



Golden Bay Grand Stand Community Trust

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Proposal by Golden Bay Grand Stand Community Trust 19 July 2017

Regarding the grandstand at the Takaka Recreation Park, 2032 Takaka Valley Highway



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Accompanying reference documents attached:

 History of Golden Bay Grand Stand Community Trust formation
 Trust Deed

Executive Summary

The Trust's proposal is to purchase the grandstand building, and to be responsible for any restoration work required to open the building and ongoing maintenance, as outlined in the pages that follow.

The Trust requests of TDC and the elected representatives that they support this proposal in principle, and that they rescind the earlier decision made to demolish the grandstand.

Golden Bay Grand Stand Community Trust (GBGSCT) (#2646831)

Deed and purpose

The trust was incorporated on 28 July 2016 and has the following stated purpose

...the promotion of the heritage Grandstand for the better enjoyment of all attendees at any event at the Takaka Recreation Ground and in particular to:

4.1.1. Promote and assist in the preservation and restoration of the heritage Grandstand at the Takaka Recreation Park, 2032 Takaka Valley Highway, Takaka 7110.

4.1.2. Raise funds and provide funding for the matter in sub-clause 4.1.1.

Trustees:

Duncan McKenzie

Mechanic, farmer, truck driver, transport manager Tasman Milk Products, engineering skills.

Life Member Takaka Rugby Club, continuous membership since 1976, 7 years as president. Life Member Nelson Bays Rugby Union. President Tasman Makos.

Member of the Golden Bay A&P Association, president for last 11 years. Has attended the last 50 A&P Shows. Life member Golden Bay Axemans Club

For questions or comments please phone Duncan 027 466 7572.

Averill Grant

Long term member Golden Bay A & P Association, event organizer.

Farm & Dairy factory owner - developed processes, manufacturing practices, factory, bottled milk and award winning cheeses. Cheeses recognised in "Cheeses of the World" book.

TDC environmental primary producers award 2000

Tasman representative Rural Businesswoman of the Year Award

Real Estate salesperson

Property Developer (Graeme Dick Group)

Adventurer

3 week expedition down Colorado River/Grand Canyon

3 months Norway training huskies for 1000k sled dog race

250k self-sufficiency foot race through Kalahari Desert - first New Zealander to compete

Currently training for 230k self-sufficiency foot race in the Amazon jungle

Distance running coach

For questions or comments please phone Averill 0204 020 3042.

Jill Pearson

Experienced treasurer or treasurer/ secretary for the following organisations:

Golden Bay Boys' & Girls' Agricultural Club (10 years), NZ Deerstalkers' Association

Golden Bay Branch (9 years), Golden Bay Gun Club (3 years), Takaka Play Centre

Treasurer (6 years).

Higgins Heritage Park (5 years) advertising

Bachelor of Agricultural Science

For questions or comments please phone Jill 027 384 8165.

Hazel Pearson

Business Owner: Environment Technology Ltd, co-director and office manager. Liaison with plumbers and drainlayers throughout New Zealand, and local authorities with regards to on-site wastewater management.

Resource consent and building consent experience.

Native plant nursery – planting and maintaining riparian strip plantings.

Bachelor of Arts

For questions or comments please phone Hazel 0204 000 5325.

Project Management Committee:

The Project management Committee has two co-leaders:

Paul Crockford

- 25-year background as a qualified builder working on residential and commercial projects, architecturally designed buildings, alterations and renovations
- built Takaka Primary School Hall and dairy factory Casein Store
- long term member of the NZ Certified Builders
- committed to working within the Health and Safety regulations
- responsible for subdivision development
- quantity surveying for building projects

- project management skills including overseeing work, coordination of staff and materials
- strong background in successful business management and ownership
- skills in effective staff recruitment and supervision
- ability to operate machinery including trucks, tractors, diggers and forklifts
- provides exceptional customer service and ensures issues are quickly resolved
- entrepreneurial skills and creativity in initiating ideas and possibilities
- driver licences – 1, 2, 4, 6, WTR and Dangerous Goods and Passenger endorsements

For questions or comments please phone Paul 027 445 1917.

Matthew (Hika) Rountree

- Operations Manager Clearwater Golden Bay (Aquaculture Management)
- Team Leader
- Environment Court Experience
- Consent Management
- Implementation of Council and Industry Rules and Best Practise
- Big Budget Project Management
- Health and Safety Accredited
- Trained First Aider
- Fund Raising and Revenue Management implementation
- Long Serving Takaka JAB Rugby Coach

For questions or comments please phone Hika 027 413 5462.

Golden Bay A&P Association (A&P) involvement with the site

The A&P and the Takaka Athletics and Cycling Club gifted the land now known as Takaka Recreation Park, including the grandstand and produce booth building, to the local council in 1959. As the A&P were affiliated to a national body, if they disbanded, their interest in the land would become the property of the national body. At least part of their motivation to donate the land was to ensure the park remained available for the Golden Bay community to use. The A&P Association reserved the right to use the buildings and grounds in perpetuity for their annual show. The A&P support the recently built new facility, and gifted TDC more land for the new netball courts, on the understanding that ‘as good or better’ facilities would be provided. Plans for new elevated covered seating were removed from the new development without any consultation with the A&P Association.

Proposal

In general terms our proposal is for the GBGSCT to buy the grandstand from TDC – a ‘peppercorn’ purchase price has been suggested – and to retain the grandstand in its present position. This proposal includes some demolition works, and remedial works to be carried out immediately on the grandstand and within the next 6 months, in order to have both the grandstand and newly built recreational facility fully open as soon as possible. The scope of works is divided into three stages.

Stage One

Timeframe: To be completed by 30 September 2017

- Demolish old squash court. This will reveal the cladding on the adjoining grandstand wall. Maintenance or repair to this wall to be carried out if required.
- Carpark to be redesigned and completed, including stormwater management. At this point the new facility could be opened fully.
- Stairs to be put back on the grandstand. At this point the grandstand could be re-opened.

Schedule and costings for Stage One Works

There are too many unknowns at the moment to be able to give an accurate cost estimate. What we can say is we have many confirmed offers of voluntary labour, and materials to be supplied at cost. Confirmed sponsors are listed on p9 below. The Trust has already demonstrated an ability to raise considerable funds with an uncertain outcome, and Golden Bay has a great capacity to support tangible goals. Once the future of the grandstand is secure other avenues for fundraising such as applying for grants would be open to the Trust.

Parking Consequences

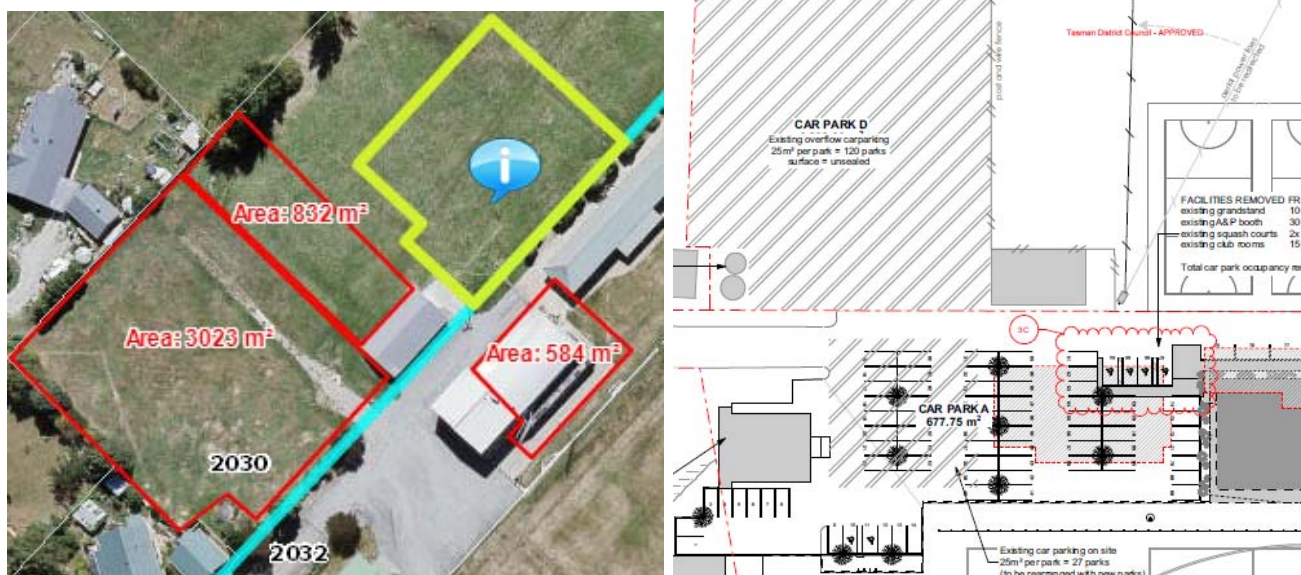
The Trust has been informed by TDC that parking is not the main issue, and we understand that parking layout is not our concern. We would like to comment on parking in the following way, however, inasmuch as retention of the grandstand would affect the consented car park calculations and plan.

The aerial photo below shows the grandstand, old squash court and old produce booth (now demolished). The new building more than covers the footprint of the old booth. The largest area bounded in a red line is the off-site parking on the A&P land that has been used for years by users of the recreation park. This is Car Park D on the cropped drawing taken from the consented parking plan shown below.

The 584m² area contains the grandstand and the front and rear extensions to the grandstand, and is the area of the consented car park plan for the new facility that would be affected by the retention of the grandstand as proposed.

The 832m² area is the additional off-site car parking area that has been offered by the A&P Association at no extra cost to TDC. This is greater than the area affected by the grandstand’s retention.

Twenty one actual carparks are affected by the proposed retention of the grandstand, however the consented carpark calculations require a further 30 parks for users of the grandstand, so for the on-site parking to meet permitted activity rules, 51 more onsite car parks would be required. There is approximately 1.5 hectares of grounds outside the playing fields that could be used for additional on-site parking. There is no requirement for on-site parking to be sealed, and of the consented 238 on-site car parks only 118 are drawn as sealed.



Stage Two

Timeframe: To be completed before the next A&P Show 20 January 2018

- Paint or otherwise clad the grandstand walls to match or complement the new facility.
- Prepare detailed Conservation Plan.

Expert witnesses at the Environment Court Hearing agreed "that a Conservation Plan proportionate to the heritage significance of the building shall include the following:

- (a) Preparation of accurate measured drawings of the existing building – to be completed by the Trust if TDC does not already have these.
- (b) An historical record of the building
- (c) A heritage inventory of all fabric and an assessment of authenticity
- (d) An assessment of heritage values and summary of significance
- (e) Consideration of risks associated with the building
- (f) Policies that will ensure the heritage values of the building are maintained accepting appropriate adaptation
- (g) Means of implementation of the policies”

Stage Three

Timeframe: At community request and as funding permits.

- Possible mural to be painted on one or more walls.
- Any other required works that will not detract from the character and appearance of the building. It is understood that some restoration work could require a building consent, which in turn may trigger other requirements. The Trust would cover these costs if so.
- Retention of the grandstand would create areas between the new facility and the rugby fields that could be further developed. We would welcome the opportunity to work with other users to further enhance the amenity of the site.

Who pays for what?

It is understood that the new facility budgeted for the demolition of the squash court, grandstand and extensions, and for completing the carpark. Additional costs would have been incurred to carry out the Archaeological assessment required by HNZ before and during demolition of the grandstand.

It is suggested that additional demolition costs incurred because of the need for careful partial demolition as opposed to demolition of all the structures may be offset by not having to do an archaeological assessment if the grandstand remains. The Trust proposes two options for the demolition of the old squash court:

- A. This to be carried out by the Trust. TDC to make over to the Trust its budgeted amount for demolition.
- B. This to be carried out by TDC contractors at TDC cost.

Details such as these we believe can be decided between TDC and the Trust's project management committee; other details may only become apparent as stage one progresses. A Health and Safety plan will be made by the Trust before any works are begun. What matters in this proposal is the agreement in principle to the retention of the grandstand.

Notwithstanding suggestions for demolition of the old squash court above, the Trust proposes to fund all other works proposed.

Sponsorship, Donations and Fundraising

The trust has had to raise over \$50,000 to get this far. This has been made up of donations, raffles and market stand proceeds, and interest free loans. The cost of the three reports attached is \$18,829.65 which is included in the \$50,000. These reports will be used in the preparation of the Conservation Plan for the grandstand.

The Trust may incur the Heritage New Zealand Pouhere Taonga costs for the Environment Court hearing. In February 2017 the Trust established a guarantor prepared to cover costs stemming from these proceedings.

Fundraising Plan

- Sell grandstand seats at \$100/seat. This would generate \$30,000 – and there has already been interest shown by potential purchasers. This has been a successful fundraising method already in the Village Theatre and the Playhouse. Right of Renewal charges of \$10/year would bring in \$3,000/ year to the repair and maintenance fund. If the Trust were to own the grandstand, registered charity status could be attained enabling donations to be tax deductible. Ownership of the grandstand would make the Trust eligible to apply for funding grants.

The Trust has received many offers of skilled volunteer time, and building materials either donated or offered at cost. These are listed below, with contact details provided where possible to enable these offers to be verified.

List of confirmed demolition/ restoration participants

Solly's Contractors, Eddie Solly	027 220 6207
Freeman Roofing, Dallas Spence	027 544 3015
Lamb Contracting, Dick Lamb	027 521 2126
Richard Green, builder	021 725 957
Laser Electrical, Jono Webb	027 681 0040
Grant Delaney, builder	027 444 7508
Rod Sharp, carpenter	03 525 8487
Anatoki Construction, Beau Quartly	027 455 6542
Heritage Building, Mike McKenna	027 430 2489
Andrew Yuill, engineer	03 525 8802
Black Dog Construction, Steven Hambrook	027 495 8495

We are still waiting for some confirmations; we will endeavour to get any additional, relevant information to the council before the 27 July 2017 full council meeting.

Request to Tasman District Council Elected Representatives

We ask the elected representatives of TDC therefore to:

- Agree in principle to support the sale of the grandstand to the Trust so that this proposal can be carried out in full.
- Support this proposal by voting to rescind their earlier decision to demolish the grandstand.