p>Classify the whole area known as Decks Reserve as a reserve. Retain Community House, Kiyosato Garden, iSite building and Historical Footpath and carpark.</p> <p>Reasons:</p> <p>1) This is the only green space adjacent to and easily accessed by most of the central businesses and shopping area. It is used by a wide cross section of people - tourists, business lunchers, dog walkers, children (playground), teenagers and all those who just want a green space to relax in.</p> <p>2) Community and Councils have already spent much time and money developing an attractive area, so it needs to be protected.</p> <p>3) No further building allowed.</p>
19683	Ms Eileen Stewart	21 We are proposing that the area in front of the Motueka Museum is kept free of commercial uses, other than for outdoor dining associated with the museum café. Do you agree?	Yes	Providing Service Clubs are allowed to use it to make money for community projects.
19663	Mr Brent Prestidge	17 We are proposing to lease part of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. The public could hire this facility when not used by the Club. The proposed lease period is 34 yrs. Do you support this proposal?	Yes	<p>Sports Park Motueka We would implore Council, should the Huia R.F.C clubrooms go ahead, to dovetail into Huia's inevitable requirement for car parking, pave the full area between Manoy and Talbot Street. Previously there has been plans to join these streets, it has been on and off the draft annual plan for a while now, which is a shame as we feel this would be an improvement for traffic management in Motueka, especially in regards to school traffic. As such a paving parking area with access from Talbot and Manoy Street would possibly be a better option as parking on the west wide of Motueka is sparse. The parking area could be utilised by Parklands faculty, freeing up street side parking along Pah Street. A dedicated bus bay for Parklands along Talbot would also contribute positively for safety and traffic issues at the top end of Pah Street. (High Street intersection, Supermarket car park etc). We understand there are plans for a pathway from Grey Street through Motueka High School to the centre of town. If it could link in some way to the new parking area at the Sports Park we feel would be a benefit. The location of the proposed community pool would further enhance the value of this proposal, providing a central</p>

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				parking area adjacent to the commercial recreational and educational areas in Motueka.
19663	Mr Brent Prestidge	18 Development of Decks Reserve could be planned in a more cohesive way, highlighting this area as the central heart of Motueka town. What would you like to see included in a future development plan for Decks Reserve?	N/A	Decks Reserve. We feel it would be prudent to leave Decks Reserve wholly or in a large part unclassified. The reasoning behind this is the area and location make this a vital area in the commercial heart of Motueka that must be so designated as to seamlessly fulfill roles relevant to the growth of the town. Classification could well preclude Decks Reserve as a viable option for unexpected opportunities as Motueka moves forward.
19663	Mr Brent Prestidge	21 We are proposing that the area in front of the Motueka Museum is kept free of commercial uses, other than for outdoor dining associated with the museum café. Do you agree?	Yes	Museum. We feel this area in front of the Motueka District Museum is under utilised. With several cars parked in this off street area, it limits use for events and is a safety concern as well.
19468	Mr David Armstrong	04-06 Building Partnerships	Yes	Overall I am pleased to see in the draft plan explicit statement of the need to partner with iwi on reserves planning and management. This is a very important foundation.
19468	Mr David Armstrong	17 We are proposing to lease part of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. The public could hire this facility when not used by the Club. The proposed lease period is 34 yrs. Do you support this proposal?	Yes	Anything that helps make the Sports Park area (between the school and CBD) a more integrated and better used community and sports facility will be good for the town. At present it's all a bit under-developed and certainly unplanned. Help with building and maintaining an enclosed swimming pool where the high school pool is would also help this potential "sports hub" enormously - TDC should assist with funding and maintaining this.
19468	Mr David Armstrong	18 Development of Decks Reserve could be planned in a more cohesive way, highlighting this area as the central heart of Motueka town. What would you like to see included in a future development plan for Decks Reserve?	N/A	The planned library for this reserve presents a vital and unique opportunity to make Decks Reserve the heart of the Motueka community, where people can go to, relax, recreate, meet, celebrate and learn. The existing i-Site and Kiyosato Gardens and playground will help this. The exact siting of the library will probably affect the historic path and plaques, but this should be relocated where necessary and the plaques affected moved to the new path line. If the library is at the favoured Wallace Street end, the picnic facilities currently bordering Wallace St can be moved to the northern side of the library and other landscaping done around the library and between the library and i-Site building to connect between the buildings and to the large green space remaining. The central green area should remain at perhaps no less than 75% of its existing area, to enable large outdoor events to be run unimpeded by landscaping. An inviting connection between the library surrounds and the Kiyosato garden area would be needed. And if the

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				library is set back from the Wallace Street footpath by 4 metres or more, some good quality landscaping should fill the area between Wallace and the library entrance. The present children's playground is probably fine where it is, and could have a bit more equipment added and an inviting visual connection made between the library and playground.
19468	Mr David Armstrong	19 Thorp Bush - entranceway upgrade etc	Yes	I am very pleased to see current planning for a better, safer and more inviting and educational western entrance to Thorp Bush, and ideas for interpretive signs around the natural bush walkway. It is vital that the entrance and current playground area be kept separate (for planning) from the rest of the bush, which is an ecological taonga and must be retained in its native state. There must be no clearance work done to the bush undergrowth; and at least some of the small grassed open spaces within the bush should be replanted with appropriate natives. Despite the common perception that the bush is a hiding place for criminal and antisocial activities, this is very much overplayed and I have never felt unsafe when in the bush (I often go) in the 9 years I've lived nearby. Ideally, in time, the main walking track loop within the bush could be boarded for walking to discourage mountainbikers from going off-track and damaging bush.
19468	Mr David Armstrong	21 We are proposing that the area in front of the Motueka Museum is kept free of commercial uses, other than for outdoor dining associated with the museum café. Do you agree?	Yes	Largely yes. The only exception I would like to see would be allowing one or a few specific regular event(s) on a regular basis involving sales. I'm thinking specifically of say a monthly farmers market held in the summer evenings (after surrounding shops close). Also the odd community event such as mid-winter and Starlight Parade evenings when food sales could be permitted (after retail hours). I think a monthly or even weekly farmers market in this area over tourist months would be a great bonus for the town and for visitors.
19670	Mr David Mitchell	See attachment 1		

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19488	Mr Geoff Campbell	30 Any other comments on Draft Plan content	N/A	<p>We recently held a neighbourhood function at the Tokongawa Recreation Reserve, attended by 32 people from our subdivision. It was a sunny evening and it would have been greatly appreciated if we could have been seated at 2 picnic tables (capable of holding sun umbrellas).</p> <p>We are organising future events to be held at the reserve. The public have been observed using the reserve, and have been using the low rails as seating!</p> <p>Picnic tables would have certainly benefited them. This area has in the past been used as a rescue helicopter landing pad, therefore the placing of the tables should be at the perimeter of the grassy reserve area.</p> <p>This area is currently being used for recreational games.</p>
19481	Dr Paul Mosley	See attachment 2		
19603	Mrs Isobel Mosley	See attachment 3		
19504	Mr Robert (Bob ) Cooke	30 Any other comments on Draft Plan content	N/A	<p>I would like to see a new walk and cycleway from the Motueka Saltwater Baths to the eastern end of Old Wharf Road through the Motueka Trewavas Street Foreshore Reserve.</p> <p>This walkway proposal would complete the walkway loop around Motueka and even in the rough condition that it is in now it is still well used by the public.</p> <p>Push chairs / prams and mobility scooters are not able to use this area as is.( Sand)</p> <p>All walk &amp; Cycleways in the Motueka Ward require more maintenance to keep them at a reasonable standard.</p> <p>Most of the walkways in the Inlet and foreshore areas are now over 10 years old and require upgrading.</p>
19504	Mr Robert (Bob ) Cooke	30 Any other comments on Draft Plan content	N/A	<p>[Email from Bob, received 4 March 2019]</p> <p>Hi Anna,</p> <p>New Walkway</p> <p>Received your schedule of submission hearings this morning and unfortunately I will be away from Motueka for the week of the 20th March.</p> <p>I purposely left my submission short,as I was going to stress the importance of my submission at the hearing.</p>

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				<p>I am the person that has been responsible for the design and construction of all the walkways in Motueka over the last 20 odd years and the last one I was intending to construct was the Motueka Foreshore Reserve Walkway from the Saltwater baths to the Motueka Quay via the Foreshore Reserve.</p> <p>This walkway should be constructed as all people are not able to stumble their way through the soft sand which has been a problem for many years and although some damage was done while a building contractor was refurbishing a dwelling it is now no worse or better than it was 50 years ago.</p> <p>A 1.5 metre crusher dust walkway level with the grassed Reserve would be beneficial to all who wish to see this lovely Reserve. People who wish to walk on the grassed areas will have a choice, but my experience is that once a walkway is established most people will use the path.</p> <p>Mobility scooters are not able to use this area the way it is.????</p> <p>Walkway maintenance More funding is required for Walkway maintenance as a lot of the Walkways in Motueka are not in a good state of repair at this stage. My advice would be to have a 5 year cycle which means that those walkways that require attention are first on the list and so on and after 5 years all walkways have had the attention required.</p> <p>Objectors I realise that there will be some personal objectors to my proposals, but I do think of the community as a whole and it seems objectors are everywhere these days for all sorts of reasons. I would like the chair person at the Reserve management plan hearing to read out my interests if possible.</p> <p>My apology to be recorded please.</p> <p>Regards R.J. ( Bob Cooke )</p>
19605	Ms Sharon Bensemann			See attachment 4
19616	Mrs Gillian Pollock			See attachment 5

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19664	Mr & Mrs David and Ruth Cook	22 Fearon Bush Recreation Reserve	N/A	<p>Re Fearon's Bush Recreation Reserve</p> <p>We support the Objectives and Policies laid out in the Draft Motueka Ward Reserve Management Plan No's 1-4</p> <p>We believe the remedy for the destruction that has already occurred to Fearon's Bush should include specifying Long Term Plan funding to ensure that these Objectives and Policies are achieved.</p> <p>To obtain access to this public reserve as opposed to accessing the Motor Camp it would be possible to develop an access way on the Eastern side of the Reserve fronting on to Fearon Street. This access would make a good part of the remaining bush available to the public.</p>
19664	Mr & Mrs David and Ruth Cook	30 Any other comments on Draft Plan content	N/A	<p>Re Tapu Bay Reserve</p> <p>We would like to see the iconic Krammer bach retained. The bach has historic value as an example of New Zealand's cultural history which has almost disappeared.</p> <p>We would like the council to work with the Historic Places Trust on keeping the building.</p>
19682	Mr David Ogilvie			See attachment 6
19668	Ms Olivia Hall			See attachment 7
19671	Ms Jaqui Ngawaka			See attachment 8
19672	Mr Ian Shapcott			See attachment 9
19666	Mr Mike Ingram			See attachment 10
19645	Mrs Elizabeth (Beth) Bryant			See attachment 11
19657	Mr John Ayling			See attachment 12
19662	Mrs Maree Cook			See attachment 13



SubmissionID	Full Name	Topic	Opinion	Submission
19589	Mr Paul Mony	13 Tapu Bay - new public toilet	No	<p>Dear Sir/Madam</p> <p>With respect to the above, as owner of 7 Tapu Place, Tapu Bay: adjacent to the service road and beach.</p> <p>I object and disagree with Paragraph 12 to erect a toilet block or facility on Tapu Bay Reserve.</p> <p>Firstly this is a Tapu and the local Iwi need to be consulted and will not be in support of this.</p> <p>Secondly this is a Reserve and breeding ground for birds, fish and ocean life.</p> <p>Thirdly the Tapu Bay area, is actually on or lower than sea level and a flood plain. ( meaning every ten to fifty years the area will be adversely affected by flooding water).</p> <p>An environmental impact study would need to be properly conducted before any building is erected any where in this area.</p> <p>Fourthly, there is a toilet facility at Stephens bay that adequately services the entire area of Stephens bay and Tapu Bay.</p> <p>This toilet facility is visible to the main road so cannot be target to vandalism and abuse, where as Tapu Bay Reserve is hidden from the road or neighbours and open to freedom camping abuse, vandalism etc.</p> <p>Please can our rates be utilised for better use, more urgent and environmentally friendly matters, like patrolling the area for reckless jet skiers and unruly dog handlers who let their dogs off the leash, some having up to five dogs running wild here.</p> <p>Perhaps you can erect a better facility for them to manage the dog doo. I have personally witnessed many ( at least two out five people) simply leave the dog doo, some cover it with sand and others pick it up and throw it into the bushes. This foreign matter will ultimately wipe out the reserve's delicate ecological own waste management.</p>

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				<p>The Tapu Bay Reserve is a Tapu and a very unique secluded and natural beach reserve area. It needs to be kept as simple and natural as possible.</p> <p>A well constructed walk way joining it up with Stephens bay with natural rock etc. will be more beneficial for all visitors, bathers and walkers.</p> <p>Please do not listen to the ridiculous hearsay about people abusing the reserve by defecating in the bush. I have never in four years witnessed anything remotely of this nature.</p> <p>The urgent need for someone to use the toilet, is a 90 second walk at Stephens Bay.</p> <p>Please confirm receipt of my objection.</p> <p>Kind regards Paul Mony</p>

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19590	Mr & Mrs Don & Sue Sache	13 Tapu Bay - new public toilet	No	<p>With reference to paragraph 12: Installation of toilets at Tapu Bay Reserve</p> <p>Dear Sir,</p> <p>I am a the owner of 11 Tapu Place My house is adjacent to the reserve access road and will be close to the proposed site of the toilet block</p> <p>I strongly disagree with the proposal to erect a toilet block.</p> <p>There is no need to build any toilet facilities. There is a block of toilets at Stephens Bay which already provides adequate toilets for the area.</p> <p>The reserve does not have a problem with people urinating or defecating in the reserve. All comments regarding this are anecdotal. I have never had to admonish anyone for abusing the reserve.</p> <p>The majority of Tapu Place residents do not want a toilet block on the reserve. We do not see it benefiting the area in any way. Those who support the proposal are a small vocal minority.</p> <p>The reserve has only one small “no overnight camping” sign which is either not seen or ignored by overnight freedom campers who are becoming a problem.</p> <p>The addition of a toilet block will only exacerbate this problem and encourage such people to use the reserve as an ablution facility. This is currently being seen in the overnight camping in the Motueka car park at Decks reserve where the small toilet block is overrun by people washing, doing laundry etc.</p> <p>The reserve has far more pressing issues than a toilet block. For example</p> <ul style="list-style-type: none"> <li>- Drainage.</li> <li>- Urgent need for re-leveling due to concave surface causing pooling with any rainfall.</li> <li>- Adequate signage is required regarding overnight camping, uncontrolled dogs, shellfish quotas</li> </ul>

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				<ul style="list-style-type: none"> <li>- The completion of the proposed path from Stephens Bay</li> <li>- Regular rubbish removal in the reserve not just the bin</li> <li>- Policing of speed limits by jetskis. This is a major problem over the Xmas/New Year period.</li> <li>- Prevention of shoreline erosion which is a serious concern. The reserve is getting slowly washed away.</li> </ul> <p>I strongly suggest that the TDC directs its energy and resources towards the above matters and does not erect an expensive toilet block which I foresee will cause nothing but problems. e.g. maintenance, regular cleaning, resupply of paper and of course the potential of abuse and vandalism.</p> <p>It is a beautiful reserve and all the residents are committed to keeping it that way. A toilet block will detract from this and is neither needed nor wanted.</p> <p>Please redirect your financial resources to other more urgent matters in the reserve and nearby areas</p> <p>Yours faithfully</p> <p>Don &amp; Sue</p>
19648	Mr Ross Loveridge	See attachment 14		
19656	Mr Murray Wratt	30 Any other comments on Draft Plan content	N/A	<p>The Stephens Bay beach front is a key recreation facility with a very high level of users. This is eroding substantially, resulting in a very steep and unsafe access to the beach and encroaching into Council reserve along the foreshore. The Plan identifies a coastal walkway towards the south of the beach, however due to coastal erosion, this will very shortly be no longer accessible or safe. There are naturally occurring boulders on the southern side of the beach access but the coastal waters are eroding in behind the boulders, especially when there is a combination of king high tides and easterly / north-easterly wind direction.</p> <p>There are a range of options open to Council including beach nourishment, addition of naturally occurring boulders to strengthen the coastline and extensive replanting to stabilise the coast. The most</p>

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				<p>successful and cost-effective option is to add locally sourced boulders to this area and extensive revegetation with species which will bind the soil / sand and stabilise the bank. If Council are serious about the coastal walkway on the southern side of the beach, then this work needs to be undertaken immediately. It can only be undertaken while there is still coastal cliffs to stabilise.</p> <p>These works will not result in any loss of beach for beach users and plantings will enhance the coastal biodiversity.</p>
19656	Mr Murray Wratt	30 Any other comments on Draft Plan content	N/A	<p>The configuration of the parking area at Stephens Bay does not work at all. Stephens Bay has a very high number of users launching boats as an alternative to Kaiteriteri boat ramp. This leads to an endless line of boats and trailers parked on both sides of Stephens Bay Road with only room for a single car to pass between. This is not a safe environment, particularly when there are no footpaths for pedestrians and they are forced to walk on the road, weaving in and out of the parked trailers, obscured from sight of motorists</p> <p>The boat launching area and parking area at Stephens Bay needs to be given more thought with surveys taken during the peak summer season to better understand the issues and difficulties. Consideration needs to be extending the parking to the grassed area around the bbq's. There is no reason why this can't remain as a bbq area with increased parking facilities.</p> <p>The current configuration of the parking area leads to local resident's garages being blocked on a daily basis.</p>
19656	Mr Murray Wratt	30 Any other comments on Draft Plan content	N/A	The Kaiteriteri MTB park is working well and is a real asset to the area.
19571	Mrs Linda Jenkins			See attachment 15
19642	Mr Jim Butler			See attachment 16

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19591	Mr Steven Hodges	17 We are proposing to lease part of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. The public could hire this facility when not used by the Club. The proposed lease period is 34 yrs. Do you support this proposal?	Yes	Motueka Squash Club supports the lease of land to Huia Rugby Club at Sportspark, however, when Huia moves we almost certainly will be asked to vacate the Squash Club. We are very concerned about the future of the club and would like to know how TDC will be able to support the community in replacing the courts that would be lost? Is TDC able to lease land to build new Squash courts?
19631	Mr Barry Dowler	17 We are proposing to lease part of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. The public could hire this facility when not used by the Club. The proposed lease period is 34 yrs. Do you support this proposal?	Yes	Good Sports Motueka Incorporated would like to support the Huia Rugby Football Club proposal to construct a Multi-use Clubrooms on the Eastern Boundary of Sports Park. Good Sports Motueka Inc. was the contributor of 20% of the building cost of the new Grandstand (1.3 million dollars) and contributed a further \$30,000.00 towards the new toilet block and driveway work that has been completed to date. A new clubrooms was displayed on the original concept plan when the new Grandstand was constructed. The clubrooms position would now be shifted towards the Southern Boundary of Sports Park to allow for the alignment of the changed direction of the number 2 playing field, if the land purchase is ever achieved off of Wakatu Incorporated and a number 3 field created. This facility would be a major benefit to all Sporting Events that will be held at the Sports Park in the future.
19631	Mr Barry Dowler	30 Any other comments on Draft Plan content	N/A	Good Sports Motueka Inc. would like an area to be set aside on the Sports Park, possibly just inside the entrance gate area for a small building to be erected to house a heated therapeutic / lap swimming pool to be funded by both Good Sports Motueka and the Motueka Lions and Lionesses. Good Sports Motueka has done some measurements and there is room for a building of the necessary size to be built. This would only be required if negotiations with the Dept. of Education fail for the location on the Motueka High School grounds.
19553	Mr Martyn O'Cain	17 We are proposing to lease part of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. The public could hire this facility when not used by the Club. The proposed lease period is 34 yrs. Do you support this proposal?	Yes	The Huia Rugby Club support the notion of establishing a sports club on Sports Park Motueka. Huia have been in discussions with the Council on this matter for some time. We will forward a feasibility study prepared in June 2017 to support our application to establish a clubrooms on the grounds (see attachment). If you have any questions regarding the report that you would like answered prior to the hearing please do not hesitate to contact me. Regards Marty O'Cain

SubmissionID	Full Name	Topic	Opinion	Submission
19553	Mr Martyn O'Cain	See attachment 17		
19620	Mr Scott Gibbons	17 We are proposing to lease part of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. The public could hire this facility when not used by the Club. The proposed lease period is 34 yrs. Do you support this proposal?	N/A	We support the building of a recreational facility to be built on the grounds in order to service the wider regions growing sporting and community needs.

# Submission to the Tasman District Council

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on the Draft Motueka Ward Reserve Management Plan 2018

This submission is from: David Mitchell of 107 Aranui Rd, Mapua 7005, phone (03) 5402873, email: [mapuamitchell@gmail.com](mailto:mapuamitchell@gmail.com) A summary of my background is at the end of the document.

1. I wish to congratulate Anna Gerraty and other staff involved in the preparation of the Motueka Ward Reserve Management Plan document. The descriptions of the various parks and reserves are comprehensive and thorough and the draft plan, accompanied by complimentary maps and photographs, is excellent.
2. My submission on the draft plan deals only with two historic Motueka reserves (Thorp's Bush and Fearon's Bush). These were the subject of my original submission on the earlier draft of the plan considered in August 2018 by the council's sub-committee.
3. Thorp's Bush and Fearon's Bush parks are the only surviving fragments of a Māori 350ha reserve area of native lowland forest and cultivations, known as Te Maatu, which was culturally important to tangata whenua Māori for many reasons. As parts of the former Te Maatu, Thorp's Bush and Fearon's Bush have a historical significance that goes back further in time than any other reserve areas I know of. They are important symbolically to Māori people and a valuable part of Motueka and Tasman's cultural history. I believe they deserve particular attention.
4. **My further explanatory submissions on the reserves are:**

**A. Thorp's Bush:** I support the proposal in the plan to declare the main area of Thorp Bush/Te Maatu as Scenic Reserve under the Reserves Act 1977, "to provide appropriate legal protection for the significant ecological values of this site". (A small area of the eastern side of the main reserve is already classified as "scenic reserve").

I urge the council to begin the process classifying the main part of Thorp Bush/Te Maatu as Scenic Reserve on completion of the plan, and not, as proposed, to defer action until completion of a court case appealing a Supreme Court Decision on the Nelson tenths.

**B. Fearon's Bush:** I believe that the classification and use of Fearon's Bush needs a full public review and reconsideration by council. In the past decade under council management, this reserve has changed drastically from its previous character.

Numbers of campers and vehicles have increased markedly. A big area of the park has been taken up by motel units, a conference centre and associated facilities and parking. Visits by residents for recreation are not encouraged. I feel that the historic link to one of Motueka's most important early settlers, Edward Fearon, has been diminished by the commercial nature of the park. I also feel that this historic link is in danger of being lost. At the same time, important recommendations to the council by its contracted adviser re historic native trees in Fearon's Bush have not been adequately addressed.



**Further explanation about my submission on Thorp's Bush:**

- i. While I understand the council being cautious about legal matters, I do not believe the outcome of the court case is relevant to the council's current role and obligations as the administering authority of Thorp Bush/Te Maatu.
- ii. I **do** believe that the classification process should involve particular consultation with Motueka Māori represented by Wakatū Incorporation, Ngāti Rārua –Te Atiawa Iwi Trust and the plaintiff in the Proprietors of Wakatū case, Rore Pat Stafford.
- iii. The judgement in the case Proprietors of Wakatū v Attorney-General (2017) was limited to the single important issue involving the fiduciary responsibility of the Crown over a failure by the New Zealand Company to set aside sufficient "tenth" reserve areas for Māori in Motueka for land purchases in the Mouteka District.
- iv. As recorded in the summary of the judgement of the case Proprietors of Wakatū v Attorney-General (2017) on the Supreme Court's website, the court ruled that:

**"The Crown owed legally enforceable fiduciary duties to:**

1. **"Reserve one tenth of the 151,000 acres of land purchased by the New Zealand Company for the benefit of Māori customary owners and...to exclude their pā, urupā and cultivations from the sale.**
2. **"The Crown reserved only 5100 acres of the Nelson Tenths and failed to reserve the remaining 10,000 acres, Further there were subsequent losses to the 5100 acres, but the extent of the loss is not yet clear."**
3. The Supreme Court decision in the case was by a bench of five Supreme Court judges, with the decision upheld by a 4-1 majority. The judgement document carries the authority of the chief judge of the Supreme Court Dame, Sean Elias. The judgement itself has been welcomed by lawyers as clarifying an important legal issue of the fiduciary responsibility of the Government for land sales conducted in its name.
- v. As the matter stands at present, as a result of the decision, the Government will have a financial responsibility for the historic loss 175 years ago by Motueka Māori of more than 10,000 acres of land. That will be substantial. If the judgement is not struck down, it will mean that successors of the historic Māori residents of Motueka are likely to be awarded by the courts a very significant sum of money in damages to settle this case.

- vi. So far as I understand it, there would not be a specific effect on Thorp's Bush of the proceeding with re-classification as recommended, and it would further add to this reserve's significance as a remnant of the 350ha forested Māori reserve of Te Maatu.
- vii. The effect of the council waiting for the outcome of a court appeal would be likely to mean a delay for many years the classification process for this reserve, This would only compound the injustice that was the source of the original complaint to the court by Motueka Tangata Whenua.
- viii. As I understand it, the appeal case will have no bearing on the present role and responsibility of the Tasman District Council as administering council of Thorp's Bush. I believe that the council should proceed with its management of the reserve according to its responsibilities under the Reserves Act - and that would mean proceeding with the proposed present draft change in classification for all of Thorp's Bush to a scenic reserve.
- ix. Adopting the change for the park classification (following consultation and agreement with the Māori groups with a particular interest in the reserve) would enable the council to proceed in a timely fashion with improvements to Thorp's Bush. That would be in accord with the wishes of manawhenua Māori, as well as the community.
- x. To delay until all legal issues and challenges re this case are resolved could mean the council is unable to improve and enhance the historic and important reserve of Thorp's Bush until legal cases are completed. That could be a very long wait.

**I do not have any further explanatory comments re my submission re Fearon's Bush.**  
Thank you for considering my submissions on the plans for these two historic reserves .



**David Mitchell**, Māpua, 25 February 2019

**My background:** I am a Māpua resident with an interest in public affairs and history. I am happily married with three adult children. I have an MA in political science from Canterbury University and worked as a teacher and journalist in former careers. As a journalist, I worked with the *Christchurch Star*, *The Dominion* and the NZ Newspapers parliamentary team. In Nelson, I worked for nine years as Motueka reporter for the *Nelson Mail*. I wrote extensively on the Whakarewa Trust lands, then administered by the Anglican Church, and, with the late Fergus Holyoake, a weekly article, '*Historic Motueka*'. I later served 10 years as editor of the *Nelson Mail* newspaper and founding editor of *Stuff* website. I later studied Te Reo Māori in classes at Te Awhina Marae, Motueka. In retirement, I am involved in two community planting projects, one in Aranui Park.

Introductory comment: Preparing the draft Plan obviously has been a big task, and the effort that has gone into it is appreciated. Nevertheless, I have quite a lot of, I hope, constructive comment.

Part 1 and Part 2 of the draft plan would benefit – as the introductory material at the front of the document – from some significant rewriting and addition of material. There is presently a strong focus on iwi/Maori interests and perspectives, virtually to the exclusion of the interests of the general public at large. The commitment to promoting partnership between iwi/Maori and the Crown/TDC is quite proper, but seems to have led to the draft overlooking the interests of and the possibility of partnership with other community groups (the effectiveness of which has been abundantly demonstrated by Soroptomists, Lions, Rotary, KMB, etc. over the years). Thus, Parts 1 and 2 provide an unbalanced viewpoint which does not provide a complete basis for subsequent parts/sections. The introduction should establish the point that the reserves must meet the aspirations of a wide range of sub-communities, although at times these aspirations may be irreconcilable. The management plan is, therefore, a crucially important document in explaining policies etc., and ensuring the understanding and enlisting the support of the community at large.

It is important that outcomes, policies, objectives, actions, and inputs are stated in the document in a form consistent with standard practice. At present, policies and objectives are difficult to differentiate, and both of them frequently look more like actions, or even inputs. I do not wish to be pedantic about “management speak”, but if the document is to present them formally, they should be correctly stated in standard terms, and/or definitions provided (they are not included in the appendix on p. 159). Note that, for example, an objective conventionally is defined as a desired *result*, by a specified *date*, to a specified *standard*, and (often) at a particular *cost*. This is not how the word is used in the draft; many objectives look more like actions.

## **Part 1**

### **Aspirations**

The focus of this crucially important section is entirely on iwi/Maori perspectives, and there is no reference to the aspirations of the community at large, which is predominantly non-Maori and does not necessarily subscribe to the principles enunciated in this section. There is no reference to the aspirations of important segments of the community, notably retirees (of whom there are an increasing number in Motueka), and the young (for whom reserve areas surely have a particularly important role to play in recreation and personal development). There is no reference to the work of community groups such as Keep Motueka Beautiful or the Soroptomists, who have provided some major initiatives and achievements in Motueka’s reserves. A major omission is reference to the large number of visitors to Motueka, many of whom make use of our reserves. They are very diverse, ranging from NZ-resident, retired “grey nomads” to young European budget travelers – diverse

cultures, interests, expectations of the facilities provided at reserves, etc. As we have found at George/East Quay and Beach Reserve, the interests of such visitors and Motueka residents may be irreconcilable; it is important to recognise this challenge in a section entitled “aspirations”.

### **Key Outcomes Sought**

It is good to have a clear statement that the plan looks to the state of affairs that will exist in 2028. However, the plan is perhaps not as visionary as one might anticipate, particularly in terms of forecasting changing aspirations of the community (as the community itself changes) and mapping out appropriate responses – which might include adding to the network of reserves to cater to changing nature and distribution of people/communities. A case in point is the development of housing in the northwest of Motueka, with a particularly large percentage of retirees. Strategic planning for additional reserves that meet the needs of such residents in this part of town may be needed; simply providing the type of neighbourhood park that is found elsewhere (e.g. Goodman-Ledger) may not necessarily be the most appropriate approach. At the least, it may be necessary to make much more explicit provision for retirees, e.g. by providing more seating under shade trees, dog walking areas (and doggy-do bag stations), easy footpaths, petanque courts... – if consultation shows that is what the ratepayers want.

### **Overall outcomes**

Again, there is an undue emphasis on outcomes related to Maori aspirations, and a very unspecific recognition of the outcomes that other segments of the community, including visitors, might desire. The plan needs to recognize that there are several segments of the community (not just based on ethnicity, but on age, socio-economic status, etc.) whose aspirations must be acknowledged and fostered if the plan is to be genuinely inclusive.

### **Environmental outcomes**

The proposed environmental outcomes need further consideration. The focus is on a small number of high value sites (and the aspirations for these is fine), but the environmental quality of all reserves in the area (including the significant areas of public land that are unformed legal roads, including those along coastline, watercourses, and former watercourses, which are not Esplanade Reserves) must be considered. Outcomes for different reserves may well differ, depending on the purpose, size, location, etc. of the reserve. As the plan notes, Esplanade Reserves have ecological significance, and a visionary and strategic approach to their management will be needed – even though they are generally very small.

The priority given in para 1 of this section to enhancing and maintaining mauri is inappropriate; a plan such as this must be based on fact-based, scientific analysis, and mauri is a concept that is culturally determined and difficult to measure – how does one know if

one has enhanced mauri, other than by measuring environmental attributes in a rigorous way? Mauri can be included in this section as an alternative expression, appropriate to iwi/Maori interests, of environmental status, but should not be given the priority implied by its present placement. I would expect environmental outcomes to be couched in terms based on environmental science and management.

### **Cultural outcomes**

Yet again, the focus is on iwi/Maori perspectives. The rest of the community – which includes several ethnic groups, some fairly sophisticated non-Maori cultures, and many visitors from other countries – have cultural interests that also should be considered. Thus, for example, one would have thought that European perspectives on recreation, sport, nature conservation, etc. would have as much legitimacy as the Maori perspectives solely referred to in this section, and also that the history and archeology of non-Maori settlement deserves equivalent safeguarding. The section Community Feedback surely indicates the perspectives of non-Maori cultures, and these should not be essentially ignored, if not dismissed, in this section.

### **Recreational outcomes**

This section should provide a visionary statement of how reserves will provide for the recreational aspirations of the community by 2028, but the present draft principally provides a list of rather detailed proposals, ranging from a public toilet at Tapu Bay to an entire library at Decks Reserve (*recreational outcomes??*) Normally, an outcome is the result of some set of policies and actions; a public toilet is, in planning terms, merely an input, whose outcome would be comfortable and relieved reserve users and maintenance of first-world standards of public health and hygiene. This section needs rewriting to provide a much clearer idea of the aspirations and vision for reserve management, in recreational terms. The earlier consultation (outlined in Community Feedback) can provide a basis, but it is necessary to establish basic *principles* and desired *outcomes* before diving into the sort of highly specific, infrastructural *inputs* that are listed.

## **Part 2**

### **1.0 Legislative context**

This could get tedious, but yet again it has to be said that the draft plan focuses almost entirely on the iwi/Maori perspective. It is as if legislation that relates to local government responsibilities and resource/environmental management has nothing to say about the interests of the community at large. In my opinion, this section is quite unbalanced, and does not provide a sound basis for a management plan that seeks to achieve the legitimate interests of all residents of the Motueka Ward.

#### **1.1 Historic cultural landscape**

This certainly is getting tedious. The section speaks only of Maori pre-history, and there is no reference whatsoever to historic settlement by European and other groups, let alone to the modern and contemporary changes that we see taking place about us – which frankly owe little to Maori cultural values. If this section is to have any relevance to the management plan, it needs to be considerably more balanced and inclusive than it is at present. The present landscape owes far more to *historic*, documented changes in land use and management than to those the section presently describes.

### **Part 3**

#### **1.1 Te Au Maori Worldview**

Well, there we have it. Parts 1 and 2 have indeed provided an accurate introduction to part 3, which commences with an exclusive statement of Maori perspectives and values, and the policies that will further them. It is extraordinary, and possibly offensive to some people, that non-Maori perspectives and values are ignored and, implicitly, dismissed. One would expect that this Part would introduce the notion that reserves management must cater to the aspirations, values, and worldviews of all residents of and visitors to Motueka Ward, some of whom are Maori, most NZ European, others Asian, Polynesian, etc. Instead, it simply assumes that Maori perspectives have priority over everything else. The statement of Objective and Policies here, *as they relate to the partnership between iwi/Maori and the Government of NZ (TDC in this context)*, is fine. However, to present it in the way that this document does seems to imply that reserves management will not consider the interests of non-Maori.

#### **1.2 Overview of Ecological Values**

This section provides a useful, succinct statement as a basis for considering those reserves (a minority, in reality) that still have ecological value. In Issues & Opportunities, it is surprising that, yet again, the statement relating to Protection of Ecosystems and Biodiversity focuses on Maori perspectives; surely this matter is one that concerns everyone, whatever their cultural/ethnic background, and perhaps should be couched simply in scientific terms that as far as possible are “culture-free”? This subsection could usefully quantify the significance of the reserves in terms of ecological/biodiversity values in the District. Other elements of the Issues & Opportunities section are well stated. The Objectives and Policies are difficult to separate, and several of each would better be classified as Actions (e.g. compare objective 3 and policy 1). However, their intent is endorsed. I suggest an objective that the public would be informed of the ecological, biodiversity, and cultural values of reserves through appropriate signage, leaflets, and other technology. Does there not need to be an objective relating to weed and pest management, to respond to the opportunity identified and to implement the policy stated?

#### **1.3 Significant native habitats**

This section is important and well stated (although many of the Policies look more like Actions to me). The Issues & Opportunities could be more explicitly addressed in the Objectives and Policies for each area. The Objective for each area should be to *conserve*, rather than simply recognize, the biodiversity of the reserve. In Part 5, these same reserves are again covered, but in less detail, and with different policies and objectives. This must be reconsidered – policies and objectives in section 1.3 and 5.6 must be the same for each reserve, and the introductory material must be harmonized.

## **2.0 Cultural and Historical Heritage**

### **2.1 Wahi tapu, archaeological sites and taonga**

This section appears to identify and address the issues well, but other people are better equipped to comment. The comment in Issues & Opportunities about not identifying newly discovered sites should, presumably, be stated as a policy.

### **2.2 Post-European settlement historic/archaeological sites**

There *isn't* a section on this in the draft, and there should be! Yet again, the draft addresses only the iwi/Maori perspective. As the years pass (approaching 200 years of European settlement now!), post-1830 sites are becoming increasingly important nationwide. Is this not the case in Tasman District? Perhaps a more deliberate effort to identify and conserve such sites is required; sadly, we are not doing a very good job at present. There are a few historic markers around – not to mention the *Janie Seddon!* – but they hardly cover the ground of European settlement. The problem may be that DoC and the Historic Places Trust also have responsibilities in this subject area, but that does not release TDC from the responsibility of ensuring that historic sites are conserved on public land under its control.

### **3.1 Visitor use and management**

In the introductory paragraphs, it should be noted that several of the recreation reserves are heavily used by out-of-town visitors, even to the extent of effectively excluding residents (notably Motueka Beach Reserve). This presents very significant management challenges which the Council has struggled to deal with. In the section Issues & Opportunities, there should be a section addressing the potential for and actual conflict between the interests of residents and visitors, particularly “freedom campers”. This has to be managed a lot more effectively than it has been so far.

### **3.2 Organised events**

The stated Objective 1 surely is a policy? Some of the stated policies are at a far higher level of detail than elsewhere in the document, e.g. 4 and 5.

## **4.0 Other management issues**

### **4.1 Climate change**

And sea level rise. It is very appropriate that the document should recognise this as an issue, although it may not be significant during the currency of the plan. However, the section is extremely brief, and does not provide any detail about the issues and opportunities – e.g. sea level rise effects on Trewavas Street Reserve, climate change effects on Thorp Bush vegetation, evolving public expectations for reserve use in a hotter, sunnier climate (greater demand for access to coastal reserves, etc.) Objective 1 looks like a policy to me; it certainly isn't an objective, as it is not stated in any measurable way that could be used to demonstrate that it has been achieved. Policy 3 is hugely significant and requires a great deal more public discussion than it has received so far. To sneak it into this document with minimal debate is not acceptable, because it has major implications not just for Council reserves but for a great deal of private property that borders reserves.

#### **4.2 Evaluating new proposals**

It is not clear what is in mind here, and some examples (particularly of the “activities” referred to in policy 1) would assist. Proposals for new reserves also should be considered, to respond to changing demographics and community aspirations. At present, the draft plan does not (as asserted here) “articulate a clear vision for parks and reserves”, and the possibility of new reserves should be an important element of a forward-thinking plan. I note that cultural impact assessments are to be required, but there is no reference to environmental impact assessment, or to any form of economic analysis (benefit-cost analysis should properly consider non-monetary benefits and costs of a proposed action; a case in point is the Council's decision to hand over Beach Reserve to “freedom campers”, at the very considerable non-monetary cost to the community of effective exclusion from that facility).

#### **5.6 Motueka reserves**

What is lacking in this section is an overview that discusses to what extent the existing network (scattering?) of reserves meets foreseeable needs. A difficulty with commenting on the draft document is that one is presented with “what is there now”, but not with “what could and perhaps should be there in ten or twenty years time”. A visionary document should be addressing that. Several of the small neighbourhood reserves, e.g. Wharepapa Grove Recreation Reserve, are to be maintained for “informal, passive recreation”. Is this what the community will want in 2028? Is the distribution of reserves appropriate to the expected distribution of people – retirees, families with young children, youth, short-term immigrant workers, etc. – and their expectations of local reserves? I don't know the answer to this, but the plan should be thinking about it, because obtaining new reserve land will no doubt take a few years. Several reserves have playground equipment, catering for young children, and others (e.g. Eginton Park, 5.6.8) have wandering sealed paths and seats, catering for the aged. I don't see anything catering particularly for youth, who probably need facilities such as basketball or volleyball facilities (not the whole court...). I suggest that an overall policy/objective should be to ensure that every neighbourhood recreation reserve



is provided with the facilities to meet the expectations of the local populace, with a particular eye on the needs of the growing number of retirees. More specifically, each reserve should be reviewed in terms of local demographics and likely demand in ten years time. And the section on each reserve should be to a standard format, ensuring that issues and opportunities, objectives, and policies are all stated (at present they are not).

A particular issue is the lack of walkways/cycleways in the northwest of Motueka, in comparison with the very good provision of such facilities in the southeast. There are a number of unformed legal roads and former watercourses that could be managed as reserves and used to extend the walkway network over to the northwest of town. Further, the skate park and other facilities in the vicinity of Goodman Recreation Reserve are too far away from the northwest suburb to be of use to residents. Is there a case to be made for providing a similar facility in the northwest, to cater particularly for young people?

Section 1.3 considered several reserves that have particularly significant ecological values, and provided policies/objectives for them. The same reserves are again treated in section 5.6, but to much less depth and with different policies/objectives in some cases. The information, policies, and objectives for these reserves that are presented in 1.3 and 5.6 should be harmonized, with the sections in 5.6 being the dominant entry because this section appears to provide the basis for the overall management plan. Comment on Fearon Bush below (5.6.6) is typical, and will not be repeated for other such reserves.

#### **5.6.6 Fearon Bush**

Cross-reference to section 1.3.4 is noted. Section 5.6.6 does not reflect the importance (as properly emphasized in 1.3.4) of the remnant trees and the management issues involved in conserving them, and I suggest that it should be strengthened by incorporating key points, objectives and policies from 1.3.4, which is a great deal more comprehensive and detailed. Surely the policies and objectives of 1.3.4 and 5.6.6 should be identical? I suggest that these two sections be rationalized, harmonized, or whatever the best word is. At the least, they should lead to the same management strategy!

I am aware of the difficulties that have been experienced in the past regarding restricted public access and damage to tree roots and tree health by insensitive management of the campground. Policies 2 and 3 in 5.6.6 seek to address these, but of course the real test will be whether the lessee actually does operate with full recognition given to general public interest and ecological values – and whether TDC staff are able to monitor performance and arrange remedial action if necessary. Unfortunately, if mismanagement results in ill-health or death of a tree, there is nothing that can be done to remedy the situation.

#### **5.6.7 Pethybridge Rose Garden**

This garden is Motueka's best kept secret. It is a wonderful community asset. I don't know how to encourage greater use – much better signage on the road would be a start – but an

important management action (policy?) should be to actively promote public enjoyment of the garden by appropriate signage and information (e.g. leaflets at i-site). It would also help if the gate at the east end could be kept open, so that people can walk through the garden.

#### **5.6.10 Motueka Museum**

The area in front of the museum could be a huge asset to the town, but with recent removal of planter boxes it has become a bare, stark, hot, uninviting open space. In my opinion, the Museum Management Committee, which no doubt is doing a good job of managing the museum per se, is not making the best use of the frontage – this is obviously not their interest or focus. I therefore disagree with policy 1, unless modified to emphasise that management of the land (as distinct from the building) must take account of the land's value to the public at large, and its potential for providing a gathering place. I have no problem with policies 3 and 5 (although they appear rather monopolistic in favour of the cafe), but this does not mean that the open space should just be left in its present impoverished state. In other words, there should be a policy to make full use of the museum frontage as an attractive gathering place for the public, which will imply enhancements such as potted shade trees, more seats, etc.

#### **5.6.14 Decks Reserve**

It is virtually impossible to comment on this section (or, indeed, to write it!), given the uncertainties about future developments. A high level policy should be to manage the reserve and any future developments therein to provide an aesthetically attractive, harmonious, integrated locale that will be the major focal point of Motueka, while retaining the best existing elements (e.g. the Japanese Garden, Community House). It is very unfortunate that the reserve has become, essentially, the primary off-street car park in town, but this should not be taken as a permanent arrangement. For instance, the library could be constructed on part of the present car park, and parking provided elsewhere. One thinks of town squares in European towns – attractive places to gather, and the focal point of the town. Decks Reserve could be like that – but, of course, not in the next ten years!

Obviously, completion of this section must await further planning and consultation, and assimilation of all the ideas that already have been offered. Decks Reserve is too important not to be developed and managed with a well-considered, far-sighted strategic plan. The sort of *ad hoc*-ery that has led to Decks Reserve being designated for “freedom camping” must be avoided in the future.

In light of the comments in Issues & Opportunities about freedom camping, and the strong antipathy among many residents to “freedom camping” (i.e. sleeping in cars and vans) in the town, draft policy 5 is not appropriate as a statement of policy for the planning period. It should be made clear that the Council's policy is to reflect the majority wishes of the

community of ratepayers, which most certainly is not to permit camping at Decks Reserve, and to review and amend the freedom camping bylaw.

#### **5.6.18 Motueka Golf Course**

There is no reference, in the section “Values”, to the fact that the general public are excluded from such a large area of very attractive, publicly-owned reserve. This seems unfortunate, if not inequitable. Frequently, and normally after about 4 pm, there is only a handful of golfers on the course – what a waste! If the terms of the lease are to be reviewed in 2019, then access by non-golfers, along defined footpaths, should be considered. It should be perfectly possible to define times of day when there would be no conflict between golfers and walkers. No doubt the golf club would resist providing opportunity for others to use the area, but given the history outlined in this section, and the fact that we are now in 2018, not 1952, a review would be appropriate.

A particular opportunity for public use of the reserve is to provide a walkway/cycleway from Adair Place to the sea, to provide an obvious missing link in Motueka’s walkway/cycleway system. This would be right on the boundary, but the Golf Club no doubt would oppose such a development on the grounds of public safety (flying balls), although this apparently is not an issue for walkers along Harbour Road or the shoreline section of the walkway from Motueka Quay to the Raukumaras. Such hazards could be dealt with by reconfiguring the fairway at the northern boundary, and requiring golfers to take the precautions normal on courses in Europe where public rights of way are common.

#### **5.6.20 Thorp Bush**

It is important that this section is in complete harmony with 1.3.5. The issues, opportunities, objectives and policies should be the same. Major issues are that (1) there are some in the community who do not understand the ecological significance of Thorp Bush, and are promoting its development and use for recreation; (2) the “natural” part of the bush presently is being badly damaged by tracking, creation of “hang-outs” (often involving breaking branches of trees to provide building material), litter, etc.; (3) the lack of a number of species that would naturally be found here, because of the effects of grazing and the lack of nearby seed sources. It is necessary to educate the public about the ecological value of the bush, and vigorously discourage and hinder damaging access and activity, as recently has been done by placing rope barriers and signs, etc. Neither section makes sufficient mention of the need to re-establish species that should be present, but are not, because of grazing. Good progress has been made over the decades, but a concerted effort should be made, which will probably involve ordering particular species from nurseries a year or two in advance, and obtaining plant material from other bush remnants in the district. It is noted that, because of hydrological changes resulting from drainage, the original nature of the forest cannot be faithfully restored.

In this section, policy 1 should be replaced by the specific policies enunciated in 1.3.5. There should be a specific policy to re-establish the full range of species that should be found in this locality, to the fullest extent possible. Policy 3 of 1.3.5 should be amended to include planting up in forest species of the patches and fingers of grass that are presently found in the forest area. These patches are a significant threat to the integrity of the forest, as they introduce edge effects, are an avenue for weed invasion, and encourage people to enter the forest along well-defined tracks, therefore hindering regeneration. With the extent of grassed areas in the northwest of the bush, there is no need for these patches and fingers in the forest itself. Policy 5 is hopeful to “ensure” that there is no damage; perhaps “Take all practicable measures to ensure...” It may be worth mentioning the ongoing maintenance of the footpath/cycle path through the forest, and active discouragement of tracking through the bush itself (cf. Policy 3 in 1.3.5, which tackles two separate issues). I suggest that policy 3 in 5.6.20, relating to recreational use, should be make reference to multi-generational recreation – noting proximity to a rest home (how can the Bush cater to the elderly?), and a supermarket and fast-food outlets (encourage and manage use of the Bush by tourists, picknickers, etc.)

#### **5.6.21 Woodlands Drain**

I am surprised that there is no proposal/policy (cf. Policy 2) to establish appropriate locally indigenous species (rushes etc.) along the drain, to provide better riparian habitat.

#### **5.6.31 Sanctuary Ponds**

It appears that recent riparian plantings are going to cut off the view of the water and the wildfowl on the ponds, which will be an unfortunate reduction of the amenity value of the gardens. I suggest that the policies 2 and 3 relating to riparian planting should explicitly provide for maintenance of the view of the water, and access to the pond for supervised children to “feed the ducks”. At present, Sanctuary Ponds have the nature of an English park, with predominantly European tree species, mown grass, and flower borders, and there is little point (noting policy 1) in attempting to return it to the state of an indigenous NZ wetland. I am not sure what additional facilities, paths, or seats are required at present, given current patterns of use, although one particular possibility would be a fitness circuit around the loop path, since the garden is right next to the sports ground. Sanctuary Ponds is used as a shortcut from Thorp Bush towards Trewavas Street/Talleys, and it would be expedient to extend the footpath network to the northwest corner, to facilitate access.

#### **5.6.33 Motueka skatepark**

With regard to policy 3, it appears that the species that presently are being established will grow to a height that closes off the view of the water and wildfowl. This is very unfortunate, and I strongly suggest that this policy explicitly allows for low riparian planting that will

maintain water views. There is no point constructing a walkway round the water's edge perimeter of the reserve if walkers cannot actually see the water.

#### **5.6.34 Moutere Inlet walkway area**

Noting the policies listed for 1.3.6, does there need to be a policy for 5.6.34 to specifically promote indigenous vegetation along the estuarine border of the area?

#### **5.6.36 Trewavas Street**

Policies 1, 3, 4, 5 are endorsed, but Policy 2 is strongly opposed. The reserve is used by a wide range of people, with many often elderly dog-walkers, frequent mother/child/dog combinations (often with the mother pushing a pram), many groups of walkers, and a growing number of cyclists. Observation of the other walkways around Motueka is that, where a good quality track is provided, cyclists travel at high speed and expect everyone else to get out of their way. This is presently not the case along Trewavas Street. It would be unfortunate in the extreme if an improved path was constructed along this reserve, because it would result in exactly the same situation, with the low-speed pedestrians being pushed aside by the cyclists, and an increase in conflict between, in particular, cycles, dogs, and small children. We should retain one place in town where pedestrians can enjoy a leisurely stroll without having to jump out of the way of speeding cycles. The best option is to fill the narrow cycle track with crushed shell, to encourage cycles to travel on a firm but narrow track rather than go all over the place and degrade the grass across the whole width of the corridor. It should be noted that degradation of the grass is entirely a result of cycles, plus the impact of construction traffic accessing number 61 – which should never again be permitted!

#### **5.6.38 York Park**

Sadly, York Park is very much under-used, except by people passing through via the walkway. This does point to a general principle, that much more effort should be made to inform residents and visitors of the existence of the network of reserves, particularly those like York Park that are not at all obvious. Much improved signage along High Street and then at relevant road junctions would assist, as would vigorous promotion of the *Walking Motueka* and similar leaflets.

#### **5.6.40 North Street**

It should be noted that the results of attempts to prevent shoreline erosion, by tipping demolition material along the bank, are ugly in the extreme. It might also be noted that the reserve is used by the Motueka Yacht Club for rigging and launching dinghies on its race days; this is the only place along the Motueka foreshore where this is possible, so North Street has particular significance for yachties.

Are you sure there's a gravel path through the reserve?

#### **5.6.42 Motueka Beach**

The Values section should mention the very fine barbecue (pictured), petanque court, and numerous shade trees in the vicinity of the car park. Many of the developments (landscaping, loop walk, barbecue, shade trees, paving around shower, etc.) have been provided by community groups, on behalf of community users. In the Issues & Options section, it should be pointed out that designation of the reserve for “freedom camping” has resulted in this reserve and its facilities becoming effectively inaccessible to residents – the parking is monopolized by campervans so that no-one else is able to park and, for example, use the barbecue. It should also be admitted that ongoing complaints about camping would more accurately be expressed as significant opposition by ratepayers to the use of Beach Reserve for camping. Policy 4 should emphasise that the present state of affairs is that “freedom camping” is permitted, but that this will be reviewed.

#### **5.6.44 Link Park**

It should be noted (Issues & Options) that the shoreline of Link Park has, in fact, been planted up in appropriate indigenous vegetation, and simply requires ongoing maintenance and weed control (i.e. policy 2 is unnecessary).

#### **5.6.45 Moutere Inlet Esplanade**

Before any revegetation etc is done it will be necessary to accurately define the extent of the reserve, which certainly is not evident on the ground. Presumably this will be done in collaboration with the adjoining property owners, who presumably have regarded these esplanade reserves as extensions of their own properties.

## **Keep Motueka Beautiful comments on the Draft Reserve Management Plan for Motueka Ward**

### **INTRODUCTION**

Keep Motueka Beautiful (KMB) is a community organization that has focused on enhancing the environment and recreational opportunities around Motueka, particularly by building a network of walkways, carrying out revegetation/landscaping projects in several reserves and other public lands around town and promoting their use through signage and printed brochures. KMB volunteers continue to work actively to maintain these projects, and initiate new ones.

### **GENERAL OVERALL COMMENT**

The section numbering system is inconsistent and somewhat confusing. It would be a lot easier to use the document if the contents page listed all the individual reserves.

We find the draft Plan's notions of outcome, policy, objective, and action rather unclear, and the use of these terms (which is not in accordance with standard practice) needs to be defined. In particular, it should be obvious how they "cascade" from one to another, and the Plan certainly should show how, for example, an objective achieves a policy, and in turn how policies and objectives achieve the desired outcomes. The actions necessary to achieve objectives and, ultimately, desired outcomes, will then be described in detail.

### **GENERAL COMMENT, PARTS 1 AND 2**

The aspirations and key outcomes identified in Part 1 are crucial to the whole Plan, and are the yardstick against which all the objectives, policies, and actions listed in Part 5 should be compared. However, the key outcomes omit any social outcomes (e.g. promotion of physical and mental health; promoting social interaction) which we believe are important and need to be addressed. We are surprised that Parts 1 and 2 of the draft RMP make virtually no reference to the interests of and contribution made by community organizations such as KMB, the Soroptomists, Lions, and Rotary. Recognition of Maori/iwi interests and aspirations is entirely appropriate, but the draft RMP focuses on these to the exclusion of the interests and aspirations of other communities of interest. The RMP should aim to bring in all sectors of the community, and to acknowledge and create partnership opportunities with community organizations. Over the last 10 years KMB has initiated and funded, or partially funded, most of the new footpaths that have been created in Motueka as well as

creating a new park at George/East Quay. It would be appropriate for TDC to recognise KMB as a partner and to continue to support our work.

The RMP needs to reconsider the approach taken to environmental outcomes. It should use scientifically defined measures of environmental quality, and a definition of “environmental outcome” that is appropriate to the many reserves that may have limited ecological/biodiversity value but nevertheless have environmental value in a broader sense.

Again, noting the time horizon for the Plan of 2028, we would like to see more forward thinking, so that the Plan truly does “articulate a clear vision for parks and reserves” (section 4.2). With growth of Motueka’s population, and demographic changes related to aging, influx of retirees, changing family structures, temporary residents working in tourism and horticulture etc., not to mention the impact of tourism, the demands on parks and reserves can be expected to evolve significantly.

KMB has been conscious for some time that its efforts have been concentrated in the southeast of Motueka, and that the northwest has been neglected, even though population growth is greater there. Proposals should include new facilities at existing reserves (e.g. more facilities for seniors and for youth), as well as entirely new parks and walkways. KMB is particularly keen to see new walkways developed in the NW, ideally providing access to the Motueka River, and a walkway from Adair Place to the sea, providing direct access to the sea from the north side of town. We note TDC’s concurrent development of an Age Friendly Policy; the RMP is one vehicle whereby age friendly policies can be actioned, and we suggest that there should be cross-reference in the RMP to the AFP. In particular the following objectives from the AFP should be included in relevant reserves:

- *Public spaces and community facilities are accessible, attractive destinations and provide opportunities for social connection*
- *Provide options for physical activity that meet the needs of older residents (e.g. newly installed beach access at Motueka old wharf is unusable for disabled and older residents)*
- *Ensure accessible toilets and paths are available at parks or reserves, especially those which regularly host community events (eg. Washbourne Gardens, Sundial Square, Decks Reserve)*
- *Provide sufficient outdoor seating in outdoor spaces, parks and reserves which incorporates age-friendly design features and encourages social connection*

We note and support the World Health Organization *Checklist of Essential Features of Age-Friendly Cities*, which says that:

*“Cycle paths are separate from pavements and other pedestrian walkways.”*

Consideration should be given as to how to manage other Council-administered public land that is not designated reserve – such as unformed legal roads like the East Quay/George Quay locality, or along watercourses and the seashore. A notable omission from the draft RMP is the large parcel of public land at Motueka Quay, which is managed as recreation



reserve, and certainly requires active management to prevent shoreline erosion. Such land has exactly the same amenity, ecological, and recreational values/opportunities as the reserves managed by the Parks and Reserves group in the Council, and from the public's point of view should be considered in the same way – somewhere, if not in this document. We note that some of the major initiatives undertaken by KMB have been on land that was not at the time being managed as reserve – the viewpoint at East Quay/George Quay, the Inlet Walkway Loop and the Inlet Reserve. We note also that there is no reference to Motueka Spit, some of which is DoC-managed reserve (although at present much of this appears to be offshore), but other parts of which presumably are the responsibility of TDC.

The draft RMP makes scant reference to water-related recreation – swimming, kayaking, sailing, fishing, etc. – that is very popular at many of the Ward's reserves and which should be considered carefully when management, provision of facilities such as boat launching ramps or changing sheds, etc. are contemplated. The section on "Recreational Outcomes" should be strengthened by including reference to water-related recreation, and this should follow through in other sections, including individual reserves covered in Section 5.

### **GENERAL COMMENT, PART 3**

We acknowledge the Council's responsibility to give effect to the principles of the Treaty of Waitangi, and we support the Council's approach enunciated in *Reserves General Policies* (RGP), Section 3.3. However, we consider that the draft Reserves Management Plan (RMP) places unbalanced emphasis on Maori/iwi perspectives, especially in 3.1.1, in comparison to other communities of interest. In fact Part 3 1.1 might be more appropriate in the Council's *Reserves General Policies*, although we consider the existing RGP Section 3.3 to be well written, and more balanced. In particular, it states:

*"Mana whenua and tangata whenua iwi need to be given the opportunity to be actively involved in the management of reserve values where cultural or heritage values are present or nearby."*

In this context, it would be helpful for the RMP to identify the reserves in which Maori have a particular interest.

We are pleased to see the section on significant native habitats (1.3). However, we note that there is no reference to wildlife – particularly birdlife – in the draft RMP, nor to control of predators. This must be addressed, as several reserves and other Council-administered lands have considerable significance for bird conservation. In terms of plant biodiversity conservation and restoration, the policy should be to use the plant lists developed by Shannell Courtney as a guide for the species to be used in each locality.

We feel that the objective for each reserve should be to *conserve* biodiversity, rather than simply to *recognize* it. We note that these same reserves are considered in section 5.6, in

much less detail, and with different policies and objectives. We suggest that the material in sections 1.3 and 5.6 should be harmonized (in particular, objectives and policies should be the same for each reserve), with section 5.6 being substantially strengthened by drawing more fully on 1.3.

We feel that section 2.0 on cultural and historical heritage should be enhanced by adding a sub-section on post-European settlement. There are several sites around Motueka with post-1840 significance, such as the old wharf (historical display and memorial), George Quay (historical information sign), Settlers' Cemetery on Thorp Street, etc. These surely warrant recognition, and appropriate commitments to conservation and management.

We are pleased to note that the draft Plan has a section (3.1) on visitor use and management. KMB has worked to promote public use and enjoyment of the outdoors environment, predominantly – it has to be admitted – with Motueka residents in mind. We have been very concerned to see Motueka residents “sidelined” by visitors, notably at the viewpoint at George/East Quay and the picnic/barbecue/petanque court at Beach Reserve. The Council has struggled to manage the conflicts to the satisfaction of residents, and section 3.1 needs to address the issues more fully. The Plan is, after all, looking out to 2028, by which time pressures will no doubt have increased markedly, and it is unacceptable that present arrangements, especially relating to “freedom campers”, continue unchanged. Steps have been taken, such as prohibiting overnight camping at George/East Quay, but other measures to cater for visitors and their impacts are required, such as providing much improved facilities for campervans (“campervan friendly town”) and providing facilities for “freedom campers” that are outside town and do not prevent residents’ access to public reserves.

We strongly believe that visitors in campervans should be provided with substantially better waste and rubbish disposal facilities than is presently the case in Motueka. Additional facilities for liquid waste disposal, recycling and rubbish disposal, and drinking water replenishment should be provided, perhaps on Old Wharf Road outside the Recreation Centre, and the grossly inadequate facilities at Hickmott Place should be upgraded commensurately. These matters should be discussed in Section 3.1, as a basis for discussion under specific reserves. More toilet signs need to be installed as many tourists are still asking where the toilets are.

We suggest that section 4.1 be titled Climate Change and Sea Level Rise, since the latter is a significant consideration for many reserves, and the five policies in this section all relate to shoreline retreat. We are rather concerned that these policies overlook the considerable value of coastal reserves as a first line of defence, and the section should recognise this value. A particular case in point is the Trewavas Street Reserve, which “defends” around 60 properties, with a rateable value around \$40 million, against shoreline retreat. In this light, policies 2 and 3 are unrealistic, and do not recognize the need to protect existing TDC or private infrastructure.

## **GENERAL COMMENT: MOTUEKA RESERVES**

Section 5.6 presents detailed material on all the reserves in Motueka; it would be enhanced by including an overview that discusses to what extent the existing distribution of reserves meets foreseeable needs. Our comments are limited to the reserves KMB has a particular interest in, which tend to be the larger ones.

We note that Pioneer Park on Thorp Street, Motueka Quay and the old wharf are all missing from the draft RMP even though they are important reserves.

### **5.6.6 FEARON BUSH**

Part 3 Section 1.3.4 presented a well-argued case for careful management of the ecological values of Fearon Bush, and 5.6.6 should be substantially strengthened by drawing thereon. The policies and objectives in 1.3.4 should be reproduced in 5.6.6. The crucial issue will be whether there is adequate monitoring of performance by the lessee, and remedial action if necessary. In the past, this has not been the case, unfortunately. Policy 1 should be strengthened to include protecting trees planted as replacements for original trees that have been chopped down:

Policy 1 Manage activities to ensure remnant trees, planted replacement trees, and other native vegetation on the reserve are protected from damage.

Policy 2 certainly should be strengthened to include monitoring and remediation. Note that it should refer to Appendix 3 Table A:

Policy 2. Monitor the performance of the lessee of the campground, ensure that the relevant terms and conditions of the lease for this reserve are complied with, and ensure that remedial action is carried out when necessary (see Appendix 3, Table A).

The “Issues & Options” section asserts that the lease provides for public access, but in fact it is restricted to daylight hours from 16 February to 16 December, i.e. is not allowed in the peak summer season, and visitors have to report to the office, which is a discouragement, and dependent on staff actually knowing that public access is permitted. The section should refer to “restricted public access”, and the conditions of the lease should be revised to reduce or eliminate these restrictions.

### **5.6.7 PETHYBRIDGE ROSE GARDEN**

We regard Pethybridge Rose Garden as a real gem which is sadly under-used, but which certainly should be maintained. More publicity – including much more striking signage on High Street – would assist; arranging for the rear (east end) gate to be left open and for

public use of the accessway to the Masonic Centre might also encourage people to use the Garden as part of a through walking route. We understand that dogs are formally prohibited from the Garden; permitting dogs *on leashes* might encourage usage, and surely would not compromise the value of the Garden. We suggest an additional policy, along the lines of :

Encourage use of the Garden by improved signage and publicity, encouraging its use for appropriate events, permitting walking of dogs on leash, and – in consultation with the Masonic Lodge – creating a through route that uses the eastern entrance and the accessway to the Masonic Centre.

#### **5.6.10 MOTUEKA MUSEUM**

In our view, the museum frontage is a significant asset which at present is undervalued and seriously underutilized. KMB has made suggestions to the Museum management committee regarding beautification of the Museum frontage, but has been rebuffed. In 2014 there was substantive discussion among several organisations on how to improve this area, with several valuable ideas proposed, but unfortunately nothing has come of this, except on the area owned by Parklands School. The present wording in “Values” is misleadingly positive. Since planter boxes and trees were removed from in front of the Museum building (note that the present photo misleadingly shows the Museum with planter boxes), most of the frontage has been bare, stark, uninviting, and in the height of summer downright inhospitable (and the frontage is even used for parking cars – how extraordinarily inappropriate!). We advocate enlightened landscaping of the entire frontage, to provide a gathering place that is not limited simply to patrons of the cafe (policies 3 and 5 appear rather monopolistic in favour of the cafe, but this would not be unacceptable if the rest of the frontage area was made more usable to the public at large). In other words, there should be an explicit policy to make full use of the museum frontage as an attractive, public gathering place:

Policy 2. Actively encourage use of the entire Museum frontage as an attractive, public gathering place, by providing shade, seating, and vegetative features to soften the harshness of the paved area, prohibiting car parking on the frontage, and enhancing separation from the High Street roadway.

We feel that the present Policy 6 is unduly restrictive; we note for example the frequent appearance of buskers outside New World supermarket, and consider that such a use of the Museum frontage should be encouraged.

### 5.6.14 DECKS RESERVE

Keep Motueka Beautiful endorses in general those parts of the draft RMP specific to Decks Reserve (Section 5.6.14). We note that most of the proposed policies are quite general, and don't refer to many of the particular improvements requested by KMB, but none of the proposed policies cut across what we put forward in our submission.

We note and acknowledge that since the KMB submission, TDC has decided to site the new library on the reserve, at a precise location yet to be determined. KMB is pleased to see that the updated RMP policy is clear on the need to further develop Decks Reserve with the goal of making it a key community-use facility; and that an important part of this will be further landscaping and planting, not only around the library but also around the whole reserve in general. We agree that the central space should remain open for informal recreation and that much of the development will be around the reserve boundaries and the boundary between the green and the car parking area. Council should also consider purchase or lease of land for the library and/or parking. The sections to rear (east side) of High Street form the ugliest part of town with tin sheds and other temporary looking structures. Council planning should consider this whole area adjacent to Decks Reserve as well as the Reserve itself, and seek to turn it into an attractive area that is buzzing with shops, cafes, green space and socialising areas, rather than the eyesore it is.

In planning future development, particular consideration should be given to providing an attractive and safe gathering place for young people; consultation with representatives obviously will be needed to identify appropriate facilities. We would rather see young people gathering at Decks Reserve than at Thorp Bush. We are happy to see consideration and policy regarding the licences for leaseholders operating on the reserve, and particularly Sunday Market, but note that there is no mention of the need for an area/facility to be constructed to enable safe access for vehicles onto the green reserve, which will be required for most large community events to be held (such as Motueka Kai Fest).

In lining up the draft new policies and objectives with the earlier KMB submission, we note that there is no specific reference made to maintaining Kiyosato garden and provision for Community House, the i-Site visitor centre, the picnic area, and toilet facilities. Although these may be taken as assumptions, KMB feels that they should be made explicit.

Several of our earlier submissions - such as further development and planting of playground areas, the western boundary between the green and the car park, and the Greenwood St path - have not been considered within this draft plan. KMB assumes that these and other details will become aspects within the design around the library placement, and the general development of the reserve as part of that project. In the design process, the present location and extent of the car park emphatically should not be taken as a given; Decks Reserve is a centrally important element of Motueka's public space, and its current use as a very unattractive car park is a terrible waste of such an asset. There are several other

options for car parking around the High Street business district which may be considered, to allow Decks Reserve to be developed as an attractive space.

One key current issue which was not on the horizon at the time of KMB's submission to the management plan review is freedom camping and overnight parking issues. The draft RMP's comments on freedom camping are very inadequate, given the heat that has been generated among Motueka ratepayers. KMB considers that Decks Reserve should not be used for this purpose, consistent with Policy 4.1.2.6 in the Council's RGP document, and urges TDC to make available suitable facilities for such camping in areas outside of the urban Motueka boundaries. Policy 5 should be amended to make clear that the arrangements for freedom camping it describes are the 2019 status, and that they are subject to review and possible amendment of the Freedom Camping Bylaw:

Policy 5. At time of Plan preparation, overnight camping (i.e. between the hours of 6 p.m. and 7 a.m. every day, except Sunday when the car park must be cleared by 6 a.m.) in either self-contained or non self-contained vehicles is permitted within the formed car park area of Decks Reserve, as defined on Figure 13. Camping is restricted to a maximum period of two nights in any calendar month or consecutive four-week period. Campers must comply with Council's Freedom Camping Bylaw and the daytime parking restrictions that apply to this car parking area. This policy is subject to review and possible amendment of the Freedom Camping Bylaw.

KMB requests that we be considered a partner and stakeholder in any project to develop any of the green spaces and landscaping in Decks Reserve.

#### **5.6.18 MOTUEKA GOLF COURSE**

We note that this public reserve is essentially out of bounds to non-golfers, and also that the lease is to be reviewed in 2019. Since the lease was first signed in 1952, we consider that circumstances and demands may have changed sufficiently that a fresh look at the conditions of the lease is warranted.

KMB has identified a gap in the network of walkways in and around Motueka, specifically from Adair Place to the sea, which would provide a valuable shorter loop walk for people who do not wish to walk as far as Staples Street. The logical route would be along the northern boundary of the golf course reserve (an alternative would be along the southern boundary of the grazing block to the north, but this would require encroachment onto privately owned land, and significant expenditure on fencing). We suggest, then, that the establishment of a walkway along the northern boundary, if necessary reconfiguring slightly the greens and fairways to reduce risk of harm to walkers, be considered when the conditions of the lease are reviewed. We understand that the golf club would oppose such a development on the grounds of risk of golf balls hitting walkers, although the same risk

presumably exists along Harbour Road, and along the seaward side of the course, but has not caused any problems or harm.

Further, we have noted that few golfers are on the course after about 4 pm, or indeed on many days of the year. We therefore suggest that establishing other pedestrian routes across the course be considered.

### **3.1.3.5 and 5.6.20 TE MAATU/THORP BUSH**

#### **Part 3 Section 1.3.5**

We are very pleased to see the recognition given to the ecological value of Te Maatu/Thorp Bush and the attention given to the North SNH report. The focus is on botanical values (see also “values” in 5.6.20), but we note that the Bush does have significant value for birds, and this should be mentioned in the RMP, with appropriate policies/objectives developed. An additional policy is suggested:

Policy 5. Enhance bird habitat by carrying out trapping of small predators (rats etc.) and possums.

We recommend that, as per General Policy 3.5 the Council should: “work with DOC to identify the best methods for sustaining such biodiversity values, considering the costs, benefits and possible alternative solutions.” This policy should apply to all the Significant Native Habitats.

Objectives: We recommend that the objective should be not just “to recognise” but: “To conserve and enhance the biodiversity significance of ...”

The policies in this section should be reproduced in 5.6.20, the specific plan for Thorp Bush, to ensure they are not overlooked.

Policy 1: We agree that it should be a Scenic Reserve. We recommend that in the longer term TDC should seek a QEII National Trust covenant over Te Maatu/Thorp Bush, as the best way of ensuring its protection in perpetuity.

Re policy 3: At this time the network of tracks has been reduced to a single loop with four entrances and a branch to the bridge to the NE corner. Last year KMB initiated and funded rope and post fencing to block off informal tracks which were being used by cyclists and others and started under-storey planting to fill in some of the old tracks. We do not recommend any significant reduction in the current network of footpaths, though the cracked asphalt parking area could be removed and consideration could possibly be given to removing the southern entrance from Edgewood Crescent.

Grassy clearings and “leads” in the bush area have little recreational use or value, but are ecologically harmful by causing edge effects that affect forest species adapted to shade. We believe that it is desirable to infill gaps in the bush cover by progressively ceasing to mow and planting up the grassy clearings in the SE and NE corners, as recommended by North in his SNH report, commissioned by the Council:

“The need for the extent of the remaining mown areas between pockets of trees in the SW sector is questionable, in the light of the ecological significance of the site. It is suggested that many of the tree pockets are allowed to coalesce into forest by a reduction in mowed lanes between them and an extension of restoration planting to link them.”

So we would re-word Policy 3 to say:

3. Infill gaps in the bush cover by planting up the grassy clearings in the SE and NE corners with appropriate locally indigenous, eco-sourced species. Continue to discourage the use of informal tracks and consider the removal of the cracked asphalt parking area and the track to the southern entrance from Edgewood Crescent for infill planting.

We would add to Policy 4 on weed removal: “... giving priority to the most invasive weeds, including NZ native species that are not indigenous to this locality.”

### **Part 5, Section 5.6.20**

We are concerned that the draft Policy 4 justifies extending the playground area, which we oppose. We suggest the following amendments to clarify this:

Policy 3. Concentrate recreational uses in the northwestern part of Thorp Bush/Te Maatu, utilising the existing mown area.

Policy 4. Continuing development and upgrading of the playground, within its existing limits and with no impact on the native bush, with equipment that caters for a range of ages and abilities, siting some equipment in shaded spaces and other equipment in more open areas.

It is part of KMB’s long term vision to have a footpath from Te Maatu/Thorp Bush to Sanctuary Ponds – a route which is regularly used by walkers. So we would amend policy 7 to say:

Policy 7. If land to the east is subdivided in future, establish a walkway link through to Thorp Street and Sanctuary Ponds.

We recommend adding a new policy in line with TDC General Policy 3.9 on naming reserves:

8. Re-name the reserve “Te Maatu/Thorp Bush”.

We have noted evidence of fires and “cigarette” smoking within the bush area. Given the risk of uncontrolled fire, this should be discouraged, although whether the only practical means, signs, would be effective is questionable.

### **5.6.21 WOODLANDS DRAIN**

We suggest a policy (cf. Policy 2) to establish appropriate locally indigenous species (rushes etc.) along the drain, to provide better riparian habitat. Obviously, such planting should not hinder free drainage of flood waters.



Policy 2. Introduce low-growing indigenous wetland/riparian species (rushes, sedges, etc.) along either side of the drainage channel, to provide shade and habitat for aquatic fauna.

### **5.6.30 GOODMAN RECREATION PARK**

A significant issue is poor drainage along the eastern and southern border of the Park, which limits use of the Park at some times of year and has an impact also on Sanctuary Ponds (5.6.31). Surface drains to Woodlands Canal likely would fix the problem. We suggest an additional policy:

Policy 5. Provide drainage of the periodically inundated areas along the eastern and southern borders of the Park.

### **5.6.31 SANCTUARY PONDS**

Since KMB prepared its submission to this Review in early 2017, progress has been made in a number of areas at Sanctuary Ponds:

- All weather access has been significantly improved by completing a loop track all round the main pond and drains have been installed in the SE corner. Both projects were undertaken by KMB.
- A “Sanctuary Ponds” sign has been installed by KMB outside the new (East) entrance.
- Public use of the park has consequently increased.
- TDC has been more consistent in maintaining the plantings.

We are pleased to see that the name “Sanctuary Ponds” has been accepted in the draft RMP. However, the Draft misses the main key value of the reserve, which is as an English style park, with colourful spring displays of flowering bulbs and magnolias, stunning displays of Autumn colour from all the deciduous trees, and a duck pond. The previous plan recognised this, placing it in the Formal Parks and Gardens category, but this is lost in the new plan. It is the only park in Motueka of this type and future planting should be in keeping with that character, rather than just planting natives.

We note that the main pond has already been completely surrounded by recent native riparian planting, and rather than “enhancing the amenity values” it actually will detract by blocking access to the pond for children wanting to watch the ducks, and blocking views of the ponds, particularly from seats placed for that purpose.

The draft also ignores what we said in our original submission about the likelihood of the ponds drying up without some action to prevent this.

So we would amend your policies 1 – 3 as follows:

1. Manage the reserve as an English-style semi-formal park, with flower borders for public appreciation, active and passive recreation, and both formal and informal public use.

2. Undertake replacement planting, including feature gardens, and extend the footpath to the NW entrance to the park from the Goodman Recreation Park.

3. Maintain and enhance the pond's habitat value for bird life by preventing it drying up.

In addition we would add:

5. Classify Sanctuary Ponds as a Recreation Reserve under the Reserves Act.

### **5.6.33 MOTUEKA SKATEPARK**

KMB, with Soroptimists' funding and in conjunction with TDC, is proceeding to construct a walkway from Old Wharf Road along the Woodlands Canal to link with the footpath through the so-called "Cat Area". This will be completed before the RMP is finalised. It will effectively complete the walkway loop around the Motueka Inlet.

With regard to policy 3, riparian planting has already blocked views of the estuary and birdlife from much of this area, so it would be unfortunate if views from the new walkway are closed off by high vegetation. We suggest that the policy explicitly provides for low riparian planting that will maintain water views:

Policy 3. Revegetate the coastal margin with appropriate low-growing native species to retain estuary views and allowing access to the shore in the SE corner.

At present the Cat area is little used and, having invested in it, we would like to encourage its use. We believe that it should be given a new name that distinguishes it from the skatepark, and that installing signage and promoting its use would help. It would be a good area for installing exercise stations. So we recommend two new policies:

Policy 4. Establish an appropriate new name for the "Cat Area" and then install signage and promote its use.

Policy 5. Further develop facilities in this area, such as exercise stations.

### **5.6.34 MOUTERE INLET WALKWAY AREA**

KMB created this reserve and still maintains the "Adopt-A-Plots", so we have a particular interest in it. The planting phase is essentially complete, and many of the forty plots are virtually self-sustaining, with canopy closure. Nevertheless, for the remaining plots, ongoing maintenance is the major issue, because it is difficult for volunteers to sustain enthusiasm for a seemingly endless cycle of replanting drought-damaged plants, weeding, and spraying. Weed control is perhaps the greatest issue, particularly along footpaths, and it appears that new weed species that are particularly difficult to control are getting established. Many

footpaths have been closed off and planted up to reduce the need for weed control, but it is necessary for regular spraying by professionals along remaining paths until the vegetation along them has grown to the extent that it shades out the weed species. We therefore endorse the stated policies, and note that TDC has already taken over responsibility for weed control and maintenance of the pathways. The KMB Committee considers that it will soon be time to hand over routine maintenance of the entire area to TDC (as previously agreed), and proposes that this be done on 1 July 2021, the start of the next LTP period. So we propose a revised policy 1:

Policy 1. Continue to maintain the walkways through the area. TDC take over responsibility for maintaining the amenity plantings by 1 July 2021 at the latest.

Noting the policies listed for 1.3.6, we suggest that there could be a policy for 5.6.34 to promote the use of indigenous vegetation along the estuarine border of the area. In recent years, most planting has been of indigenous species (knobby club rush, jointed rush, etc.), particularly along the estuarine margin, but in earlier years exotic trees also were used. We do not consider that these should be removed since, realistically, the area (a former sawdust/bark dump) is far from being a natural environment.

Policy 3. Plant only indigenous vegetation along the estuarine margin of the planted area of reserve.

We believe that more could be made of the importance of this reserve and wetland area (1.3.6) for birdlife. In addition to the shore birds that are so obvious on the mudflats, the marginal raupo and rushes provide habitat for rail, which have been observed here. KMB trapping appears to be effective in keeping predator numbers at a low level, but this should be covered explicitly:

Policy 4. Maintain trapping of small predators (rats, etc.) and consider options for controlling feral cats.

### **5.6.35 PUKETUTU ESPLANADE RESERVE**

KMB feels that realignment of the pathway along the shore of the Inlet has not been beneficial to human users, and seems to have made no difference to birdlife. Whatever the case, we favour future vegetation management that minimizes the exposure of walkers to houses overlooking the Inlet while maximizing the views of the Inlet that walkers have enjoyed. Accordingly, we propose an additional policy:

Policy 2. Maximise estuary views for users of the section of Inlet Walkway through Puketutu Esplanade Reserve.

### 5.6.36 TREWAVAS STREET RECREATION RESERVE

The section Values could be strengthened by making mention of the diversity of users (and note that the gravel path extends only a few tens of metres where the reserve has been landscaped by a nearby resident):

The reserve provides opportunities for gentle strolls, walking, cycling, picnicking, and viewing wildlife. It forms part of a walking/cycling link along the foreshore from Port Motueka in the south to Staples Street in the north, but is heavily used by a wide range of people, particularly including dog walkers, the aged, and young families.

We do not agree with the assertion in the section Issues & Options regarding the state of the track. A rut has been created in places by cycles, but we have not observed that this makes access difficult for the many other users – aged strollers, mothers pushing prams, family groups, dog walkers. A much more serious issue is the huge damage created by construction traffic access, and occasional motor cycles. Revise as follows:

A rut has been created in some places by cycles, which encourages cyclists to go either side and create more wear and tear. This could be remediated by infilling the rut with crushed shell to encourage cyclists to stay on the narrow track, while leaving the rest of the area for pedestrian users. Occasional motor cycles have a disproportionate impact on the grass cover, because of their weight and speed. Construction traffic has caused severe damage over large areas to the grass cover, which makes walking, pram pushing, and cycling more difficult, and which is extremely costly to remediate.

The reserve protects residential properties on Trewavas Street from coastal erosion. Previous attempts to protect the foreshore from coastal erosion are evident, including rock, old construction material and vegetation. There is considerable potential to restore native foreshore vegetation and wildlife habitat.

A significant issue is damage to the surface and the grass cover by vehicular traffic. Construction traffic to one house in 2017 had a devastating impact over several hundred metres, and this has not yet been successfully repaired. In future, construction traffic should be prohibited unless under strict Council supervision. Further, motorcycles should be prohibited (good signage is required). and the cycle rut should be infilled with shell so that cyclists have no reason to avoid it. Policy 2 as it stands is strongly opposed, on the basis of KMB's extensive experience with walkway construction in Motueka. The reserve is used by a wide range of people, with many often elderly dog-walkers, frequent mother/child/dog combinations (often with the mother pushing a pram), many groups of walkers, and a growing number of cyclists. Observation of the other walkways around Motueka is that, where a good quality path is provided, cyclists travel at high speed and expect everyone else to step aside. This is presently not the case here. It would be extremely unfortunate if an improved path resulted in exactly the same situation, with the low-speed pedestrians being pushed aside by the cyclists, and an increase in conflict between, in particular, cycles,

elderly walkers, dogs, and small children. We should retain one place in town where pedestrians can enjoy a leisurely stroll without having to jump out of the way of speeding cycles. The best option is to fill the narrow cycle rut with crushed shell, to encourage cycles to travel on a firm but narrow track rather than go all over the place and degrade the grass across the whole width of the corridor. It should be noted that recent degradation of the grass is principally a result of cycles, except for the impact of construction traffic to one particular property. Accordingly, Policies 1 and 2 should be amended to cover these items:

Policy 1. Continue to maintain the reserve for passive and informal recreation, with particular emphasis on assuring safe use by the aged and infirm, young mothers and families, and dog walkers, and discouraging high speed use by motor/electric and pedal cycles.

Policy 2. Prohibit construction traffic except under the direct supervision of Council staff and on condition that any damage is remediated by the contractor, prohibit use of the reserve by motor cycles, and upgrade the informal cycle path by providing a narrow (300 mm) surface of crushed shell.

Shoreline erosion has been evident recently in response to extreme sea and weather conditions, but the shoreline has partially recovered, thanks to recolonisation by marram. Nevertheless, with the considerable recreational use and value of this reserve, and residential property only 30-40 metres back from the shoreline with a capital value on the order of forty million dollars, a coherent approach to coastal protection is needed. Policy 3 therefore is endorsed, although use of the phrase "over time" intimates a lack of urgency which is inappropriate:

Policy 3. Work with the local community to implement a CoastCare restoration programme along the length of the foreshore.

Policy 4 is endorsed. Firm action should be taken to implement it, and remove encroachments. Firm action also should be taken to discourage residents from dumping garden waste in the reserve.

We question the need for policy 5, as the various parked small boats do not appear to cause any problems for the general public, although we consider that dragging boats over the bank may exacerbate erosion. The draft RMP ignores the huge value of this reserve for water-sports (swimming, kayaking, sailing, fishing...) and these should be encouraged by TDC. In the absence of any other launching facilities provided by Council onto the inlet, we do not believe this policy should be pursued. In fact the Council should consider providing launching ramps for dinghies and kayaks.

With regard to vegetation along the reserve, there presently is a great diversity, from well-maintained garden beds in one location, through the more general marram-covered dunes, to a very unkempt and weedy patch of woodland near North Street. We suggest that policy

should be to maintain what “semi-natural” landscape remains, control the invasion of weed trees and shrubs (tree Lucerne, broom, blackberry, etc.), and progressively remove exotic species (especially pine and tree Lucerne), replacing them in places with appropriate native species (noting however that most residents probably would oppose a belt of trees).

Policy 6. Maintain the existing semi-natural coastal vegetation and landscape, control and remove invasive weeds (broom, blackberry, pines, etc.), and progressively reintroduce low-growing native species (pohuehue, grey salt bush, etc.) in conjunction with CoastCare work.

#### **5.6.40 NORTH STREET**

#### **5.6.41 SALTWATER BATHS**

#### **5.6.42 MOTUEKA BEACH**

From the point of view of the public, these three reserves are a single entity, and are linked with the East Quay/George Quay viewpoint, which is road reserve.

North Street Reserve. The picnic/barbecue area at North Street, adjoining the childrens’ play area, is well used by visitors to Saltwater Baths, and is particularly important now that public access to the barbecue at Beach Reserve is hindered by freedom campers. Policies 2 and 3 could be combined and strengthened:

Upgrade/replace playground equipment, barbecues, and picnic tables, and provide improved rubbish disposal facilities.

The barbecue/picnic area would be much improved by trees or shrubs to provide shelter from the prevailing northerly wind, but North Street residents would probably object to them, to retain their views. Consideration should be given to relocating the barbecue/picnic area closer to the street, i.e. to a lower and more sheltered spot. It should also be noted that the North Street Reserve is used by Motueka Yacht and Cruising Club as its dinghy rigging area on alternate Saturdays; boats are launched on the beach to the south of the Saltwater Baths access. No conflicts with other users have been noted, but it is important that access to the beach by launching trollies is maintained.

Motueka Beach Reserve. KMB and other volunteers have put a lot of time, energy, and funds (both KMB and TDC) into enhancing Motueka Beach Reserve, via landscaping/planting, shade trees, paving, the barbecue, etc. In the northwest corner, a seasonally inundated area has been planted in rushes etc. to establish a “semi-natural” wetland, and a boardwalk constructed across it as part of a loop track round the Reserve. The Values section of 5.6.42 should include reference to the facilities provided – barbecue, shade trees, petanque court, water points, (inadequate) litter bins. It should also be pointed

out that the toilet/changing room/shower was provided for users of the Saltwater Baths, and is not adequate for the present levels of use by overnight campers.

The Issues & Options section should point out the opposition of Motueka residents, particularly those in North Street, to “freedom camping” being permitted here. KMB has been very disappointed that, as a direct result of the Freedom Camping Bylaw, the Beach Reserve – arguably the most attractive beach-side locality in Motueka – has essentially been alienated from residents and handed over for the predominant use of “freedom campers” for much of the year. The wording of Policy 4 should emphasise that present arrangements with regard to “freedom camping” apply at the time of writing; this policy must not determine the management of the reserve for the ten years to 2028:

Policy 4. At time of Plan preparation, overnight camping (i.e. between the hours of 6pm and 7am every day) in self-contained vehicles only, is permitted within the formed car park area of the Motueka Beach Recreation Reserve. Camping is restricted to a maximum period of two nights in any calendar month or any consecutive four-week period. Campers must comply with Council’s Freedom Camping Bylaw and any parking restrictions that apply to this car parking area. This policy is subject to review and possible amendment of the Freedom Camping Bylaw.

It is noted that many of the vehicles that overnight at Beach Reserve are not self-contained in practice, although since their operators use the toilets and shower provided for swimmers it perhaps does not make much practical difference. The main issue is the loss of access to the area by residents, rather than public health.

KMB supports Policies 1 to 3 as stated; ongoing maintenance of the semi-natural wetland and other vegetation in the Reserve might also be mentioned:

Policy 4. Manage the Motueka Beach Recreation Reserve primarily for the maintenance of open space, picnicking and informal recreation; continue to maintain the semi-natural wetland in the northwest corner and amenity tree plantings throughout the reserve.

Policy 4 does not, however, recognize the huge potential of the area of reserve and other public lands from North Street to George Quay, to create a recreational precinct which could be a major drawcard for visitors and a great asset to residents. When one hears of initiatives in other locations, such as development of a thermal pools complex at Methven or the wharf area at Mapua, one wonders what could be made of this locality in Motueka, with more vision than we are presently showing.

#### **5.6.43 WHARF ROAD (INLET WALKWAY) ESPLANADE RESERVE**

This reserve provides an important link in the walkway around the Inlet, and the measures to assure continued public access are endorsed, though we hope a boardwalk is not necessary.

The vegetation cover here is in poor condition and includes a mixture of exotic, weed, and indigenous species. Some work around the picnic table has been done by KMB and Corrections Department, but not sustained, and more recently some very useful tidying up has been done by contractors. It is suggested that policy 1 should be strengthened:

Policy 1. Bring the vegetation cover up to the same standard as achieved at York Park, undertaking plant pest control on the reserve area as required and removing pine trees and tree Lucerne from the saltmarsh.

#### **5.6.44 LINK PARK**

KMB volunteers have planted indigenous shoreline species along the waterfront in Link Park. The requirement is to control weeds and occasionally replant if plants die. Policy 2 should be reworded accordingly:

Policy 2. Continue to restore the section of Moutere Inlet margin contained within Link Park, using appropriate indigenous species and weed control.

Policy 1 mentions amenity plantings and the walkway; there are other elements which should not be overlooked:

Policy 1. Continue to maintain the amenity plantings, grassed area, amenities such as seating, and the section of loop walkway through the reserve.



SUBMISSION ON THE DRAFT MOTUEKA WARD RESERVE MANAGEMENT PLAN

CLOSES 4PM MONDAY 25.2.19

TASMAN DISTRICT COUNCIL

PRIVATE BAG 4

RICHMOND 7050

Submission from Riwaka Rugby Football Club. We wish to be heard in support of our submission.

**TDC Policies**

Continue to allow the Riwaka Rugby Football Club to use the land and clubroom building, in accordance with the terms and conditions of a new five year lease (Appendix 3 Table B)

Proposed term of agreement 5 Years. Last lease was to expired 31.8.2017

**Riwaka Rugby Club Submission**

Matters for clarification.

**Building Ownership.** The Riwaka Rugby Football Club (RRFC) clubrooms are owned by the RRFC. They were built in 1975/76. A building Consent and plan was lodged at the time with Waimea County Council. A copy of the plan is at the TDC Motueka office.

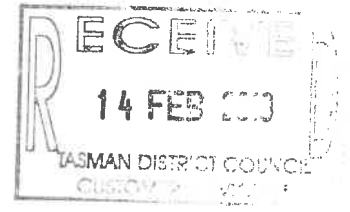
**Lease 5 years.** Certainty of tenure. We propose to have a further two terms of 20 years with a review every 5 years. This would continue the original intent of terms of the lease time frame.

**Maintenance TDC Carpark/ Willow Tree**

Over the last 40 years the RRFC have maintained and with the support of grants and club funding organised to have this TDC Carpark sealed and line marked to the TDC engineering specifications. The RRFC was under the understanding that any maintenance for the carpark would become part of the TDC maintenance programme. This needs to be clarified for all parties.

The Willow tree that has been on the northern side of the clubrooms by the TDC carpark boundary is currently maintained by the TDC. Due to H&S concerns the RRFC would like the Willow tree removed as it is a Hazard to members and the public. We have made this request but the TDC staff have insisted it remain there.

**Pioneer Hall.** At the moment the access to the TDC carpark is across part of the Pioneer Hall Trust Land. When the clubrooms were built the president of the RRFC and the chairman of the Pioneer Hall Trust agreed to give the RRFC access to the carpark over this piece of land. The RRFC agreed to supply water to the Pioneer Hall Trust in compensation for this access. We would like the TDC to meet with the Pioneer Hall Trustees, and formalise this agreement. The current oneway roading system used for the TDC carpark is working well for all users of the RRFC Clubrooms, Pioneer Hall Users and private residents.



**Royal Forest and Bird Protection Society of New Zealand Inc.**

email: [Nelsontasman.branch@forestandbird.org.nz](mailto:Nelsontasman.branch@forestandbird.org.nz)

13 February 2019

### Draft Motueka Ward Reserve Management Plan

**We support** the Tasman District Council resolution to classify Thorp Bush as Scenic Reserve and an entranceway upgrade with data about the history of the area.

#### **We support**

"Improving ecological health"

1. Significant Native Habitat areas to be maintained, restored, enhanced and protected from incompatible human activities.
2. Revegetation to enhance the integrity of these sites.
3. Regular weed and humane animal pest control
4. Planting species for rongoa/medicinal or rāranga/weaving purposes in many parks and reserves, but not in Scenic or Scientific reserves, and encouraging harvesting of these materials on a sustainable basis.
5. Planting with natives for greater amenity, shelter and shade.

We support the planting of natives wherever possible –

Natives are adapted to local conditions

They retain moisture and cool the ground

They provide habitat for a suite of native species which form the New Zealand biological web of life.

We support keeping a separation between mean high water springs and coastal reserve walking tracks. Waders and other coastal birds need safe, quiet retreat areas during high tides and also for nesting. Dogs taken along coastal walking tracks must be on a lead, or banned.

**We support** keeping the area in front of Motueka museum free for outdoor dining.

If the Motueka library is moved to Deck's reserve we support an adjoining outside area with seating and native trees for shade.

Riwaka Memorial and Brooklyn Recreation reserves – we ask that where possible there is some landscaping using native trees for shelter and shade.

We wish to be heard

Signed: Gillian Pollock

Ph: 021 380 310

[g.pollock@scorch.co.nz](mailto:g.pollock@scorch.co.nz)

Pp Julie McLintock, branch Chair

## **Submission: Motueka Ward Reserves Management Plan**

### **Te Maatu / Thorp Bush**

**(Refer p119 – 121, 28 – 29, 117 - 118)**

#### **Legal Description:**

1. Part Lot 1 DP 4811 being part Section 151 District of Motueka. Certificate of Title NL1B/46. Area: 4.5289 hectares. Acquired: 1952.
2. Lot 5 DP 16,000, Block IV District of Motueka, Certificate of Title NL4C/479. Area: 0.1733 hectares. Acquired: 1993.

**Area of Both Titles:** 4.7022 hectares.

**Location:** 3 Woodland Avenue, Motueka.

#### **Classification (Reserves Act 1977):**

Following the Council's re-classification process, in 2018 – Lot 5 was classified Scenic Reserve and Part Lot1, primarily because of the Tenths Claim is not classified. In essence, it is a Scenic Reserve in accord with the Reserves Act specifications and requirements (S.19 Scenic reserves).

#### **Te Maatu:**

Te Maatu ("The Big Wood") is the defining feature of Motueka in pre-European times. It was a significant food and forest garden alongside the Motueka River. The river and estuary provided fish, the forest with wood and a rich bounty of birds, the soil was rich, the climate excellent and they had pure clean water. Culturally and agriculturally it was fundamental. During early European surveys, it was understood that Te Maatu (10%) would be protected, which did not eventuate. The Tenths (10%) claim remains unresolved in 2019.

Thorp's Bush (and Fearon's Bush) were part of Te Maatu, both podocarp forests within some 370 hectares. Acknowledging the historic significance of this Reserve recognises and honours the Maori forebears.

### **Beginnings of Thorp Bush:**

In 1952, the Trustees of the Estate of the late F.W. Thorp vested a large part of the bush area (Lot 1, 4.5289ha) to the Motueka Borough Council. Locally, the area became Thorp's Bush.

The Council formally agreed, in a documented legal agreement, "for all time to preserve the native trees on the Bush Reserve". Jeremy Thorp's high regard for indigenous trees generally was well known. This was his legacy to the Motueka people.

It is appropriately recognised in this important and historic legal agreement with the Motueka Borough Council, which stands alongside the 1977 Reserves Act.

In modern terms, the 1952 agreement relates equally to the Nature Reserve classification of the 1977 Act, and to the Queen Elizabeth II National Covenant status. (Refer: Policy 2, of this submission).

### **Ecological District:**

Thorp Bush is within the Motueka Ecological District which comprises two distinct areas, specifically the lower valley floors of both the Motueka and Wai-iti / Waimea Rivers, separated by the Moutere Ecological District.

The Motueka section (relevant to Thorp Bush) is mainly river alluvium, with some beach deposits. It ranges from 5 – 10 metres above sea level. The climate is warm in summer with regular droughts, and mild in winter with moderate frosts. Sunshine hours approximate 2400 annually and rainfall above 1000mm.

The district was originally covered in tall forests, and with ample mid to low canopy.

### **Facilities:**

During the 1960's and 1970's a Scout Den (now Image Theatre), toilets, play-ground equipment, and picnic tables were erected in the north-western corner, with loss of some totara trees. Until the mid-1970's, sheep grazed the grassed areas.

In the 1990's a Motueka walkway grid was established and tracks were built through the Bush. In 2019, two of these remain, one from Woodland Avenue, and one from Avalon Court. These intersect the Bush and link with the busy walkway / cycleway along the woodlands Drain to the Recreation Centre and Goodman Park on Old Wharf Road.

A deteriorating asphalt driveway provides access for vehicles / tractor / mowers from Woodland Avenue for approximately 100 metres towards Avalon Court.

Other amenities include two walkway bridges across the Woodlands Drain, the main one from Avalon Court and the other (seldom used or needed) at the north-eastern corner of the Bush.

A water-bore and pumping shed and an electric power source / flood light are maintained by the Council. The Woodlands Drain runs on the northern boundary of the Bush and then sweeps south at the north-eastern corner as it progresses to the tidal floodgates on Old Wharf road.

Many of these facilities are at variance to the 1952 agreement.

#### **Preservation and Re-Vegetation Programmes:**

- (1) During 1977 the Motueka Borough Council engaged the Botany Division of the Department of Scientific Research (DSIR) "to submit and recommend a plan to preserve and improve the stand of native trees at Thorp's Bush".

G.N. Park the Regional Botanist, based in Nelson, proposed two management options for the Borough Council to consider:-

1. Re-constitute a piece of healthy native bush in one urban environment,  
or
2. Manage the area as a "parkland" with ornamental plantings of native and exotic trees and shrubs with recreational facilities in an open grassed setting.

Mr Park argued that "re-constituting" was a feasible option. He recommended a series of "core-planting areas" with 200 – 300 native tree species and detailed the species required. He also recommended a "Thorp's Bush Trust" be formed to manage the protection of the Bush.

The Borough Council adopted G. N. Park's "reconstituting" recommendation. Motueka Rotary offered and partly funded planting of the "core areas", a programme which has been continued irregularly by other volunteer groups and Council since.

The "Trust": concept was not adopted as such, other than by the Council taking up the role through its Reserves Department.

- (2) In 1994, the Tasman District Council, acknowledged the value of the Bush and engaged Sissons & Conway, Landscape Architects, based in Richmond, to prepare a Re-vegetation Plan.

Sissons & Conway noted "the important conservation values" of Thorp's Bush and prepared a detailed re-vegetation plan "to accelerate the natural process of regeneration, helping to re-create a plant community more closely resembling the original forest cover of the plains. Re-vegetation will ensure

the long term survival of the bush and preserve a small representative sample of a natural ecosystem and landscape”.

The authors described the current management problems of exotic weeds, wide grassed areas, lack of a damp humus layer and understorey (e.g. ferns) and also the competing demand in the open areas for public recreation, picnicking and playground.

They divided Thorp's Bush into seven areas and devised a Planting Plan for each area detailing the trees and shrubs suitable for planting in each of those areas. The planting method and plans for monitoring, and interpretative signage were provided.

This “Revegetation Plan” by Sissons & Conway remains in 2019 as a practical base and important guide for the continuing development of Te Maatu / Thorp Bush as a lowland podocarp-hardwood remnant.

- (3) The 1994 “Revegetation Plan” became the “Thorp Bush Management Plan” (February 1998) prepared for the Tasman District Council by David Sissons.

With minor amendments, it was repeated in the Motueka Ward reserves Management Plan, Tasman District Council, December 2001.

Note:- The 2001 Plan is the one now being reviewed in 2019.

- (4) During 2008, as part of the Council's “Significant Native Habitats (SNH) Survey Programme”, Michael North provided a Site Assessment Report on Thorp's Bush.

He emphasised “this site is of immense value as the largest example of its kind in the (Motueka) Ecological District – as a podocarp-hardwood forest”. While exploring and assessing the botanical and fauna values, he also indicated the threat to the health of the Bush from weeds, exotic species and excessive tracking.

Michael North lauded the improvement in Thorp's Bush since the 1977 Report by G.N. Park. North recognised not only the biodiversity significance of Thorp's Bush, but acknowledged the historical and landscape value of the area for Motueka.

- (5) In a letter to the Motueka Community Board (June 5<sup>th</sup>, 2013) a Department of Conservation staff member (C. Golding) wrote of the need for increased plantings, the removal of some tracks, and his concern with pine bark for mulching.
- (6) In 2014, the District Council published its “Motueka Ecological District Report”. This was prepared by Michael North, Ecologist, and reviewed by Mike Harding, Environmental Consultant. It was approved for release by Rob Smith, Environmental Information Manager for the Tasman District Council, and Lindsay Vaughan, Biosecurity Co-ordinator for the Council.

The publication highlights the considerable significance of Thorp's Bush with its biosecurity values. It recommends tighter protection as a Scenic Reserve, and promotes the Q.E.II covenant status as protection in perpetuity. The booklet summarises the opportunities and the threats, underlining North's 2008 report.

- (7) During 2014 – 2015 the Motueka Cluster of the Tasman Youth Council completed a "Take Back Thorp Bush" community project. In summary, the group concluded the Bush is "an iconic treasure" to be "preserved for eternity". They sought "an entrance way to the Park, and a useable recreation area that does not detract from its key environmental and historical purpose as a remnant of lowland podocarp-hardwood forest".

A new entrance to Thorp Bush, with local iwi input, is a possible action resulting from this Management Plan review.

- (8) **Conclusion.** The various reports since the G.N. Park Report (1977) to the present day illustrate the value of Thorp Bush / Te Maatu.

It's bio-diversity, ecological significance and landscape value are without question. The relevance to local iwi culturally, as a remnant of Te Maatu can not be under-stated. And within the community of Motueka these various aspects – biodiversity, culture, landscape – are being acknowledged widely.

Thorp Bush / Te Maata is a living legacy, a taonga (special treasure) in the heart of Motueka. It deserves and demands special protection.

Council policies, with the support of iwi (both manawhenua and matawaka) and the Motueka community, is to provide that special protection in perpetuity.



David Ogilvie

18 February 2019

NOTE : POLICIES: Nos. 1-9 follow.



## Te Maatu / Thorp Bush

### Policy 1: Ecological Importance of the Bush

To recognise and value the ecological and biodiversity significance of this lowland podocrop-hardwood forest. To protect the indigenous forest in the reserve. To promote natural regeneration and to revegetate with appropriate plantings.

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#### Action Items

1. Plant kahikatea, totara, titoki and matai for the upper canopy. The understorey layers (3m – 10m) to include mapua, kowhai, cabbage tree, pigeonwood, kaikomako, coprosma. The lower understorey (below 3m) is sparse, and requires ferns and native grasses. Plant lists are readily available, while seeds may be collected and grown off-site from the remnant canopy trees for replanting, not only within Thorp Bush / Te Maatu but in planting projects within the Motueka Ecological District.
2. The improved health of the Bush to be achieved by a concentrated planting programme within the first five years of the Management Plan.
3. The existing “open” areas to be planted to increase the area for longer-term natural regeneration, and to reduce the drying effect of winds. (These “open” areas vary in size and location in the Bush).
4. Limit and control the human impact of the Bush, including the number of tracks, and trails. Clearly delineate the north-western area for informal public recreation, from the bush area balance.
5. Particular care should be taken to protect and to help the re-generation of the white maire tree, (*Nestegis lanceolata*). This is a rare species and Department of Conservation advice for propagation and planting is needed.
6. An irrigation programme from the existing well over the dry summer months will encourage the development of a natural understorey and will ease the establishment of new plantings in “open” areas.
7. Consider and consult on the establishment of a “Thorp Bush / Te Maata Trust” to manage the planting projects, to provide funding, and to publicise the value of the remnant lowland forest.

I believe this is needed. Currently, the management of the Bush is irregular depending on funding, the interest of District Council officers and the relative priority within its Plans.

A "Trust", or similar organisation, would establish policies for re-generation and revegetation, encourage and provide funding, and include representatives from iwi, Department of Conservation, the District Council, and the Motueka community. An annual report to the Tasman District Council would be required.

Such an organisation would avoid the existing spasmodic situation in managing and caring for this special place within Motueka. Thorp Bush / Te Maatu deserves this committed and serious attention from such an organisation.

*David Ogilvie*  
18/2/19

## Policy 2: Reserve Status : Classification

- (a) To determine a Reserve Status for the whole of Thorp Bush as a Scenic Reserve, as soon as practicable, per the terms of the 1977 Reserves Act.
- (b) To secure a Queen Elizabeth II National Trust covenant over Thorp Bush, to realise finally the terms and conditions of the legal agreement between the Thorp Estate and the Motueka Borough Council of 1952.

### Notes

1. The Reserves re-classification process during 2018 did not include most of Thorp Bush because of the "Tenths Claim" by local iwi. It was pleasing that the smaller area was classified as Scenic Reserve, replacing the previous "Local Purpose Reserve" status.
2. Thorp Bush, the greater part, is not therefore formally classified. It is essential that the District Council and local iwi agree that the management of Thorp Bush / Te Maatu be in accord with Scenic Reserve status until the "tenths Claim" is determined. This is urgent.
3. Scenic Reserve status, either formally or informally, does not give Thorp Bush / Te Maatu the protection "for all time" as a native Bush area that was in the legal agreement between the Motueka Borough Council and the Estate of J. W. Thorp.

A Scenic Reserve allows opportunities to develop recreational areas which could undermine the Bush's ecological value, as well as acting contrary to the 1952 legal agreement.

4. A Queen Elizabeth II National Covenant over Thorp Bush / Te Maata would satisfy the terms of the 1952 agreement. If a National Covenant arrangement had been available in 1952, then this is what the 1952 agreement would have stated.
5. The covenanting status is at no cost to the Council, while iwi and community interests are guaranteed protection, recognising the huge significance of this Reserve. A QEII Covenant provides oversight of the Reserve by a nationally recognised authority.

It is the best way (only way?) of ensuring the "in perpetuity" protection agreed by the 1952 donors of the land and the teh Council.

5. A method, to partly resolve the impasse regarding the "Tenths Claim" by local iwi, could be to institute QEII National Covenant status over Thorp Bush / Te Maatu. This would acknowledge the wahi taonga status of Thorp Bush / Te Maatu which is richly deserved.

  
18/2/19

### Policy 3: Tracks, Trails & "Tracking"

To continue to provide walking and cycling access through Thorp Bush / Te Maatu from Woodland Avenue and from Avalon Court to the Woodland

Drain walkway / cycleway to Old Wharf Road, by a single 2.0 metre wide track from Woodland Avenue to link with the existing Avalon Court track.

#### Note Action

1. Public access to and through the Bush is essential, both to allow appreciation of this remnant of indigenous bush, but also to provide a walkway / cycleway link from both Woodland Avenue and Avalon Court through the Bush to the path leading to Old Wharf Road (Recreation Centre, Goodman Park).
2. Nevertheless, it is possible to close one of the existing two tracks, and also to limit "tracking" elsewhere.

A single 2.0 metre wide path / track from Woodland Avenue along the existing driveway would link with the track from Avalon Court.

The other track could be closed and prepared for planting in the following season.

For educational purposes the single track allows the trees and shrubs to be identified.

3. The ranch-style low fencing and similar barriers should be used to discourage access into the central-bush areas. At present, various tracks and "meeting points" are destroying the developing under-storey and new plantings in this central bush area.
4. The 5m driveway provides for tractors and vehicles for mowing, dumping mulch etc. While this is convenient, within ten years the driveway itself should be narrowed to 2.0m and the balance prepared for planting. Mowing will be required only at the north-western recreation section.
5. Closing access from 10pm to 6am is an option, needed to be considered, similar to the public toilets being closed.

*Spiegel*  
18/2/19

## Policy 4: The Grass Areas :- Weeds and Pests

To remove the grass swards and revegetate the areas with appropriate native trees.

To remove weeds, including convolvulus, old man's beard, jerusalem cherry, and other exotic weeds.

To create a predator-free Bush.

### Note Action Items

1. Within Thorp Bush / Te Maatu, there are sizeable grassed areas which are readily available for planting. A programme for planting, with lists of appropriate trees, is included in the Sissons & Conway Report (1994) and the Michael North Report (2008). The Department of Conservation has published lists of plantings suitable for the Bush.  
  
These include species for low storey, middle storey and upper canopy within the Bush.
2. There is a range of weeds and pests in the Bush, although considerably less than previously, the result of community and Council efforts. Their removal is a priority. (The Michael North 2008 Report) provides a full list of the weed species recommended for removal.
3. The most frequent pests are feral cats. Their impact on the Bush bird-life has been significant. Rats and stoats do not appear to be as troublesome.  
  
Ultimately, a pest free / predator free Bush is possible.  
  
The introduction of weka would be welcome.
4. In January 2011 the Tasman District Council published its "Native Habitats Restoration Guide Technical Information".  
  
This excellent publication details methods for re-vegetation and for dealing with weeds and pests.
5. Restoring the Bush means restoring the biodiversity within the Bush, particularly the birdlife (Tui, Kaka, Kereru, Weka). Birds are crucial in spreading seeds, helping to develop an understorey, and encouraging lower canopy.
6. Mulching around those trees on the bush perimeter to be a regular activity. (Not pine-bark mulch). When mowing the grass areas, keep the mower at a height away from trunks and exposed roots.

*Spjilwa*  
18/2/19

## Policy 5: Indigenous Trees not Endemic

To leave in place, to control, but not to remove those indigenous trees and shrubs which are not endemic to Thorp Bush / Te Maatu.

### Notes and Action Items

1. A variety of indigenous trees and shrubs, not endemic to the Ecological District, has been planted in revegetation programmes during the last 40 -50 years.
2. These threaten the ecological integrity of the Bush, but their removal is not warranted. Removal will damage the existing vegetation. It is preferable to allow non-endemic plants to continue, but to control, (perhaps by poisoning), most will wither and die.
3. The emphasis for regeneration and revegetation of endemic species. The energy and cost involved in removing "foreign" native species is better spent on planting of appropriate indigenous.
4. These "foreigners" include hybrid varieties (astelia, coprosma, hebes); pohutukawa, and kauri. On the western side of Woodland Avenue the Bush has a distinctive "parkland" element. The non-endemic can be left to die, encouraged by new plantings of endemic species.
5. It is more urgent and essential to remove the exotic weeds, and grassed areas, per Policy 4.

Note : Refer photos.

*Agilwa*  
18/2/19

## Policy 6: Woodland Drain

To maintain the open drain on the northern and eastern boundaries of Thorp Bush / Te Maatu.

Initiate grasses, shrubs and low-storey plantings in accord with those within Thorp Bush / Te Maatu.

### Notes / Action Items

1. The Woodland Drain is a major stormwater outlet for that area in Motueka, draining towards the inner section of the Motueka-Moutere estuary. Tidal gates at Old Wharf Road control the flow in and out of the Drain.
2. The Drain is post-and-wired fence, but only a small area is planted. Riparian margin species would shade the water from the summer sun and provide aesthetic appeal to the open drain.

*[Handwritten signature]*  
18/2/19

## Policy 7: Neighbouring Properties

Encourage the addition of adjoining lands to the reserve (east boundary).

Encourage neighbouring property owners to manage their properties to complement the conservation values of the Bush.

### Notes

This Policy relates specifically to rural land east of the Bush. Other areas have established residential and commercial (motels) properties.

*[Handwritten signature]*  
18/2/19



## Policy 8: Recreation Area

Concentrate recreation uses in the north-western part of Thorp Bush / Te Maatu.

Ensure recreational activities do not damage the native vegetation, with mulching or fencing the tree areas.

Continually reduce the area for recreational use.

### Notes / Action Items

1. Two separate areas with play equipment; picnic / barbecue style tables, litter bins, public toilets, the Image Theatre, and a footpath leading to the New World supermarket are located in the north-western grassed area.
2. Within the recreational area are four small areas of mature trees, mostly totara with some titoki and a rimu.  
  
Fencing these may be unsuitable, but they need to be heavily mulched to the drip line. The mower raised so that the extended rooting systems are not damaged.
3. To the north and west sides of the Image Theatre, an area of 350m<sup>2</sup> is available for mulching and planting. Kahikatea, totara and kowhai trees are healthy here.
4. A recent suggestion at the Motueka Community Board to move the play equipment closer to the footpath (and therefore to New World) has merit and should be actioned.  
  
This would benefit the Bush area, and also encourage increased use of the play equipment by young children, linked to shopping at New World.  
  
There is no need for additional play equipment.
5. Picnic tables, litter bins, public toilets. These are suitable and convenient. An existing table and litter bin south of the driveway ought to be re-located closer to the play equipment and Woodland Avenue, i.e. north of the driveway, to be more available.  
  
This area could then also become available for revegetation.
6. Across Woodland Avenue (west) is a seldom – used part of Thorp Bush / Te Maatu. It is planted in both exotic and native trees with an outstanding kahikatea, and has “parkland” appeal. A seat is available, and additional seating would be beneficial.
7. The recreational area of Thorp Bush / Te Maatu occupies approximately 1 hectare of the Reserve. It competes with the native vegetation and is contrary to the 1952 agreement between Council and Thorp.

  
18/2/19

Ultimately, the play equipment, picnic tables should be transferred elsewhere and the Bush area extended to its boundary limits. Guidance towards this could be acknowledged.

*Agiloid*  
18/2/19

## Policy 9: Entranceway

Assess carefully the merits and impacts of the proposed changes at the entrance to Thorp Bush.

Any further "human" impact on Thorp Bush / Te Maatu to be avoided.

### Notes / Action Items

1. The existing entrance is via a lockable gateway for vehicles and a two-metre open space adjacent to the toilets.
2. A proposal to change this includes:-
  - (1) Erecting two Pou or a Waharoa at the pedestrian walkway.
  - (2) Erecting interpretative signs, describing the Thorp Bush / Te Maatu biodiversity, near the Pou.
  - (3) 120m oval concrete surface to incorporate a Kowhaiwhai design with additional "conversational" style seating.
  - (4) Underplanting of nearby trees with groundcovers.
  - (5) Additional lighting at the entranceway, seating areas and under trees.
  - (6) Additional concrete paths to link the driveway and the toilet block.
3. My recommendation:-
  - (1) The Pou / Waharoa needed and is welcomed as a reminder of Maori heritage and kaupapa.
  - (2) Educational and interpretative signs, similarly.
  - (3) The 120m concrete feature, the kowhaiwhai design and the conversational 5 seating is not appropriate in the Bush.
  - (4) Additional concrete paths and lighting to be abandoned, as most inappropriate, and un-necessary.

(Note: There are 4 conversational-style seats, plus another west of Woodland Avenue, which is sufficient. More concrete, and lighting, destroys the ambience, appeal and character of the Bush).
4. Closing any access from 10pm to 6am (per Policy 3) to be considered.

Note: The public toilets are closed during this time.

  
18/2/19

**References:**

1. Legal Agreement:- Trustees of the Estate of J.W. Thorp with the Motueka Borough Council, 15 July 1952.
2. D.S.I.R. (Botany Division):- G.N. Park, Regional Botanist, Thorp's Bush, Motueka, 15 August, 1977.
3. Tasman District Council:- Sissons & Conway, Landscape Design & Planning.
  - Thorp Bush Draft Management Plan, 1994
  - Thorp Bush Revegetation Plan, 1994.
4. Tasman District Council:- Motueka Ward reserves Management Plan, December 2001. Prepared by Mike Harding.
5. Motueka – Riwaka Plains and Valleys Eco-system – a Native Plan Restoration List. Prepared by Shannel Courtney for the Tasman District Council in August 2003, and updated in July 2008.
6. Significant Native Habitats (S.N.H. Survey Programme Site Assessment Report – Thorp Bush
  - Site MO2 Tasman District Council.Surveyed by Michael North, October, 2008.
7. Tasman Native Habitats Project – Technical Report for Tasman District Council, by Geoff Walls, Ecologist, June 2009. (Includes some Motueka Ecological areas, e.g. Faulkner's Bush, but not Thorp Bush).
8. Native Habitats Restoration Guide – Tasman District Council January, 2011.
9. Go Wild: Guiding native restoration in Tasman District. Written by Maggie Atkinson and Michael North, with Project Manager, Lindsay Vaughan 2012.
10. Chris Golding:- Letter to the Motueka Community Board, 5 June, 2013.
11. Motueka Ecological District Report – Biodiversity Values of Significant Native Habitats.  
  
Report prepared by Michael North, reviewed by Mike Harding and approved for release by Lindsay Vaughan and Rob Smith for Tasman District Council. April 2014.
12. "Take Back Thorp Bush - Tasman Youth Council (Motueka Cluster). June 2015.
13. Native Habitats Tasman – Mike Harding, Michael North and Jeroen Lurling. October, 2018.

*Saïd Ogilvie*  
18/2/2019

THORP BUSH - TE MAHTU

Copies :-

1952 Agreement  
Certificates of Title

Photos :-

Non-endemic Pohutukawa  
Poor mulching; low mowing  
Thorp Bush, revegetation areas,  
& recreation area

David Ogilvie  
18/2/19

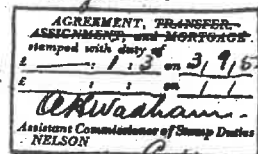
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AGREEMENT made this 19<sup>th</sup> day of August 1952 BETWEEN  
JOHN GLASGOW and HAROLD LEON HARLEY both of the City of Nelson,  
Solicitors, as surviving Trustees in the Estate of the late F.W.  
Thorp deceased (hereinafter with their successors in title referred  
to as "the owners") of the one part AND THE MAYOR COUNCILLORS AND  
BURGESSES of the BOROUGH OF MOTUEKA (hereinafter referred to as "the  
Council") of the other part WHEREAS it has been verbally agreed  
between the parties that for the consideration hereinafter appearing  
the owners shall transfer by way of gift to the Council the land out-  
lined in green on the annexed diagram (hereinafter referred to as  
the "Bush Reserve") NOW THEREFORE THIS AGREEMENT WITNESSETH that the  
Council shall:

1. FOR all time preserve the native trees on the said Bush Reserve
2. EXONERATE the owners from the cost of erecting or maintaining  
fences around the said Bush Reserve.
3. CONSTRUCT as soon as practicable (after the location of the  
"Future subdivisional Road" coloured brown on the said diagram and  
running parallel to High Street is ascertained) and at its own cost  
the "Future Egress Road" the approximate position of which is shown  
on the said diagram and coloured yellow. The said "Future Egress  
Road" shall be of such shape and nature as to ensure that no native  
trees are destroyed in the laying out and construction.
4. ACCEPT the said Bush Reserve in full satisfaction for all  
contributions to the Reserve Funds or Recreation Reserves which  
would or might be payable in respect of any future subdivision of  
land belonging to the owners as Trustees as aforesaid (including the  
subdivision of land the plan of which is now before the Council for  
its approval.

AS WITNESS the hands of the Parties hereto the day and year first  
above written.

THE COMMON SEAL of THE MOTUEKA  
BOROUGH COUNCIL was hereto  
affixed pursuant to a resolution  
thereof passed on the 15<sup>th</sup> day  
of July 1952 in the  
presence of



*W. G. Spurgeon* Mayor

*H. C. Wilson* Town Clerk

*J. Glasgow*  
*H. L. Harley*



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**

**Search Copy**



*R. W. Muir*  
Registrar-General  
of Land

**Identifier** **NL1B/464**  
**Land Registration District** **Nelson**  
**Date Issued** 09 April 1963

**Prior References**

NL119/229

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**Estate** Fee Simple  
**Area** 4.5289 hectares more or less  
**Legal Description** Part Lot 1 Deposited Plan 4811

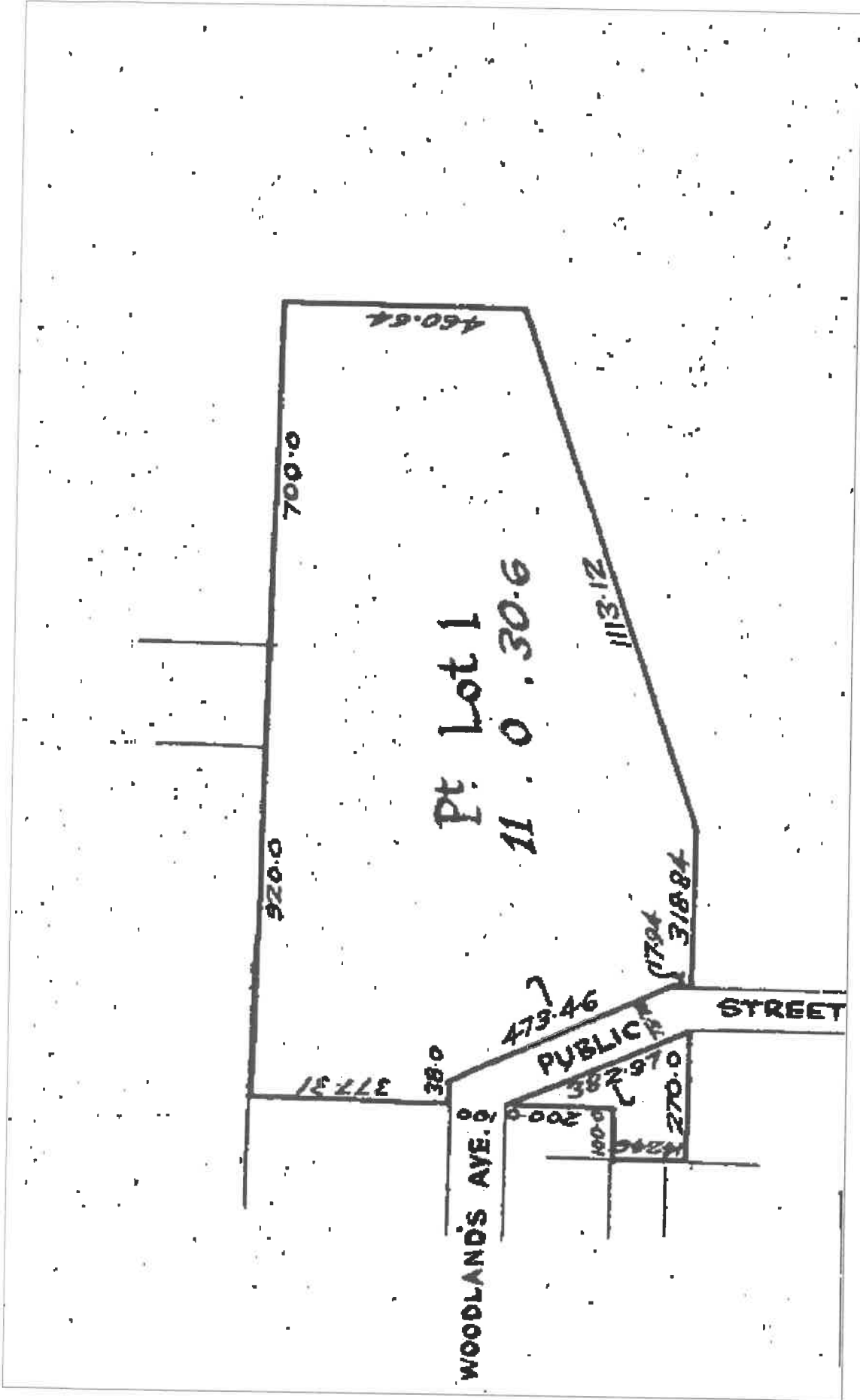
**Proprietors**

The Motueka Borough Council

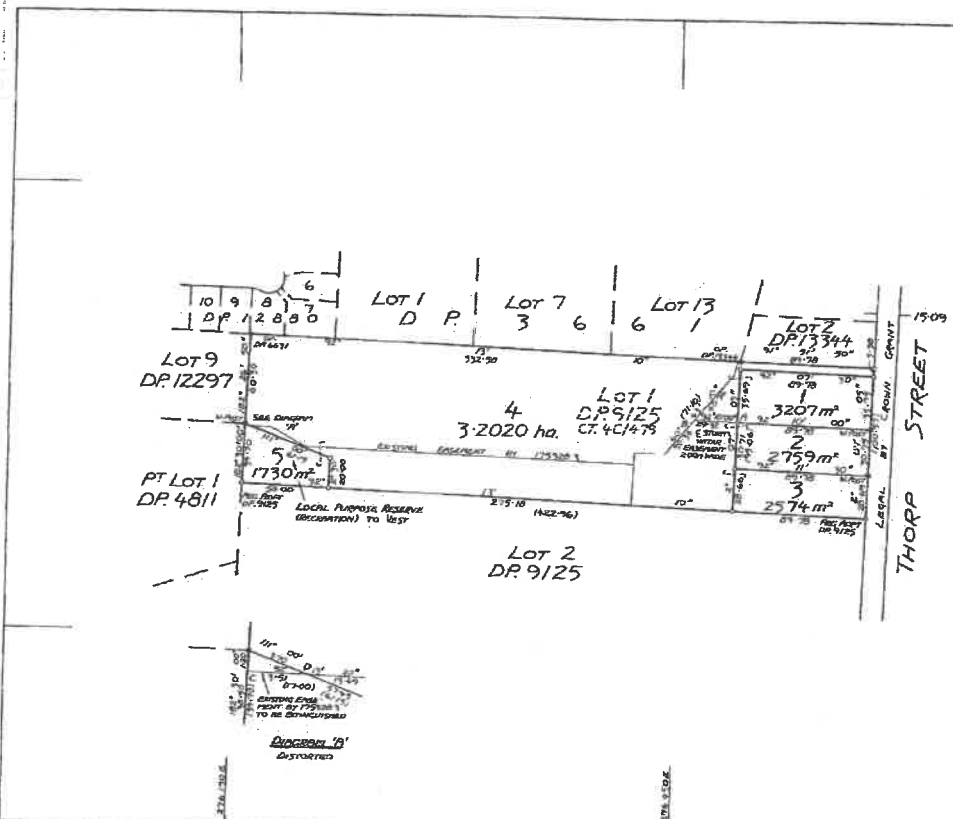
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**Interests**

82585 Special Order imposing Building Line Restriction







Approved *Mellish Jellison*  
 Accepted by the  
 TERNUTERED PROPERTY

PURSUANT TO A RESOLUTION OF THE  
 TASMAN DISTRICT COUNCIL PASSED ON  
 THE 13<sup>TH</sup> DAY OF DECEMBER, 1991,  
 APPROVING UNDER SECTION 303 OF  
 THE LOCAL GOVERNMENT ACT 1974  
 THIS PLAN OF SUBDIVISION SUBJECT  
 TO THE BUILDING LINE RESTRICTION  
 IMPOSED BY D.C. 837 BEING CANCELLED  
 AND CERTIFYING THAT THE PLAN  
 IS IN ACCORDANCE WITH A  
 SPECIFIED DEPARTMENTAL CONSENT  
 TO UNDER SECTION 74 OF THE TOWN  
 AND COUNTRY PLANNING ACT 1977,  
 THE COMMON SEAL OF THE TASMAN  
 DISTRICT COUNCIL BEING AFFIXED  
 HERETO IN THE PRESENCE OF:

717 650 N

*Mellish Jellison*  
 CHIEF EXECUTIVE

BUILDING LINE RESTRICTION IMPOSED  
 BY D.C. 837 HAS BEEN DECLARED  
 CANCELLED.

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SUBJECT	DONOR	RECIPIENT
RIGHT TO DRINK WATER	A-B	Lot 9	LOTS 1 & 2	NEIGHB

Total Area 4.2290 ha.  
 Comprised in C.T. 4C/4-79

I, *Sally Ann Overwood Colwell*, Licensed  
 Professional Surveyor and holder of an annual practising certificate for the  
 year 1991, do hereby certify that this plan has been made from accurate  
 measurements taken on the ground and that the same are correct and  
 have been made in accordance with the Survey Regulations 1972 in my  
 presence and in accordance with the provisions of the said Regulations.

Dated at Motueka this 29<sup>th</sup> day of  
 November 1991.

*Sally Ann Overwood Colwell*  
 Licensed Professional Surveyor

Approved as to Survey  
 19/11/92

Deposited this 13<sup>th</sup> day of  
 November 1991

16000

LAND DISTRICT NELSON  
 Survey Blk. & Dist. IV MOTUEKA  
 NZMS 261 Sheet N26 Record Map No. 1000/4-40

LOTS 1-5 BEING:  
 SUBDN OF LOT 1 DP 9125

TERRITORIAL AUTHORITY TASMAN DISTRICT  
 Surveyed by COTTON & LIGHT 1513  
 Scale 1:1500 Date NOVEMBER 91

MICROBOX

11/2/92  
 3

THORP BUSH /  
TE MAATU

Non-Endemic Trees in the Bush



POHUTUKAWA @ DRIVEWAY ENTRANCE



THORP BUSH  
TE MAATU.

lack of mulch.  
Totara roots/trunk.



lack of  
mulch

Should these  
trees in the  
"recreation  
area" be  
fenced to  
provide  
additional  
protection?



Grass mown  
too low  
between the  
tree  
&  
driveway

David Ogilvie  
Feb 2019



Motels  
Equestrian Lodge

New World

Woodlands  
Retirement  
Village

Thorp Bush

Woodland Avenue

Edgewood Crescent

KEY

- 1. Open spaces available for re-vegetation.
- 1a Move this play equipment to No 2.
- 2. Recreation area includes Image Theatre, toilets, swings, seats
- 3. Turning area for vehicles, mowers.



1:850



**Submission: Motueka Ward Reserves Management Plan**

**Fearon Bush Reserve**

**(Refer p98 – 99, 26, 90, 97, 165)**

**Legal Description:**

Part Section 156, Block IV, Motueka Survey District, DP 514.

**Area:**

3.0351 hectares.

**Location:**

10 Fearon Street, Motueka.

**Classification:**

Recreation Reserve

**Description:**

The area is a remnant of Te Maatu, the lowland - forest which dominated the Motueka plains pre-European. It remains a "significant habitat" within the Motueka Ecological District, with many of its trees (kahikatea) protected under the Council's Resource Management Plan.

It is currently leased as a Camping Ground to Top 10 Holiday Parks. The lease allows limited access to the Reserve and requires the Camp owners to manage the area emphasising protection of the trees and encouraging re-vegetation. Council officers administer this.

**Policies:**

1. Heavy and wide mulching of the high canopy trees, possibly a fencing requirement, to protect against vehicles' and camper's impact.
2. Limit the use of the Reserve for camping to meet the terms of the Reserve Act. Council Officers to monitor the lease terms regularly (6 monthly) with formal written reports following each monitoring event.

3. Develop a re-vegetation programme, in association with the camp owners, initially from the eastern end of the Reserve. (Note: this section is low-lying, frequently wet, and is distant from camping facilities).

A re-vegetation programme in other areas, particularly around the mature kahikatea, totara and titoki.

*David Ogilvie*

*22/2/2019*

# HAVE A SAY

We invite you to make a submission on the Draft Motueka Ward Reserve Management Plan.

Submissions close at 4pm on Monday 25 February 2019.

You can view the Draft Plan and make a submission online at:  
[www.tasman.govt.nz/feedback](http://www.tasman.govt.nz/feedback)  
 or in hard copy at Tasman District Council offices and libraries.



KEY QUESTIONS	YES	NO	YOUR COMMENTS
1 The northern area of Riwaka Memorial Recreation Reserve is currently undeveloped. How would you like to see it developed?			
2 The large flat mown area of Brooklyn Recreation Reserve is suitable for a number of potential uses. What could it be used for in future?			<i>See relevant submission</i>
3 We are proposing that the area in front of the Motueka Museum is kept free of commercial uses, other than for outdoor dining associated with the museum café. Do you agree?			
4 We are proposing to lease a small area of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. Members of the public will be able to hire this facility when not in use by the Club. The proposed lease is for a period of 34 years. Do you support this proposal?			
5 Development of Decks Reserve could be planned in a more cohesive way, highlighting this area as the central heart of Motueka town. What would you like to see included in a future development plan for Decks Reserve?			

**COMMENTS ON OTHER ASPECTS OF THE DRAFT PLAN (attach additional sheets as required)**

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**Submission: Motueka Ward Reserves Management Plan  
Brooklyn Recreation Reserve  
(Refer p86 – 87, 25 – 26, 84)**

**Legal Description:**

Part Lot 1, DP 5289, Block III, Motueka Survey District

**Area:**

4.6387 hectares

**Location:**

78 Brooklyn Valley Road, Brooklyn (Map 13, p84 of Draft Motueka RMP).

**Classification:**

Recreation Reserve

**Description:**

The Reserve was formerly Crown Land and was vested with the Waimea County Council in 1984, having been classified Recreation Reserve in 1980. (Locally known as the Brooklyn Domain).

The Reserve is in two sections.

- (1) Alongside the Brooklyn Valley Road, a 1ha area of grassed flat land. It includes playground equipment, picnic seat, wood barbeque, toilet. The area is perimeter fenced, apart from a gravel car park. The open area is popular for picnics.
- (2) The balance of the Reserve (over 3.5ha) is relatively steep, with black beech, rimu, kanuka, and kahikatea. It has been classified as a "significant native habitat" within the Arthur Ecological District. Not unlike areas within the Abel Tasman National Park, it features mosses and fungi. Bird life is strong and the understorey of ferns / low canopy is wide-ranging.

Tracks lead from the car park to a look-out through the bush. The Look-out offers extensive views over Riwaka, Motueka River towards Tasman Bay.



**Policies:**

1. Provide protection for the ecological values of the bush area. Changing the classification from Recreation Reserve to Scenic Reserve would provide this protection, although seeking Queen Elizabeth II National Covenant status would be more appropriate.

Note: It is possible within this Reserve to retain Recreation Reserve status for the lowland, flat area and to institute Queen Elizabeth II National Covenant status for the steep hillside balance.

2. Upgrade and maintain a single walking track from the car park to the Look-out. Close other tracks.
3. Install signs and provide information about the bush area and the Arthur Ecological District.
4. Initiate a re-vegetation programme on the flat grassed area of the Reserve, based on those recommended by Shannel Courtney and / or Michael North in their publications.
5. Upgrade and maintain the picnic facilities and play equipment adjacent to the car park.

*David Ogilvie*

*22/2/09*

25 February 2019

Tasman District Council  
[info@tasman.govt.nz](mailto:info@tasman.govt.nz)

Tēnā koutou

### **Motueka Reserves Management Plan Submission**

Please find attached our Ngāti Rārua positioning statement. You will see that within that we clearly state our rights and responsibilities to the area being discussed within the Motueka Reserves Management Plan.

As mana whenua (those who hold the historical and territorial rights over the region), we clearly see our role as partner with Tasman District Council on matters of importance. We would have concerns and oppose Tasman District Council advancing the rights of iwi who do not have mana whenua rights to the areas within the Motueka Reserves Management Plan, by heeding their advice or acknowledging their input to the same level of that of mana whenua iwi.

We are mindful of the input that we have been able to provide Tasman District Council to date via our Deputy Chair Rima Piggott, and seek a mana whenua co-management relationship agreement on all the areas being discussed, to ensure appropriate cultural input for these reserves both now and in the future. This will ensure that points 4 – 6 of the proposed changes which are part of the “Building Relationships” section, are able to appropriately applied on an ongoing manner, as well as ensuring ongoing iwi input into the development of Motueka for our community.

We seek to speak to this submission and look forward to the opportunity to reflect a true partnership between iwi and Council regarding this matter, as well as an enactment of Te Tiriti o Waitangi rights of iwi as per Article two.

Please do not hesitate to contact me to discuss further.

Nāku nā



Olivia Hall  
Chairperson  
[olivia.hall@ngatirarua.co.nz](mailto:olivia.hall@ngatirarua.co.nz)

cc. [Anna.gerraty@tasman.govt.nz](mailto:Anna.gerraty@tasman.govt.nz), [richard.hollier@tasman.govt.nz](mailto:richard.hollier@tasman.govt.nz)

## Ngāti Rārua Positioning Paper

The Ngāti Rārua journey begins with Rāruaioio in the King Country, and weaves its way down Aotearoa to Te Tau Ihu o te Waka a Māui (the top of the South Island of New Zealand). Its journey is one of battle and occupation to forge a new home, and adaptation to survive and thrive in the top of the South Island. For over 25 years, the path of Ngāti Rārua has travelled through settlement with the Crown, and now Ngāti Rārua is setting off on a new journey, as a call from home is issued to its people.

*Whakamana te puna Mauri Ōra o Ngāti Rārua,  
Kia kaha pupuri ai, mo nga hekenga ā muri ake tonu*

*Realise the wellspring of vital identity that is Ngāti Rārua,  
as an inspiration for all the migrations yet to come*

### *History*

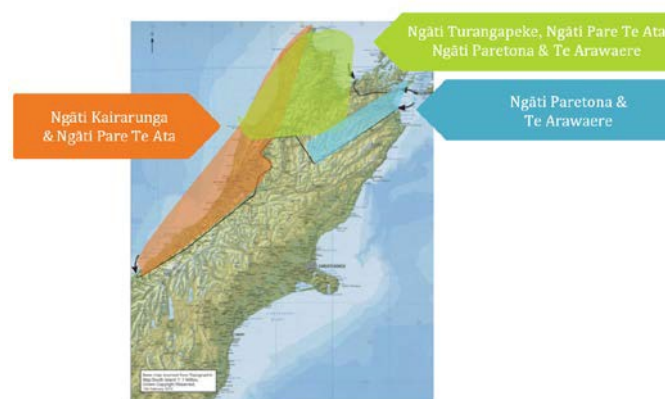
Ngāti Rārua descend from the Tainui waka and originate from the western coast of the King Country. Their origins can be traced back to the eponymous ancestor Rāruaioio, who married Tupahau, and bore the children from whom Ngāti Rārua descend. Karewa, the son of Tuapahau and Rāruaioio, married Rāruatere, further entrenching the name, and the children of this marriage came to call themselves Ngāti Rārua.

The iwi of Ngāti Rārua came to Te Tau Ihu o te Waka a Māui in the 1820s and 1830s, as part of the great southwards migration of the Kawhia and Taranaki iwi, which included Ngāti Toarangatira, Ngāti Koata, Ngāti Tama and Te Ātiawa.

Ngāti Rārua were participants in the series of tauā (war party) that came to Te Tau Ihu, and were involved in the resulting battles against the resident Kurahaupō people (Rangitane, Ngāti Kuia and Ngāti Apa). These events were soon followed by Ngāti Rārua heke of occupation, whereby Ngāti Rārua established themselves as tangata whenua in Te Tau Ihu.

By 1840, Ngāti Rārua were resident in the Cloudy Bay and Wairau districts in eastern Te Tau Ihu. In western Te Tau Ihu, Ngāti Rārua maintained seasonal and permanent kāinga at Whakatū, Motueka, Moutere, Aorere, and West Whanganui/Tai Tapu. In addition, they exercised rights of occupation and resource collection down the West Coast of Te Waipounamu as far south as Mawhera.

An overview of the rohe (region) and associated hapu (sub-tribes) of Ngāti Rārua are:



In total there are five Ngāti Rārua hapu, being Ngāti Turangapeke, Ngāti Pare Te Ata, Ngāti Paretona, Te Arawaere and Ngāti Kairarunga.

### *Mana whenua*

We acknowledge our role as mana whenua for our rohe. The term mana whenua speaks to our rights and responsibilities as tangata whenua of our region which includes but is not limited to; hospitality to manuhiri (visitors), kaitiakitanga, iwi authority and cultural responsibilities.

We acknowledge the mana whenua status of the iwi that we share marae within the following locations:

- Onetahua Marae, Mohua / Takaka (Golden Bay) - Ngāti Tama and Te Ātiawa
- Te Āwhina Marae, Motueka – Te Ātiawa
- Whakatū Marae, Whakatū (Nelson) - Ngāti Tama, Te Ātiawa, Ngāti Koata, Ngāti Kuia and Ngati Toa Rangatira
- Wairau Pa, Wairau (Blenheim) – Ngāti Toa Rangatira and Rangitane

Other iwi may have historical relationships or statutory acknowledgements within our rohe, we acknowledge this and continue to work with other mana whenua iwi to uphold and exercise our customary authority in our rohe.

#### *Ngāti Rārua Ātiawa Iwi Trust and Wakatū Incorporation*

We acknowledge the Māori entities that were set up to address aspects of Ngāti Rārua history where Ngāti Rārua were disadvantaged by the Crown. These entities are Ngati Rarua Atiawa Iwi Trust and Wakatu Incorporation, which relate to land interests in Motueka, Whakatu (Nelson) and Mohua (Golden Bay). Many of our Ngāti Rārua tupuna were impacted by these events and therefore their descendants have interests in the associated entities.

Each of these entities have their own mana and their own obligations to those who are associated with them. However, it is our view that TRoNR is the only iwi authority with the mandate and recognition that was confirmed by whanau and Crown through the Treaty of Waitangi settlement process.

#### *Present day*

Te Rūnanga o Ngāti Rārua (TRoNR) is the legal entity for the Ngāti Rārua iwi authority. It encompasses both the Ngāti Rārua Iwi Trust (Mandated Iwi Organisation) and the Ngāti Rārua Settlement Trust (Post Settlement Governance Entity) which function as one entity which have differing legal responsibilities but shared governance, management, purpose and membership.

There are multiple sub-entities of TRoNR which meet various iwi needs, these include Te Hauora o Ngāti Rārua, Te Tao Tangaroa Limited, Ngāti Rārua Asset Holding Company and Wāhi Mahi. We also have various sub-committees set up including an Audit and Risk Committee and Komiti Whakapapa. All entities and committees feed through TRoNR who are ultimately responsible to their iwi members and report activity to them via panui, social media, Annual Report, Annual General Meetings, wananga and hui-a-rohe.

Board	Olivia Hall (Chair), Rima Piggott (Deputy Chair), Des Willison, Andrew Luke, Renee Thomas, Lorraine Eade and Miriana Stephens
Membership	2,200
Staff	3, CEO (Interim) Lesley Udy
Asset base	\$52mil
Contact	15 Kinross Street, Blenheim PO Box 1026, Blenheim 7240 (03) 577 8468 <a href="mailto:admin@ngatirarua.co.nz">admin@ngatirarua.co.nz</a> <a href="http://www.ngatirarua.co.nz">www.ngatirarua.co.nz</a>



**Draft Motueka Ward Reserve Management Plan  
Tasman District Council  
Private Bag 4  
RICHMOND 7050**

**Tēnā koe**

**INTRODUCTION**

1. Ngāti Tama ki Te Tau Ihu are mana whenua as recognised under tikanga Māori and have demonstrated permanency here since the early 1800s. Ngāti Tama ki Te Tau Ihu are kaitiaki and seek to protect, restore and enhance natural resources, wāhi tapu, sites of significance for future descendants and communities.
2. The traditional boundary of Ngāti Tama ki Te Tau Ihu extends from Mai Whangamoā i Kahurangi. The Ngāti Tama rohe covers three Council boundaries: Tasman, Nelson and Marlborough.
3. Ngāti Tama ki Te Tau Ihu and the Crown signed a Deed of Settlement on 20th April 2013 at Onetahua Marae. The Settlement Act details provisions for Statements of Association, Statutory Acknowledgements and Deeds of Recognition. The Crown acknowledged the historical, cultural, social, economic and environmental relationship Ngāti Tama ki Te Tau Ihu has with the rohe including the Coastal Marine environment.
4. Ngāti Tama ki Te Waipounamu Trust is the governance entity for Ngāti Tama ki Te Tau Ihu (collectively, Ngāti Tama). The Trust was established in April 2013 to receive, hold, manage and administer the Te Tau Ihu Settlement Act 2014 (Settlement Deed) on behalf of and for the benefit of present and future descendants of Ngāti Tama ki Te Tau Ihu.
5. Ngāti Tama ki Te Waipounamu Trust is an iwi authority as defined in section 2 of the Resource Management Act 1991 (RMA) and is recognised by Ngāti Tama ki Te Tau Ihu as having authority to represent that Iwi. Further, under section 77 of the Local Government Act 2002 requires that a Local Authority must, in the course of the decision-making process “take into account the relationship of Ngāti Tama and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga.” The reserves in the draft Motueka Reserves Management Plan fall within the Ngāti Tama area of interest.
6. The Crown also acknowledged the integrity, generosity and mana of Ngāti Tama ki Te Tau Ihu to vest Kaka Point and Te Tai Tapu – totalling approximately 28,602 hectares, to the people of Aotearoa New Zealand, as a gift and public good from Ngāti Tama ki Te Tau Ihu.

7. Ngāti Tama ki Te Waipounamu Trust has also made an application for Customary Marine Title and protected customary rights for the coastal marine area within the area of interest of Ngāti Tama.

## **SUBMISSION**

Ngāti Tama ki Te Waipounamu Trust (Ngāti Tama) acknowledges the significant collaborative work undertaken by TDC with Ngāti Tama in the lead up to the notification of the Motueka Reserve Management Plan. We also appreciate the working relationship of both the TDC Councillors and Staff, notably Anna Gerraty.

Ngāti Tama do not oppose the overall content of the Draft Motueka Ward Reserve Management Plan, as notified, except for matters relating to Decks Reserve.

Ngāti Tama recommend halt the process with regard to developing a new library facility on Decks Reserve, and consult and work with iwi, with respect to library redevelopment on the existing site.

This submission outlines key outcomes and recommended policies, to ensure Ngāti Tama concerns are taken into account in all aspects of the management of the land parcels as notified in the draft Plan.

## **KEY OUTCOMES**

1. Increase opportunities for Ngāti Tama to practice customs and traditions associated with natural resources, sites of significance, cultural heritage areas.
2. A wholistic approach to management of reserves and natural resources when considering use of areas and the impact on the environment.
3. Ngāti Tama have access to culturally important mahinga kai and areas of historical and sites of significance
4. Policy is consistent with Iwi regarding environmental management and conservation projects and standards for Te Taiao
5. Uphold Treaty principles of partnership, mutual respect and good faith engagement; and consistent with settlement obligations and statutory acknowledgements.
6. Cultural monitoring and assessments are implemented to specify protection of areas/sites of significance for Ngāti Tama eg traditional customary areas, mahinga kai, habitats and ecosystems.
7. Enable the application of cultural tools such as rahui (temporary closure of an area) to prohibit the use of resources and protect wāhi tapu and mataitai within the marine environment that could potentially be affected by any form of development, action or project.
8. The application of Te Reo Māori in communication strategies (media and signage) requires engagement with Iwi experts to ensure cultural appropriateness and use, especially when educating and informing the wider public about key projects.

## **POLICY FOR SPECIFIC RESERVES**

### **Torrent Bay**

1. For all land disturbance below original ground level, and the movement of beach material, an Iwi Monitor will be required for culturally sensitive locations. There is the potential for exposure of human bones and midden.
2. Opportunities to be made available for expressions of Tikanga Māori, eg Pouwhenua. Bi-lingual signs, interpretation panels. It is important to also implement Tikanga practices as required.
3. The management of infrastructure and wastewater services must be managed to ensure the mauri of natural resources are enhanced and or restored to provide a positive net benefit to the environment.
4. Any threats to Maori Cultural sites through natural processes, including erosion and sea level rise must include Iwi engagement and participation.
5. Engage with Iwi early in the planning and upgrade development of reserve land parcels as notified in the plan.

### **Marahau Policy**

1. For all land disturbance below original ground level, and the movement of beach material, an Iwi Monitor will be required for culturally sensitive locations. There is the potential for exposure of human bones and midden.
2. Opportunities will be made available for expressions of Tikanga Maori, e.g. pouwhenua. Bi-lingual signs, interpretation panels within esplanade reserves and at Otūwhero. It is important to also implement Tikanga practices as required.
3. The management of infrastructure and wastewater services must be managed to ensure the mauri of natural resources are enhanced and or restored to provide a positive net benefit to the environment.
4. Work with Iwi where natural processes, including erosion and sea level rise present threats to Maori Cultural sites along the river and at the Otūwhero coastline.
5. Engage with Iwi early in the planning and upgrade development of coastal margins and rockwalls to ensure Iwi values and interests are protected and enhanced.

### **Kaiteretere Policy**

1. Correct spelling of Māori names for places as referred to in the Ngāti Tama Treaty settlement eg Kaiteretere not Kaiteriteri.
2. For all development involving land disturbance and the movement of beach material an Iwi Monitor will be required for this culturally sensitive location. There is the potential for exposure of human bones and midden.
3. Opportunities will be made available for expressions of Tikanga Maori, e.g. pouwhenua. Bi-lingual signs, interpretation panels. It is important to also implement Tikanga practices as required.
4. Protect and restore habitat areas for indigenous species e.g. ground-cover for penguins.
5. Walking easements for cultural heritage sites to be protected to ensure residential development do not block access to reserve land parcels, eg Anarewa Point.
6. Re-establish access to Maori cultural sites, where this has occurred as a consequence of illegal development and take proactive measures to ensure that this does not reoccur eg Anarewa Point.

### **Decks Reserve**

1. The draft plan signals that the new Motueka library may be built on green space in Decks Reserve. Ngāti Tama recommend halt the process with regard to developing a new library facility on Decks Reserve, and consult and work with iwi, with respect to library redevelopment on the existing site.

### **Motueka Reserves**

1. Work with iwi to enhance opportunities for visual expressions of Māori arts in the landscape and to ensure cultural integrity for the use and placement of Māori art work.

### **Te Maatu Reserve**

1. Take steps to enhance and protect the ecological health of the remnant Te Maatu Forest through:
  - 1.1 habitat restoration and provision of Brid passage
  - 1.2 Development / connection of eco-corridors
  - 1.3 introduced and additional eco-sourced indigenous plantings
  - 1.4 restore wetlands from the current drainage systems to enhance the health and wellbeing of catchments



## Motueka Valley Reserves

1. Make provision for safe access to swimming areas and recreational activities on rivers.

## Generic Policy applicable to iwi involvement

Work with iwi on all land parcels notified in the draft Plan:

1. Correct spelling of Māori names to be used.
2. Opportunities to be made available for expressions of Tikanga Māori, eg Pouwhenua. Bilingual signs, interpretation panels. It is important to also implement Tikanga practices as required.
3. To engage an Iwi Monitor for development involving land disturbance and the movement of beach material, for culturally sensitive locations. There is the potential for exposure of human bones and midden.
4. On natural world matters, relating to issues of cultural importance, e.g. management of taonga species and materials for raranga and rongoā, scientific investigation of taonga species and species translocation programmes.
5. To enhance eco-corridor connections and habitat for threatened species, where this can be accomplished throughout the reserve network.
6. To support safe access to Māori cultural sites and prevent the illegal blocking of walking easements on reserve lands by residential developments eg Anarewa
7. On disposal of reserve land and or vacant council owned land covered by this Plan for cultural review and assessment.
8. On water quality issues
9. To ensure maintenance and development work is sensitive to Māori / iwi issues of concern.
10. On projects that involve the restoration of indigenous vegetation and general vegetation management.
11. On project work from the conceptual stage onwards.
12. On the provision of bilingual signs to ensure correct spelling, use and location.
13. On wetland retention and enhancement, including salt-mash areas
14. The management of infrastructure and wastewater services to ensure the mauri of natural resources are enhanced and or restored to provide a positive net benefit to the environment.
15. Where natural processes, including erosion, slippage and sea level rise present threats to Maori Cultural sites along streams, rivers, lakes / pondage, the coastlines and steep ground.
16. Rules for Works for the deposition and/or removal of sand for beach replenishment and/or beach recontouring eg Tapu Bay and Kaitereterere

## **SAND DEPOSITS AND REMOVAL**

Works for the deposition and/or removal of sand for beach replenishment and/or beach recontouring, to manage the visual appearance and recreational utility of a public beach which is intermittently the subject of erosion and/or aggradation of sand.

Scope and provisions:

The works are limited to public beaches contiguous to Public Reserves located within the Motueka Ward:

1. Prior the works taking place, there must be a specific beach replenishment/recontouring plan developed, in conjunction with iwi. This Plan must draw upon a prior expert assessment of the benthic/intertidal habitat, with reporting and recommendations for the works;
2. The works must only take place annually;
3. The works must be carried out by, or on behalf of, the Tasman District Council, with regular Council expert supervision;
4. The works must be monitored by iwi;
5. Sand deposition must be limited to the amount necessary to replace what has been lost through natural processes;
6. Sand that is removed must not be dumped in the area of the works unless it is part of an actual beach replenishment plan;
7. Any adverse effects arising from disturbance of the foreshore or seabed must be able to be remedied by natural processes within 7 days of the disturbance;
8. The disturbance must be undertaken in a manner which minimises water turbidity;
9. There must be no contaminants released from equipment being used for the activity;
10. All equipment must be cleaned prior to the works commencing and removed from the coastal marine area on completion of the operation; and
11. Debris, such as drift-wood and litter, accumulated by the works, must be removed from the site to an appropriate facility.

**Other Generic Policy**

1. Pest management work will be seasonally appropriate to avoid spawning, nesting areas.
2. Pest management work will address innovative, humane and environmentally sensitive alternative control methods, e.g. steam weeding, and proactively minimising the use of chemical sprays.
3. With sea level rise and coastal inundation, proactively manage habitat retreat, to enable the retention of a functioning and healthy coastal ecosystem.

**We wish to speak at the hearing**

Jaqui Ngawaka  
General Manager  
Ngāti Tama ki Te Waipounamu Trust

# Motueka Ward Reserves Review

## Formal submission by Te Ātiawa Trust

**Overall:** Te Ātiawa Ki Te Tau Ihu (Te Ātiawa) acknowledges the significant consultation work undertaken by TDC in the lead up to the notification of the Reserve Management Plan, and expresses its appreciation of the efforts of both the TDC Councillors and Staff, notably Anna Gerraty.

Because of this close collaborative lead-up work, Te Ātiawa confirms its overall support for the *Draft Motueka Ward Reserve Management Plan*, as notified.

The submission lodged by Te Ātiawa, herewith, presents a suite of recommended policies, to ensure that matters of Māori cultural concerns will be taken into account in all aspects of reserves' management. These policies are presented at two levels, firstly, to place particular emphasis on concerns in relation to specific reserves, and, secondly, to provide a general policy coverage for the entire Plan.

### Policy for specific reserves

#### Torrent Bay Policy

1. For all development involving land disturbance and the movement of beach material an Iwi Monitor will be required for this culturally sensitive location.
2. Opportunities will be made available for visual expressions of Tikanga Māori, e.g. pouwhenua. Bi-lingual signs, etc.
3. Work with iwi to ensure that human waste is responsibly managed, e.g. issues arising from freedom camping activity.
4. Work with iwi where natural processes, including erosion and sea level rise present threats to Māori Cultural sites.
5. Consult with iwi on all planning for change / development from the beginning of the process.

#### Marahau Policy

1. For all land disturbance below original ground level, and the movement of beach material, an Iwi Monitor will be required for this culturally sensitive location.

2. Opportunities will be made available for visual expressions of Tikanga Māori, e.g. pouwhenua. Bi-lingual signs, etc. within esplanade reserves and at Otuwhero.
3. Work with iwi to ensure that human waste is responsibly managed, e.g. issues arising from freedom camping activity.
4. Work with Iwi where natural processes, including erosion and sea level rise present threats to Māori Cultural sites along the river and at the Otuwhero coastline.
5. Consult with iwi on all planning for change / development from the beginning of the process.
6. Consult with iwi for all proposals for rock protection work, e.g. around issues relation to habitat, cultural sites, work affecting the whenua.

### **Kaiteriteri Policy**

1. As a consequence of Settlement, all reference to Kaiteriteri, to be changed to **Kaiteretere**.
2. For all development involving land disturbance and the movement of beach material an Iwi Monitor will be required for this culturally sensitive location.
3. Opportunities will be made available for visual expressions of Tikanga Māori, e.g. pouwhenua. Bi-lingual signs, etc.
4. Work with iwi to ensure that human waste is responsibly managed, e.g. issues arising from freedom camping activity.
5. Work with Iwi where natural processes, including erosion and sea level rise present threats to Māori Cultural sites.
6. Consult with iwi on all planning for change / development from the beginning of the process.
7. Habitat, e.g. ground-cover, will be protected and developed for penguins, weka and other indigenous species
8. Re-establish access to Māori cultural sites, where this has occurred as a consequence of illegal Private development and take proactive measures to ensure that this does not reoccur.

### **Decks Policy**

1. Halt the process with regard to developing a new library facility on Decks Reserve, and consult and work with iwi, with respect to library redevelopment on the existing site.

### **Motueka Reserves Policy**

1. Support opportunities for the visual expressions of Tikanga Māori, such as the existing powhenua located at Thorpe's Bush

### **Te Maatu Reserve – Figure 12 – related Policy**

1. Take steps to enhance the ecological health of this remnant of Te Maatu Forest through:
  - Habitat restoration
  - Provision of bird-passage, including the development / connection of eco-corridors
  - Introduce additional eco-sourced indigenous plantings
  - Taking opportunities to adjust contrived drainage networks back into natural wet areas

### **Motueka Valley Reserves Policy**

1. Make provision for safe aquatic (e.g. swimming, waka paddling) and land-based recreation along the river, retaining water access only, where vehicle access is unsafe and / or the land parcel in question is land-locked.

### **Generic Policy applicable to a continuing management PARTNERSHIP between Iwi and the Council**

Work with Iwi on all land parcels covered by this Plan:

1. To provide opportunities for expressions of Tikanga Māori, e.g. powhenua, bi-lingual signs, etc.
2. On the use of Māori names, including:
  - a. Changes to location names through Settlement outcomes
  - b. Voluntary correction of incorrect / inappropriately used Māori names
  - c. Use of historic local Māori names that aren't currently used

3. To enable Māori cultural practices to occur. e.g. wananga, karakia, etc
4. To engage an Iwi Monitor for development involving land disturbance and the movement of beach material, for these culturally sensitive locations.
5. On natural world matters, relating to issues of cultural importance, e.g. management of taonga species, e.g. translocations, scientific studies, etc, and materials for raranga and rongoā
6. To enhance eco-corridor connections and habitat for threatened species, where this can be accomplished throughout the reserve network.
7. To support access to Māori cultural sites, including:
  - a. To remove and prevent the development of illegal private works
  - b. To enhance safe access for tangata whenua
8. To consult on all proposals for rock protection work, e.g. around issues relation to habitat, cultural sites, work affecting the whenua.
9. To take opportunities to adjust contrived drainage networks back into natural wet areas
10. To provide opportunities for iwi around community halls, on reserve land, that become redundant.
11. To develop overall mapping of important indigenous species habitat (all habitat is important)
12. To consult on any change of use, prospective lease or the disposal of any land parcel covered by this Plan
13. To consult on the implications of the development of land contiguous to the land parcels covered by this Plan
14. To consult on prospective land purchases for reserve / open space purposes (cultural assessment necessary) within the Motueka Ward
15. Consult on applications for one-off events
16. On water quality issues
17. On all proposal for visual arts

18. To ensure maintenance and development work is sensitive to Māori / iwi issues of concern.
19. On projects that involve the restoration of indigenous vegetation and general vegetation management.
20. On project work from the conceptual stage onwards.
21. On wetland retention (avoid loss as a priority) and enhancement, including salt-marsh areas
22. To ensure that human waste is responsibly managed.
23. Work with Iwi where natural processes, including erosion, slippage and sea level rise present threats to Māori Cultural sites along streams, rivers, lakes / pondage, the coastlines and steep ground.
24. Rules for *Works* for the deposition and/or removal of sand for beach replenishment and/or beach recontouring:

**Works, which pose a threat to cultural sites / materials, arising from the deposition and/or removal of sand for beach, replenishment and/or beach recontouring, to manage the visual appearance and recreational utility of a public beach which is intermittently the subject of erosion and/or aggradation of sand.**

Scope and provisions:

The works are limited to public beaches contiguous to Public Reserves located within the Motueka Ward:

- i. Prior the works taking place, there must be a specific beach replenishment/recontouring plan developed, in conjunction with tangata-whenua / tangata-moana iwi. This Plan must draw upon a prior expert assessment of the benthic/intertidal habitat, with reporting and recommendations for the works;
- ii. The works must only take place annually;
- iii. The works must be carried out by, or on behalf of, the Tasman District Council, with regular Council expert supervision;
- iv. The works must be monitored by tangata-whenua / tangata-moana iwi;
- v. Sand deposition must be limited to the amount necessary to replace what has been lost through natural processes;



- vi. Sand that is removed must not be dumped in the area of the works unless it is part of an actual beach replenishment plan;
- vii. Any adverse effects arising from disturbance of the foreshore or seabed must be able to be remedied by natural processes within 7 days of the disturbance;
- viii. The disturbance must be undertaken in a manner which minimises water turbidity;
- ix. There must be no contaminants released from equipment being used for the activity;
- x. All equipment must be cleaned prior to the works commencing and removed from the coastal marine area on completion of the operation; and
- xi. Debris, such as drift-wood and litter, accumulated by the works, must be removed from the site to an appropriate facility.
- xii. Works must be timed to respond to sensitive situations that may arise as a result of weather and tidal conditions.

### **Other Generic Policy**

1. Pest management work will be seasonally appropriate, e.g. spawning, nesting, etc.
2. Pest management work will address innovative, humane and environmentally sensitive alternative control methods, e.g. steam weeding, and proactively minimising the use of chemical sprays.
3. With sea level rise and coastal inundation, proactively manage habitat retreat, to enable the retention of a functioning and healthy coastal ecosystem.



**Ian Shapcott, for the Rohe Management Office – 25 February 2019**

25 February 2019

## **MOTUEKA WARD RESERVE MANAGEMENT PLAN**

**APPLICANT – TASMAN DISTRICT COUNCIL**

**SUBMITTERS – WAKATŪ INCORPORATION AND NGĀTI RĀRUA ĀTIAWA IWI TRUST**

This is a joint submission by the following parties:

- *Wakatū Incorporation*
- *Ngāti Rārua Ātiawa Iwi Trust (NRAIT)*

The joint submitters represent the descendants of the original Māori owners and have significant land holdings in Motueka, but also with interests in Moutere and Golden Bay, and throughout the Region in general.

The submitters have direct links/relationships to the original Iwi landowners and to Te Awhina Marae.

This submission process is extremely important to the submitters as it provides them with the opportunity of having input into decisions that directly affect their ability to use and develop their lands or any matter that is of Cultural significance to our owners.

The submitters comments on specific issues of the Draft Motueka Ward Reserves Management Plan as follows:

- **The Submitters wish to be heard.**

## **WHO WE ARE?**

### **Proprietors of Wakatū (Wakatū Incorporation)**

Wakatū represents the descendants of the original land owners being the four iwi, Ngāti Koata, Ngāti Rārua, Ngāti Tama and Te Ātiawa, who held manawhenua over the lands in Te Tau Ihu. Its owners descend from the rangatira and whānau of these iwi.

### **Ngāti Rārua Ātiawa Iwi Trust**

The Ngāti Rārua Ātiawa Iwi Trust was formed via the Ngāti Rārua Ātiawa Iwi Trust Empowering Act 1993.

This legislative action was the culmination of more than 140 years of complaint and grievance by the original iwi owners from the iwi Ngāti Rārua and Te Ātiawa and their successors over the alienation of 918 acres of their Native Reserve lands in the Motueka district through Governor Grey's Crown Grants of mid-1853 to Bishop George Augustus Selwyn, head of the Anglican Church in Aotearoa.

A fuller understanding of the relationship the submitters have with the land is appended for the Councils information.

## **LEGAL FRAME WORK**

Councils operate under a number of statutory regimes that require them to engage with Māori or tangata whenua. The two dominant frameworks are the Resource Management Act 1991 (RMA) and the Local Government Act 2002, but provisions are also found in legislation governing conservation, coastal management, flood management and transport.

Both the Resource Management Act 1991 and the Local Government Act require recognition of the special relationship of Māori, their culture and traditions with their ancestral lands, water, sites, waahi tapu and other tāonga, and the concept of Kaitiakitanga. How this is implemented at a local level depends very much on the information provided to the Council by Tangata Whenua.

Māori identify that their role in respect of land and water is as guardians for future generations and this impacts on how land and resources are used, developed and protected. It relates to, but is not limited to, the following:

- a. Marae, urupa, ancestral lands, waahi tapu sites.
- b. Rivers, coastal water.
- c. Objects and places of cultural significance.

The concept of Kaitiakitanga is defined in the Resource Management Act as “the exercise of guardianship; and, in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself.” This definition is not necessarily the same as that which Māori would give the word. Although it is a Māori term, the courts have defined that the exercise of Kaitiakitanga is a responsibility placed on all people exercising functions under the Act, including the Council. Determining exactly how effect is to be given to this concept for implementation throughout the District is part of the consultation process.

Knowledge held by Tangata Whenua has always been closely guarded and what little has been accessed has in some cases been reinterpreted and/or misused. With the increased awareness by Tangata Whenua and the community of the value of this

information, and the need to protect the information, it is considered by Tangata Whenua that mechanisms may need to be put in place to protect that information in the long term.

Engagement within the context of the RMA is by far the dominant framework as it deals with regulatory matters that involve the use of land and water which can have considerable impact on iwi and hapū interests. While it is the framework where we have the most experience of local government Māori engagement it is also a very complex series of relationships as Māori participate within the RMA context in a diverse range of ways, from having a right to be consulted on plans and proposals, being advisers as well as being the holders of essential information, such as, information about the location of tāonga.

The RMA promotes the sustainable management of natural and physical resources in a way that enables communities to provide for their environmental, social, economic and cultural well-being. The Act recognises Māori interests in natural and physical resources and contains specific provisions for consulting and working with tangata whenua. Some of the key provisions in the RMA that are most relevant to this topic are:

- Section 6:** recognises the national importance of the relationship of Māori and their culture and traditions and their ancestral lands, waters, sites, waahi tapu, other tāonga and historic heritage
- Section 7:** requires that particular regard be given to kaitiakitanga and that the principles of the Treaty of Waitangi be taken into account.
- Section 8:** applies the same obligations to “all persons exercising powers under the RMA” to take into account the principles of the Treaty of Waitangi.

The RMA guarantees tangata whenua an opportunity to contribute to the preparation of plans and policies. “Tangata whenua” is defined to include iwi authorities, tribal rūnanga, iwi and hapū trust boards, land trusts or directly as representatives of whānau, hapū and iwi. The legislation does not provide the same guarantees in relation to individual resource consent applications, although it is accepted as good practice for resource consent applicants to consult with tangata whenua where their proposals affect matters covered by the RMA. Essentially, where tangata whenua have a legitimate interest in, or are affected by, an application they also have the right to have their views considered in the decision-making process.

The Local Government Act provides principles and requirements for local authorities that are intended to facilitate participation by Māori in local authority decision-making processes. This is to recognise and respect the Crown’s responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and

improve opportunities for Māori to contribute to local government decision-making processes. These principles and requirements are outlined as follows:

- Opportunities for Māori a local authority should provide opportunities for Māori to contribute to its decision-making processes.
- Local authority decision-making – where, in the course of the decision-making process, a significant decision relates to land or a body of water, the local authority must take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, aahi tapu, valued flora and fauna, and other tāonga.
- Contributions to decision-making processes – a local authority must establish processes to provide opportunities for Māori to contribute to the decision-making processes of the local authority and also to consider ways to foster the development of Māori capacity.
- Consultation with Māori a local authority must ensure that it has in place processes for consulting with Māori which are in accordance with the principles of consultation as set out in section 82 of the Local Government Act.
- Working with Māori the Long Term Council Community Plan must outline how the local authority will work with Māori to further community outcomes.
- Development of Māori capacity – the Long Term Council Community Plan must set out steps the local authority intends to take to foster the development of Māori capacity to contribute to the decision-making processes of the local authority.

The LGA includes a statement which establishes that the Crown, not local government, is the Treaty partner but that in recognition of the Crown’s obligations local government has certain responsibilities. These are largely Article Three responsibilities and involve Māori participation in decision-making processes, enhancing Māori capacity to participate and options for enhanced representation by Māori (Māori seats). The relevant provisions are:

**Section 4:** “In order to recognise and respect the Crown’s responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Māori to contribute to local government decision-making processes, Parts 2 and 6 provide principles and requirements for local authorities that are intended to facilitate participation by Māori in local authority decision making processes.”

**Section 14:** sets out a number of principles including one requiring local authorities to provide opportunities for Māori to contribute to councils’ decision-making processes

**Section 77:** requires councils to take into account the relationship of Māori with their ancestral land, water, sites, waahi tapu, valued flora and fauna and other tāonga when making significant decisions relating to land and bodies of water.

**Section 81:** requires councils to facilitate contributions to decision making processes by Māori by:

- establishing and maintaining processes to provide opportunities by Māori to participate in decision making processes
- considering ways of fostering Māori capacity to contribute to decision-making processes
- providing relevant information to Māori for these purposes.

To give effect to the obligations under the Local Government Act and the related obligations under the Resource Management Act, must continue to develop its relationships iwi. This is essential for achieving the sustainable management of the natural resources within the district.

The submitters wish to thank the Council and it's staff for putting this document together.

The documents objectives and policies are well set out.

The specific aspects of this joint submission are as follows:

**A. SUPREME COURT DECISION – PROPRIETORS OF WAKATŪ & ORS V ATTORNEY GENERAL (SC 13/2015) [2017] NZSC 17**

The decision of the Supreme Court, found in favour of Rore Pat Stafford, as one of the claimants, that the Crown owed a legally enforceable fiduciary duty to the customary owners of the land throughout the Top of the South Island by reserving and excluding certain lands for their exclusive use.

It is noted that this matter is mentioned on page 29, in regard to the Thorp Bush. The submitters are pleased to see an acknowledgment of this, however believe the issues raised as a result of this decision are inadequately covered in the plan.

**B. SPECIFIC ISSUES**

Page 9, provides an indicative overlay of what is known as Te Maatu. a significant area of native forest at the time early settlement. It seems out of place. The Council needs to ensure that there is adequate historical background and the linkages with Te Maatu are clear in the plan.

**1.0 Legislative Context, Page 13.**

There is inadequate recognition of the submitters or their relationship with Motueka. While it acknowledges the statutory obligations under Treaty settlements the lack of understanding or acknowledgement of the original landowners needs further consideration.

### **Rugby Park**

The submitters are pleased to see the acknowledgment and inclusion of offer back clause should Rugby Park no longer be used for recreation or community purposes based on the 1993 Deed between the Proprietors of Wakatū and Council.

The submitters **object** to Policy No. 3 for this reserve relating to the road linkage between Talbot Street and Manoy Streets. This appears to create some form of potential designation or alienation of Wakatū land without discussion with the landowner.

## **C. CULTURAL VALUES**

The submitters acknowledge and thank the Council for engaging with Iwi/Maori and giving consideration to their views.

As part of the consultation process the submitters requested the Council to consult individually with all shareholders of Tiakina:

- Ngāti Kōata Trust and Te Pātaka-a-Ngāti Koata Trust
- Te Atiawa Manawhenua Ki Te Tau Ihu Trust and Te Atiawa o Te Waka-a-Maui Trust
- Ngati Rarua Iwi Trust and Ngati Rarua Settlement Trust
- Ngati Tama ki Te Waipounamu Trust
- Wakatu Incorporation
- Ngati Rarua Ātiawa Iwi Trust

Including as a result of the Supreme Court decision, consultation was requested to be undertaken with Rore Pat Stafford.

The submitters understand that the Council has consulted with Iwi. However we have no knowledge of any consultation with Rore Pat Stafford.

Can Council confirm what consultation it undertook with Rore Pat Stafford?

The submitters support in principle the position of submissions made by manawhenua iwi particularly with regard to those areas of significant Māori occupation and cultural significance.

Thank you for the opportunity to submit on this plan.

## **Proprietors of Wakatū (Wakatū Incorporation)**

Wakatū represents the descendants of the original land owners being the four iwi, Ngāti Kōata, Ngāti Rārua, Ngāti Tama and Te Ātiawa, who held manawhenua over the lands in Te Tau Ihu. Its owners descend from the rangatira and whānau of these iwi.

Wakatū Incorporation was formed in 1977 to represent the land owners and their families who descend from the 254 tūpuna recognised by the Native Land Court in 1893 as the original owners of Nelson, Tasman Bay and Golden Bay. It was constituted by the Wakatū Incorporation Order 1977, under the provisions of the Māori Reserved Land Act 1955. These lands are commonly referred to as the Nelson 10ths.

Wakatū is the kaitiaki of these lands.

Today, the Incorporation represents approximately 4000 Māori owners of the land in Nelson, Tasman Bay and Golden Bay. Apart from the Crown and local authorities, Wakatū is one of the largest private landowners in the Nelson/Tasman regions.

### **Land interests**

As in most parts of New Zealand, the majority of Māori land in Te Tau Ihu was alienated in the 19th century as a result of legislation, sale or confiscation. However, some land was retained as a result of an agreement between the original land owners and the New Zealand Company in 1841.

A full history of the lands administered by Wakatū Incorporation (along with Ngāti Rārua Ātiawa Iwi Trust, Rore Lands, and other whānau and iwi trusts) on behalf of its shareholders is set and discussed more fully in the Waitangi Tribunal, “Te Tau Ihu o te Waka a Maui” report.

### **By way of summary:**

#### **Tenth’s Reserves**

The original land owners of the four iwi agreed to the European settlement of parts of the Nelson, Tasman and Golden Bay area provided certain terms and conditions were met by the New Zealand Company and later, the Crown. These terms included the protection of all settlements, cultivations and waahi tapu, (occupation lands) and the reservation of one-tenth of all land used for the Nelson Settlement (Nelson 10ths land) to be held in trust for the benefit of the original Māori owners and their families;

The New Zealand Company, and later the Crown did not meet their obligations. As a result the descendants were forced to move away from the land (in many cases, families were forced to leave the South Island) and were never awarded a full-tenth of Nelson Settlement district land as agreed;



From 1842, the land that the Crown retained in trust was mismanaged by Crown officials, the Public Trustee, Native Trustee and later the Māori Trustee. This led to further land losses and reducing the value of the estate.

### **Māori Perpetual Lease Land**

To exacerbate these injustices, the Crown passed legislation which favoured lessee's interests in the Tenth's at the expense of the Māori owners. For example, the leases provided for 21-year rent review periods, rents well below market value, and the lessees had perpetual rights of renewal. In practice this meant the Māori owners could not access or use their land, nor did they receive adequate rent for leasing the land.

### **Uneconomic interests**

The Māori owners lost more land because of legislation which empowered the Māori Trustee to compulsorily acquire shares in land from Māori owners that fell below a certain value. Over 300 owners lost their shares in the Tenth's estate as a result of this legislation.

By 1977, the Tenth's estate (excluding occupation lands) had been reduced to less than 2,000 acres as a result of the Crown's mismanagement and original failure to provide the full one-tenth (that is, 15,100 out of 151,000 acres plus occupation lands, cultivations and waahi tapu in Nelson, Tasman and Golden Bay).<sup>1</sup>

Following protests from descendants of the original owners, a Royal Commission of Inquiry into the history of Māori Reserved Lands and the Tenth's was conducted in 1974 by the Sheehan Commission.

The Sheehan Commission recommended that the administration of the Tenth's Land and occupation reserves be returned to the control of the Māori owners.

Those recommendations led to the formation of Wakatū Incorporation and Rore Lands Limited in 1977. This restored the Māori owners to a position of managers and administrators of their own land.

### **Māori Perpetual Lease Land**

Wakatū Incorporation inherited the perpetual leases at the time of Incorporation in 1977.

For all intents and purposes the leases grant an ownership regime to lessees that is practically fee simple by virtue of a lease with twenty one year perpetual rights of renewal. This grants significant rights to the lessee for use of the land without having full ownership and making it difficult for the original owners to regain control of their own land.

In 1997, the Māori Reserved Land Amendment Act was passed to partially resolve some of the injustices associated with the perpetual leases over Māori Reserved Land

through introducing new formulas for determining rent. Despite the 1997 reform, the owners are still faced with unfair leases which do not reflect market conditions and create considerable cost and conflict for the owners.

### **Wakatū Operation**

Wakatū Incorporation is charged with the care and development of the owners' lands to preserve and grow their culture and economic prosperity.

Since 1977, the owners of Wakatū have built a successful organisation which has contributed to the economic growth of the region and the economic, social and cultural development of the descendants of the owners.

Wakatū Incorporation's primary focus is based around its management and use of the ancestral lands of the owners for their cultural and economic sustenance.

Today, this comprises a mixture of leasehold land, commercial land and development land.

Wakatū also has large interests in horticulture in the Motueka area with viticulture and aquaculture in New Zealand. Wakatū owns Kono Horticulture, which manages the lands of its owners and is based in Motueka.

There can be tensions between the cultural and economic values of Wakatū Incorporation. However, the principles of Wakatū Incorporation adopted by its Committee of Management provide direction on how these values are integrated.

This principle based approach is:

- a. Kaitiaki: This is a custodial duty to prudently utilise the lands of Wakatū Incorporation as a tāonga tuku iho for the benefit of the Owners.
- b. Tikanga: Maintenance of traditional customs and practises assures that Wakatū Incorporation is aligned to the intergenerational tribal values of the Owners. It is essential that Wakatū acts in a manner that will not diminish the mana of its people.
- c. Pono: The integrity of Wakatū Incorporation as an entrepreneurial leader has been built over many years and is based on an economically sound reputation that benefits its owners.

This approach is reflected in Te Pae Tāwhiti, which sets out the intergenerational vision for Wakatū Incorporation. This confirms Wakatū Incorporation's unique relationship with its iwi owners and the need to recognise and respect the cultural and spiritual values of the owners.

### **Ngāti Rārua Ātiawa Iwi Trust**

The Ngāti Rārua Ātiawa Iwi Trust was formed via the Ngāti Rārua Ātiawa Iwi Trust Empowering Act 1993.

This legislative action was the culmination of more than 140 years of complaint and grievance by the original iwi owners from the iwi Ngāti Rārua and Te Ātiawa and their successors over the alienation of 918 acres of their Native Reserve lands in the Motueka district through Governor Grey's Crown Grants of mid-1853 to Bishop George Augustus Selwyn, head of the Anglican Church in Aotearoa.

In 1853, Selwyn devolved the administration and management of these lands in Motueka to three trustees, being Dr J D Greenwood of Motueka, Major Richmond (Superintendent of Nelson) and Archdeacon R B Paul of Nelson.

The trusteeship system continued until 1859 when it was replaced at the first General Synod of the Church, at which Selwyn conveyed the responsibility for the appointment of Trustees of all Church lands to a Board of Appointment, as required by the Religious and Charitable Trusts Act 1856.

The following year, the responsibility passed to the recently appointed Bishop Hobson of Nelson; thereafter the Nelson Diocese administered the estates and assets conveyed to it via a separate trust board, the Whakarewa School Trust Board.

The alienation of our lands to the Church was fiercely contested by the owners of the day, and their petition to the Nelson Provincial Council immediately following Grey's actions.

The Council's initial response was to challenge the legality of the grants via a writ of "scire facies", but on legal advice, it settled for a strongly worded memorandum to the Governor protesting his actions.

Protests from the original Māori owners and their descendants via submissions, petitions, objections, deputations and other avenues continued unabated from that time, and at least three major investigations resulted.

- Commissions of Enquiry were held in 1869 and 1905 (the latter was a Royal Commission)
- A special investigation and report was compiled by Alexander Mackay in 1888. Unfortunately for the Maori claimants, none of these investigators has the authority to rule on the matter of ownership of the land titles in question.

The Whakarewa School Trust Board has had a chequered history as it has attempted to maintain its obligations under the terms of Grey's grants and trust deeds. Its early attempts to operate as a residential industrial/agricultural school went through cycles of success and failure.

For a long period, it operated as a residential home for orphans and/or children from adverse circumstances, and in its later years (late 1970's), the Home was leased to the Nelson Hospital Board for the residential care of severely handicapped patients. The proposals for restructuring of the Whakarewa Trust's activities in the early 1980's were initiated by the withdrawal of the Nelson Hospital Board from its use of the Trust's Homestead Blocks.

This resulted in a resurgence of protest by the Ngāti Rārua Council. This group adopted the arguments of their ancestors that the Trust had again failed, and in accordance with an Iwi view held ever since the 1853 alienation, the assets of the Trust should now be returned to descendants of the original owners.

The amendments to the Treaty of Waitangi Act to permit the examination of grievances dating back to 1840 saw a renewal of effort to secure the return of the lands to the tribes.

The claimants intended to place the issue before the Waitangi Tribunal in 1988 and 1989, and claim documents and preliminary reports were filed to indicate the scope of the claim which would be brought.

By the late 1980's, most church authorities had come to accept the validity and justice of the Iwi claims, and the Nelson Diocesan Synod eventually acknowledged the breaches of the Treaty of Waitangi which were implicit in Grey's unilateral actions, and agreed to negotiate the return of the Whakarewa Estates to the rightful claimants.

Accordingly, the Hon Doug Kidd sponsored a Private Members Bill to transfer Whakarewa assets to a body of representatives of the original owners.

This resulted in the demise of its predecessor, the Whakarewa School Trust and its Board and the return of the land.

### *Bibliography*

Ngāti Rārua Ātiawa Iwi Trust (2012). About the Trust. Retrieved from <http://www.nrait.co.nz/about>

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23 February 2019

I commend the council for this comprehensive document. Overall it is a very interesting and forward thinking in its proposals.

I find it particularly pleasing that the SNA's produced for the council by Michael North have been acknowledged and included.

My comments: -

### **Decks reserve**

It would be useful as well as safer to encourage young people to use decks reserve rather than Thorps bush.

Exciting playground equipment for children and youth would be fantastic in Decks reserve especially as the library is to be put in this area.

Some beautiful natives for shade for picnicking and such would be an excellent choice. An open area should be maintained for community activities.

### **Brooklyn Reserve**

I would like to see Brooklyn reserve made a Scenic Reserve as this is an important reserve for native species.

**Significant Natural Areas** (as compiled and researched for TDC by Shannell Courtney)

It would be useful to have all the reserves with SNA's made Scenic reserves.

Management policies for all the SNA reserves should follow the recommendations made by Michael North in the SNA's and decisions for these reserves should be made in conjunction with the Department of Conservation.

### **Thorps Bush**

Thorps bush is a very special area of rare lowland forest and the conservation of this precious area should come before any other considerations. It would be good to see Thorps put into QE11 as is expounded by TDC for other private bush areas in the district.

### **Local Ecosourced Native Species in parks**

Native species should be planted wherever possible as native bird/ insect species rely on Native plants. Introduced species contain little or no food for natives and they are only used by birds for roosting purposes.

Shannell Courtney has produced excellent planting lists of various areas for Tasman district council and these should be used as well as brought to the attention of ratepayers.

### **The Area in front of the Museum**

This area could be made into an attractive meeting area.

Cars should not be allowed to park in this area. Not safe.

It would be a great area for busking and suchlike. The youth were having some concerts here which is great.

A stand for exchange books could be installed and some appropriate seating.

I think it would be good for people to be able to sit in the shade of the tree there. At present this is totally used by the restaurant, but it would be useful for anybody to sit there and eat there sandwiches/read, etc

### **Motueka Quay park**

This small park is highly used by locals and visitors alike with people coming and going throughout the day.

The erosion at Motueka Quay should be contained by planting (Grey salt bush is likely best) and possibly the use of cobble- not rocks.

### **The golf course**

The golf course lease is coming up for renewal.

It should be made mandatory in the new lease for the golf course to plant local ecosourced native species, as well as look after the ditch in a more environmentally friendly way (trees for example:- the local lacebark is a beautiful cone shape with a prominent trunk and is covered in white flowers right on Christmas. In addition, some native species are semideciduous which is useful if planting near houses.)

It would also be good to use some of the golf course for freedom camping.

It has proved difficult to find a sensible space for freedom campers.

Fearons bush is turned into a campground and it was available for the whole community to use. The golf course is used by only 400 residents as well as some visitors and would be an excellent and hospitable area for freedom camping.

Thankyou for taking the time to read my contribution.

Beth Bryant



### **Submission on Draft Motueka Reserve Management Plan (“Draft Plan”)**

Thank you for providing us with the opportunity to comment on the Draft Plan. Our comments are as follows:

1. As a general comment, public space at Marahau is very limited and given the number of visitors each year (which number is increasing), consideration should be given to adding more reserves.

The area between the revetment and the road from the Otuwhero carpark to the Wakatu beach should be converted into a reserve (akin to the Otuwhero carpark). This area is used by residents and tourists/holiday makers considerably and justifies help from the Council in its protection and maintenance. The Residents’ Association has been working hard to fix this area in recent months, particularly following damage by Gita in 2018. Residents have been personally working on the area, and the Residents’ Association has commissioned at its own cost expert help in advising how to best care and replant this area for the benefit of both residents and visitors. Our primary focus is improved appearance, enjoyment by residents/visitors and maintenance, restoration and enhancement of native plants and biodiversity. This is very much in line with the Council’s desire to control weeds, encourage native plants back into the area and encourage animal life, as highlighted in the Draft Plan.

This foreshore area is a crucial part of Marahau’s beauty and importantly, from a practical perspective, is key to the safety of people walking along what is now a busy area for tourist and commercial operator heavy vehicle traffic. In our view, health and safety alone is sufficient reason to designate this area as a Reserve and for it to be managed accordingly by the Council. Designation as a reserve would also acknowledge that this area is an important public space and would protect its status as a space to be enjoyed by residents and visitors alike.

2. In line with what we say in point 2 above, the area on Sandy Bay – Marahau Road adjacent to the Wakatu land from the beach to the Marahau River bridge (where the path runs) should also be designated a reserve. Again, this is an important area for safety of residents/visitors accessing the Marahau valley, river and Abel Tasman National Park.
3. Creating a Connected Pedestrian Oriented Community [Extract from our submission to the Council of 5 April 2018]:
 

“Marahau isn’t on the way to anywhere and this creates a unique environment for the community where pedestrians predominate over cars. This is key aspect of the Marahau environment and it needs to be preserved. The size of the village is such that residents going about their daily business mostly walk or cycle to their destination. This should be enhanced through the design of the roads and footpaths and through the provision of walkways

that facilitate easy movement for pedestrians between different parts of the village. Stage 1 of the Newhaven development did not provide for a walkway to connect the street to the village and this was a lost opportunity. We would like to work with the Council and the developer to develop a plan for walkways in the village that support the predominance of pedestrians over cars and make it easy for residents and visitors to be connected.”

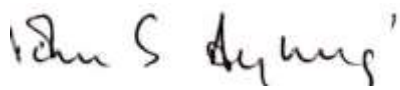
This is another reason to designate the area along the revetment as a Reserve, this would ensure the pathway is preserved for pedestrians and not taken over by vehicles. We are mindful of the detrimental impact a high concentration of parked vehicles on the foreshore would have on the visual amenity and the utility of the pathway.

4. Otuwhero Car Park – Thank you for your work in improving the Otuwhero Car Park. On the whole, both residents and commercial operators seem very happy with the new layout – in functionality/safety and in improved appearance. New rubbish bins in this area are much appreciated also. For the future, we would really appreciate:
  - a. this area being maintained on a regular basis – heavy vehicle use (holiday makers with campervans and most notably frequent use by kayak companies carrying heavy loads) will quickly deteriorate the surface, which has not been sealed and accordingly significant pot holes etc. will reappear relatively quickly; and
  - b. the public toilets should be upgraded. It causes considerable stench for the residents located close to this area and is unpleasant for the large number of visitors passing through the carpark. More regular servicing does little to help the horrid smell. The toilet area is not attractive, being right at the start of the beach – it could be a much more presentable structure. (The new toilets in other areas of Marahau are a significant improvement – these should be replicated at Otuwhero.)
  
5. In separate discussions with the Council at present, the Residents’ Association has highlighted concerns about the process whereby stage 2 of the Newhaven subdivision was designated a Special Housing Area (“**SHA**”). The Association does not object to the subdivision, however, the process by which it was designated an SHA was rushed and there was no opportunity for the community to provide feedback on the proposal. Accordingly, in the context of the Draft Plan, the subdivision development provides important opportunities to maintain and enhance Marahau’s unique environment where pedestrians predominate over cars, which is particularly necessary for safety-related reasons as the main road gets busier and busier with increasing commercial operator traffic and growing tourism. Going forward, we recommend consideration is given to:
  - a. enhancing pedestrian walkways to link areas of the Marahau village; and
  - b. consulting with the community on proposed Reserves in stage 2 of the Newhaven subdivision.



6. There are two small reserves by the road bridge immediately before the start of the Abel Tasman track. We believe these reserves could be significantly tidied up and better able to be used for picnics and/or river play access for both residents and tourists. This area provides good shelter from the harsh Marahau winds at certain times of the year. We would welcome the opportunity to engage with the Council about how this area may be greater utilised and cared for going forward.
7. Thank you for the installation of the playground up Newhaven. It is a fantastic venue for children and families, and we greatly appreciate your support in providing this for our community.

Yours Sincerely



John Ayling  
Secretary

25<sup>th</sup> Feb '19

**Submission to:**  
**Draft Motueka Ward Reserve Management Plan**

**Riwaka Memorial Recreation Reserve**

No real ideas to submit re development of Reserve but it wouldn't have to be anything that flooding would destroy. A community orchard(not apples!) is the first thing that comes to mind.

**I support:**

Policies as listed. Casual use of the tennis courts is such a wonderful asset for Riwaka locals and visitors.

**5.4.6. Green Tree Lane Esplanade Reserve**

Although this area is a reserve it has always appeared to be private property. The consistently closed gate at its start has endorsed this perception.

Though I have made my way across this reserve on occasions to access the stop bank and to connect with Goodall's Corner on the cycle trail(a wonderful loop walk), I have always felt like a trespasser on the reserve whether being so or not. It is impossible to tell as no boundaries are marked.

**I ask that:**

- the reserve boundaries be made obvious and growth cut back so the public can feel comfortable in accessing this peaceful area.
- Council put signage up naming the reserve so the public know they have free access to enjoy it.
- Council discourages the dumping of greenery and other on the estuary boundary.

**I support:**

- undertaking plant and pest control on the reserve as in Policies 1.
- revegetating the coastal margin as in Policies 2.

### 5.4.7 Wharf Road Esplanade Reserves

Though this area is a reserve there is no indication of it being so and this is wrong. The end of Wharf Road and south is a beautiful area of prime estuary frontage. There are godwits, spoonbills and many other species that can be seen living on the estuary from this reserve. This area should be enjoyed by all in line with its status as a reserve. It is not right that it is stated in the draft that people are unlikely to venture far into it as it is not obvious that this is public land – and then not rectify this situation under Policies! Does Council not want the public to enjoy this reserve.

The photo in the Draft of McNabbs seat is not a recent one. The estuary frontage here is a dump for greenery and concrete, noxious weeds for the tide to remove, and it would even now appear to be a dumping ground for contractors of concrete and reinforcing steel – while Council ignores it all. I noticed more concrete dumped just this morning. We understand large rocks being dumped for sea protection but the other just looks hideous and should be stopped from this point.

I walk from Lodder Lane, along the stop bank and to the Wharf. People have seen me and asked if they are allowed to walk through. If this area was cleared and grassed people would enjoy it as they should. I currently go along the beach or walk behind the back of the reserve and through the orchard to avoid the dense scrub, rubbish, and private residential property as there are no boundary markers showing the reserve.

#### **I ask that:**

- Council clean up this reserve and signpost it so the public know they are allowed to use this area and enjoy this lovely part of Riwaka.
- In line with both ends of the reserve, Council remove or disperse and cover with boulders the concrete and steel that they have dumped or allowed to be dumped through inaction, that is fringing this reserve on the seaward side. It makes a glaring statement of Council guardianship that both ends of the reserve, at the wharf end, and on the neighbouring Stevens property have large boulders as protection from the sea which is tidy and fits the environment, whilst the Council's reserve area is a pain to look at and obviously a haphazard dump for concrete rubbish. The end of Green Tree Road now has some concrete over the boulders so this is a common theme around the estuary and Council is leading the way in this degradation. Please clean it up and do what you are paid to do – look after our reserves and estuaries.
- Council put up signage that all dumping of organic rubbish and greenery on the reserve and estuary fringe is prohibited.

**I ask that:**

- Council take control of what appears to be illegal dumping of concrete rubbish/steel on the estuary fringes in the name of 'coastal protection'. This relates in fact to the whole estuary. I've seen people with diggers digging up their paths when landscaping – the next day the concrete is over the road on the estuary and their excess dirt now in it! New boat moorings are also dug out with impudence around the estuary fringes. This mindset has to change. Council needs to value the Riwaka Estuary and lead the way in its protection, not look the other way! No-one would dare to exhibit this behaviour along the Motueka sea front so why should it be acceptable out here.

**I support:**

- undertaking plant pest control as required. I do not support maintaining the existing vegetation/scrub on the reserve. Most at the southern end is rubbish vegetation.

#### **5.4.8 Ted Reed Reserve**

The use of this reserve has changed dramatically in the last few years with the employing of RSI workers on local Riwaka orchards. They use this reserve regularly in the evenings for their team sports. I would love to see this area further developed while keeping the central open space.

**I ask that:**

- the picnic table that disappeared some time ago from the northern boundary be replaced. The rubbish bin still remains.
- Council consider the value of a toilet at this reserve in view of the large numbers using it as above(many years ago there was one at the wharf).
- Council consider a BBQ in this area and perhaps further seating or picnic tables to make it a BBQ destination.
- Council consider some native plantings on the eastern side to give spasmodic privacy from Wharf Road.

**I support:**

Policies 1,2, and 3.

### **5.4.9 Lodder Lane Esplanade Reserve**

Ferrer Creek and its condition has largely been ignored by Council and it has slowly deteriorated into the mess it is now. Years ago this creek was a child's delight. Both sides of the road had large boulders and stones, deep water, and plenty of marine life and water fowl. It is now a putrid(as in smelly), rubbish filled, sludge covered mess.

All of the rocks are submersed by sludge to the extent that the middle of the creek is rising out of the water from build up. I saw a two foot eel recently swim up the creek to the flood gates obviously looking for water. There was a tiny trickle coming through one gate, the other was tightly closed. I could see him clearly as the water was no more than five inches deep. I do not understand why you are preventing salt water incursion into this creek. It used to be like that and flourished, now it is nearly destroyed. The resident ducks have a black line on their plumage where they sit in the foul water. Whitebait used to flood up this creek. Now they seem to hang on the other side of the gates. I don't blame them!

#### **I ask that:**

- Council please clean up your act and Ferrer Creek. This creek is shocking. You are supposed to be leading by example. Please look at the role of the floodgates in this issue.
- Council consider removing not only the debris and rubbish on the southern side of the gates but consider removing the mud and sludge that is burying the rocks and boulders near the gates to deepen it again.
- allow tidal flush of this area unless there is a good and sound reason not to do so.
- Give access to the reserve from School Road if this is possible. People used to walk through the reserve until the new house was built.
- Council signpost the reserve so people know it is a public area.

#### **I support:**

- Council revegetating the reserve with native species.

## Comment Riwaka Reserves

Thank you for the opportunity to submit on this range of issues relative to Riwaka. I may have been harsh with some of my comments but I have watched the degradation of the estuary fringes and Ferrer Creek for years and hope that the reserves focus can be a turning point in their health and longevity. I point no finger locally, or apportion blame to anyone in our community for past transgressions, but Council it is to you that we the Community look to to show leadership in these issues and to apportion value to that which is important, but which many residents may still not be able to see.

Further to this several things stand out in the draft:

- few people other than property owners know the areas that are reserves.
- Council has not in the past bothered about most of these reserves, no boundaries marked, or reserves showing signage.
- Council appears to display an attitude that if people don't know it's a reserve, then let us not tell them or make access easy.
- Council to this point appears to have neglected its responsibilities to the Riwaka Estuary and Ferrer Creek.

Hopefully there will be positive action following this submission process and the Riwaka Community can enjoy and reap the benefits of it's improved reserves.

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# Draft Motueka Ward Reserve Management Plan

Submission by

**Ross Loveridge**

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Motueka

February 2019

This submission covers four areas;

- The general structure and breadth of the Draft Management Plan
- The importance of reserves to the community and policies to reflect that
- Specific issues related to the Trewavas St, North Street, Salt Water Baths and Motueka Beach Reserves
- The vital role reserves can play in the resilience of Motueka.

## **The Structure and Breadth of the Draft Management Plan**

The vast majority of reserves in the Motueka Ward are classified as Recreation Reserves with numerous others as Local Purpose (Esplanade) Reserves and Local Purpose (Walkway) Reserves. Only one is classified as a Scenic Reserve and three as Historic Reserves. A similar weighting exists in the parks and reserves “not formally protected under the Reserves Act 1977”. The Draft Management Plan however spends very little space on recreation and within the 3 pages of Section 3.0 Recreational Use of Parks and Reserves, one page is almost entirely a list of the reserves, 1 page addressing organised events and the remaining page almost argues against any need for this review by stating *“However, most parks and reserves are already developed and require little further work other than ongoing maintenance and replacement of facilities and playground equipment over time.”*

The Draft Motueka Ward Reserve Management Plan gives the relationship to the TDC Reserves General Policies where *“The Reserve General Policies are policies that generally apply across all reserves, to avoid the need for them to be repeated in all reserve management plans.”* Significant sections of Legislative Content, Historic Cultural Landscape, Ki uta ki tai – mountains to the sea, pertain to the whole district and should be referenced as part of the Reserves General Policies.

The Draft Management Plan provides a pre-European Cultural and Historical Heritage along with Ecological Values perspectives (more appropriately in Reserves General Policies) but gives no recognition of the current citizens of the towns and district within the Motueka Ward. With the majority of the reserves being Recreation, Walkway and Esplanade which are for use by locals and visitors this is where the focus of this Draft Management Plan should be.

Within Section 5.0 Individual Parks and Reserves, over half the space is consumed on dry descriptions of the Location, Classification and History from a purely factual “when bought from who” nature. This information would best be placed in an appendix so that the focus of the document can be the Current and Future Use (Values?), Issues and Options and Policies. It is almost as if the aim of this Draft is to generate 186 pages serving bureaucratic purposes and

disguise anything meaningful beyond a few specific issues. It is hard to see the wood for the trees.

The 130 parks and reserves can be reduced in number by combining contiguous similar reserves. For example Trewavas St, four Trewavas St walkways, North St, Motueka Beach and Salt Water Baths reserves could become one (Motueka Seaside Reserve?). There could be specific policies pertaining to say the Saltwater Baths and Freedom Camping at Motueka Beach Reserve but they would be better treated as one reserve. This would allow greater cohesiveness while simplifying management. Likewise Moutere Inlet, Puketutu, York Park, Wharf Road and Link Park are essentially part of the Moutere Inlet walkway (Moutere Inlet Walkway Reserve?).

#### Recommendations:

1. The Management Plan should be re-written to focus on the predominantly Recreation, Esplanade and Walkway reserves and how they are and can be used by the residents of and visitors to the Motueka Ward. The Management Plan should put the reserves and the people of Motueka front and centre, demonstrating the local character and uniqueness of the reserves and how they are used.
2. Anything that relates to district wide, legislative or general approach to reserve management across the TDC should be removed from this plan and inserted into the Reserves General Policy.
3. The information currently under Location, Classification and History should be in Appendices.
4. The main report should be concise. There is no reason why it should be more than 30 pages.
5. Contiguous or nearby similar reserves should be amalgamated.

#### **The Importance of Reserves to the Community**

The Reserves General Policies references the Local Government Act 2002 section 11A in identifying 'libraries, museums, reserves, recreation facilities and other community infrastructure' as 'core services' of a local authority. The ways these facilities interact with citizens create the life blood of the communities we live in. In an area like Motueka with great locations and weather for outdoor activities, the parks, reserves and walkways are extremely well utilised. The number of walkers, runners, bikers (and sitters) visiting the Trewavas St and Moutere Inlet reserves at any time of day or month of year demonstrates how valuable these locations are to local Motueka residents, Tasman/Nelson residents and visitors from further afield. Visitors always comment on the uniqueness of these reserves and what a wonderful asset they are for the town.

Reserves are assets that must be protected into the future, just like hard infrastructure such as roads, sewers or water pipes. The experience at Ruby Bay with the Old Mill Reserve being eroded almost into oblivion before being protected is the best demonstration of what should not happen. Adaptive response to coastal erosion and potential inundation utilising softer options via Coast Care action through to putting in place policies and trigger points for harder protection if necessary will ensure the reserves that make our communities great places to live can be protected for future generations.

The TDC Coastal Assets Activity Management Plan recognises this in section 3.2 in stating "Coastal protection seeks to preserve reserves and other recreational activities from erosion for the benefit of the whole community" and 3.5.4 "Council is planning to maintain existing Council-owned coastal protection works and recreational assets". Treating Reserves like Infrastructure "assets" is important for our communities.

#### Recommendation:

- Reserves are recognised as assets that TDC must protect for the future of our communities.



## **Trewavas St, four Trewavas St Walkways, North Street, Salt Water Baths and Motueka Beach Reserves – Motueka Seaside Reserve**

The Draft Management Plan recognises that these reserves have a joint history, similar aspect and use. They are essentially half the beach front of the seaside town of Motueka and a jewel in its crown. All times of the day and all months of the year sees people enjoying this area; walking, biking, running, sitting, swinging, picnicking, taking photos, taking in the vistas along with stopping and talking to each other. As a resident of a property adjoining the Trewavas Street Reserve I am pleasantly surprised to see the constant flow of people from the local streets, Motueka residents from across town and visitors. All who get obvious pleasure from these reserves.

One aspect that the Draft Management Plan misses completely is the key dimension of these reserves in providing access to the sea. The reserve's beaches offer great swimming, augmented by the all tide Salt Water Baths. People travel from across Motueka along with the local residents to swim and walk on the beach as well as on the reserve. Being enclosed by the Motueka Spit gives protection from open water waves and makes these beaches safe and secure for all ages.

The Motueka Estuary is also a tremendous place for activity in water craft; yachts, kayaks, surf skis, row boats, wind surfers. Every resident along Trewavas St and North St have some way of "getting on the water" and it is quite usual to "bump into" neighbours heading down to or from the sea. Early in the day when the wind is quiet there are mainly kayaks and rowing skiffs and later in the day with the sea breeze yachts are predominant. The uses ebb and flow with the tide and the winds. Motueka Yacht and Cruising Club have scheduled sailing from the area of North Street / Salt Water Baths, as it has done for over 50 years.

The reserves have a casual seaside atmosphere enhanced by the meandering path, informal seats and picnic tables, rope swings and yachts and kayaks pulled up on shore. The Draft Management Plan writers clearly have no appreciation for the local character of this area and appear to want to sanitise it into a "normal urban" reserve. The seats and picnic tables are used by lots of walkers and the swings attract all ages, probably being used more than in formal TDC playgrounds. The various boats and the activity around them are a part of a vibrant local community. On days when boats are out sailing there are always people sitting on the various seats enjoying the activity on the water.

The seats, swings, picnic tables and access ways to the beach are maintained by local residents and freely shared with anyone. TDC mowing of the large grass areas is great but it is neighbours who generally keep the Trewavas St reserve tidy along with Keep Motueka Beautiful projects around Motueka Beach Reserve and George Quay.

Having a few yachts, dinghies and kayaks pulled up off the beach adds to the nautical character and reinforces the seaside nature of the area. They are looked on as being picturesque and adding to the essence of a seaside recreational reserve.

These reserves are all classified as Recreation Reserves and as such should be primarily managed for that purpose. There are opportunities for enhancing the vegetation around these reserves but the current recreational use must not be restricted.

The Draft Management Plan notes the "previous attempts to protect the foreshore from coastal erosion..." and "There is considerable potential to restore native foreshore vegetation and wildlife habitat". It is however silent on any need to protect the reserves from erosion in the future. The policy of "Work with the local community over time to implement a CoastCare restoration programme along the length of the foreshore" needs to be on the basis of protecting the reserves from further erosion. The existing rag tag rock, timber, tyre and concrete walls do a

reasonable job of protection, with damage from ex-cyclone Fehi damage occurring through the walls being over-topped by the exceedingly high tide rather than being destroyed by wave action. They are not pretty but with no high tide beach in those areas there is no prospect for renewed vegetation to replace them.

#### Recommendations:

- That the “Values” section for the Motueka Seaside Reserves recognises the unique seaside nature of these reserves and the key use of giving access to the sea and estuary.
- Recognise the casual nature of the reserve and the custodianship undertaken by local residents, encouraging the maintenance of casual seating, picnic table and swings and the informal nature of the path.
- Allow the continued presence of yachts, dinghies and kayaks as long as they do not obstruct pathways or open areas.
- Encourage CoastCare action to enhance protective seaside vegetation but with adaptive management trigger points established where alternative protection measures are taken to ensure the future of the reserves.
- Where landscaping or protection work is undertaken ensure that access to the beach and water is enhanced.

### **Resilience of Motueka**

Motueka is a low lying coastal town with much of High Street only than 1-2 metres above spring high tides. With the NIWA predictions of sea level rise of 0.5m in the next 40 to 90 years, Motueka faces the very real probability of inundation when spring tides, rainfall and tide run-up occur at the same time (as with ex cyclone Fehi)

Motueka can be protected from this level of sea level rise, with maintaining the existing eastern coastline being the first place to start. Much of the dune remnants are higher than the town behind them. This may be achievable in the next decades through soft options (CoastCare) in many places where there is a current high tide beach. At some stage a trigger point may be reached where hard protection is required. It is better to establish policies to protect the Motueka Seaside Reserves, The Quay, and Raukumara areas than lose this land and have the dilemma and angst of protecting the town from inundation and properties adjacent to the coast eroding. There is space along the entire eastern seaboard of Motueka for appropriately sized protection. This is not the head of Tasman Bay like Ruby Bay where storm waves are more severe.

While there will be significant challenges, the existing causeway and flood gates on Wharf Road and secondary “defences” of Old Wharf Road and stop banks around the western side of the Moutere Inlet can be used to ensure Motueka does not have to move in the later years of this century. It must be better to use exiting knowledge and technology to protect our town than throw in the towel and envisage retreat and rebuilding – what an upheaval and waste of existing community and private assets. Recognising global warming and sea level rise is important but planning without leaving any opportunity for new technologies, new ideas, new solutions or chance to create a future for Motueka condemns us to the worst scenario.

#### Recommendations:

- TDC develops policies that allow practical and appropriate “fight” adaptive strategies rather than settling just on “flight” in the face of global warming and sea level rise. (This is beyond this management plan)
- Recognise in the Motueka Reserves Management Plan the critical location of a number of reserves for the future protection of Motueka
- Include a policy of protecting the reserves so that they can protect the town in the future.

## Submission to Tasman District Council

### Draft Motueka Ward Reserve Management Plan (RMP) – 2019

#### Introduction

As permanent residents of Little Kaiteriteri our primary focus in this submission is the **Alex Ryder Memorial Reserve (ARMR)** located between Rowling Road and the Little Kaiteri beachfront. We overlook the reserve and enjoy daily use of the space as a walkway to the beach and wildlife photography location.



It is reassuring to see that TDC categorise the ARMR as an area of Significant Native Habitat (RMP 1.3.2) and acknowledge that there is a need to recognise the biodiversity significance of this wetland remnant and to restore the wetland to a healthier and more functional state by working towards reinstating its natural water retention function.

Policy 1 refers to raising the level of both the vehicle track running alongside the northern edge of the wetland and the ditch level in the depression between the wetland and the beach.

Policy 2 refers to the eradication of weeds (eg gorse, broom and Himalayan honeysuckle) and continued control of pampas, blackberry, Spanish heath and tall fescue.

We would like to make the following comments including some in relation to the above.

## 1. Parking

Currently vehicle owners can park wherever they choose. With the increasing volume of vehicles over the past few years, particularly since the parking of boat trailers was moved from Kaiteriteri Beach to Martin Farm Road, this is creating additional pressure on the recreation space, wildlife and habitat values. Boaties do not support the boat parking area at Martin Farm Road and instead launch their vessels at the Kaiteri boat ramp, then drive around to Little Kaiteri to park either on the road or in the ARMR.

Cars and boat trailers are parked randomly in the grassed picnic areas, thus encroaching on the recreation and wildlife habitat spaces. There can be up to 20 vehicles parked in each of the picnic areas and not a single picnic taking place.





**Suggested action:** Formalise vehicle parking with defined spaces and install vehicle barriers to ensure cars & boat trailers to not encroach on picnic and wildlife habitat spaces.

Ensure a wildlife protection management plan is implemented prior to any disturbance caused by development.

Restrict boat trailers to street parking only to encourage boaties to use the assigned trailer parking space at Martin Farm Road.

Timeline: to be completed by 01 Nov 2019

## 2. Roadway Access

Currently there are two entrance ways to the Reserve off Rowling Road. The road access that goes through the middle of the reserve interrupts the reserve space and vehicles using this access pose a threat to the ground-dwelling birdlife i.e. ducks, pukeko, weka and quail. This road also entices drivers to park their vehicles on the grassed picnic area, as mentioned above.

There is no reduced speed limit. If there was only one vehicle entrance to the Reserve at the south end, with a 10km/hour speed limit, it would assist with the management of parking to assigned space/s yet still provide access for the beachfront residents at the north end of the Reserve.



**Suggested action:** Reconfigure the middle road into a pedestrian walkway with an avenue of native tree planting conducive to wildlife habitat. The additional planting will encourage birdlife and also form an attractive entrance way into the Reserve.

Ensure a wildlife protection management plan is implemented prior to any disturbance.

Impose a 10km/hour speed limit on the road access from the south end of Rowling Road to reduce disturbance to wildlife and increase safety for children.

Timeline: to be completed by 01 Nov 2019.

### **3. Controlled Dog Access**

The current rule surrounding dog access is that dogs are not allowed within 10 metres of a picnic table. There are several picnic tables within the Reserve area and if a 10 metre radius was applied to each, the effective permissible space remaining for dogs would be minimal, but difficult to enforce.

The Reserve is home to ground-dwelling birds i.e. ducks, weka, pukeko and quail. There is also evidence of little blue penguins nesting in the Reserve. Dog access directly threatens this habitat and the wildlife. Dog owners visiting the Reserve typically do not have their dog/s under control or on a leash, leaving the dogs to roam free throughout the reserve. Ball throwing by dog owners exacerbates the disturbance to wildlife.

**Quoted from DOC's website:**

#### ***Why dog access is controlled (in conservation areas)***

*Our conservation land is vitally important for the survival of endangered species. Many of our native birds are flightless and have few or no defences against predation. They need as much protection as we can provide as even the most obedient, domesticated dogs and cats can reveal their expert predator instincts in the wild.*

*A dog is capable of sniffing out and killing a kiwi with ease and uncontrolled dogs can easily kill remaining kiwi populations. Controlling dog access also protects and respects other people's right to use and enjoy public conservation land.*

The comments regarding kiwi are just as relevant to other ground-dwelling birds in the ARMR.

Restricting dog access to the ARMR would also provide a safe buffer zone between Rowling Road and the beach where little blue penguins nest, as currently dog owners use the ARMR as an access point to exercise their dog/s on the beach.



**Suggested action:** Ban dogs from ARMR.

Create a dedicated dog exercise park away from wildlife habitat areas.

Timeline: as soon as possible, as a matter of urgency

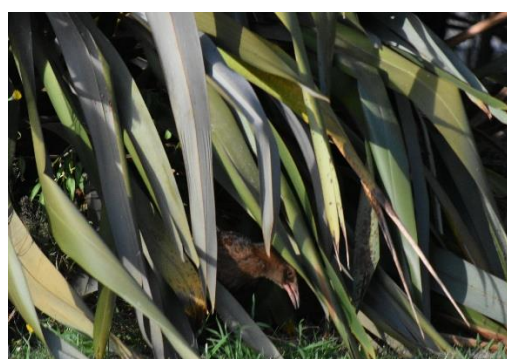
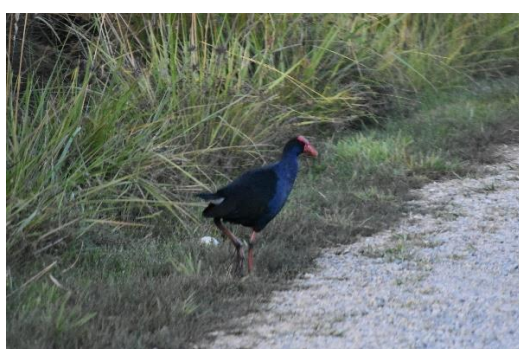
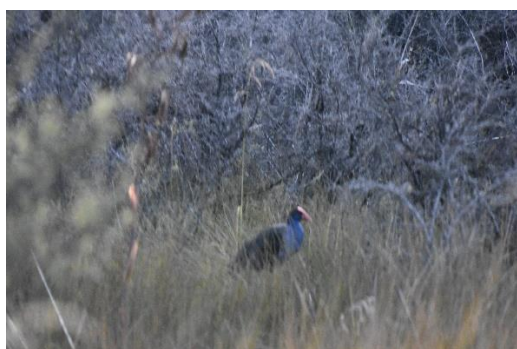
## 4. Reinstating Wetland

As mentioned above, TDC recognise the need to reinstate the Reserve's wetland area to its natural state in order for it to function in a healthier state (RMP 1.3.2).

Policy 1 refers to raising the road level. If the road is reconfigured to a pedestrian walkway as suggested above, this may also assist in the reinstatement process.

Currently the wetland area has no reliable outlet and the water therefore stagnates and becomes unhealthy for wildlife. Expert advice should be sought to ensure a reinstatement programme of the wetland includes proper drainage.

No timeframe is offered for the reinstatement and as each year passes, the wildlife and reserve environment further deteriorate so some urgency should be attributed to this objective. *Refer to Appendix 1 for expert comment regarding the state of wetland habitat in New Zealand.*



**Suggested action:** Prioritise the reinstatement of the wetland area, in consultation with expert advice.

Ensure a wildlife protection management plan is implemented prior to any disturbance.

Timeline: 2019/20 financial year, then ongoing



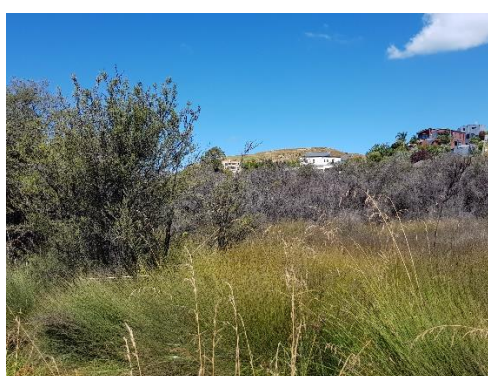
## 5. Weed Control Programme

Policy 2 (RMP 1.3.2) refers to the eradication of weeds in the wetland area but no timeframe is offered. TDL could consider engaging with the local community to coordinate working bees with the objective to remove weeds and replant natives in the wetland and other reserve areas.

**Suggested action:** Prioritise weed control programme in consultation with expert advice and call for assistance from the local community,

Ensure a wildlife protection management plan is implemented prior to any disturbance.

Timeline: 2019/20 financial year, then ongoing



## 6. Toilet Facilities

Currently toilet facilities are centrally situated on the eastern access road and screened with shrubs and trees. From a safety point of view it would be preferable to have some of the shrubs and lower branches thinned out to improve the visibility of the toilet facilities.



**Suggested action:** Pruning of trees and shrubs around the toilet block.

Ensure a wildlife protection management plan is implemented prior to any disturbance.

Timeline: during the winter of 2019 then on going

## 7. Rubbish Collection

Overall the current rubbish facilities are adequate, with pressure only during the peak of the tourist season over Christmas/New Year when some overflowing results. With the increase in visitor numbers it would be prudent for TDC to have a plan to increase capacity and additional pick ups scheduled for future summers and to consider specific facilities for recycling and glass disposal.



**Suggested action:** Additional facilities and pick up schedule.

Timeline: for 2019/20 summer then ongoing review

## 8. Alcohol Ban Signage

The ARMR currently has an alcohol ban imposed in the area however the current footpath signage is insufficient to make this clear and is usually overlooked or ignored.



**Suggested action:** Increase effective signage, including infringement consequences. Also refer to point 10 below.

Timeline: for the 2019/20 summer

## 9. The Operation of Drones

There are currently no rules surrounding the operation of drones over the Reserve, as DOC has over its conservation areas.

Drones are invasive to families enjoying the Reserve and also disturbing to birdlife in the area, both the ground dwelling species mentioned above and also tui, kereru, fantails etc which inhabit the Reserve.

*“Flying drones in the vicinity of birds can be highly disturbing for them. Even though a bird might not appear to be disturbed, it could be quite stressed”* quoted from DOC

<https://www.doc.govt.nz/get-involved/apply-for-permits/drone-use-on-conservation-land/flying-drones-near-birds/>



**Suggested action:** Apply the same rules as DOC i.e. that a permit is required to fly a drone over the ARMR area. Or simply ban drones.

Timeline: as soon as possible

## 10. Signage

The current signage at ARMR is inadequate in terms of visibility, location, quantity, content and cohesion and urgently needs upgrading to help ensure the Reserve has the best chance to recover and thrive.

Effective signage would also enable enforcement officers to uphold the rules and impose penalties as appropriate.





Future signage content should include advisory information as well as rules surrounding use of the Reserve area.

Location sites: At the entrance of the centre roadway (or proposed pedestrian pathway), at the southern end entrance way, outside the toilets and at a beach access point at the north end of the beach.

Information content to include: a welcome statement, the presence of ground-dwelling birdlife (with photos), native plants and information about the formation/purpose of the Reserve/wetland area to put context into the narrative.

Rules content to include: parking in assigned spaces only, no boat trailers, no dogs, no fires, no alcohol, no drones, no camping, no litter – with appropriate penalties if appropriate.

International icons to be used to overcome any language barrier.

Road signs should also be installed along Rowling Road, from the Kaiteriteri/Little Kaiteriteri turnoff, approaching the ARMR, to advise motorists that wildlife is present and caution required.

Sample signage:



**Suggested action:** Review and implementation of new signage.

**Timeline:** by 01 Nov 2019.

## **Summary and Conclusion**

We have an important opportunity to improve the health, function and well being of the ARMR wetland habitat via this Reserve Management Plan review to ensure that the Reserve thrives for future generations to enjoy.

Raising awareness of the Reserve's habitat and recreational values amongst local residents, non-resident property owners and visitors will greatly increase its chances of survival.

A cohesive management plan is required to address the habitat and recreational uses to ensure each cohabitate comfortably alongside each other.

It is important that the biodiversity significance of the wetland remnant be recognised and nurtured. This can be achieved with a comprehensive management plan which has:

- a sense of urgency surrounding its implementation timeline
- expert input
- support from local residents and non-resident property owners
- appropriate budget & resource allocation from TDC to support the needs of the plan
- commitment from TDC to effect positive change and improvement

Alex Ryder Memorial Reserve provides an important area of open space near the beachfront for local residents and visitors which needs protection from natural and man-made forces. An effective Reserve Management Plan should provide such protection.

### **Submitted by:**

Linda Jenkins and Larry Lumsden

6/26 Kotare Place

Little Kaiteriteri

03 February 2019

# Appendix 1

## New Zealand's disappearing wetlands continue to be destroyed

Charlie Mitchell 12:42, Feb 02 2019

Published on Stuff

They are wet and dirty and hard to love. And they're disappearing quickly.

New data shows New Zealand is losing significant areas of its remaining wetlands, even though they were prioritised for protection more than a decade ago.

An estimated 30,000 hectares of wetlands have been either fully or partly destroyed since 2001, according to data released by Forest & Bird to mark world wetlands day.

It amounts to about 13 per cent of the nationwide wetlands area that existed in 2001, which was already severely depleted.

Wetlands come in many forms: Marshes, swamps, bogs, tarns, and fens, to name a few. The common denominator is that they are saturated with water, resulting in a particular type of ecosystem, usually featuring aquatic plants and a wide range of birds, such as waterfowl and waders.

Long before human settlement, wetlands likely covered large parts of the country.

An analysis in 2008 estimated wetlands [once covered nearly 2.5 million hectares](#), or about 10 per cent of New Zealand's land mass.

Wetlands extent has since been reduced by more than 90 per cent, to less than 250,000ha. They now exist in small, scattered pockets, much of which is on private land.

The consequence is that wetlands have become "probably New Zealand's most depleted ecosystem" and "remain the most vulnerable," according to an [analysis by Landcare Research in 2017](#).

The ongoing destruction of wetlands coincides with a rethink about their importance to the environment.

They have long been maligned, often unfairly: In a particularly notable example, then justice minister Judith Collins said in 2014 "I don't like wetlands – they're swamps ... Go and find someone who actually cares about this, because I don't," in response to questions about her husband's link to a company that exported processed swamp kauri.

You should know: Not all wetlands are swamps, but all swamps are wetlands.

In recent years, however, wetlands have undergone a renaissance.

They can help solve several environmental problems: Wetlands act as purifiers for polluted water, absorb carbon from the atmosphere, and provide a home to threatened birds.

It is why they are sometimes described as 'nature's kidneys' - perhaps unpleasant to look at, but quietly performing a vital, if uncelebrated, function.

For that reason, the likes of Fonterra and DairyNZ have joined with [environmental groups to preserve wetlands](#) to better protect what's left.

Despite growing awareness that wetlands serve multiple important roles, they are continuing to disappear through legal means.

Forest & Bird's data showed that nearly all regions have either damaged or entirely lost wetlands in the past two decades, albeit to varying degrees.

The West Coast and Canterbury have been the biggest culprits, damaging or losing 10,700ha and 5800ha of wetlands respectively. Wellington has lost or damaged the most proportionally (37 per cent).

Some regions, such as Nelson, lost very little, because their wetlands were already gone. Just 3ha of wetland remain in Nelson.

In recent times, Southland has become a focal point for the issue of wetland loss: It has the second largest area of wetlands of all regions, behind the West Coast, which are quickly disappearing, largely because a quarter of those wetlands are on private land.

The extent of this loss was documented through imagery collected on behalf of the Southland Regional Council, which show significant areas of wetlands being destroyed on farmland in the last decade.

[The resulting report](#), released in 2016, noted that wetlands were "still undergoing rapid decline in lowland areas of Southland, mainly due to land development for agriculture."

[A separate report](#), published late last year, determined that Southland had lost around one quarter of its wetlands between 1990 and 2012, and said a "review of policy mechanisms and enforcement efforts intended to protect wetlands at regional and national levels is urgently called for".

It noted that protecting wetlands on private land had been given priority by the government in 2007, but the rate of wetland loss appeared to have increased, "indicating there has been no obvious behaviour change, or regulatory change to indicate a slowing down on land use change over the past two decades."

Late last year, conservation minister Eugenie Sage said wetlands needed better protection "urgently" due to the rate at which they were disappearing.

"Great restoration work is being carried out by DOC, councils, community organisations and some private landowners, but we're still seeing substantial and ongoing loss of wetlands," she said.

"The trend must be reversed so we don't lose wetlands altogether."

The theme of this year's World Wetlands Day is climate change, which intends to highlight the role of wetlands in fighting both the causes and the effects of global warming.

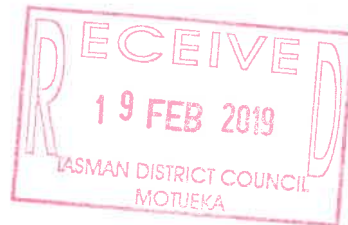
"Healthy wetlands will help protect people and wildlife from the impacts of climate change," said Forest & Bird's freshwater advocate Annabeth Cohen.

"We need every single wetland we've got – and more – if our native bird and fish species are going to stand a chance in the face of climate change."



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2. Fold here

Freepost Authority 172255



Draft Motueka Ward Reserve Management Plan  
Tasman District Council  
Private Bag 4  
Richmond 7050



Your name: Jim Butler  
Your address: 3 McGlashen St Motueka 7120  
Your phone number & email: 03 528 7901 bkgjeb@kinzot.co.nz

I/we wish to be heard in support of my/our submission (hearings will be held in Motueka on 20/21 March 2019).

**Please return the submission form to the Council by 4pm on 25 February 2019.**

**For more information contact: [info@tasman.govt.nz](mailto:info@tasman.govt.nz)**

Feel free to contact us:



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# HAVE A SAY

We invite you to make a submission on the Draft Motueka Ward Reserve Management Plan.

Submissions close at 4pm on Monday 25 February 2019.

You can view the Draft Plan and make a submission online at: [www.tasman.govt.nz/feedback](http://www.tasman.govt.nz/feedback) or in hard copy at Tasman District Council offices and libraries.



KEY QUESTIONS		YES	NO	YOUR COMMENTS
1	The northern area of Riwaka Memorial Recreation Reserve is currently undeveloped. How would you like to see it developed?			Outside my area No opinion
2	The large flat mown area of Brooklyn Recreation Reserve is suitable for a number of potential uses. What could it be used for in future?			Outside my area No opinion
3	We are proposing that the area in front of the Motueka Museum is kept free of commercial uses, other than for outdoor dining associated with the museum café. Do you agree?		No	See attached for my comments
4	We are proposing to lease a small area of Sportspark Motueka to Huia Sports Club to allow them to build a new multipurpose clubroom. Members of the public will be able to hire this facility when not in use by the Club. The proposed lease is for a period of 34 years. Do you support this proposal?	yes		Conditionally that it will not cause any rate increase
5	Development of Decks Reserve could be planned in a more cohesive way, highlighting this area as the central heart of Motueka town. What would you like to see included in a future development plan for Decks Reserve?	yes		But see my comments on the attached

## COMMENTS ON OTHER ASPECTS OF THE DRAFT PLAN (attach additional sheets as required)

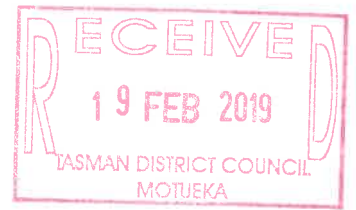
See attached

# KEY CHANGES PROPOSED BY THE DRAFT PLAN

(continued)

## Increasing enjoyment of parks and reserves

- 7 Progressively providing additional or replacement recreational amenities (e.g. information panels, toilets, picnic tables, barbeques, shade sails and other facilities) over time.
  - 8 Plantings for greater amenity, shelter and shade.
- Improvements** *The downside of these good things is that they have to be paid for*
- 9 New play equipment, landscaping and other developments at Newhaven Crescent Recreation Reserve (Marahau), Riwaka Memorial Recreation Reserve (Riwaka), Linden Place Recreation Reserve (Brooklyn), Ngā Piko Place Recreation Reserve (Motueka) and Tana Pukekohatu Recreation Reserve (Motueka).
  - 10 New parking layout and time restricted parking at Otuwhero Carpark Reserve, Marahau.
  - 11 Progressively extending walkway linkage from Little Kaiteriteri to Stephens Bay, as subdivision occurs.
  - 12 New walking track along reserve land located between Tapu Bay and Anarewa Point.
  - 13 Installation of a public toilet at Tapu Bay.
  - 14 Car parking alongside Pukekoikoi Historic Reserve.
  - 15 Development of currently unused paddock in northern half of Riwaka Memorial Recreation Reserve.
  - 16 Development of flat area at Brooklyn Recreation Reserve.



**SUBMISSION ON THE 10 YEAR DRAFT MOTUEKA WARD  
RESERVES MANAGEMENT PLAN BY JIM BUTLER, 18.2.2019**

J E Butler  
3 McGlashen St  
Motueka 7120  
03 528 7301  
bkgjeb@kinect.co.nz

As a grumpy old ratepayer my overriding interests are in the costs. So I am disappointed that there is no mention of either operating or capital costs of the reserves listed in the draft plan. A good opportunity missed.

But otherwise I commend the drafters of the draft review for the research that has been put into it, its readability and layout. The downside is the total cost of producing such a document which must amount to tens of thousands of dollars. A significant overhead cost in Reserves and Gardens annual expenditure.

But I must point out an error on page 131 where it states "This was an initiative of the local SPCA Group." This needs correcting, as it could cause some concern to present committee members of the Motueka SPCA. They are likely to consider it most strange and a waste of money that former SPCA committee had the outline of a cat formed by concrete paths, that can only be seen from the air.

I would suggest a replacement along the lines "This was funded from a bequest by xxxxx" (Whose name I have forgotten, if I ever knew it. It should be in TDC records)

I was a member of the Motueka SPCA committee about 20 years ago and believe the involvement of the SPCA was very slight, in so much as the money to fund this project came from the bequest from a former SPCA member.

But I can clearly remember the fury that irrupted at a SPCA committee meeting on the receipt of a TDC letter asking the committee to maintain the 'SPCA garden.' For while some committee members were aware of the bequest, we all were unaware that it had been used to fund a garden. Our reply was that the SPCA was not in business to maintain gardens, or words to that effect. My guess is that there must have been a breakdown in communications somewhere along the line.

At that time, about 20 years ago, I was also on the Keep Motueka Beautiful committee (no wonder I have a framed award for outstanding community service) and we were asked to have a working bee to weed the 'SPCA garden.' But we were about a year too late. Weeds had seeded and had choked much of the native grasses with which the garden had been planted. Also couch grass had got into the clumps of natives grasses that had not been choked. It was an impossible task.

The end result was the garden was cleared and replaced by a lawn that has been regularly mowed. It was only later that I found out that the concrete paths that had enclosed the former garden were shaped to form a cat, which can still be seen from the air 20 or so years later.

My previous submissions on the Motueka Ward Reserves management, mostly focused on the presumed cost of maintaining the Pethybridge Rose Garden in its excellent condition. So I must thank the advice received from TDC staff that the annual cost is about \$30,000. This is peanuts against Community Development's Facilities and Parks expenditure in the 2017/18 year of about \$16.5 million out of the TDC total of about \$126 million.

But costs listed in TDC Annual Reports tend to be broadbrush and one has to resort to guessing. My guess is that Parks and Gardens share of the \$16.5 million is about \$5 million and Motueka Ward's share of the \$5 million is about \$1 million.

But to return to the annual cost of \$30,000 to maintain the Pethybridge Rose Garden. I presume this is what the contractor receives for doing the work and does not include overhead expenses, of which TDC has quite a long list.

An exercise on Motueka Ward River Care expenditure some years ago by Grey Power Motueka, is that the cost of overheads can more than double the cost of getting works done.

Overhead expenses cannot be avoided and are a particularly costly part of local governments' expenditures (also of central government as well) when compared with private businesses. This is because of the much greater amounts of consultation and publicity required on spending public money. This is a big expense for local governments.

So while the contractor receives about \$30,000 a year for maintaining the Pethybridge Rose Garden, because of the allocation of overhead expenses, the cost to ratepayers for getting this work done could be between \$60,000 and \$100,000. A substantial chunk out of the \$1 million, which is my guess for the annual cost to ratepayers of maintaining Reserves and Gardens in the Motueka Ward.

There is another way at looking at the cost of maintaining the Pethybridge Rose Garden. Say it gets 300 visitors a year at a cost of \$60,000, or maybe 600 visitors a year also at a cost of \$60,000. When Decks Reserve and some Motueka walkways can get those sort of numbers of visitors in one day. I suspect the rose garden could get more visits from the contractor's workers than from members of the public.

I am pleased to note on page 99, under Issues and Opportunities, the following appears, quote "In prior years, volunteers assisted with the management of the land which helped to keep costs down. There is potential to explore such opportunities again in future." This indicates to me that staff are aware of the cost of maintaining

this Rose Garden which gets so few visitors and that some consideration is being given to deal with this problem. I would like to be kept informed of the progress.

I have edited, the following, extracted from a previous submission. According to a 4 page document 'The history of the Pethybridge Memorial Rose Garden Motueka produced by Ken Wright in 2016, the land was purchased by WD & HO Wills (NZ) Ltd in January 1963 for a rose garden.

The memorial plaque at the entrance to the rose garden reads :-  
"PETHYBRIDGE ROSE GARDEN

These gardens have been named to perpetuate the outstanding service given by Charles E. Pethybridge Esq., over a period of 50 years (1914-1964) to the company of W.D. & H.O. Wills (NZ) Ltd. On Nov 26th. 1964 the chairman of the company Mr G. W. Johnston opened the rose garden for the use and pleasure of the citizens of and visitors to the District of Motueka."

On 5 October 1988, WD & HO Wills (NZ) Ltd transferred the rose garden land to the Motueka Borough Council, but TDC staff have not been able to find the Deed of Gift. Maybe because of the demise of the Motueka Borough Council the following year when TDC came into being, 1989.

I have been told that it was about that time that the voluntary organisation that had provided the maintenance of the rose garden for many years began having difficulties, and when TDC took over the maintenance in 1995, the rose garden was in a poor condition.

Since TDC has taken over the maintenance of this rose garden, it has been maintained very well. Also much money has been spent on upgrading work on several occasions. The most recent to provide a colourful garden of flowering annuals at the entrance to the rose garden in an effort to attract more visitors. But as these are being replanted with different flowering plants three or four times every year, to maintain the colour, this must have added to the cost.

EGINTON PARK RECREATIONAL RESERVE, page 100,

This reserve is long and fairly narrow. A proposed option would be to plant native trees in the middle as a carbon sink, leaving open space at each end for play equipment.

MOTUEKA MUSEUM RESERVE, pages 102/3. Oh Dear Oh Dear.

This grumpy old ratepayer suggests that the person who drafted the Consultation Question has proved my suspicions that consideration for Tasman District ratepayers is not a high priority in the thinking of some TDC staff.

The plaza in front of the Museum is a prime advertising site that could earn good money for Council. Now that the garden in front of the Museum has been removed, there is ample room for both pedestrian traffic (including my scooter) and displays.

I am not suggesting that there should be advertising displays every day of the week, but enough bookings to cover the cost of control and make a profit.

Non profit organisations should get the chance of free bookings.

Even church services some Sundays.

But most importantly the plaza area should be booked for a whole month before the Local Body Elections for candidates to be able to present both themselves and their advertising (Suggest the latter should be cleared away after each day) Hopefully this will increase our woefully low percentage of voting at this years' Local Body Elections.

SPORTSPARK MOTUEKA, pages 102 to 106.

Under Policies on page 105, item 3.

The main justification for the expenditure on a link road joining Manoy St with Talbot St is the additional parking spaces that would be provided. There is a shortage of carparks in Motueka.

Provision of these carparks should coincide with the opening of the new library in Decks Reserve. So as to take some pressure off the increased requirement for parking the new library will generate.

DECKS RESERVE, pages 108 to 110

Under Policies on page 110, Item 1.



Another Oh dear Oh dear. Is it a typist error, or is the intention to get this grumpy old ratepayer going again ?

By far the most important facility on Decks Reserve has been omitted from Item 1, the large off street parking area.

Without this carpark the Motueka CBD would suffer and provide less rate income to TDC. This carpark is barely big enough as it is and will certainly not be big enough if the new library is built on the parking area.

I agree Motueka Residents are very lucky to have a green area in the centre of the town, I like it. But the carparking area in Decks Reserve is an essential facility for Motueka. The green area of Decks Reserve is nice, but not essential, as its usage is much less compared with that of the parking area. The new library should be built on a small part of the green area.

In my comments on Sportpark Motueka, I suggested that a road linking Manoy and Talbot Sts would provide a lot of parking that may take some of the pressure off the Decks Reserve parking area when the new library is opened. This may be a cheaper option than buying up land adjacent to the Decks Reserve carpark.

While Community House on Decks Reserve is an old building, it is much used by the community. Also the beautiful 100 year old wood panelling in its interior is worth preserving.

MOTUEKA SKATEPARK/BIKE TRACK/GO-CART TRACK, pages 130/1.  
Under Values on page 131.

This contains an error with which I went into detail at the beginning of this submission. As a SPCA committee member at the time, over 20 years ago, I clearly remember that the pathway formed in the shape of a cat (and the garden it once contained) was definitely NOT a SPCA initiative and its committee at that time informed TDC accordingly.

The only connection the SPCA had with this work is that it was funded by an SPCA member through a bequest. It is suggested the word 'SPCA be removed and replaced by the name of the person who made the bequest whose name should be in TDC records.

MOUTERE INLET WALKWAY AREA, pages 131 and 132.

Under Issues and Options on page 132.

As a member of Keep Motueka Beautiful for many years, I spent many hours planting and maintaining one of the plots, No 2. It is now largely an impenetrable jungle. While there are bound to be weeds growing in it, they should be having a hard time surviving. As such this plot's maintenance cost to ratepayers should be about zero.

#### COMMENT ON PAGES 8 AND 9

The map of the former extent of Te Maatu forest on page 9.

This because my property is located within its middle. It may explain why there are totara seedlings growing along my fence lines where the ground has not been disturbed for 60 years. Before then my property was part of an orchard that may have been planted in the 19<sup>th</sup> century.

It is probable that from early in the 19<sup>th</sup> century, local iwi had acquired metal tools, warmer clothing, some domestic animals and European vegetables that allowed for more easier living and Te Maatu forest had less importance for them except for building materials and fuel. As this forest would have been for the European settlers who came pouring into this area from mid 19<sup>th</sup> century, at a time when the local iwi were being depopulated by European diseases, measles, scarlet fever, diphtheria, tuberculosis, etc., against which they has no immunity

#### MY SUMMARY.

The 10 Year Draft Motueka Ward Reserves Management Plan is a well researched, informative and well laid out document and is a credit to its drafters. But this grumpy old ratepayers suggests that it would have been a much more useful tool to Councillors if it had contained estimates of the cost of many of the very attractive proposals it contains. As such it tends to confirm my belief that some TDC staff do not appreciate that the most important persons in Tasman District are the ratepayers.



**Huia Sports Club Motueka  
Motueka Sports Park  
Replacement Clubrooms  
Feasibility Study**

# **Huia Sports Club Motueka**

## **Motueka Sports Park Clubrooms**

### **Feasibility Study**

**Prepared for the Huia Sports Club Motueka and Lottery  
Grants Board  
by Rob Greenaway & Associates  
[www.greenaway.co.nz](http://www.greenaway.co.nz)**

**June 2017**

**Version status:**

Final

# Huia Sports Club Motueka

## Motueka Sports Park Replacement Clubrooms

### Feasibility Study

#### Contents

<b>1 Introduction .....</b>	<b>5</b>
1.1 Key findings .....	6
<b>2 The Proposal .....</b>	<b>7</b>
<b>3 Assessment framework and process .....</b>	<b>9</b>
3.1 Framework.....	9
3.2 Process.....	10
<b>4 Huia Sports Club .....</b>	<b>12</b>
4.1 Membership .....	12
4.2 Finances .....	13
4.3 Assets .....	13
<b>5 Existing strategies, plans and policies .....</b>	<b>14</b>
5.1 Regional sport development .....	14
5.2 Recreation management.....	14
5.3 Resource management.....	15
<b>6 Supply and collaboration .....</b>	<b>16</b>
6.1 Population.....	16
6.2 Rugby .....	16
6.3 Community venue.....	17
<b>7 Clubrooms location.....</b>	<b>19</b>
<b>8 Budget forecast – build and operation.....</b>	<b>21</b>
8.1 Construction.....	21
8.2 Operation .....	21
8.3 Feasibility summary .....	23
<b>9 Risk analysis .....</b>	<b>24</b>
<b>10 Conclusion.....</b>	<b>25</b>
<b>Appendix 1: Concept drawings .....</b>	<b>27</b>
<b>Appendix 2: Huia Sports Club clubrooms land titles .....</b>	<b>28</b>
<b>Appendix 3: Existing clubrooms .....</b>	<b>32</b>
<b>Appendix 4: Motueka Sports Park.....</b>	<b>36</b>
<b>Appendix 5: Demographics.....</b>	<b>38</b>
<b>Appendix 6: Council and Community Board letters of support.....</b>	<b>39</b>
<b>Appendix 7: Build cost estimates.....</b>	<b>42</b>
<b>Appendix 8: Huia Sports Club 2016 accounts.....</b>	<b>49</b>
<b>Appendix 9: Building valuation .....</b>	<b>59</b>
<b>Appendix 10: Huia Sports Club Motueka Strategic and Operational Plan 2017 .....</b>	<b>60</b>

## Tables

Table 1: Assessment of siting options.....	20
Table 2: Historic (2014 – 2016) and forecast (2017 – 2018) clubrooms operating budget.....	22
Table 3: Risk analysis .....	24
Table 4: Assessment framework questions and answers .....	25

## Figures

Figure 1: Motueka showing field and club location.....	5
Figure 2: Crown, reserve, and Huia Sports Club (in green) lands.....	6
Figure 3: Huia Sports Club membership 2010 – 2017 by grade .....	12
Figure 4: Huia Sports Club annual cash position 1999 to 2016 .....	13
Figure 5: Tasman Resource Management Plan planning map Motueka detail: zones .....	15
Figure 6: Clubrooms, community halls and recreation rooms in Motueka and Riwaka .....	17
Figure 7: Motueka United Football Club.....	18
Figure 8: Site options .....	19

# 1 Introduction

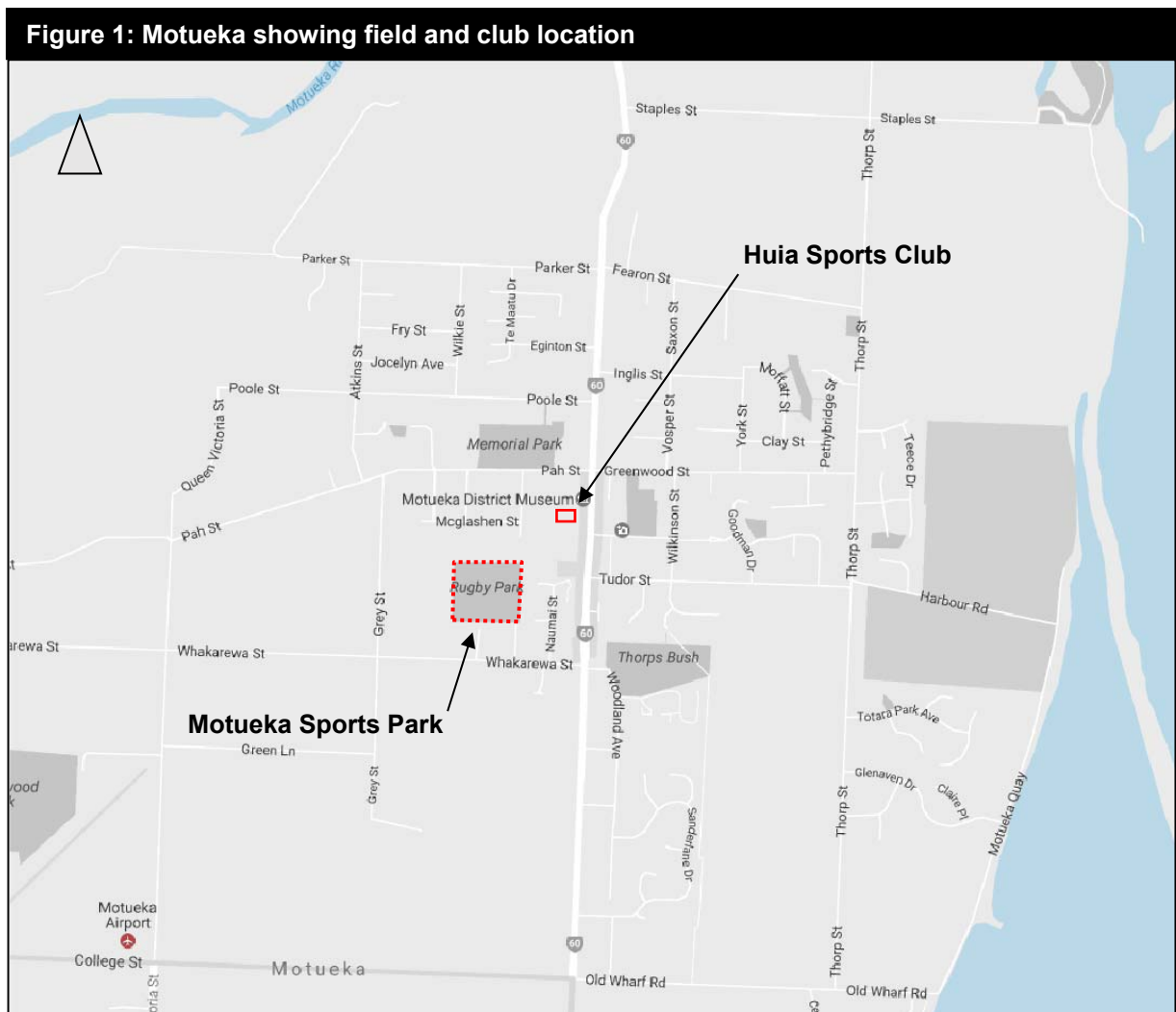
The Huia Sports Club home ground is the Tasman District Council's (TDC) Motueka Sports Park – previously called Rugby Park, and located adjacent to Motueka High School with its substantial area of playing fields and greenspace. The Park currently includes Motueka's only premiere rugby playing field and a practice field, both with lights and a large scoreboard, and a recently-constructed and substantial grandstand with changing rooms and spectator toilet facilities, and additional open seating.

The Huia Sports Club's clubrooms date from the 1960s and are located off High Street in central Motueka, an 800m drive or walk from Sports Park and within a commercial precinct with no adjacent greenspace (Figure 1 and Figure 2). The distance from playing areas and the lack of outdoor space means the rooms are poorly used by club members and players.

The club buildings are owned freehold by the Club and are in need of full refurbishment and re-roofing.

The Club proposes selling its rooms and land and investing this money in a new facility located on Motueka Sports Park. This feasibility study considers:

- The role of the proposed replacement facility
- The logic and demand for locating the clubrooms on Motueka Sports Park,
- Potential collaboration and conflicts other sports providers, and
- Its financial, management and service sustainability.



**Figure 2: Crown, reserve, and Huia Sports Club (in green) lands**



## 1.1 Key findings

The Huia Sports Club's proposal requires:

- Grant income for the replacement build of approximately \$353,000 based on a sale income of \$475,000 from the existing clubrooms and a new build cost of \$828,000;
- An increase in operating income based on the financial performance of the existing clubrooms by, largely, tripling hireage income and ensuring bar sales at least break-even (both of which appear achievable);
- Gaining additional income from hireage and sponsorship to increase the current cash reserve of \$20,000 to \$50,000 to create a sinking fund adequate to cover building maintenance;
- Securing Tasman District Council's support for the proposal via an application under the existing reserve management plan for the Motueka Sports Park, or at a later date via a review of that plan.

The latter issue appears to be the greatest risk in terms of, at least, timing for the Club's project.

Continuing to invest in the Club's existing rooms is not strategic, or sustainable without ongoing grant funding for major deferred maintenance.



## 2 The Proposal

---

The proposal is for the Huia Sports Club to sell its poorly-located and aged existing clubrooms in Motueka, and use the income to rebuild a new facility on its home ground – Motueka Sports Park. Grant money is required to bridge the gap between the sale proceeds and new build cost.

Appendix 1 includes two concepts for the proposed replacement clubrooms planned to be located on Motueka Sports Park, each with similar construction costs (\$800,000), and the same floor plan and area (360m<sup>2</sup>), suited to a 250 person capacity. The building would be fully accessible and include a large hall, kitchen, bar, office and small meeting spaces, a small stage and toilets. Its intended uses are to provide a sports clubroom, social space and a community meeting and events facility, as well as being available for commercial hire. Its proximity to Motueka High School offers some minor opportunities for off-campus meetings and teaching space. The new building would augment the existing modern grandstand on the Park, which provides covered seating, change and public toilets facilities. These were built in 2006 at a cost of \$1.3 million.

The Club's existing rooms sit on two parcels of land (see Appendix 2 for land titles): a 902m<sup>2</sup> freehold block owned without encumbrances by the Club (a mortgage facility to Westpac is shown on this title which most recently related to an overdraft facility which was closed several years ago. The Club no longer banks with Westpac, and this entry on the title is not current); and a 245m<sup>2</sup> leasehold parcel (to Wakatū Incorporation) with a renewable term ending in 2029. The buildings and land will be sold to fund the majority of the new build.

The rooms owned by the Club on Motueka's High Street are in an inappropriate setting – a carpark behind shops on the town's main shopping street. Access to the main playing and practice fields – Motueka Sports Park – is via an 800m drive, or a 300m walk across neighbouring Ministry of Education land. Vehicle access is via a narrow alleyway between shops off the very busy main street and across the footpath. Club representatives state that since almost all players drive to the sports field, they mostly take their cars directly home after games and there is little after-match social activity.

Appendix 3 shows photos of the existing clubrooms. They include a kitchen with limited and aged cooking and cleaning facilities (deep-fryer, stove, microwave, glass washer) and fixed fittings in need of replacement. The kitchen and bar are, inconveniently, at opposite ends of the main hall. The bar servicing area is cramped and aged. The main hall has a stage, sound system and data-projector, bar-leaners, fixed and moveable seating (showing wear but mostly not too awful) and rugby memorabilia. The hall floor is rimu and in need of repolishing. The entry area is dim and enclosed. Accessible and men's and women's toilets are provided and are in real need of refurbishment, particularly painting. One shower is provided in the men's toilets but requires replumbing. There are no separate meeting or office spaces.

Two squash courts are attached to the building which are informally leased from the Huia Sports Club by the Motueka Squash Club. The Squash Club has an agreement to pay a third of the Council rates and contribute to other building maintenance costs. For the past three years they have been unable to make full payments and have contributed only as much as they have been able (see "Squash club write-off" in Table 2 on page 22). With a small membership (approximately 40 including all individuals in family memberships), the Squash Club relies on grants to operate. While the Squash Club could continue to function by leasing their area from a future building owner, they do not have the funds to pay a commercial lease or to contribute to building maintenance in their area. If the Squash Club folded (which seems likely), their closest alternative facilities are in Richmond (a 30-minute drive) or Takaka (50 minutes).

The roof leaks in several areas resulting in puddles in the squash courts and the main hall, and needs complete replacement.

The Huia Sports Club owns the lighting currently installed on Motueka Sports Park which require redevelopment to enable night games and training (the existing installation is too dim). There is no additional cost to operating the proposed new lighting – which will depend on grant funding – and they therefore have no effect on the feasibility of the proposal, or the ability to operate the replacement clubrooms. They will, however, increase the utility of the replacement rooms by extending their use.

## 3 Assessment framework and process

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### 3.1 Framework

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This feasibility study is guided by two Sport NZ documents: the *Community Sport & Recreation Facility Development Guide* and *The New Zealand Sporting Facilities Framework* (both undated but current editions).

The *Sporting Facilities Framework* identifies four challenges to sports facility provision:

- 1 We have gaps and duplication.
- 2 We have facilities that are not fit for purpose.
- 3 We have facilities we cannot afford.
- 4 We have facilities that are due for replacement.

The Club's proposal is an example of issues 2 and 4. This study reviews whether the proposal avoids duplication, is fit for purpose and is affordable, amongst other things described below.

The *Sporting Facilities Framework* offers a six-step method of identifying the suitability of a facility proposal:

- 1 Does it meet an identified need?
- 2 Is it sustainable?
- 3 Are partnering and collaboration considered?
- 4 Is the facility 'integrated' with other sports and community infrastructure?
- 5 Is it future-proofed? Can it accommodate changing needs over time?
- 6 Is it accessible? Does it cater for people with disabilities?

The *Community Sport & Recreation Facility Development Guide* follows the *Sporting Facilities Framework* and asks more specific questions about a facility proposal:

- 1 What are the key reasons for developing the facility?
- 2 Who is the facility being built for?
- 3 Does the proposed facility support national, regional and/or local plans?
- 4 How do we know it is going to be used by those groups and individuals who want it?
- 5 Are there potential collaborators and partners?
- 6 Is there potential for co-location or integration with other community facilities?
- 7 Where is the best location?
- 8 How is it going to be managed?
- 9 How will the design/construction costs be met?
- 10 How will the ongoing operational and development costs be met?
- 11 How will the facility remain fit for purpose for the life of the asset?
- 12 Will the facility be able to be expanded or changed to meet future demand?

This report answers those questions, specifically in the final Section 10.

### 3.2 Process

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The project was instigated by the Huia Sports Club recognising the rising costs of maintaining its existing clubrooms, with an immediate roofing replacement requirement and other general upkeep, and the opportunity to improve the functioning of the Club by locating its premises on its home ground. The planning and feasibility stage of the process included:

- Dismissing the opportunity to amalgamate with Motueka United Football Club (discussed in Section 6.2).
- Development of an initial design proposal.
- Application for funding for a feasibility assessment from the Lottery Grants Board and engagement of an independent consultant to develop the study (the author of this report).
- Review of the options of coordinating the development with a proposal to comprehensively redevelop the Motueka High School swimming pool as a larger community facility with access through Motueka Sports Park, enabling shared parking and use of the proposed rooms as swim clubrooms. The school proposal was, however, reduced to a more simple exercise of covering the pool with no additional parking or access requirements. Consideration of coordinating with swimming was dropped from the clubrooms project.
- Review of developing a larger clubrooms facility adjacent to school grounds on the western park boundary to provide school storage and a venue overlooking potential future on-school hard court facilities. This would have required a far more expensive build with very little additional financial support from the school and no guarantee of its use for school activities (with no development timeline for sports facilities by the school). The build logistics for the western side of the park also proved problematic (as discussed in Section 7). Coordinating the development with the school was dropped from the planning process, although the school considers that the new rooms would still provide additional meeting space wherever they are located on the Park, but not at a scale to affect its feasibility.
- Review of preferred build locations within the Park with the Tasman District Council and settlement on an agreed site (as discussed in Section 7).
- Development of a Strategic and Operational Plan for the Huia Sports Club (Appendix 10).
- Review of options for extending Motueka Sports Park to the north to include leasehold Ministry of Education land owned by the Wakatū Incorporation, but not used by Motueka High School, enabling development of an additional community sports field. At the time of writing, there is a willingness for this to proceed, but the clubrooms and lighting proposal is not dependent on this.
- Securing support for the proposal from the Motueka Community Board and Tasman District Council. The letters of support are attached in Appendix 6.
- Review of the potential build cost by an independent quantity surveyor (QS) based on a revision of the initial design proposal and building components, and a build quote from Jennian Homes (Appendix 7). The QS cost estimate was considered to be too high and meetings were held with Gibbons Construction (who are existing club sponsors) and, via Gibbons, Coresteel, to consider alternative build methods and costs (their concept plans are in Appendix 1, with a note from Coresteel regarding a benchmark build estimate in Appendix 7). A final build cost target was settled for the purposes of this feasibility study.
- Conversation with the Motueka Squash Club.

- Review of deferred maintenance costs of existing club facility.
- Review of income options from the sale of the existing clubrooms and land. Meetings were held with Wakatū Incorporation – which owns the leasehold component of the Club property and neighbouring properties, and another private individual – to gauge their interest in purchase. The sale options remain open, and an income target from sale has been set for the purposes of this feasibility assessment relying on real estate agent advice and a property valuation. There appears to be real interest in achieving a rapid sale.
- And development of this feasibility assessment to advise grant funding applications.

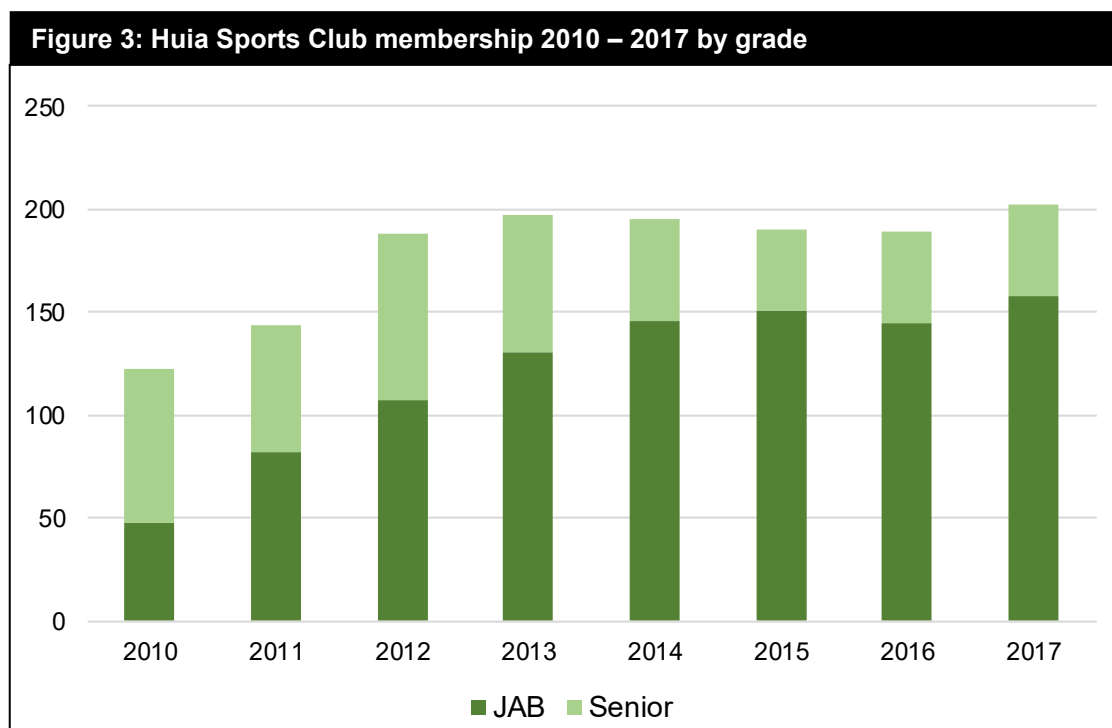
## 4 Huia Sports Club

As part of the planning process leading to the development of this feasibility assessment, a Strategic and Operational Plan was prepared by the Club. This is included in Appendix 10 and describes the Club's history, mission, vision, objectives and implementation programme for new initiatives and business-as-usual activities. The key points are:

- The Huia Sports Club was formed in 1901 and registered as an incorporated society in 1964, and is one of the oldest sports clubs in New Zealand.
- The Club joins with the Riwaka Rigby Club to field Kahurangi, the Motueka districts Division 1 representative team in the Tasman clubs competition and maintains a senior B team as well as teams in all Nelson Bays junior competitions.
- The Club's main local competitors are Riwaka Rugby Club and the Motueka United Football Club. The latter has clubrooms on the boundary of Motueka Sports Park.
- The Club's mission is to: *To help make Motueka a great place to live and grow up in by providing a world-class local sports club.*
- Its vision is: *The Huia Sports Club is viewed by the Motueka community as a successful, fun, inclusive, stable, and active sports club whose players and volunteers enjoy their personal and team successes.*
- Five new initiatives have been identified for the club based on a review of six outcome areas. The latter are: Culture (Fair Play and equal opportunities); Membership; Administration; Assets; Volunteers; and Competition.
- The five initiatives are: a Fair Play programme; appointing a paid Club Development Officer; developing replacement clubrooms and new field lighting; increasing the number of playing fields at Motueka Sports Park to three; and a implementing a volunteer and coach development programme.

### 4.1 Membership

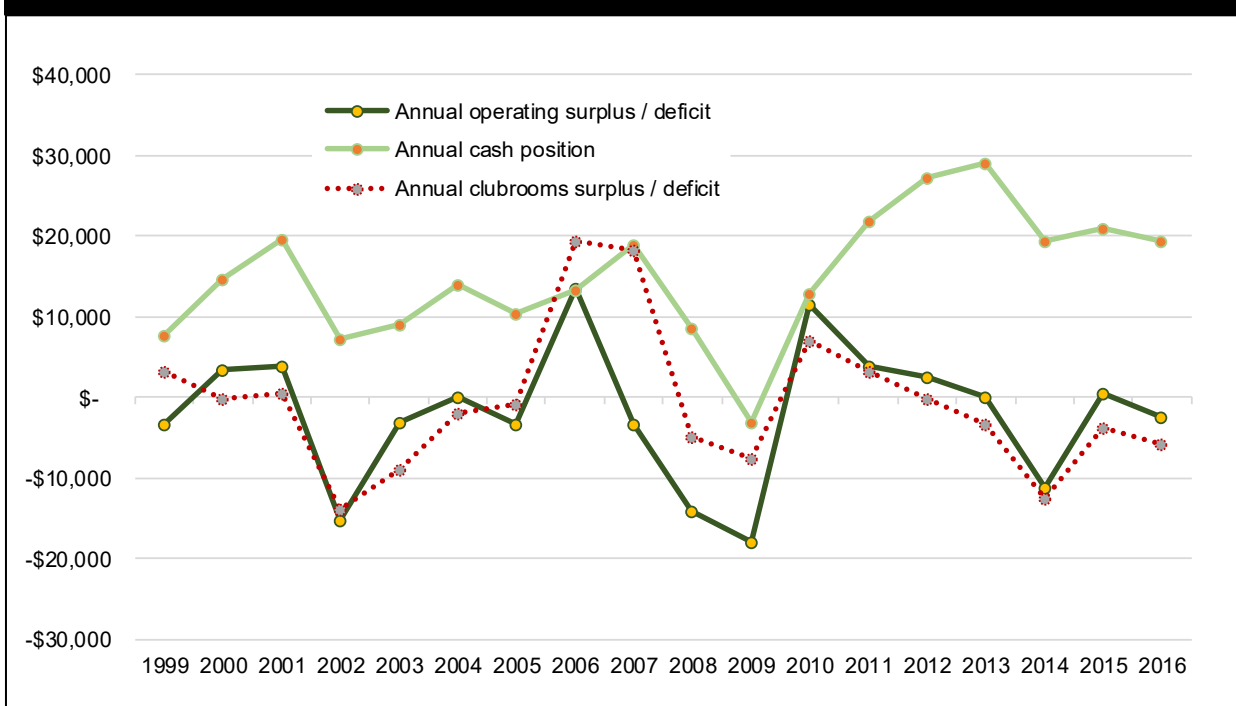
Huia Sports Club has grown its total playing membership from 122 in 2010 to 202 in 2017 (Figure 3). The ratio of senior to junior players has shifted from a majority of seniors to a more strong majority of junior players, and total membership has been reasonably stable since 2013.



## 4.2 Finances

The Club's audited financial statements for 2016 are included as Appendix 8. These indicate cash reserves of just under \$20,000 (current assets less current liabilities) and an operating deficit of \$2,367 for the year. Figure 4 shows the same data on an annual basis from 1999 to 2016, with the Club maintaining a reasonably stable position, with variations based on multiple factors, including varying income from bar sales, sponsorship and other fundraising, and reasonably consistent costs from sports participation and management. Most of the annual variability relates to the surplus or deficit incurred by operating the clubrooms, shown by the annual Club position largely tracking the position of the clubrooms account. The clubrooms subsidised sports participation only between 2006 and 2009 (noting, however, that the social aspect of the Club is a key reason for sports participation by, especially, senior members, and that all sponsorship income generated by the Club is registered against sports participation and only direct clubrooms donations are assigned as clubrooms income).

**Figure 4: Huia Sports Club annual cash position 1999 to 2016**



## 4.3 Assets

The Club's asset register is shown in the schedule of assets and depreciation in the appended financial statements (Appendix 6). The Club's greatest assets are its clubrooms and its fit-out, its freehold land, and the field lighting on Motueka Sports Park. The club building is described in Section 2 and Appendix 3.

The clubrooms currently require re-roofing and additional refurbishment, which is one of the main motivations for the replacement and relocation proposal.

An independent valuation of the clubrooms was completed with an estimated market value of \$475,000, which is less than the rating valuation of \$630,000 (Appendix 9).

Quotes provided to the Club for addressing existing deferred maintenance issues amount to \$100,083, including \$42,000 for re-roofing, \$28,750 for floor coverings, \$24,000 for internal and external painting and a \$15,333 kitchen upgrade. In the opinion of the author of this report, a full redevelopment of the toilets is also required.

## 5 Existing strategies, plans and policies

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### 5.1 Regional sport development

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Regional strategies for sport development in Tasman provide little relevant advice, and are largely out-of-date. These are:

- *Nelson City Council / Tasman District Council Regional Facilities Plan 2002* (NCC and TDC – co-authored by the writer of this report). This does not provide relevant advice for the Huia project which has a local focus and does not conflict with any regional-level facility provision.
- *Nelson–Tasman Physical Activity Plan 2004* (Sport Tasman). This identified the need for an indoor swimming facility in Motueka, a refurbishment of the Motueka Recreation Centre and the need for additional walk and cycleways.
- *Regional Physical Activity Strategy for the Top of the South Island 2006-2016* (Sport Tasman, TDC, NCC and others). This provides no locally relevant data for sports facility development, but seeks to ensure access for all in facility provision (inclusiveness), the use of 'sustainable approaches' in facility provision, and to consider school and community partnerships, particularly in rural areas.

### 5.2 Recreation management

---

The TDC management plan for reserves in Motueka was prepared in 2001. This identifies the Motueka Sports Park as Rugby Park and offers only very broad policy for its use (p45):

1. *Manage primarily for organised sport and recreation.*
2. *Classify Rugby Park as Recreation Reserve under Section 17(1) of the Reserves Act 1977.*

The latter policy was implemented in 2004.

General policies for sports grounds in the management plan include (p17):

- 6.2.1 *Manage sports grounds primarily for organized outdoor sporting activities, encouraging multiple use of facilities where practical;*
- 6.2.2 *Require prior permission from Council for the regular use of sports grounds for organized sports or other associated activities;*
- 6.2.3 *Permit the leasing of sports grounds where compatible with the primary purpose of the reserve;*
- 6.2.4 *Permit sponsorship of sporting activities, and advertising associated with sporting activities, with the prior approval of Council...*

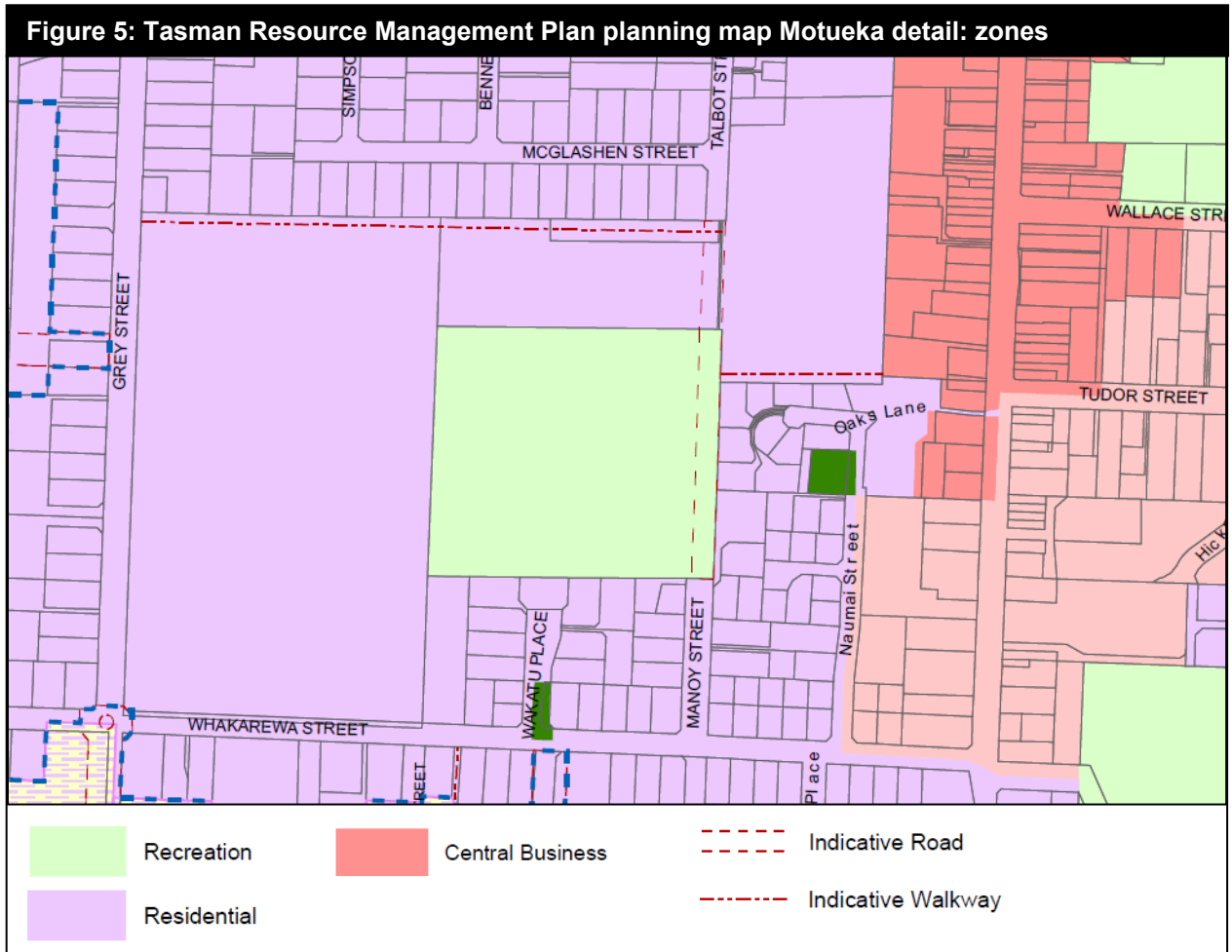
No policies in the management plan limit the proposal.

However, the TDC is in the process of revising the reserves management plan, and Council's support for the Club's proposal is contingent on the revised plan allowing it (see Appendix 6). This leaves the outcome completely open. A query has been sent to TDC regarding the status of the operative reserve management plan and the Club's proposal, as it appears inequitable to deny an application based on a proposed management plan review. Reserve management plans are required by the Reserves Act to be under 'continuous review' but denying an application to an operative plan opens up quite a few cans of worms. This issue was not resolved at the date of this report.



### 5.3 Resource management

Figure 5 shows the planning map detail from the Tasman Resource Management Plan (TRMP). The Motueka Sports Park has a Recreation zone, with an indicative road shown to its east. Indicative walkways link the Park with High Street to the east. The Club's existing rooms are within a Central Business zone.



Recreation zone rules in the TRMP identify the construction of buildings for 'indoor or outdoor sporting and recreation activities' as permitted where they comply with noise, light, amenity planting and stormwater requirements (17.10.2.1); and setback (3m from any boundary), height (10m), daylight controls, building area coverage (20% maximum) (17.10.3.1). These issues have been considered in locating the proposed replacement building (see Section 7). There is good potential for the proposal to not require a resource consent under the TRMP if it can contain noise.

Relocating the clubrooms would release land zoned Central Business for more appropriate use.

## 6 Supply and collaboration

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### 6.1 Population

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Appendix 5 shows demographic data for the area units Motueka East, Motueka West and Riwaka. The 2013 population of these three areas was 6,264, projected to increase to 7,667 by 2033. The areas had, in 2013, near the national average population for Maori but lower representation for Pacific and Asian ethnic groups. There was a slightly higher representation of older adults and retirees and slightly lower representation for youth. By 2033 the proportion of Maori is modelled to have increased in line with the national trend, with an increased representation of old and young retirees and slight reductions in all youth lifestages.

The deprivation score for Motueka West for 2013 was 9 (near most deprived), 6 for Motueka East and 5 for Riwaka (mid-range).

Membership supply for Huia is largely based on supporting junior participation, and while the proportion of youth in the immediate area is forecast to decline, there is a concomitant forecast rise in the general population, and so the total pool of potential players is likely to remain reasonably static. The deprivation score for Motueka West suggests the local presence of an active and well-resourced sports club has some additional social value.

### 6.2 Rugby

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Supply for rugby football in the Motueka area is provided by three clubs:

- Riwaka Rugby Club
- Huia Sports Club
- Motueka United Football Club

All three clubs own their own clubrooms and compete for players from the same area, and compete strongly in local games. Motueka United is located on its freehold land adjacent to Motueka Sports Park. Riwaka Rugby Club is located on TDC recreation reserve in Riwaka almost 6km drive from Motueka Sports Park (Figure 6). There are no comparable school facilities in Motueka for sports club activities.

The Riwaka Rugby and Huia Sports Clubs amalgamated for a year in 1910, and in 1912 formed a local union with several local clubs including Huia until 1936. Since then the clubs have remained separate, albeit with a combined senior Division 1 team (Kahurangi).

In 2016 Riwaka fielded five JAB teams, one senior Division 2 team and contributed to Kahurangi. The club is in a very sound financial position based on its 2015 financial statements deposited with the Companies Office.

Motueka United fielded three JAB teams and one senior in 2016. The club has not filed a financial statement with the companies office since 2010 – or any other documents since 2011 – and at the time was in a poor financial position with no apparent cash reserves and an operating deficit.

In 2016 Huia fielded ten JAB teams, one senior Division 2 team and contributed to Kahurangi.

All three clubs compete in the local and regional league, with Motueka United playing only at the junior level.

Huia and Motueka United have discussed amalgamation options, but Motueka United has stated a desire to remain independent. Riwaka and Huia compete and cooperate as required to maintain local rivalry and to support regional senior and junior development and play.

Local duplication in clubroom provision is evident with the proximity of the Motueka United clubrooms to those of Huia (see Appendix 4) – both its proposed and existing buildings. However,

with no interest in amalgamation from Motueka United, there appears to be no opportunity to address this.

### 6.3 Community venue

At the time of writing, the TDC was preparing its growth strategy for 2017, covering as far ahead as 2043. The author of this report has developed the modelling for this strategy, which compares the supply of community facilities at the local level against a regional target. For Motueka, the analysis shows that – on a per population basis and considering only the Motueka Community Hall, Memorial Hall and Pipe Band Hall (Figure 6) – the town has more than triple the regional target for supply of community meeting rooms, and, considering population growth projections, will retain adequate supply until after 2043 with no new facilities. Consequently, supplying community meeting space is not considered a driver for the replacement of the Huia clubrooms, although it will fulfil this function.

**Figure 6: Clubrooms, community halls and recreation rooms in Motueka and Riwaka**



The replacement rooms will supply event space for birthdays and other celebrations and social functions, as the existing rooms currently do. There is local competition for this service from the following:

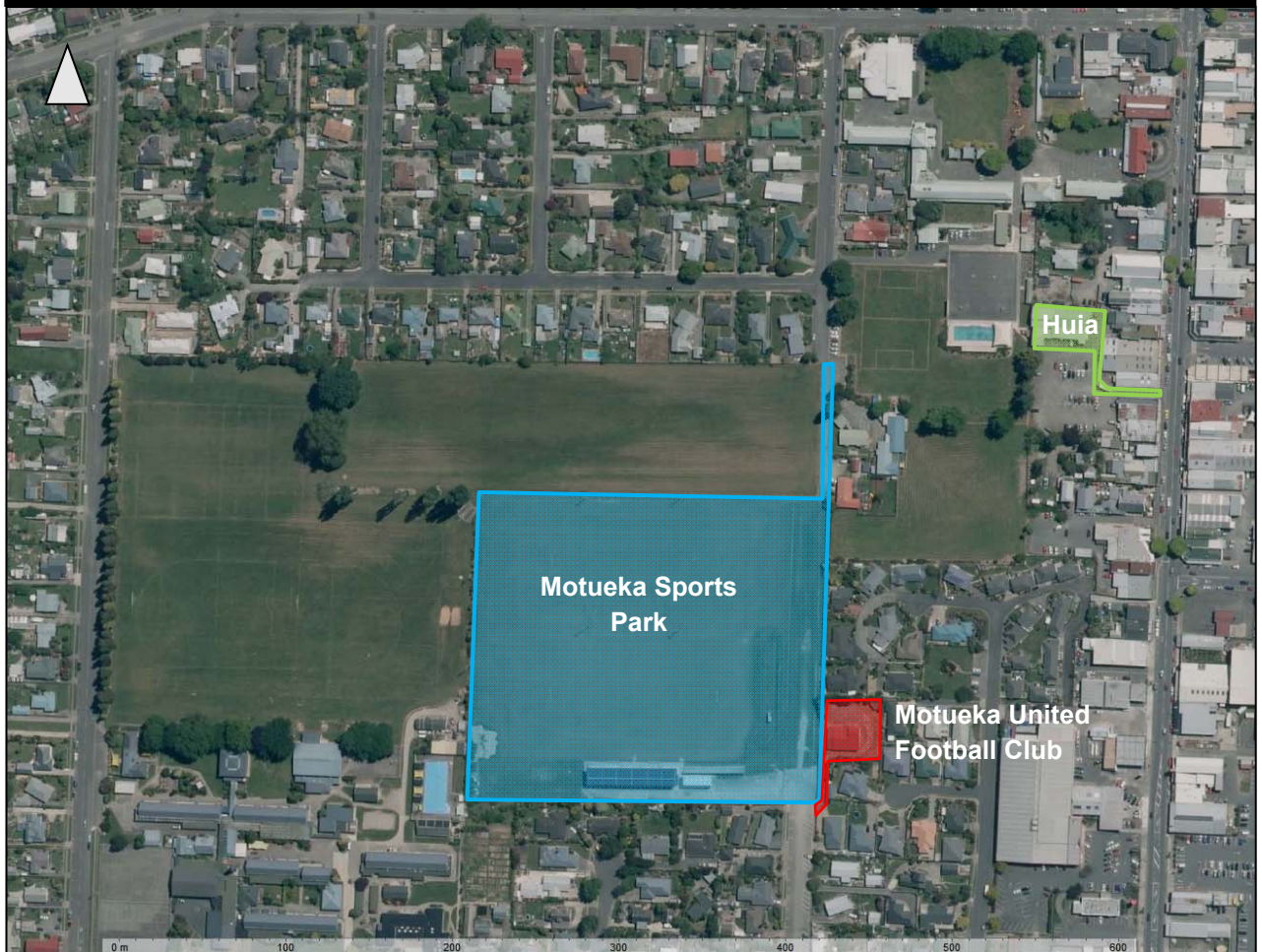
- Motueka Memorial Hall: A 1950s performance venue with main hall, 15 x 16.7m supper room, piano tables & trestles, kitchen, 400 chairs and dressing rooms. No alcohol policy unless by permission of Council.
- Riwaka Memorial Hall: 1950s standard community hall with kitchen and stage.
- Riwaka Rugby Club: Licensed bar, bar staff, large open lounge, data projector, plenty of tables and chairs, toilet and shower, separate hall (Pioneer Hall) and cottage garden, and open outdoor spaces suitable for marquees.
- Motueka Cricket and Football: Similar facilities to those currently provided by the Huia Sports Club.

All these facilities are quite dated, but functional.

For the purposes of this assessment, a doubling in private bookings compared with the existing clubrooms have been relied on for budgeting purposes, considering the appeal of a modern, centrally-located small events facility. Although there appears to be no lack of local supply, a modern facility with a pleasant outlook is going to be very competitive.

However, as for use as a community meeting space, providing for special events is not a driver for the replacement of the clubrooms; but is a means of gaining revenue to support the Club.

**Figure 7: Motueka United Football Club**



## 7 Clubrooms location

The preferred location for the clubrooms, in general terms, is the home ground of the Huia Sports Club (Motueka Sports Park) and near the new grandstand (see Appendix 4). The question has been, where on the Park? Five options were considered. Figure 8 shows these options as well as underground stormwater systems on the site (in green). Water supply systems are also located in the southern part of the Park (in blue elsewhere), but have not been mapped on the TDC GIS from which these data have been sourced (red indicates wastewater). Two options were dismissed at early stages:

- Site C, although central to the premier field, was considered inappropriate as it divided, and would require access through the fields, and parking on them.
- Site B is located above a freshwater supply bore and would occupy parking and bus turning areas (yet to be built by TDC) required as part of the consent for constructing the grandstand, although it would provide easy access to the grandstand.

Sites A, D and E were reviewed with TDC staff. Table 1 was used to analyse the costs and benefits of each option.



**Table 1: Assessment of siting options**

<b>Issue</b>	<b>Site</b>	<b>A</b>	<b>D or E</b>
Utility for Motueka High		Relatively high, but unconfirmed and likely to require a more expensive build option.	Moderate
Utility for swimming clubs		N/A	N/A
Field visibility		Away from sun in afternoon	Into sun in afternoon
Proximity to stand		Moderate	High to moderate
Costs of utility connections		High	Low
Risk of unforeseen construction costs		Some	Some, but fewer due to shorter utility connections
Noise restrictions		High – 8pm curfew likely	Normal if parking is restricted to on-road for relevant events
Utility for community events		Up to 8pm likely	Standard noise restrictions
Parking		Additional to existing consent requirement for grandstand, but also shared.	Additional to existing consent for grandstand but on-road potential for after-8pm functions due to proximity to legal road
Proximity to existing embankment for seating		Far	Near
Passive surveillance from road and houses		Poor	Better
Potential for Council <b>support</b>		Poor	Better
Benefit for long-term field utility due to being located on the field boundary		OK	OK
Consent		Likely to be notified due to potential for noise effects on neighbours	Potentially non-notified or not required
Consenting costs		High and potentially unpredictable	Moderate to low and likely controlled

The most important deciding issues relating to site A involved the need for vehicle access along the southern boundary of the Park, adjacent to existing residential properties, whose occupiers have recognised sensitivity to the existing noise generated by Park and grandstand use. If the rooms were to be used after 8pm, a notified consent would likely be required to allow late traffic to pass. Site A would also result in higher costs to connect to water, power and sewage systems and is located above a stormwater service. Sites D or E would require shorter utility connections and could rely on on-street parking for events after 8pm, with fewer or no consenting risks.

Site E and D were then compared. Both are convenient to the scoreboard. Site E is above two stormwater services, although it is closer to the grandstand and on-street parking. It also has its rear facing the Motueka United clubrooms which would block their direct access to the field (although this is rarely used for junior fixtures) and view. Site D gives better access to the second playing field, has no conflict with underground utilities and is sufficiently close to existing on-street parking. Adjacent parking can be developed on the ‘indicative road’ (see Figure 5 on page 15) on the eastern boundary of the Park.

Site D has the additional benefit of allowing expansion of the facility to the north (by adding structure to its northern wall), and offers the best future-proofing solution of all options considered.

Site D is the recommended and preferred option.

## 8 Budget forecast – build and operation

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### 8.1 Construction

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The estimated target build cost is based on a per m<sup>2</sup> cost of \$2300, or \$828,000. As stated in Section 3.2, this is based on review by a quantity surveyor, which was considered high and over-specification, followed by a review by Gibbons Construction, Jennian Homes and Coresteel, based on the concept plans shown in Appendix 1, with Coresteel's construction cost benchmark included in Appendix 7.

Standard ground treatment is assumed, based on the recent construction requirements of the existing nearby grandstand.

Sale proceeds of the Club's rooms are expected to gain \$475,000 (the valuation, Appendix 9).

Grant funds of \$353,000 are required to complete the build.

No contingency has been directly imputed, considering expectations that in-kind and at-cost construction activity and local volunteer input is targeted by the Club to reduce the build cost to \$2000 per m<sup>2</sup>. The potential savings of \$300 per m<sup>2</sup> represents the contingency.

### 8.2 Operation

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Table 2 shows the historic accounts for the clubrooms from 2014 to 2016, and a forecast for 2017 and 2018. The year 2017 is assumed to be the same as 2016 while the new clubrooms are built. The forecast for 2018 assumes a full year of operation in the new rooms. Key assumptions for 2018, in addition to assuming the replacement clubrooms are built, are:

- Bar sales increase to \$15,000 and costs of sale increase proportionally, with some economies of scale applied to bar wages, resulting in an operating profit of \$1,395.
- Squash Club rental and write-offs are removed from income and expenses.
- Rate costs are replaced with site lease costs.
- Leasehold costs are removed.
- Clubroom hireage triples from the average for 2014 to 2017. This is likely to be quite achievable considering this is only just over double previous busy years such as 2014.
- All other costs remain similar to the average of the existing clubrooms over the years 2014 to 2017. Heating and power are likely to remain similar due to the increased efficiency of the new building, but with additional use.
- Donations remain as per the historic average.

Increasing hireage of the clubrooms is fundamental to their breaking even. Increasing bar sales has only a marginal benefit due to the proportional costs of achieving that income. Alternatively, and/or in addition, donations and sponsorship will be required. Traditionally, the Club has fared reasonably well in this regard, but will need to increase this, and other income, to service the maintenance of the new building.

Annual maintenance has been estimated, based on a steel-clad building, at \$5000. The Club will need to develop an additional sinking fund for this. Accordingly, the Club's Strategic Plan (Appendix 10), has an objective of raising funds for a \$50,000 reserve. Any major maintenance works is also likely to be supported directly via additional grant and sponsorship arrangements.

<b>Table 2: Historic (2014 – 2016) and forecast (2017 – 2018) clubrooms operating budget</b>					
	<b>2018 (year 1) \$</b>	<b>2017 \$</b>	<b>2016 \$</b>	<b>2015 \$</b>	<b>2014 \$</b>
<b>Income</b>					
Bar Sales	<b>15,000</b>	8,471	8,471	11,128	7,382
<b>LESS Cost of Sales</b>					
Opening Stock	1,023	1,464	1,464	1,670	4,546
Bar Stock	7,081.22	3,999	3,999	4,651	4,074
Bar Wages	6,500	5,800	5,800	6,080	2,249
Closing Stock	-1,000	-1,023	-1,023	-1,464	-1,670
<b>Total Cost of Sales</b>	<b>13,604</b>	\$10,240	10,240	10,937	9,200
<b>OPERATING PROFIT LOSS</b>	<b>1,395.78</b>	<b>-\$1,769</b>	<b>-1,769</b>	<b>191</b>	<b>-1,817</b>
<b>Clubrooms Income</b>					
Squash Club Rent		5,883	5,883	5,883	5,883
Clubrooms Hire	10,075	2,890	2,890	3,311	4,343
Donations	6,829	8,557	8,557	8,330	1,875
Miscellaneous Income	1,779	1,486	1,486	2,171	1,974
Interest Received	166	194	194	134	143
<b>Total Clubrooms Income</b>	<b>18,850</b>	<b>19,010</b>	<b>19,010</b>	<b>19,828</b>	<b>14,217</b>
<b>Clubrooms Expenses</b>					
Kitchen Expenses	1,314	1,314	1,314		105
Repairs - Clubrooms		586	586	2,162	340
Heat & Power	2,483	2,338	2,338	2,612	2,644
Rates / TDC Lease	4,000	4,234	4,234	3,799	3,708
Squash Club Write off		869	869	1,740	
Postage & Stationery	267	254	254	283	280
Licences	587	140	140	591	1,479
Bank Charges	199			236	162
EFTPOS Fees	437	437	437		
Advertising	1,035	759	759	550	2,072
Telephone	614	616	616	604	622
Lease - Wakatu		1,610	1,610	1,610	1,610
Wages				2,946	2,666
Legal Fees - Lease, audit	3,399	5,306	5,306	1,884	1,100
Accountancy	1,884	1,649	1,649	1,738	2,500
ACC Levies	56	82	82	28	35
Insurance	3,273	2,783	2,783	3,098	4,429
<b>Total Clubrooms Expenses</b>	<b>\$19,550</b>	22,977	22,977	23,881	23,752
<b>NET SURPLUS / DEFICIT FROM CLUBROOMS</b>	<b>\$695</b>	<b>-\$5,737</b>	<b>-5,736</b>	<b>-3,862</b>	<b>-11,352</b>



### 8.3 Feasibility summary

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The build is achievable based on gaining a capital grant. The Club appears unlikely to be able to support repayment of debt considering its existing financial position, income and expenses.

Operating the clubrooms with a break-even target will require additional income from hireage and, to a lesser extent, bar sales (which has only a marginal effect on income).

Additional sponsorship and/or income from operating the rooms will be required to fund maintenance. If the club has an objective of – as per its Strategy – of attaining a \$50,000 financial reserve (in addition to their existing \$20,000) by 2021, and assuming an annual maintenance budget of \$5000, an additional annual income (to that of 2018 in Table 2) of approximately \$15,000 would need to be secured through to 2021 (assuming a \$5000 annual maintenance expenditure and a contribution to the reserve of \$10,000 per annum). Maintaining the reserve will depend on the scale of actual maintenance required (there should be little in the first five years) and the Club's ability to gain sponsorship or grants for any major works required (to offset the need to access the fund). It would not be prudent for the Club to sustain a focus on increasing a sinking fund beyond a reasonable limit, when the alternative could be, for example, reducing membership fees and supporting participation by providing an equalisation fund for such things as boots and travel.

Policies of recovering repair costs from those responsible should be applied.

An additional club (sporting or not) renting the rooms on a regular basis would assist. None has been identified to date.

The maintenance costs of the new building are very likely to be less than those of the existing rooms, although grant income may be more accessible for major rebuild projects like the new roofing compared with relatively minor annual maintenance inputs of the new building. Either way, the new build has significant advantages for the Club which suggest that continuing to invest in their current rooms is inefficient and far from strategic.

## 9 Risk analysis

The following risks are apparent, with proposed options to address them:

Table 3: Risk analysis	
Risk	Options
Council denies application to build as a result of a reserves management planning limitation.	The proposal is unable to proceed on the preferred site and an alternative site or the status quo will be required.
Existing rooms are unable to be sold or prove to have low value.	Project stalls or additional grant income required. However, the cost of maintaining the old facilities are likely to be as prohibitive as the new build option, and so there is an efficiency imperative to move ahead with a new build.
Building costs are greater than expected. Greatest risk is the requirement for unexpected ground works	Build of neighbouring grandstand showed suitable ground conditions for standard foundations. If incorrect, additional grant money will be required or Club will need to seek additional support in-kind.
Club unable to manage build project	Assistance available from key sponsors and supporters, including the TDC and Gibbons Construction.
Consenting risks	These appear low and a non-notified consent is likely considering the ability of the rooms to rely on existing on-street parking for events which go beyond 8pm, and sound-proofing of the building.
Club unable to generate income to support new facility	Club has a strong history and good community support. Increased income from room hireage, bar sales and sponsorship very likely, compared with existing facility. The Club is recommended to seek an additional club or community group to rent space on a regular basis.
New building competes with other rugby clubs and reduces their effectiveness	This is likely, particularly with regard to Motueka United. This may encourage a club amalgamation at some stage. Either way, the opportunity for youth and senior players to participate in rugby in Motueka will remain. There are unlikely to be effects on the Riwaka Rugby Club which has an established loyalty and already cooperates with Huia, as well as competes.
Huia has inadequate volunteers and officers to operate	This does not appear to be an existing or historic issue, and is support is likely to grow as a result of the replacement rooms.

## 10 Conclusion

The questions that make up the assessment framework, and posed in Section 3.1, are answered in Table 4.

Table 4: Assessment framework questions and answers	
Question	Response
Does it meet an identified need?	Yes – the Huia Sports Club is well-established and has a growing membership. The existing clubrooms are poorly located and facing mounting and significant refurbishment costs. The need to maintain the rooms but in an appropriate location is clear.
Is it sustainable?	The Club will require additional income from sponsorship and hireage to ensure the clubrooms break even and to create a sinking fund or financial reserve to fund maintenance. A target of \$50,000 has been set. There is a high likelihood that this can be achieved.
Are partnering and collaboration considered?	These options have been reviewed. The greatest weakness of the proposal is the lack of traction with Motueka United in terms of amalgamation or a combined new build. However, the facility is proposed to be located to allow Motueka United to condition its activities, and partnering may be a future option. Regional inter-club competition is important and there is no imperative to reduce the number of competing clubs.
Is the facility 'integrated' with other sports and community infrastructure?	The replacement facility will be located near a substantial new grandstand and be able to share parking, and avoid the need to build new changing or spectator facilities. The new location is the home ground for the Club, and the existing rooms are far from integrated, being located in a retail precinct.
Is it future-proofed? Can it accommodate changing needs over time?	The build is as open and multi-purpose as possible, and may be extended on either end if additional space is required.
Is it accessible? Does it cater for people with disabilities?	Yes.
What are the key reasons for developing the facility?	Rising costs of maintaining aged facilities in the wrong location, and the opportunity to enhance existing facilities at Motueka Sports Park.
Who is the facility being built for?	The Club has a Vision of supporting community development in Motueka through sports. The Club views the new facility as a general purpose community facility, while supporting the long-term viability and enjoyment of the Club itself.
Does the proposed facility support national, regional and/or local plans?	The replacement facility has a local and regional focus. It supports existing demand which has potentially been taken for granted through existing planning material – which is also well out-of-date. The proposal has local Motueka Community Board and regional TDC support.
How do we know it is going to be used by those groups and individuals who want it?	The Club has an established track record, and a clear Strategic Plan.

Are there potential collaborators and partners?	The Motueka High School has stated an interest in some use of the facility, but this will not be significant. The facility will be open for general community use.
Is there potential for co-location or integration with other community facilities?	The rooms will be located near a major local sports facility – the Motueka Sports Park grandstand.
Where is the best location?	The preferred location has been carefully considered.
How is it going to be managed?	The Club has an established track record in managing its existing facility and has complied with all requirements of and Incorporated Society to date.
How will the design/construction costs be met?	Via the sale of existing clubrooms and land and grant monies.
How will the ongoing operational and development costs be met?	Through operation of the facility as a clubrooms with bar sales, hireage and sponsorship.
How will the facility remain fit for purpose for the life of the asset?	The building has a standard multi-purpose design. However, it is located on a rugby sports park, and unless rugby goes out of fashion, this use is likely to remain dominant. However, the rooms can be used for any community-based sports activity.
Will the facility be able to be expanded or changed to meet future demand?	The building may be extended to the north if required.

The build of the proposed replacement facility depend on grant money to top up the income gained from the sale of the existing Club facility.

The operation and maintenance of the new facility will require additional income, compared with the existing rooms, from hireage, sponsorship and bar sales. The latter will have only a minor impact on increasing income.

The greatest current risk is the Tasman District Council not completing its reserve management plan review process or not allowing the Club to apply using the operative management plan, or the revised management plan not supporting the Club’s proposal.

# Appendix 1: Concept drawings

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A2

**1 Floor Level**  
1:100

**2 3D Rendered View**  
1:1

	<a href="http://www.coresteel.co.nz">www.coresteel.co.nz</a> P O Box 616 P 027 566 4877 Blenheim F 03 577 5959 7240	Project Name: <b>HUIA RUGBY CLUB ROOMS - MOTUEKA</b>	Revisions:	Drawing Title: <b>Concept Plan and 3D Render</b>	Drawn: <b>LK</b>	File: <b>Club Rm</b>	Dwg No.:
		Date: 15/5/17	Rev: 1	P01			

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A2

**1 Floor Level**  
1:100

**2 3D Rendered View**  
1:1

**4 3D Rendered View**  
1:1

**3 3D Rendered View**  
1:1

	<a href="http://www.coresteel.co.nz">www.coresteel.co.nz</a> P O Box 616 P 027 566 4877 Blenheim F 03 577 5959 7240	Project Name: <b>HUIA RUGBY CLUB ROOMS - MOTUEKA</b>	Revisions:	Drawing Title: <b>Concept Plan and 3D Render</b>	Drawn: <b>LK</b>	File: <b>Mono</b>	Dwg No.:
		Date: 15/5/17	Rev:	P01			

## Appendix 2: Huia Sports Club clubrooms land titles

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### COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** NL6B/86  
**Land Registration District** Nelson  
**Date Issued** 16 May 1980

#### Prior References

NL130/95

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**Estate** Fee Simple  
**Area** 905 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 7047

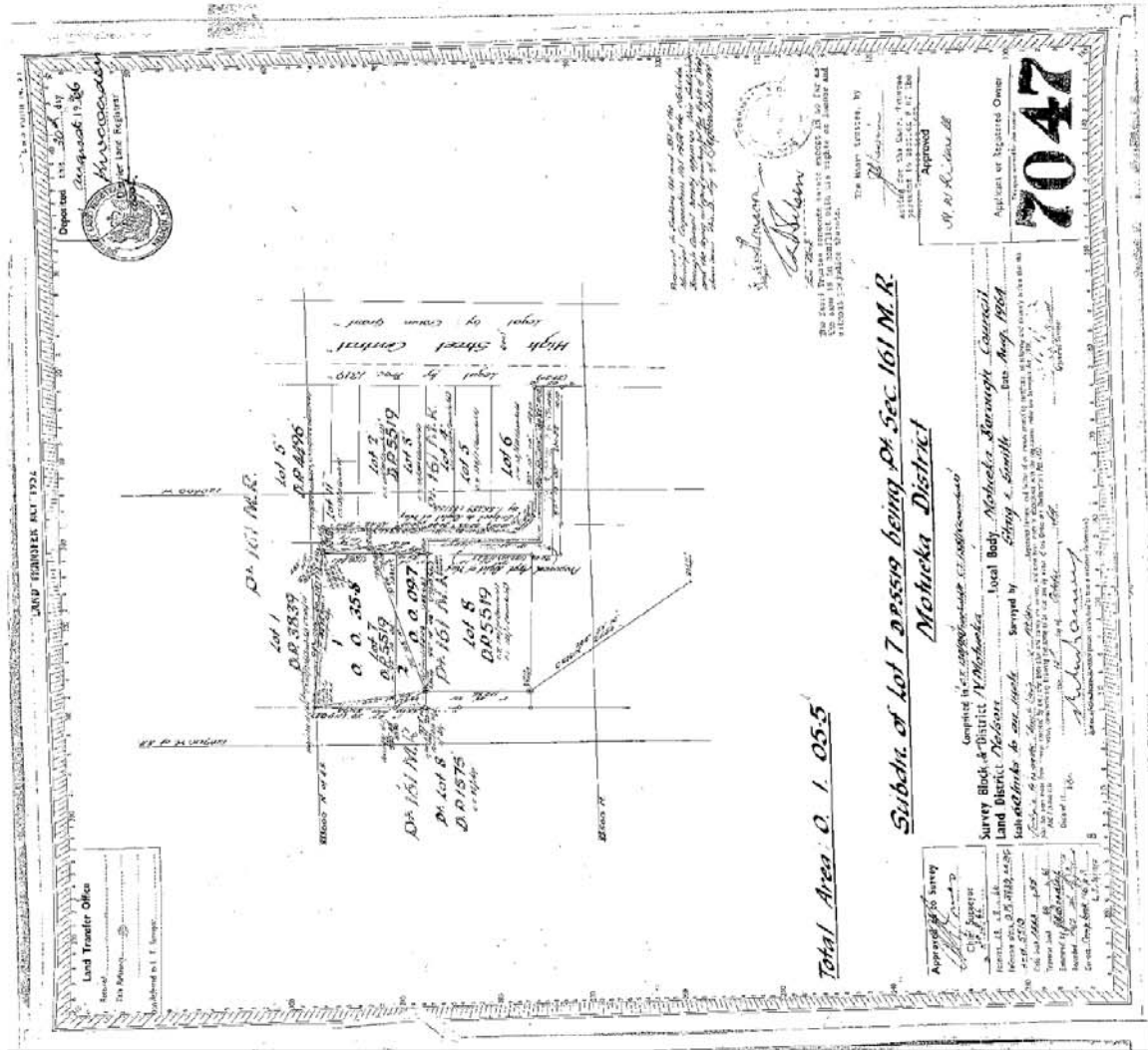
#### Proprietors

Huia Rugby Football Club Incorporated

#### Interests

243467.1 Mortgage to (now) Westpac New Zealand Limited - 4.9.1984 at 11.40 am

8289975.26 Variation of Mortgage 243467.1 - 17.9.2009 at 3:47 pm





# COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** 678735  
**Land Registration District** Nelson  
**Date Registered** 01 July 2015 03:29 pm

## Prior References

NL6B/87

---

<b>Estate</b>	Leasehold	<b>Instrument</b>	L 9896841.1
<b>Area</b>	245 square metres more or less	<b>Term</b>	21 years from 1.4.2008 (right of renewal)
<b>Legal Description</b>	Lot 2 Deposited Plan 7047		

## Proprietors

Huia Rugby Football Club Incorporated

## Interests

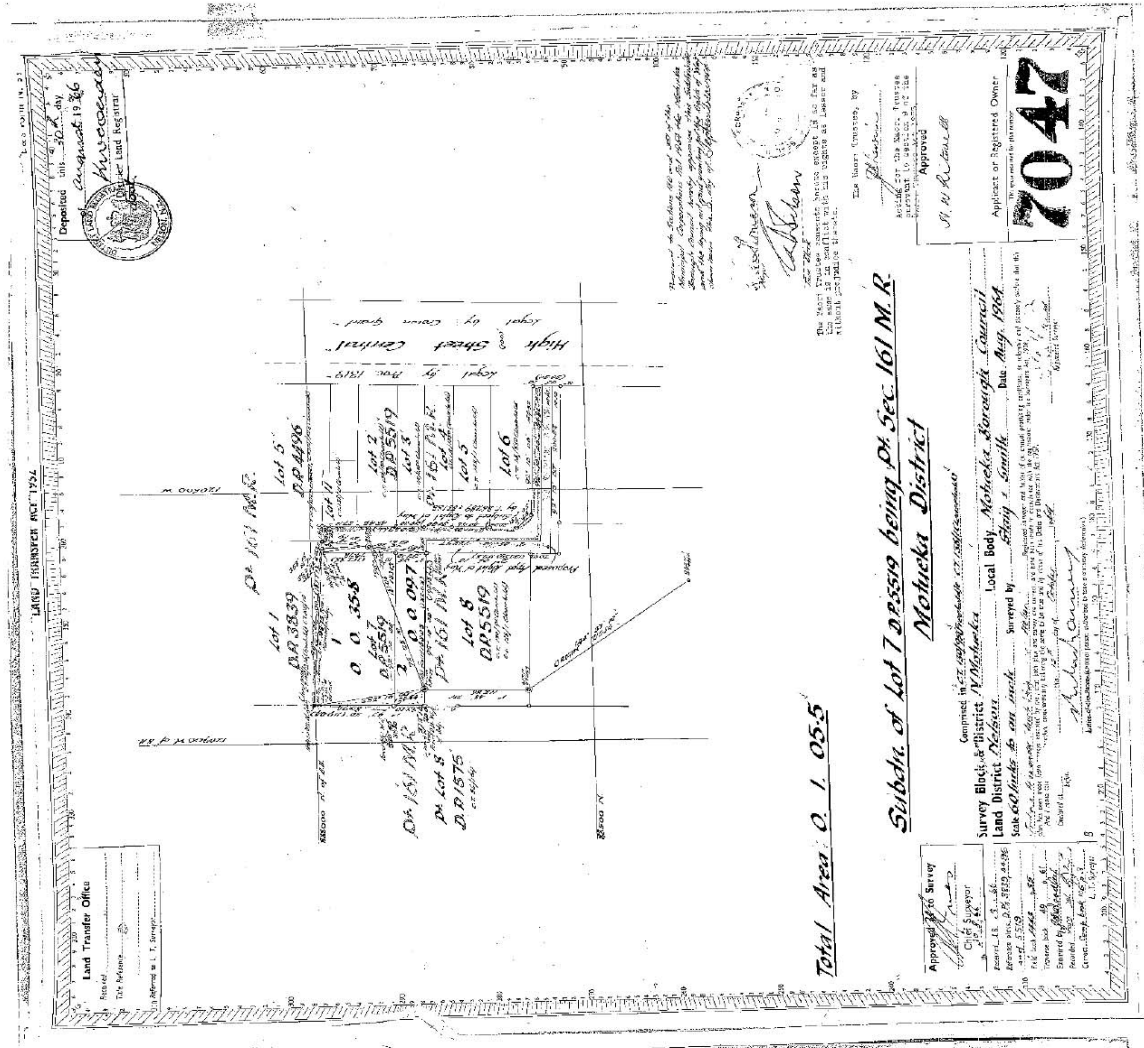
Subject to schedule 1 of the Maori Reserved Land Amendment Act 1997 (which provides a right of first refusal to the other party to a lease, on either a transfer by the lessor or an assignment by the lessee to a third party)

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Transaction Id  
Client Reference [www.title.co.nz](http://www.title.co.nz)

Search Copy Dated 16/03/17 5:18 pm, Page 1 of 2  
Register Only





### Appendix 3: Existing clubrooms



Clubrooms exterior



Hall, looking from bar area. Double doors to kitchen



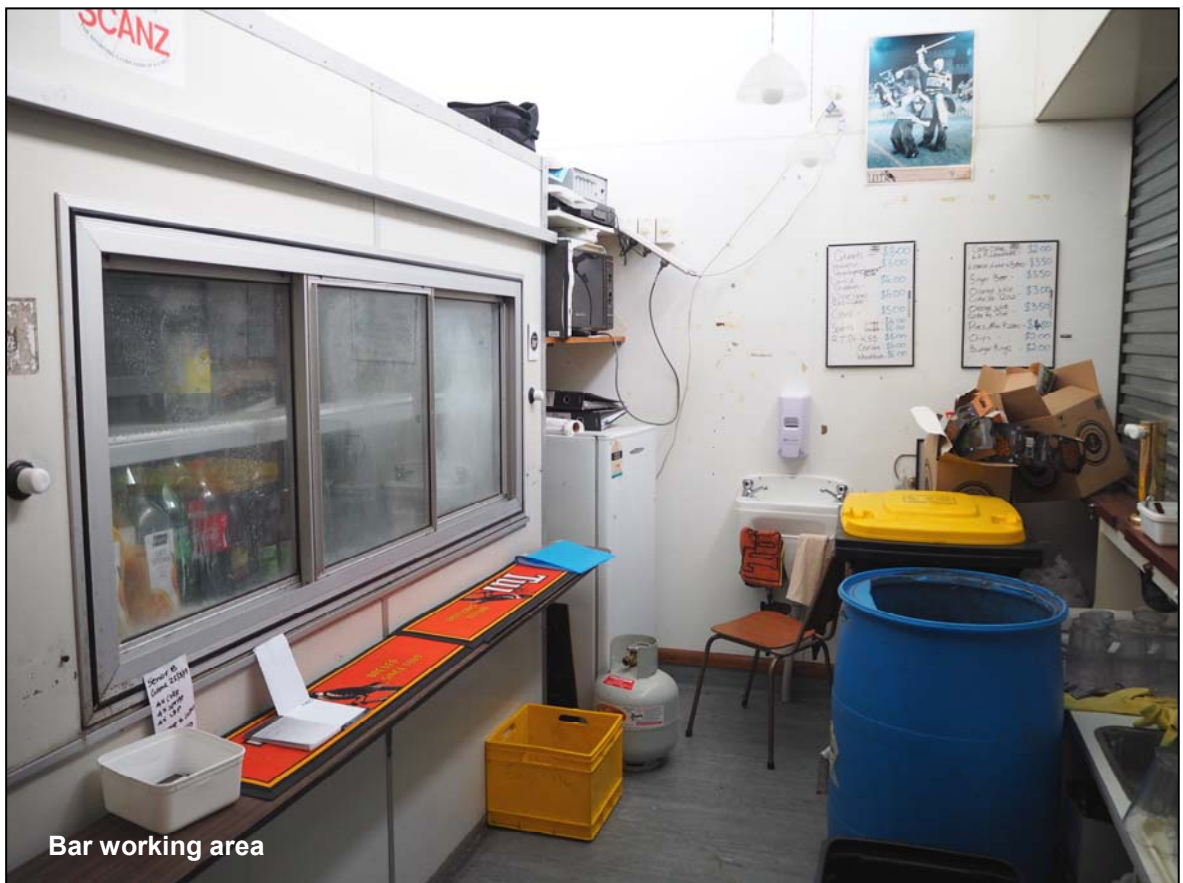
Hall from stage



Bar area



Kitchen



Bar working area



Women's



Women's



Accessible

## Appendix 4: Motueka Sports Park

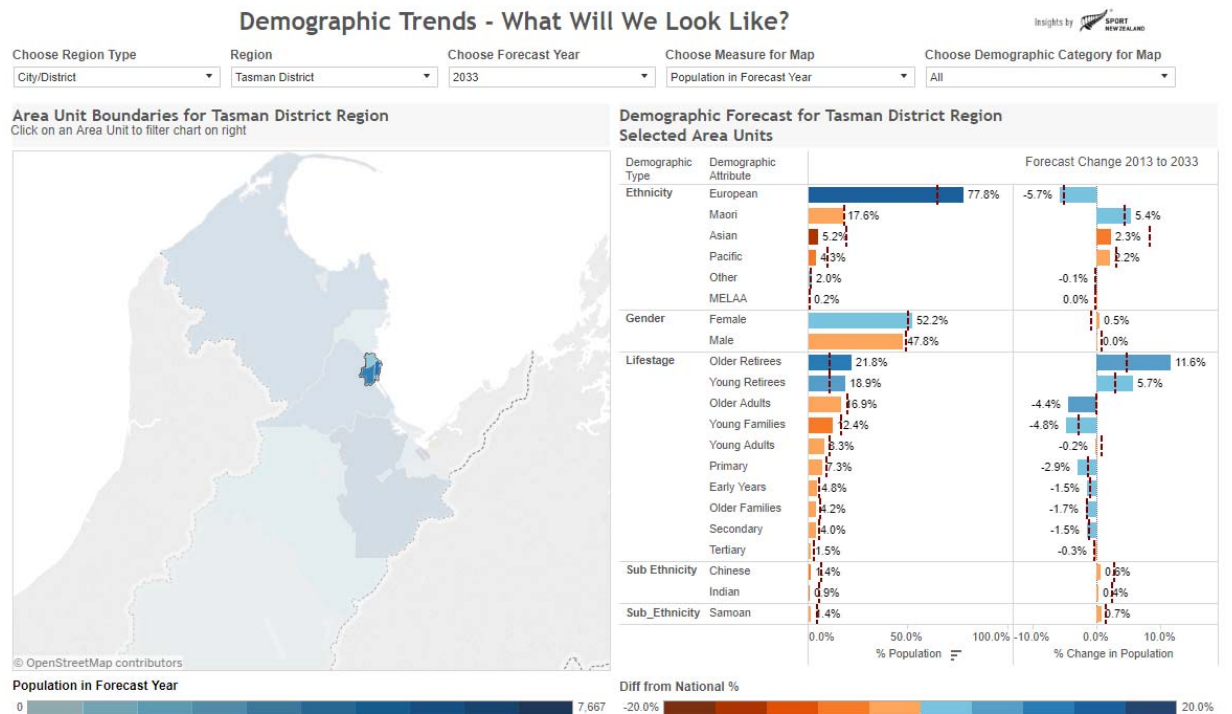
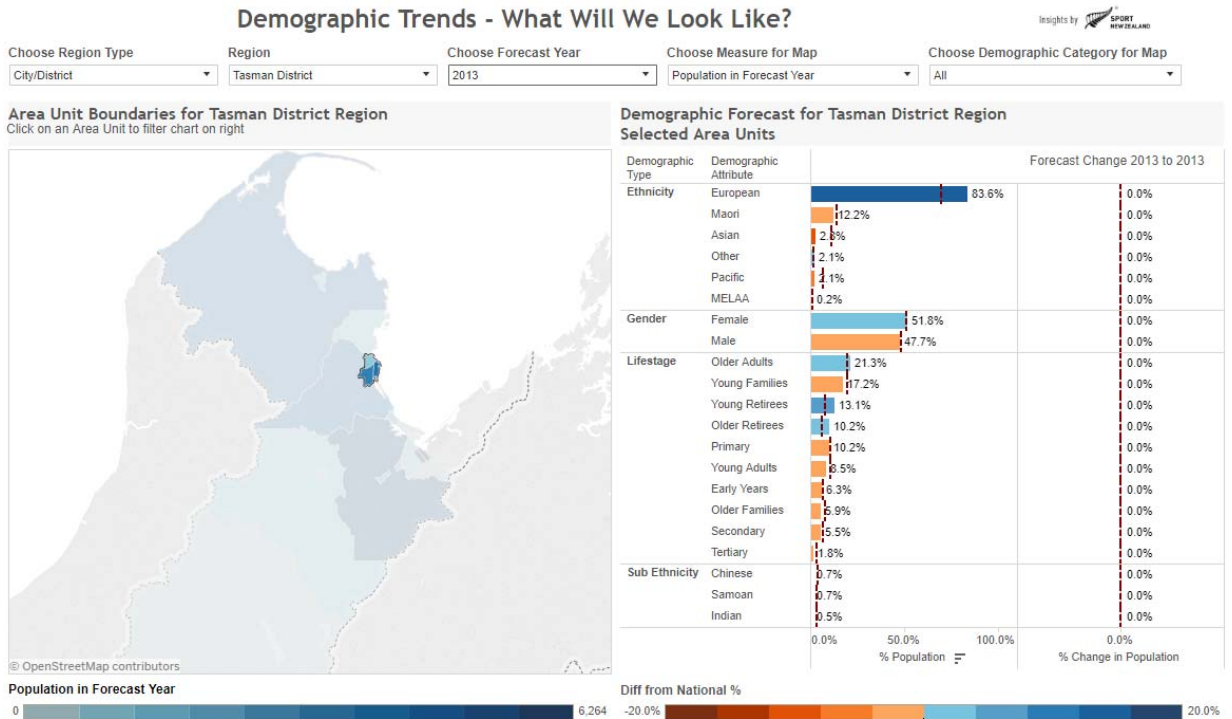




Motueka United clubrooms across 'indicate road' as shown in Tasman Resource Management Plan

# Appendix 5: Demographics

## 2013 Census data and 2033 population projection



Data from Statistics New Zealand 2013-base area unit population projections (released 2015). ([http://www.stats.govt.nz/browse\\_for\\_stats/population/estimates\\_and\\_projections/area-unit-population-projections.aspx](http://www.stats.govt.nz/browse_for_stats/population/estimates_and_projections/area-unit-population-projections.aspx)). This work is based on/includes Statistics New Zealand's data which are licensed by Statistics New Zealand for re-use under the Creative Commons Attribution 4.0 International licence. For some specific demographic categories, projections have been modelled to the area unit using projections for the Territorial Authority, and 2013 base population distributions.



## **Appendix 6: Council and Community Board letters of support**

---



# Motueka Community Board

tasman district council

20<sup>th</sup> May 2017

Mr Dion Iorns  
Huia Rugby Football Club  
Motueka  
Email: [dion.iorns@talley.co.nz](mailto:dion.iorns@talley.co.nz)

Dear Dion

## **Proposed Clubroom development at Sports Park Motueka**

The Motueka Community Board discussed your proposed project at our May board meeting.

We understand that you are currently completing an external feasibility report for the project and I am pleased to be able to advise that it has our unanimous support and we wish you every success with your project.

We recommend that you continue to work closely with Susan Edwards, Community Development Manager, Tasman District Council as you look to progress this exciting project.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Brent Maru', with a large, sweeping flourish at the end.

**Brent Maru**

**Motueka Community Board Chair**

Cc: Motueka Community Board members, Susan Edwards

2 June 2017

## To Whom It May Concern

### Sportspark Motueka - Huia Rugby Club, Clubroom proposal

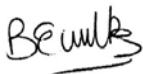
Tasman District Council support in principle the Huia Rugby Clubs proposal to establish new clubrooms on Sportspark Motueka.

Councils support is subject to:

- our approval of the final location, design and size of the clubrooms;
- our agreement that the clubrooms fit with the overall park concept;
- the outcome of the reserve management plan and its associated public consultation process;
- your organisation gaining all other consents (e.g. building and resource consents) required by Council in order for the building to be located on the park;
- you organisation entering into a lease agreement with council; and
- your organisation obtaining funding for the project.

If you require further information, please do not hesitate to contact me.

Yours sincerely



Beryl Wilkes  
Reserves & Facilities Manager

## **Appendix 7: Build cost estimates**

---

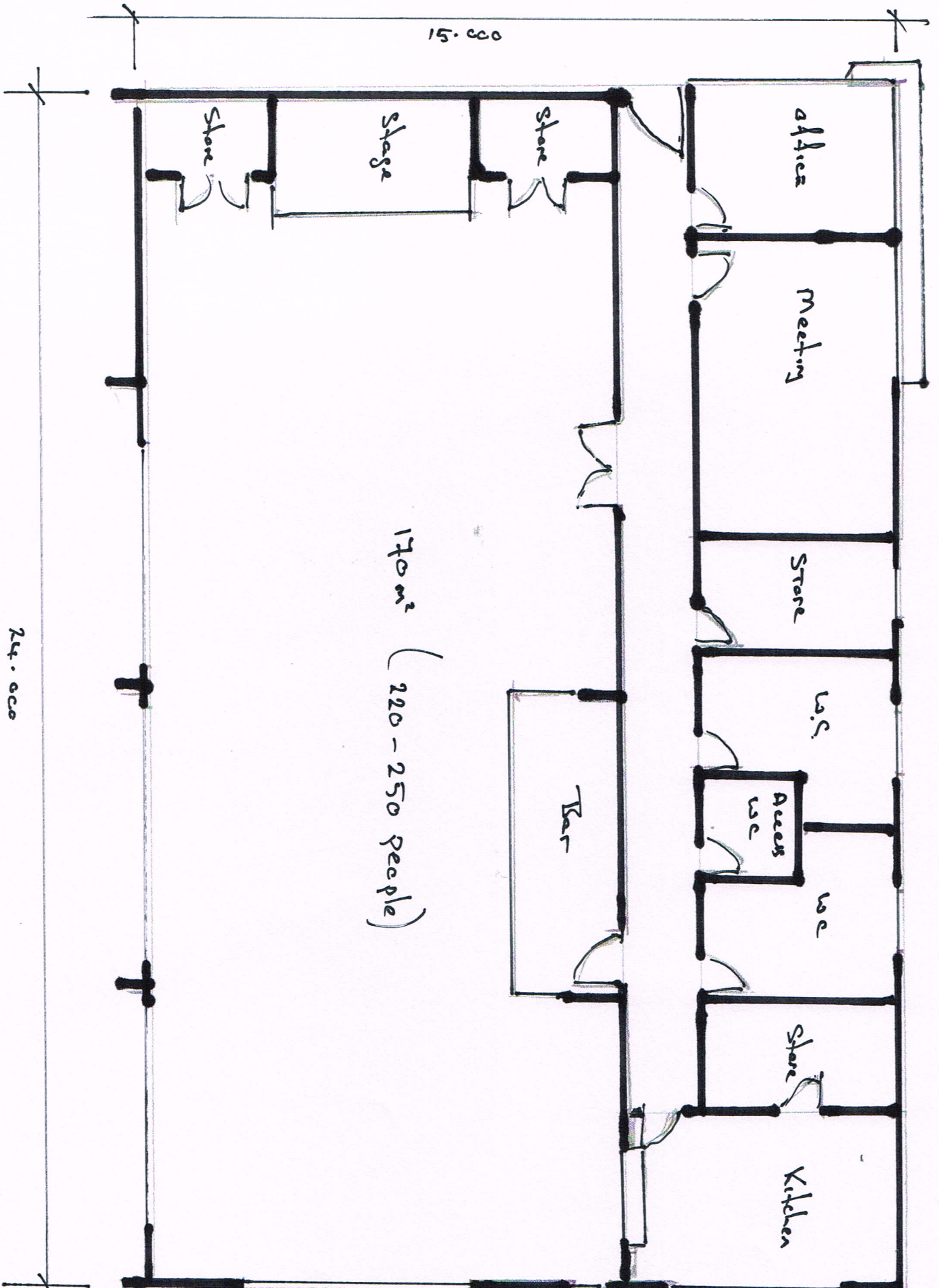
1: Quantity surveyor estimate. This was decided to be too conservative (high) and included higher specifications than required. Summary version only.

2: Jennian Homes estimate provided in 2015 for a larger facility, updated in 2017.

3: Benchmark build cost discussion from Coresteel. A benchmark build cost of \$2300 has been chosen based on detailed discussions with Coresteel and Gibbons Construction.

**Huia RFC Cost Plan CP02- SINGLE LEVEL**

Ref.	Preliminary Elemental Cost Plan Estimate	Qty	Unit	Rate	Totals
<b>1.0</b>	<b>SITE PREPARATION:</b>				
.01	Site Preparation	1	Item	3,071	3,071
.02	Roading or Roding Infrastructure	1	Item	Excl	Excl
	<b><u>Sub Total Site Preparation:</u></b>				<b>\$3,071</b>
<b>2.0</b>	<b>BUILDING</b>				
.01	Sub Floor	1	Item	80,327	80,327
.02	Structural Frame	1	Item	20,758	20,758
.03	Structural Walls	1	Item	56,168	56,168
.04	Upper Floors	1	Item	N/A	N/A
.05	Roof	1	Item	92,875	92,875
.06	External Walls & External Finish	1	Item	23,704	23,704
.07	Windows & External Doors	1	Item	52,884	52,884
.08	Stairs & Balustrades	1	Item	N/A	N/A
.09	Partitions	1	Item	31,379	31,379
.10	Internal Doors	1	Item	21,260	21,260
.11	Floor Finish	1	Item	20,873	20,873
.12	Wall Finish	1	Item	68,479	68,479
.13	Ceiling	1	Item	42,817	42,817
.14	Fittings & Fixtures	1	Item	67,645	67,645
	<b><u>Sub Total Building Works:</u></b>				<b>\$579,167</b>
<b>3.0</b>	<b>SERVICES:</b>				
.01	Plumbing	1	Item	31,836	31,836
.02	Mechanical Services	1	Item	13,450	13,450
.03	Special Services, incl data & audio	1	Item	15,515	15,515
.04	Electrical Services	1	Item	92,036	92,036
.05	Vertical & Horizontal Transportation	1	Item	N/A	N/A
.06	Drainage	1	Item	66,295	66,295
.07	Rainwater collection	1	Item	N/A	N/A
.08	Waste water treatment	1	Item	N/A	N/A
	<b><u>Sub Total Services:</u></b>				<b>\$219,132</b>
<b>4.0</b>	<b>EXTERNAL WORKS:</b>				
.01	External structures, paving, drives etc.	1	Item	79,508	79,508
.02	Services connections and supply	1	Item	Excluded	Excluded
	<b><u>Sub Total External Works:</u></b>				<b>\$79,508</b>
<b>5.0</b>	<b>PRELIMINARIES:</b>				
.01	Preliminary & General	1	Item	59,047	59,047
.02	Building Margin	1	Item	93,992	93,992
.03	Resource Consent	1	Item	85,000	85,000
.04	Local Authority Consents and Fees.	1	Item	80,515	80,515
.05	Design Fees	1	Item	145,000	145,000
.06	Contingency	1	Item	150,000	150,000
	<b><u>Sub Total Preliminary &amp; General Costs:</u></b>				<b>\$613,555</b>
	<b><u>ESTIMATED CONSTRUCTION COST (Excl 15% GST)</u></b>				<b>\$1,494,432</b>
<b>6.0</b>	<b>EXCLUSIONS</b>				
	Land, Finance, legal & Client's Internal Costs				
	Services connections generally, unless listed above.				
	Service diversions (on or off site) & infrastructure costs/contributions, unless listed above				
	Costs associated with ecological / conservation requirements stipulated by Council / Statutory body				
	Escalation (rise and fall) beyond November 2016				
	Furniture, Fittings & Equipment (FF&E)				



## Rob Greenaway

---

**From:** Dion Iorns <dion.iorns@talley.co.nz>  
**Sent:** Wednesday, 24 May 2017 3:22 p.m.  
**To:** Rob Greenaway (rob@greenaway.co.nz)  
**Subject:** FW: Price indication  
**Attachments:** Motueka Rugby Clubrooms.pdf

FYI

---

**From:** Hugh Askin [mailto:Hugh.Askin@jhnb.jennian.co.nz]  
**Sent:** Wednesday, 24 May 2017 12:41 p.m.  
**To:** Dion Iorns  
**Subject:** Price indication

Hi Dion

We believe to do this building now would be around \$700k generally this has been driven by the increase in price of building materials plus the TDC fee's for building consents have been increased.

If you require any further information please don't hesitate to ask and wish you all the luck with this great project.

Cheers Hugh

**Hugh Askin** Sales Manager

**T** 03 543 8659  
**M** 021 811340  
**E** [hugh.askin@jennian.co.nz](mailto:hugh.askin@jennian.co.nz)

[www.jennian.co.nz](http://www.jennian.co.nz)

6 Champion Road, Richmond 7020  
PO Box 3293, Richmond, Nelson 7050



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---

**From:** Dion Iorns [mailto:dion.iorns@talley.co.nz]  
**Sent:** Monday, 22 May 2017 3:18 p.m.  
**To:** Hugh Askin  
**Subject:** FW: FW: Price indication

Hi Hugh,

30700

443.6m<sup>2</sup>

100mm FRAMING

12/16 12/16 12/16 21/12 21/12 12/16 12/16

OFFICE

MEETING ROOM

STORE ROOM

MENS TOILETS

WOMENS TOILETS

STORE

KITCHENS

12/20 Sliding

12/20 Sliding

24/12 door (toplite)

HALL

accessible toilet

accessible toilet

24/12

2.4m

BAR

FRIDGES

taps glasses taps glasses taps

24/16

STAGE

3.9m

2.7m stud throughout

24/16

24/12

2.1

0.9

STAGE

150mm FRAMING

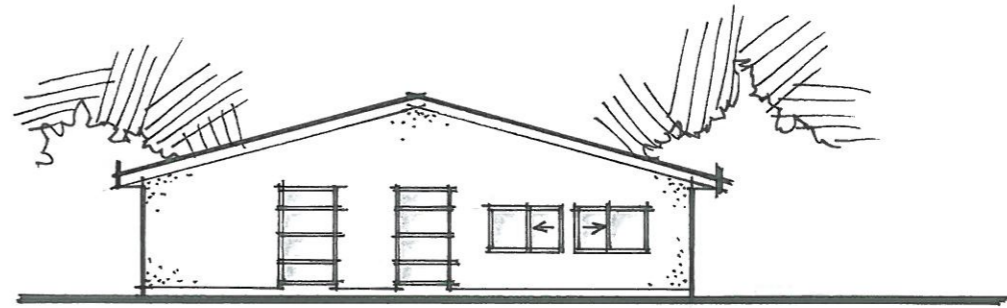
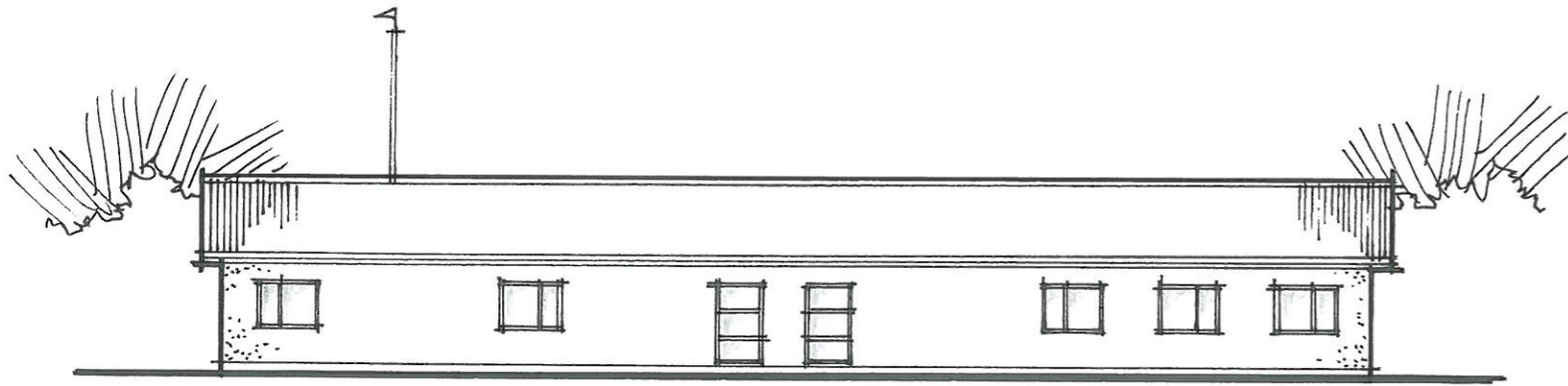
150mm FRAMING

24/48 STACKER

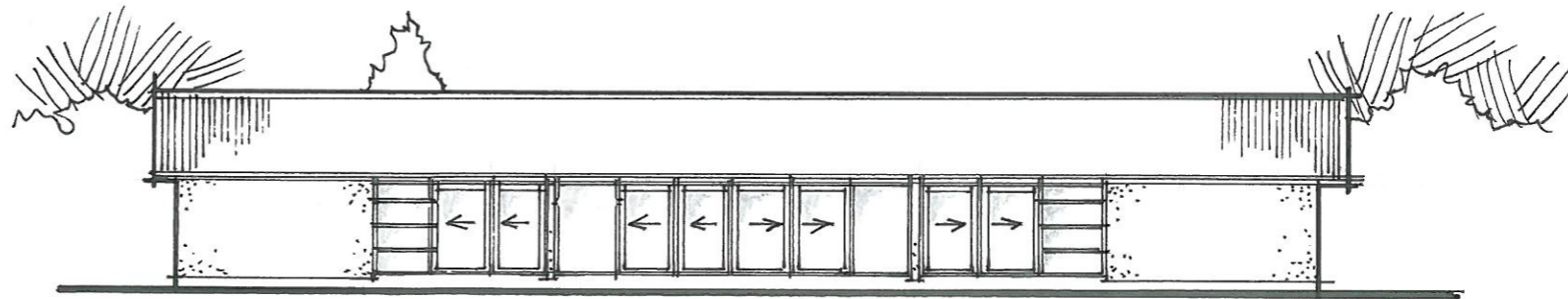
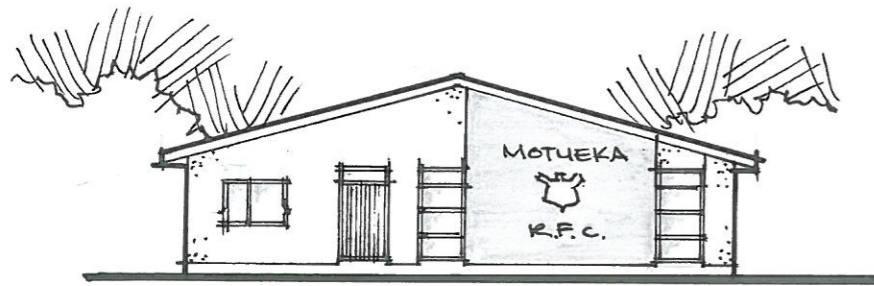
24/96 STACKER

24/48 STACKER





CLUBROOM ELEVATIONS.



<p><b>Jennian</b> HOMES <i>Your personality Our expertise</i></p>	<p>Concept For <b>MOTUEKA RUGBY</b> <b>CLUB ROOMS.</b></p> <p>©Jennian Homes Nelson Bays Ltd</p>	<p>Site Address <b>MOTUEKA</b></p> <p>Date <b>24 MARCH '15</b></p>
---	--	--

## Rob Greenaway

---

**From:** Allister Green <Allister@robinsons.co.nz>  
**Sent:** Monday, 22 May 2017 5:37 p.m.  
**To:** Rob Greenaway  
**Subject:** RE: Huia clubrooms

Hello Rob.

Yes those numbers we talked about were based on the "Building Costs per Square Metre" which are issued (or were) by Rawlinsons NZ. The Rawlinsons handbook splits buildings into various categories, the closest of which is either a Clubhouse & Changing Facility or a Sports Hall. The trouble with both of these is that they will both have a higher number of services per m2 to contend with changing rooms etc. I.E they will have large changing rooms, showers and toilets etc that will be in excess of what the clubroom currently planned has.

With that in mind, based on the latest Rawlinsons handbook, the construction costs for such a facility (as planned in the various concept drawings) could be in the vicinity of \$2,100 - \$2,400 plus GST per m2. Factors that could influence that cost are the current ground conditions, and the height at which the building is constructed (above ground). However reducing the number of toilet facilities and eliminating the changing rooms could provide a cost saving.

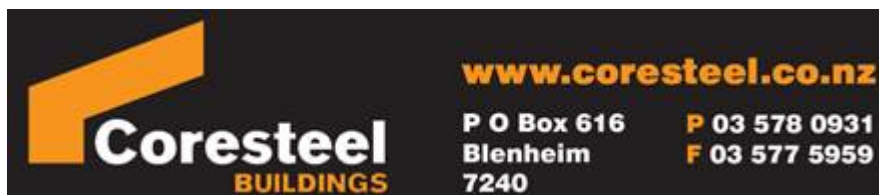
As mentioned during our phone call. Further investigation into the site and site planning will help to confirm the scope of works for such a building, which will then in turn enable some more refined per square metre costs.

I hope this is of use to you and your team. Do not hesitate to contact me if you have any questions, or require any further information.

Regards,

Allister Green

**Allister Green • Waterfront Construction Ltd • P O Box 616 Blenheim 7240 • C +64 27 566 4877 • P +64 3 578 0931 • F +64 3 577 5959 • Web [www.coresteel.co.nz](http://www.coresteel.co.nz).**



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## **Appendix 8: Huia Sports Club 2016 accounts**

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# Huia Rugby Football Club Incorporated

## **Financial Statements for the Year Ended 31 July 2016**

<u>Contents</u>	<i>Page</i>
Notes to the Accounts .....	1
Statement of Financial Performance .....	3
Statement of Financial Position .....	5
Statement of Movements in Equity .....	6
Schedule of Assets & Depreciation .....	7
Audit Report .....	8

**Huia Rugby Football Club Incorporated**  
**Notes to the Accounts**  
**for the Year Ended 31 July 2016**

**A. STATEMENT OF ACCOUNTING POLICIES**

**1. REPORTING ENTITY**

Huia Rugby Football Club Incorporated is incorporated under the Incorporated Societies Act 1908.

The entity is that entity known as the Huia Rugby Football Club Incorporated, as identified by the rules of incorporation and governed by the Committee of the Huia Rugby Football Club Incorporated, and includes all activities carried out under the control of the Committee. The Financial Statements have been prepared in accordance with the reporting requirements of the New Zealand Institute of Chartered Accountants' Generally Accepted Accounting Practice.

**2. MEASUREMENT BASE**

The financial statements have been prepared on the basis of historical cost.

**3. SPECIFIC ACCOUNTING POLICIES**

The following specific accounting policies which materially affect the measurement of financial performance and financial position have been applied.

**A. INVENTORIES**

Inventories are stated at the lower of cost, determined on a first-in first-out basis, and market selling value.

**B. PROPERTY, PLANT AND EQUIPMENT**

Property, Plant and Equipment is stated at cost less aggregate depreciation. Rugby clothing and equipment is expensed in the year it is purchased as it is likely to have little or no value after one season's use.

**C. DEPRECIATION**

Depreciation has been calculated using the maximum rates permitted by the Income Tax Act 2007. The rates and methods applied are set out in the Schedule of Assets and Depreciation.

**D. TAXATION**

The Club has received an exemption from Income Tax under Section CW 46 of the Income Tax Act 2007 as an amateur sports promoter.

**E. GOODS AND SERVICES TAX**

The financial statements have been prepared on a GST exclusive basis.

**F. ACCOUNTS RECEIVABLE**

Accounts receivable are valued at anticipated net realisable value.

**Huia Rugby Football Club Incorporated**  
**Notes to the Accounts**  
**for the Year Ended 31 July 2016**

**G. DIFFERENTIAL REPORTING**

Huia Rugby Football Club Incorporated qualifies for differential reporting as it is not publicly accountable and it does not qualify as a large entity. The Club has taken advantage of all available differential reporting exemptions.

**H. GRANT MONEY UNSPENT**

If grant money is not spent for the purpose for which it was provided, Huia Rugby Football Club Incorporated is liable to return the money to the donor organisation.

**4. CHANGES IN ACCOUNTING POLICIES**

There have been no changes in accounting policies. All policies have been applied on the bases consistent with those used in previous years.

**5. SUBSEQUENT EVENTS**

No event or transactions have occurred since balance date which would have a material effect on the financial statements or are significant enough as to require mention in the Notes to the Accounts. There are no plans or intentions that may materially affect the carrying value or classification of any asset or liability.

**6. GOVERNMENT VALUATION**

The latest Government Valuation dated 1 September 2014 for Land and Buildings amounted to \$651,000.

**7. RELATED PARTIES**

Committee members are reimbursed for expenditure made on behalf of Huia Rugby Football Club Incorporated.

**8. SECURITIES**

Securities given by Huia Rugby Football Club Incorporated are an overdraft of \$15,000 secured over the Club Land and Buildings.

**9. CONTINGENT LIABILITIES**

There are no Contingent Liabilities as at balance date.

**10. CAPITAL COMMITMENTS**

There are no Capital Commitments as at balance date.

**Huia Rugby Football Club Incorporated**  
**Statement of Financial Performance**  
**for the Year Ended 31 July 2016**

2015		2016
\$		\$
	<u>Income</u>	
11,128	Bar Sales	8,471
	<u>LESS Cost of Sales</u>	
1,670	Opening Stock	1,464
4,651	Bar Stock	3,999
6,080	Bar Wages	5,800
(1,464)	Closing Stock	(1,023)
10,937	Total Cost of Sales	10,240
191	<b><u>OPERATING LOSS</u></b>	(1,769)
	<u>Clubrooms Income</u>	
5,883	Squash Club Rent	5,883
3,311	Clubrooms Hire	2,890
8,330	Donations	8,557
2,171	Miscellaneous Income	1,486
134	Interest Received	194
19,828	Total Clubrooms Income	19,010
	<u>Clubrooms Expenses</u>	
-	Kitchen Expenses	1,314
2,162	Repairs - Clubrooms	586
2,612	Heat & Power	2,338
3,799	Rates	4,234
1,740	Squash Club Write off	869
283	Postage & Stationery	254
591	Licences	140
236	Bank Charges	-
-	EFTPOS Fees	437
550	Advertising	759
604	Telephone	616
1,610	Lease - Wakatu	1,610
2,946	Wages	5,306
1,884	Legal Fees - Lease	-
1,738	Accountancy	1,649
28	ACC Levies	82
3,098	Insurance	2,783
23,882	Total Clubrooms Expenses	22,978
(3,862)	<b>NET DEFICIT FROM CLUBROOMS</b>	(5,736)

The Statement is to be read in conjunction with the Notes to the Financial Statements, and the accompanying Auditors Report.

**Huia Rugby Football Club Incorporated**  
**Statement of Financial Performance**  
**for the Year Ended 31 July 2016**

2015		2016
\$		\$
	<u>Sports Income</u>	
2,309	Hay Carting	348
12,283	Sponsorship	17,978
6,460	Donations - Sports	7,618
5,857	Subscriptions	1,739
-	Subscriptions - JAB	3,791
-	Apparel Sales	2,061
-	Raffles	400
26,908	<b>Total Sports Income</b>	<b>33,935</b>
	<u>Sports Expenses</u>	
7,415	Rugby - Senior	8,118
1,771	Rugby - Kahurangi Senior	1,671
10,618	Rugby - JAB	14,396
564	Prizing Giving Expenses	663
-	Purchases - Apparel for Resale	2,639
543	Travel	1,493
591	Jersey Cleaning	786
21,502	<b>Total Sports Expenses</b>	<b>29,767</b>
5,406	Net Surplus From Sports	4,168
1,543	<b>NET CASH SURPLUS / (DEFICIT)</b>	<b>(1,568)</b>
	<u>Less Fixed Asset Charges</u>	
1,049	Depreciation	799
\$494	<b>NET SURPLUS / (DEFICIT)</b>	<b>(\$2,367)</b>

The Statement is to be read in conjunction with the Notes to the Financial Statements, and the accompanying Auditors Report.



**Huia Rugby Football Club Incorporated**  
**Statement of Financial Position**  
**as at 31 July 2016**

2015		2016
\$		\$
	<u>Current Assets</u>	
1,372	Cash on Hand	985
10,647	Nelson Building Society	25,492
7,445	Accounts Receivable	9,619
2,066	Kahurangi Hawks Partnership Funds	394
1,464	Stocks on Hand	1,023
-	GST Account	364
22,993		37,877
	<u>Non-Current Assets</u>	
236,054	Opening Book Value	235,005
(1,049)	Depreciation Charges	(799)
235,005	<u>Non-Current Assets - as per schedule</u>	234,206
257,998	<b>TOTAL ASSETS</b>	272,083
	<u>Less</u>	
	<u>Current Liabilities</u>	
1,886	Accounts Payable	6,874
175	Grant Money Unspent	11,655
16	GST Account	-
2,077		18,529
2,077	<b>TOTAL LIABILITIES</b>	18,529
\$255,922	<b>NET ASSETS</b>	\$253,554
	<b>REPRESENTED BY:</b>	
\$255,922	<b>EQUITY</b>	\$253,554

Signed on .....(Date)

..... Chairman ..... President

The Statement is to be read in conjunction with the Notes to the Financial Statements, and the accompanying Auditors Report.

**Huia Rugby Football Club Incorporated**  
**Statement of Movements in Equity**  
**for the Year Ended 31 July 2016**

2015		2016
\$		\$
255,427	<b>Opening Equity</b>	255,922
494	Net Surplus/ (Deficit) for Year	(2,367)
494	<b>Total Recognised Revenues and Expenses</b>	(2,367)
\$255,922	<b>Closing Equity</b>	\$253,554

The Statement is to be read in conjunction with the Notes to the Financial Statements, and the accompanying Auditors Report.

**Huia Rugby Football Club Incorporated**  
**Schedule of Assets and Depreciation**  
**for the Year Ended 31 July 2016**

Asset	Purchase Date	Cost Price	Book Value 01/08/2015	Additions Disposals	--- Depreciation --- Mth Rate	\$	Accum Deprec 31/07/2016	Book Value 31/07/2016
<b>Land &amp; Buildings</b>								
Land - Clubrooms	Jul 2002	23,000	23,000		12 0.0%	0	0	23,000
Buildings - Clubrooms	Jul 2002	260,000	208,283		12 0.0% CP	0	51,717	208,283
Subtotal - Land & Buildings		283,000	231,283				51,717	231,283
<b>Plant &amp; Equipment</b>								
Microwave	Jul 2002	222	1		12 26.0% DV	0	221	1
P A System	Jul 2002	431	2		12 22.0% DV	0	429	2
Fridge	Jul 2002	262	2		12 22.0% DV	0	260	2
Sony Television	Jul 2002	6,959	5		12 33.0% DV	2	6,956	3
Sky Installation	Jul 2002	387	1		12 33.0% DV	0	386	1
Glasswasher	Jul 2002	2,936	15		12 26.4% DV	4	2,925	11
Pump	Jul 2002	683	13		12 21.6% DV	3	673	10
Glass Fridge	Jul 2002	1,200	137		12 15.0% DV	21	1,084	116
Post Mix Machine	Jul 2002	1,400	161		12 15.0% DV	24	1,263	137
Freezer N308	Apr 2005	1,441	112		12 22.0% DV	25	1,354	87
Freezer N150	Apr 2005	959	74		12 22.0% DV	16	901	58
GIBHLI - Vacuum Cleaner	Mar 2005	301			12 60.0% DV	0	301	0
Lighting - Rugby Park	May 2005	1,888	157		12 21.6% DV	34	1,765	123
Lighting - Rugby Park	Jun 2006	24,641	2,001		12 24.0% DV	480	23,120	1,521
Acer Data Projector	Jul 2006	1,031	41		12 30.0% DV	12	1,002	29
Signs - Rugby Park	Jan 2008	1,114	423		12 12.0% DV	51	742	372
Sound System	May 2008	2,162	19		12 48.0% DV	9	2,152	10
Eftpos Machine	Mar 2011	1,034	51		12 50.0% DV	26	1,009	25
Subtotal - Plant & Equipment		49,051	3,215			707	46,543	2,508
<b>Furniture &amp; Fittings</b>								
Fixtures	Jul 2002	31,000	162		12 20.0% DV	32	30,870	130
Fixed Seating	Jul 2002	2,247	205		12 14.4% DV	30	2,072	175
Bar Stools & Leaners	Jul 2002	4,260	113		12 21.6% DV	24	4,171	89
Framed Photos (2)	Jul 2002	900	27		12 21.6% DV	6	879	21
Subtotal - Furniture & Fittings		38,407	507			92	37,992	415
<b>TOTALS</b>		<b>370,458</b>	<b>235,005</b>			<b>799</b>	<b>136,252</b>	<b>234,206</b>

The Statement is to be read in conjunction with the Notes to the Financial Statements, and the accompanying Auditors Report.

**HUIA RUGBY FOOTBALL CLUB INCORPORATED**

**Auditor's Report**  
**For the Year Ended 31 July 2016**

I have audited the attached Statement of Financial Performance and Statement of Financial Position Accounts. These financial reports provide information about the past financial performance of the Huia Rugby Football Club Inc. and its financial position as at 31 July 2016. This information is stated in accordance with the accounting policies set out in the attached reports.

The Club is responsible for ensuring proper financial accounts are prepared, and as Auditor it is my responsibility to express an independent opinion on these accounts.

My audit includes examining, on a test basis, evidence relevant to the amounts and disclosures in the accounts. I planned and performed my audit so as to obtain all the information and explanations which I considered necessary in order to provide me with sufficient evidence to give reasonable assurance that the accounts are free from material misstatements, whether caused by fraud or error.

**In common with other organisations of a similar nature, complete internal control is not practicable and for this reason I am unable to confirm that all transactions have been recorded or authorised.**

I have obtained all the information and explanations I have required. In my opinion, subject to the above paragraph, the accounts fairly reflect the financial position of the Huia Rugby Football Club Inc. as at 31 July 2016 and the result of its operations for the twelve months ending on that date.

My audit was completed on 24 April 2017 and my opinion is expressed as at that date.



Arthur Woodcock  
Accountant

## **Appendix 9: Building valuation**

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Available as a stand-alone document

## **Appendix 10: Huia Sports Club Motueka Strategic and Operational Plan 2017**



**STRATEGIC AND  
OPERATIONAL PLAN 2017**

# **Huia Rugby Football Club Inc**

## **Strategic and Operational Plan**

### **2017**

**May 2017**

**Version status:**

Final

**Acknowledgements**

This document prepared by Dion Iorns, Martyn O'Cain and Rob Greenaway



# Huia Sports Club

## Strategic and Operational Plan

### Contents

<b>1 Introduction</b> .....	<b>4</b>
1.1 Club history .....	4
1.2 Committee and roles .....	50
<b>2 Strategy</b> .....	<b>6</b>
2.1 Mission .....	6
2.2 Vision .....	6
2.3 Objectives .....	6
2.4 SWOT .....	6
<b>3 Outcomes and initiatives</b> .....	<b>8</b>
<b>4 Implementation and operations</b> .....	<b>12</b>
4.1 Activity plan (new initiatives) .....	12
4.2 Business-as-usual activities .....	13



# 1 Introduction

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The Huia Rugby Football Club is an incorporated society according to the Incorporated Societies Act 1908 (registered 24 March 1964, registration number 225096). The Club is referred to as the Huia Sports Club to encourage participation at any level.

The objectives of the Club are defined in the Club Rules as deposited with the NZ Companies Office:

- (a) To assist in the promotion and administration of Rugby Football through the society partaking in club rugby in all grades and by affiliating with the Nelson Bays Rugby Union [now the Nelson Bays Rugby Sub-Union a sub-union of the Tasman Rugby Union].
- (b) To foster and encourage any recreational or sporting activity as approved by the Management Committee and to provide means for management and control of such activity, provided always that such activity does not derogate from the promotion and administration, management control or the facilities provided by the club for the game of Rugby Football.
- (c) To provide and maintain clubrooms and such furniture, games equipment, and other articles that may be required or which may be used conveniently in connection with the recreation of all persons wishing to enjoy these facilities by becoming members of the society.
- (d) To borrow or raise money or the like, either with or without an exchange for use of property, issue of securities, bonds, debentures, or other obligations on the society for the purpose of financing any necessary club buildings, furniture, games equipment and any necessary incidentals pertaining to the Club's activities.
- (e) To hire, employ, and dismiss secretaries, clerks, managers, servants and workmen, and to pay salaries and wages to them and other persons in return for services rendered to the Society, and to all such other lawful things incidental or conducive to the attainment of the above objects.
- (f) To invest and deal with any surplus moneys of the Society not immediately required upon such securities and in such a manner as may from time to time be determined.

## 1.1 Club history

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Huia Rugby Club was formed in 1901 and celebrated 100 years of existence in 2001. Originally the club was named Hui Hui but soon changed to Huia. It initially contributed 1 senior team in the local competition that travelled by boat to play in Nelson. Soon after a Senior B side was added and in 1909 a combined team called Te Aro that consisted of players from the Huia and Riwaka clubs also entered the Nelson competition. In 1912 Te Aro was disbanded.

The current clubrooms at 186 High St, Motueka, were built in the 1960s with the extensions and the squash courts added in 1976 with the help of a \$5,000 lottery grant.

Huia has produced one All Black in their 117 years of existence. Trevor Morris represented the All Blacks on 23 occasions including three tests in 1972 and 1973. He played fullback for club and country and is believed to have scored six drop goals in one club game which is still a record for the Nelson Bays region. Huia was also the first part of the Franks brothers' (Ben and Owen) steps to becoming professional rugby players and All Blacks. as they both started rugby playing for the Huia JAB.

The rugby club has supported Huia cricket, netball and hockey at various times since 1986.

Today Huia has combined with the Riwaka Rugby Club to form Kahurangi. The Kahurangi team is the Motueka districts Division 1 representatives in the local Tasman club competition. Huia maintains a Senior B side in the local Division 2 competition and has teams representing most of the JAB grades in the Nelson Bays junior competition.

## 1.2 Committee and roles

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The Club's rules require the following officers to be appointed:

Patron, President, Vice-President, Immediate Past President, Club Captain and ten additional (maximum of 10, minimum of 6) members who shall retire and be eligible for re-election at each Annual General Meeting.

A Secretary, Treasurer and the Captains of the Senior Teams, who shall be appointed by the Management Committee.

Any member nominated by the Club and elected to either the Nelson Bays Rugby Football Union or its Junior Advisory Board's Management Committees

The 2016-2017 committee is:

Mark Kelly	Executive: President
Dion Iorns	Executive: Chair Person & Vice President
Willie Snowden	Executive: Club Captain
Kelly Atkins	Executive: JAB Manager
Kendal Riley	Executive: JAB Delegate & JAB Captain
Leanne McIntosh	Executive: Division 2 Manager
Geoff Shand	Executive: Division 2 Coach
Andrew Leslie	Executive: Club Manager
Avei Douglas	Executive: Club Administrator / Secretary
Vai Aukafolau	Executive: Club Delegate
Dean Walker	Executive: Division 1 Manager
Kenny Eggers	Player Representative
Kane McCleod	Player Representative
Simon Tutaki	Player Representative
Martyn O'Cain	Committee
Jarrold Peychers	Committee
Shane Hamilton	Committee
Daryl MacLean	Committee
Alan Mackenzie	Committee

The Executive Committee is required to meet at least every month with a quorum of six.

## 2 Strategy

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### 2.1 Mission

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To help make Motueka a great place to live and grow up in by providing a world-class local sports club.

### 2.2 Vision

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The Huia Sports Club is viewed by the Motueka community as a successful, fun, inclusive, stable, and active sports club whose players and volunteers enjoy their personal and team successes.

### 2.3 Objectives

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- 1 To encourage fun and safe youth participation.
- 2 To encourage equal-opportunity and life-long participation in sport by all members.
- 3 To provide all members with quality coaching suited to their skill and interest levels, focusing on enjoyment, safety and technical expertise.
- 4 To successfully compete regionally at all levels.
- 5 To support club volunteers and paid staff so they enjoy and understand their roles and are able to carry them out competently and safely.
- 6 To manage the Club's board, assets, membership and finances to secure its long-term viability.
- 7 To cooperate with other sports and facility providers – including local schools, other sports clubs, Tasman District Council and Sport Tasman – to grow sports participation locally and regionally.
- 8 To efficiently organise and communicate training activities, fixtures and social events.

### 2.4 SWOT

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Strengths (advantages enjoyed by the Club)

- Strong asset base via full ownership of club building and land
- High participation in JAB
- High-grade local grandstand at Motueka Sports Park for premiere games
- Multiple sponsors (spreading the risk)
- All positions on the Executive Committee full
- Consistently able to field one successful senior team
- Generally able to supply coaches and managers for all grades

Weaknesses (disadvantages that weaken the Club's ability to reach its potential)

- Poor social engagement because the club building is separated from playing areas
- Club building in poor repair with deferred maintenance issues
- Reduced membership from school-age players
- Minor financial reserves and generally slim annual surpluses
- Executive Committee membership succession not clear

Opportunities (things that the Club can take advantage of)

- Rugby participation growing, especially in junior area

- Sport Tasman and Tasman District Council supportive of club and sport development
- Agreement to relocate clubrooms to Motueka Sports Park
- Additional sponsors in the community that should be able to support the Club
- Cooperation in youth development via Riwaka JAB Academy

Threats (things that could cause trouble for the Club)

- Field allocation for play and practice often not ideal, and always away from clubrooms
- Competition for players from other clubs (Riwaka, Motueka United, Rangers)
- Volunteer exhaustion
- Declining participation post-High School

These issues advise the outcomes and initiatives in this strategy and are also addressed by clarifying the business-as-usual roles of committee members.

### 3 Outcomes and initiatives

Outcome 1: Culture	Goals and performance indicators	Initiatives
<p>Encourage fun and safe youth participation.</p> <p>Encourage equal-opportunity and life-long participation in sport by all members.</p>	Positive side-line behaviour: number of reported adverse incidents	Ground-manager obvious during weekend fixtures and direct feedback where issues are identified.
		Complaints register and publicised contact point for complaints.
		Setting expectations and communication of issues via Club newsletter and monthly Facebook reminders (where issues arise).
	Adherence by players to the Fair Play Sport Charter of NZ: reporting by coaches of play behaviour.	Fair Play Sport Charter given to all coaches and team managers, with advice that it must be communicated to players.
		Review of Fair Play adherence by all coaches coordinated by Club Executive.
		Use of senior Fair Play facilitator for teams where adherence is not complete.
		Disciplinary panel made up of three Executive members, team manager, coach and Sport Tasman representative to review unacceptable individual cases with supervision a first option and suspension a final.

Outcome 2: Membership	Goals and performance indicators	Initiatives
<p>To encourage equal-opportunity and life-long participation in sport by all members.</p> <p>To manage the Club's Executive, assets, membership and finances to</p>	<p>A team will be fielded in every grade every year.</p> <p>Grow junior membership from 150 to 200 in five years (by 2022).</p> <p>Maintain a senior team.</p> <p>Field a second under-21</p>	<p>Appoint a development officer to work with Sport Tasman and for the Club, based on Sport Tasman SportAssist Membership Recruitment training resource.</p> <p>Upskill coaches and team managers to attract players (see Outcome 5 for Volunteers).</p>

secure its long-term viability.  To cooperate with other sports and facility providers – including local schools, other sports clubs, Tasman District Council and Sport Tasman – to grow sports participation locally and regionally.	team.  Field two open-grade teams.	Develop a new club facility to attract players to a professionally delivered sports facility with a good social programme (especially for senior and open grade teams) (see Outcome for assets).
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Outcome 3: Administration	Goals and performance indicators	Initiatives
<p>To manage the Club's Executive, assets, membership and finances to secure its long-term viability.</p> <p>To efficiently organise and communicate training activities, fixtures and social events.</p>	All volunteer Executive and committee positions filled, with a development officer and paid part-time secretary/treasurer.	<p>A succession plan in place for each Executive member. Each member to mentor their successor.</p> <p>Sponsorship sought to support paid part-time secretary/treasurer.</p>
	Executive and committee members understand and carry out their roles effectively	Executive and committee members review and discuss the Sport Tasman SportAssist resources for Board Governance and Committee Rule.
	The functions and obligations of an Incorporated Society are fulfilled.	Primary role of paid part-time secretary/treasurer, and Executive.
	All fixtures organised well in advance with timing and cancellations effectively communicated.	<p>Specific responsibility of two Executive members.</p> <p>Use of communications via Facebook for fixtures and direct text for cancellations adhered to in a timely manner.</p>
	There is never a financial deficit at year's end.	<p>Budgets target a minimum annual surplus of \$1000.</p> <p>Debts are recovered, but where individuals are unable to pay membership fees, financial assistance is arranged early.</p>
	The Club has a financial reserve of \$50,0000 (\$20,000 at 2016)	Between 2018 and 2021 an annual additional annual income of \$15,000 is sought through sponsorship and retained income.

Outcome 4: Assets	Goals and performance indicators	Initiatives
To manage the Club's Executive, assets, membership and finances to secure its long-term viability.	New clubrooms built on Motueka Sports Club.	Feasibility study completed 2017.
		Lottery Grants Board or other funding obtained.
		Old clubrooms sold and new ones built.
	All club assets maintained for utility, safety and longevity.	Executive responsible for ensuring all assets appear in the Schedule of Assets and Depreciation in the annual Financial Statements.
		A separate asset register is maintained which identifies asset condition, expected lifespan and maintenance or repair requirements.
		Long-term budget prepared to include future asset investment requirements and how these will be funded.

Outcome 5: Volunteers	Goals and performance indicators	Initiatives
To support club volunteers and paid staff so they enjoy and understand their roles and are able to carry them out competently and safely.	All staff and volunteers have job descriptions and happily understand and fulfil their roles.	The Executive and committee engages with Sport Tasman SportAssist Volunteer Management resource.
		Simple job descriptions prepared for each volunteer role: team manager, coach, ground manager (to include Fair Play expectations).



Outcome 6: Competition	Goals and performance indicators	Initiatives
<p>To encourage fun and safe youth participation.</p> <p>To encourage equal-opportunity and life-long participation in sport by all members.</p> <p>To provide all members with quality coaching suited to their skill and interest levels, focusing on enjoyment, safety and technical expertise.</p> <p>To successfully compete regionally at all levels.</p>	Provide accessible and quality playing and social facilities.	Review field allocation with Tasman District Council and seek to develop three fields at Motueka Sports Park.
		Build new clubrooms.
	Maintain membership and Fair Play objectives, and provide excellent volunteer support	As per Outcomes for Volunteers and Culture.
	Support the development of coaches and team managers	The Executive to prepare and communicate a coach development programme with access to locally-based training programmes.
		Assign mentors to new coaches and team managers.
	Competitions to be available for all players, recognising the potential for different team and player expectations for games ranging from social to strongly competitive.	Executive to develop annual competition programme at regional and local levels, recognising demand for social play as well as competitive.
	Provide a variety of development options for players.	Develop a summer academy in association with Motueka High School.

## 4 Implementation and operations

### 4.1 Activity plan (new initiatives)

All to be achieved in the 2017/18 year.

Key initiative 1	Responsibility	Actions
Outcome 1: Fair Play programme		Prepare Fair Play written material
		Develop roll-out programme
		Implement programme and monitor

Key initiative 2	Responsibility	Actions
Outcomes 2 and 3: Appoint development officer	Executive	Prepare job description in accordance with Outcomes 2 and 3.
		Seek sponsorship to fund position
		Appoint, implement and monitor

Key initiative 3	Responsibility	Actions
Outcomes 2, 4 and 6: New clubrooms and redeveloped lighting	Chair and committee member	Complete feasibility study
		Gain Council agreement
		Complete funding application
		Price developments
		Value sale of existing clubrooms
		Action sale and development once funding secure

Key initiative 4	Responsibility	Actions
Outcome 4: Three fields at Motueka Sports Park	Chair and committee member	Prepare proposal and implement in association with the Tasman District Council

Key initiative 5	Responsibility	Actions
Outcome 5: Volunteer and coach development programme	Coaches and Managers	Review Sport Tasman SportAssist Volunteer Management resource
		Prepare volunteer job descriptions and other resources, including mentor programme
		Develop roll-out programme
		Implement and monitor

## 4.2 Business-as-usual activities

Activity	Responsibility	Action	Measure
Leadership	President and Chair	Manage, direct and update Strategic and Operational Plan in accordance with member and Executive expectations, and direct Club officers to fulfil specific tasks according to the Plan.	Monthly reporting to Board.
		Manage Executive meetings and the AGM	
		Carefully review and accept ultimate responsibility for accounts and all public reporting.	
		Represent the Club at all levels.	
		Manage and ensure Board succession.	

Activity	Responsibility	Action	Measure
Accounts and finances	Treasurer	Annual and five-year budget prepared.	Monthly reporting to Board.
		All monies received banked and receipted.	
		All payments recorded and made by the 20 <sup>th</sup> of each month or as required.	
		Monthly review of finances against the budget, preparation of annual financial report and arrange audit.	
		Reserves invested conservatively (fixed term).	
		Debts recovered.	
		Adequate reserves to cover long-term asset maintenance.	

Activity	Responsibility	Action	Measure
Club administration	Secretary / Administrator	Incorporated Society roles fulfilled including filing annual report.	Monthly reporting to Executive
		Board agenda prepared 7 days prior to meetings (including collating reports from other members), meeting place and times arranged and communicated.	
		Meeting minutes taken, reviewed and adopted.	
		External communications received, recorded and actioned.	
		Maintain Club constitution, leases etc.	
		Manage Club relationship and responsibilities with regional association, including arranging participation in regional competitions.	
		Maintain registers of member and officer names and contact details.	
		Keep track of uniforms and other Club clothing.	
		Arrange and book fixtures (with Executive sub-committee), and communicate events and cancellations with members.	
Manage a Club safety plan and ensure safety equipment and providers are allocated.			

Activity	Responsibility	Action	Measure
Asset management	Club Captain	Maintain a register of Club assets, including their location, condition and security and any user safety issues.	Monthly reporting to Executive
		Prepare an annual report on asset maintenance, safety and replacement requirements, and expected costs.	
		Arrange for day-to-day maintenance activities.	
		Ensure Clubrooms and equipment are secure and monitor any security arrangements.	

Activity	Responsibility	Action	Measure
Volunteer Management	Managers	Identify all volunteer positions required, including coaching.	Monthly reporting to Executive
		Recruit volunteers and maintain a volunteer database with all contact details and responsibilities.	
		Train volunteers for basic duties (see Key Initiative 5).	
		Develop volunteer roster with Club Secretary.	
		Communicate with the Treasurer to reimburse volunteers for reasonable costs.	
		Provide a first-point of contact for all volunteers.	
		Ensure Fair Play initiatives are implemented.	
		Support volunteer development programme (Key Initiative 5).	
		Monitor, recognise and reward all volunteers.	