

MAPUA & DISTRICTS COMMUNITY ASSOCIATION

General meeting of the Association

MINUTES [10 September 2018]

PRESENT Marion Satherley (Chair), Jolene Theron, Aileen Connell, Wayne Chisnall, Helen Bibby, Naomi Aporo, ,Trish Smith, Mike Kininmonth, TDC councillors King, McNamara & Turley, Hot Topic presentation: Tim Ewer (local health care), TDC's Rob O'Grady & Karin Hoffman (Upgrade of Stafford Drive and Aranui Road Water and Wastewater systems), 19 MDCA members/community guests as per attached list.

APOLOGIES: Elena Meredith, Tord Kjellstrom, Tim Hawthorne, Margaret Cotter **Moved** Marion **Carried** Helen

WELCOME. Chairperson Marion welcomed – Introduced as new chair

OPEN FORUM (3 minutes):

- No new items raised.

PRESENTATION SLOT. Presentation and discussion from

- **Dr Tim Ewer Local Health care and clinic update**

Dr Tim Ewer started the presentation by highlighting the history of the Mapua Health Centre and how it was started in March 1990. At that stage locals already formed a committee looking at setting up a healthcare facility. Tim joined the committee and offered his services as a doctor. At the same time the Nelson Hospital board bought the old Post Office as a space for the District Nurse to work from.

The building is still owned by the Area Health Board, with the Health Trust leasing the building back from the Area Health Board for \$10 a year for 90years. Tim leases it from the Trust.

For the first 4 years Tim was the sole doctor at the health centre. Over time more doctors were employed and the building extended with great community involvement (much of the building and upgrades were done for free).

The current dilemma is that that the building has reached capacity with no option to extend any further at the current location. The centre employs 23 staff and operates as a teaching practice. Apart from Mapue growing, hospitals are increasing services required by General Practices. The facility will need to be extended in order to meet the needs of the growing community. There is space at the back of the health centre to expand but council will not allow further extensions owing to parking restrictions. The ideal situation would be to extend current building. Another option will be to build a brand new health centre but cost of land, etc. not making this a feasible option.

Tim explained that he has looked into various options and has even come up with a design of the type of health centre that he believes would be most suitable for the growing health related needs within Mapua. The actual design plans were passed around for all to see.

Helen raised the question of looking into the option of introducing or partnering with another practice in Mapua. Tim responded that financial viability for GP's are a growing concern with many others not able to sustain the high costs involved.

Member Hugh Gordon highlighted the open space available around 20 Aranui Road open space and asked if this space might be a suitable possibility? Time responded by saying that that specific land is council owned with talks of land divided up in sections already, costing over \$1 million. The only way that this land might be made available for a

health care centre is if it comes through central government and significant community pressure for the land to be Tim also said that several proposals have been submitted to council for a health care centre, gym and rest home. The questions was raised - How can we as a community proceed to make council aware of the need?

More questions was asked by;

Mike Kininmonth – is it not perhaps an idea to start making community aware of the need to expand.

Tim - have approached council but without much progressed made.

Wayne Chisnall – 8 doctors in Motueka came together to form practice/ profit sharing business. Any possibility to do something similar by going private?

Tim - some practices tried doing it through community projects but found no council support for land and was thus forced to go private in some syndicate type of set-up.

Wayne - Distributed operations perhaps the way to go with DHB looking at building a new hospital. Although it would take a number of years for this to come into plan.

Tim was asked what his ideal time line would be and answered that it comes down to having sufficient seeding funds to make it happen as well as having business moment behind it.

Naomi – what do you want to be known for?

Tim – about to take on Health Care Home programme. New form of delivering health care. Patient centred where doctor goes to patient rather than patient to doctor. Best care, best modern ways of doing, providing the extra services and eventually doing it in a fully serviced building to provide a full spectrum of possibilities. In a small way we've tried to do this already.

A member asked if there are any other models similar to Mapua with community ownership, size, building etc. Suggesting that it might be easier for community to attract money than for a number of doctors which might be seen only as for profit business.

Time – it would be ideal for community owned type syndicate. In reality need to look at a 7-10% return.

Wakefield is an example of community owned health centre but the price of going to Dr. is the same as Mapua as it's still an expensive business to run. Model that has worked but set up in the 80's.

Tim concluded that the most feasible solution would be for a philanthropic effort aimed at obtaining land and building a multifunctional health care centre specifically for Mapua community.

Marion thanked Tim for his insightful presentation and appreciated being reminded of how it all began. She encouraged all to get in touch with Tim should they know of any other options available or know of a philanthropist that would invest in such a type of project.

• **Rob O'Grady TDC Project Manager - Upgrade of Stafford Drive and Aranui Road Water and Wastewater systems.**

Rob highlighted the fact that \$15 million have been set aside for water projects in our area with the Aranui Rd /Stafford Dr being one of the first. The project involves:

- An upgrade to the wastewater pump station in Ruby Bay, including a new underground emergency storage tank and odour control.
- A new wastewater pump station at 69 Stafford Drive, which will replace the existing pump station at 72 Stafford Drive. The new pump station will include underground emergency storage and odour control.
- A new water main running from Mapua Wharf to Pine Hill Road.
- A new wastewater pipe running from Mapua Wharf to Ruby Bay.

At the later stage the plan will also involve setting up a pipeline from Mapua Wharf over to Rabbit Island towards wastewater works.

Timeline on the 1st project – tender end of Oct, get contractor appointed to start in Jan 19 and completed by Nov 19. How will it affect the community? Concept plans have been submitted on how to deal with shops and wharf – push mains to far side of road to parking to keep traffic lanes open in front of shops. Area by wharf to push construction to one side of road, one way to keep traffic flow. Also met with the school, to do work during winter holidays. Delayed work on traffic island and will complete that when past the school. Budget \$6.5 mil.

Question from the floor about lifespan of system and the amount of people it is designed to cater for.

Rob - pipe lines look at 80 year lifespan. Wastewater pipe sizing for approximately 30 years. Future proofing, council has growth model for 30 year horizon. Question - how accurate have the growth models been, Richmond for example not accurate?

Rob – the first 20 years has seen almost no development while the last 5 year extreme growth. Population growth modelling almost impossible to predict accurately.

Naomi – what has been highlighted as the key risk areas?

Rob - Budget, don't want to do things twice. Balance between doing what you can without making it too small.

Disruptions in community, want to be engaged with community.

Question about pipes going underground or not.

Rob – no, will go in structure above ground.

Question - When will work on pipeline across the channel taken place?

Rob – future project, 10 years from now.

Question – will it still be a singular main but designed to not flow back? At least 15% loss of water with current main.

Rob- we are doing this project due to a dodgy main.

Mike – increasing size of wastewater to wharf before link over the Rabbit Island, won't it create a hot spot with wastewater at the wharf?

Rob -New wastewater system build to accommodate this. Mapua is down as growth area and therefore the focus on projects to be completed.

Three projects has been grouped together with work taking place at the same time in order to be more efficient – one trench for mains and waste water pipes for example. Community will be well informed about work taking place and how it will affect them. Team is determined to maintain good relations with community. Created project information forum, prompting all to sign up if they would like to receive regular project details via email.

Marion thanked Rob for the presentation, saying that we look forward to working with him and commended him for already demonstrating open and positive communication on a project affecting her own property.

MINUTES PREVIOUS MEETINGS- Assn & Exec. Exec notes from the **28 August 2018** meeting were **TABLED**. Moved **THAT** the amended minutes of the Association's general meeting held on **13 August 2018** were an accurate record of that meeting **CARRIED** Wayne / Helen Bibby

		Action & follow up
ROADS & PATHWAYS	<p>Welcome to Mapua sign Action to be taken - item was not discussed</p> <p>Pathways Letter to TDC re pathway from Jessie St to Aranui Drive – no reply as yet. Seddon valley road pathway is progressing</p> <p>Public concern over pollution & erosion of stream Aporo Rd</p>	Wayne Chisnall

	TDC working with property owner and developer to see if they are complying with consent. Maintenance of stream is private and not council responsibility. Maintenance is up to landowners.	
ASSN RULES & CONST.	None	
MAPUA WATERFRONT & WHARF	<p>Waterfront Park Upgrade Sub committee meeting - Any topics for WWG?</p> <p>Shade and BBQ Rata Foundation grant application– didn't get RATA fund for BBQ. On hold can reapply.</p> <p>Frames, logs & playground at Waterfront Park Bad weather etc. delayed project and WWG has asked to be put on hold. Waiting on decisions from WWG to be made. Trish to keep control on the process.</p> <p>Aquarium sign Sarah taking over to get repairs done. Has spoken to Trish. School will be completing it this term.</p> <p>Waterfront Park (Masterplan) Working Group (WWG). Previous meeting report. Terms of reference basically finalized. Position of Chairperson – group felt to advertise wider. Applications closing soon. MDCA promoting Mike as chair. See meeting report what Mike wrote. TDS already prepared plans for area in front of Golden Bear. Got 3 Iwi representatives to give input. Traffic and parking seems to be something that will come up as potential problem. Focus on 6 initiatives and prioritizing these with traffic being one of them. Marion positive about the input of Iwi and looking at history of Mapua.</p>	Trish Smith
ENVIRONMENTAL PROJECTS	<p>Waimea Inlet Forum Report. – nothing to report</p> <p>Replanting Mapua Drive Roadside & Dominion Flats Mamaku Dr Helen Bibby gave a short verbal update.</p> <p>Michael Bergin – Project Crimson (gave 1000 trees). Came to see how they are growing and very impressed with progress. Geocach group – volunteering to help out DOC representative has set-up a meeting with Helen (he is part of the billion tree project). An application has been submitted to Greenwood Trust and Tasman Council for trees to plant next year.</p> <p>Waimea Dam Tim King reported decision to proceed to financial close, contract sign, coming back to council for final decision. Project will proceed early in Jan. Secret – lot of commercial sensitivity and possible legality private funding involved to provide Council with opportunity to get cost down to tax payers. Investors involved wanted to stay confidential. Over runs over \$3 mil become responsibility of council. Has to go through process of consultation. Recovery money might be set at a targeted rate for specific people.</p>	Helen Bibby

TDC & FUTURE DEVELOPMENTS	<p>Mike reported on steps going over Tait Street wall into sea – substantial rebuilt will start later this month.</p> <p>Naomi ask council re Provincial growth fund. Tim- entities in region looking at different projects. Huge amount has not be distributed. We’ve put in an application for dam, if we do receive something it will not be a significant amount. Not aware of anything else</p>	Mike Kinninmonth
SOCIAL MEDIA	<p>Naomi gave a verbal update on Tim’s behalf. Most viewed posts -announcement of the McKee Domain reopening (2,715 views) and Kiwi Kai’s free food service in Mapua (4,357 views, 32 comments and 26 shares). May 22 post Free Metal Waste Disposal for Recycling at Perry's Auto reached 1,059 people.</p> <p>In total, July and August posts attracted 12,933 views up from 10,770 views in May and June.</p> <p>Digital activity in July and August for our web site www.ourmapua.org was up dramatically. Average 60 visitors per month. Increased to 365 for the two months, 157 from France & 59 from Brazil. Article about the Top of the South in a travel magazine might have prompted visits.</p> <p>Thanked Helen for writing the Coastal News articles and Naomi for doing Facebook posting.</p>	Naomi Aporo
AED Education & monitoring	<p>Marion offered a brief explanation of MDCA funding as responsibility of maintaining these.</p>	Marion Satherley
RELATIONSHIPS	<p>Once Tim is feeling better, more will be done here. Through WWG history pulled together and working closely with the Iwi group to package information to share with wider community. Waterfront area carries great history and important for future development.</p>	Naomi Aporo
WATER INFRASTRUCTURE	<p>Aileen volunteered to get involved. When Bruno comes back we would be able to give more feedback.</p> <p>Rob (TDC) reported that a budget has been set aside to get water off the road on to the channel. After the summer storms there’s a problem of getting water away to sea but not able to get water away at high tide. Proposed a 2nd outfall pipe. Speaking to some land owners (Broadsea Avenue). Looking at plans to get proposal together. Naomi remarked on positive responds to concerns raised. Devon -talked about reallocation of funding.</p>	Aileen Connell

<p>TREASURER</p>	<p>Accounts to be paid:</p> <ul style="list-style-type: none"> • General: \$2250 to reimbursed Pub Charities – Dominion Flats, money designated for specific area. Will be able to reapply. • \$50 for volunteers at Dominion Flats that helped build a chair <p>Report:</p> <ul style="list-style-type: none"> • Multi-year funding doesn't apply to MDCA at this stage but might be applied for when the Transportation portfolio kicks off. • Aileen's report read to the meeting. • Current members now 43 + 4 tonight paid up members for current financial year including 2 life memberships, with new membership forms available at the hall. • Current balance AS AT [DATE] = \$ 12 252.76 comprising. <ul style="list-style-type: none"> ○ General fund \$3 953.76 ○ Dominion Flats Grant \$ 7,360.83 ○ Waterfront Park \$ 468.17 ○ AED \$ 470.00 <p>THAT the report be accepted and the invoices be paid Aileen CARRIED: Trish / Naomi</p>	<p>Aileen Connell</p>
<p>TDC COUNCILLOR'S REPORT</p>		
<p>CORRESPOND.</p>	<p>Outward:</p> <ul style="list-style-type: none"> • Letter to TDC re pathway Jessie St to Aranui Rd <p>Inward:</p> <ul style="list-style-type: none"> • Email re pollution & erosion of stream Aporo Rd 02.09.18 • Email from Aileen re RATA fund expenditure waterfront • Email re multi-year funding to the Community Organisation Grant Scheme • TDC Project information regarding upgrade of Stafford Drive and Aranui Road Water and Wastewater systems. 	
<p>GENERAL BUSINESS</p>	<p>Hugh Gordon raised concern around speed limit on Aranui Rd. Marion suggested that Wayne carries on addressing concerns with TDC Jamie</p> <p>Marion thanked members for their participation and the meeting concluded at 8:53 pm.</p>	

NEXT MEETING	Monday 8 October at 7pm Bill Marris Room Community Hall	
NOTICES & REMINDERS	Reminder:	