

### Discussion of the recommended motion:

1. I have tabled a recommended motion for the community association with an explanation. You will be relieved to hear that I have chosen to table rather than to move a motion tonight because I feel the issues need more consideration, more input from others and a chance to hear other views before the association acts.
2. I recognise that I am only one member of this association and that I prepared the motion and my report only on my own initiative. This happened two months ago when I began a process of asking questions because I was concerned about changes being made at the wharf that I could not understand. Some of the changes were to features that my children and grandchildren care about a great deal, in particular, the Wharf Reserve.
3. I advised the community association what I was doing and at an early stage advised Elena that I may table a recommended motion for discussion. Since then I have reported back on what I have learned.
4. The motion summarises what I feel are the main concerns over the council's Mapua Wharf precinct project. **They are set out in the part 1 of the draft motion & are:**
  - a. The lack of a clear overall plan and the lack of proper public consultation;
  - b. The substantial unauthorised over-spend on the Shed 4 building (\$577,000) and the costs arising from the dispute with the owners of Hamish's Café;
  - c. The lack of policies to protect or support the community assets at the wharf, the Boat Club and its launching ramp, the Tamaha Sea Scouts, the Port Mapua Marine Museum, significant Maori sites and the wharf structure itself.
5. **Part 2 sets out suggested remedies. These are:**
  - a. A review of the project, consideration of the council's policy for the port and greater support for the community assets there.
  - b. A more comprehensive and complete plan along the lines of what was promised in a 2006 TDC council circular outlining the issues. This carried the headline: "A development framework which seeks to strike a balance between the range of community views and council objectives". This publication also put as its first recommendation the following statement: "A decision on whether and where the boat ramp may be relocated **must precede** any further planning".
6. **Part 3 of the motion seeks proper public consultation on a revised plan.**



7. The explanation section discusses TDC policy and administration changes that have resulted in a change in attitude and approach at the wharf not just for its Shed 4 initiative but other changes too. In particular, they have been:
  - a. New, more profit driven council policies re commercial property and
  - b. A new Commercial Subcommittee charged overseeing these policies and some big changes in the delegation of powers to key individual council officers.
8. Many of these changes have not been publicised. For example, I was very surprised to find that the new subcommittee overseeing the development has only two councillor members but three non-elected, non-accountable members.
9. As stated at the outset, I am aware that I am simply one association member who has been acting on my own re the wharf project. I feel that I now need to pass the issue of what happens re any action by the MDCA back to the association's committee. I am hoping that the association might look at my draft motion and explanation and come up with its own recommended motion, perhaps to be presented at the November meeting.
10. This would give time for people to consider the many issues, time for wider input into the association and particularly time for the community groups based at the wharf to give input. Unless council policies and procedures change, my view is that these groups are likely to be adversely affected by the wharf precinct development project if it continues on its present course.
11. I am sure that all people have great affection for the Mapua Wharf precinct. My hope is that through wider discussion and debate about new development there we can achieve a better balance between community wishes and council objectives. I am sure too that we all have great appreciation of the community groups that have made the wharf the wonderful community asset that it is.
12. Thank you for the chance to speak. I am happy to supply the association's executive with details of matters referred to in my report.  
At present I am happy to answer any questions on what I have written in the tabled motion and report and on what I have just said.