

# MĀPUA & DISTRICTS COMMUNITY ASSOCIATION

## General meeting of the Association

MINUTES April 8<sup>th</sup> 2019

**PRESENT:** Marion Satherley (Chair), Aileen Connell, Wayne Chisnall, Mike Kininmonth, Naomi Aporo, TDC councilors King, McNamara & Turley and 15 MDCA members/community guests as per registration list.

**APOLOGIES:** Tim Hawthorne, Helen Bibby, Elena Meredith, Trish Smith

**WELCOME.** Chairperson welcomed everyone. Explained that there are four presentations and a workshop so meeting would not follow general format. Open forum to be skipped and combined at the end with any questions on Executive reports that had been circulated.

**OPEN FORUM (3 minutes):**

- n/a

**PRESENTATION SLOT:**

Four presentations

- Glen Thorn (Parks and Reserves - TDC): Māpua Reserve Playground Area
- Jacqui Deans and Jeremy Butler (Urban Growth and Development – TDC): Nelson and Tasman Future Development Strategy
- Richard Kempthorne (Tasman District Mayor): TDC Annual Plan
- Richard Hollier (Parks and Reserves – TDC): Māpua Waterfront Development – Ngaio Tree Area

Māpua Reserve Playground Area

The draft plans for the playground area were circulated and presented (an electronic of these plans is to be distributed by TDC). Key points included:

- Apple theme to recognise orchard and packhouse history
- Wheelchair friendly
- Catering to broad age ranges
- Three sets of swings including one basket swing for wheelchairs. Question asked about how the basket swing was proposed to work for wheelchairs. Glen to provide further information in consultation documentation.
- Sand play or water play are options if the community desires it. Noted potential issues with sand area with animals littering. Water would be on a sensor (only activated when people were there). The water would not be recirculated due to health and safety issues and would be turned off in times of drought.
- Large solid apple crates for climbing
- Combined bark and smooth surfaces
- Front fence will remain – additional fencing not proposed
- Waharoa proposed to incorporate an iwi element
- Skate park separation – design forces children to enter at the top of the rail rather than cutting through mid path (safety)
- Natural elements (native plantings, logs etc) to be included
- Proposed to complete before Christmas
- Glen is away from end of April for 7 weeks, community facilitated consultation to take place during his absence.

### Nelson and Tasman Future Development Strategy

The Tasman District Council and Nelson City Council are working together on the Nelson-Tasman Future Development Strategy (FDS). It is a high-level plan to determine how the Nelson City and Tasman District will accommodate the next 30 years of housing and business growth. It will be prepared over a period of eight months. The FDS will show where growth is to be located, and in what form, and what infrastructure will be needed to support that growth. It was noted that:

- A video and further information on the website: <https://www.tasman.govt.nz/my-council/key-documents/more/growth/future-development-strategy/>
- Further planning and a submission processes will take place
- The FDS is not detailed planning – it's high level to identify areas for future investigation
- The current processes being undertaken is second round of consultation
- LTP takes us out 10 years. The areas proposed in the FDS are in the 11 – 30 year period.

Key points from the presentation included:

- Estimated 10,000-20,000 houses needed in the next 10-30 years
- 3 different growth scenarios were explained. The three scenarios are based around:
  1. Enabling housing choices, while avoiding areas that are likely to be subject to sea level rise
  2. Enabling housing choices while avoiding land of high productive value
  3. Enabling strategic housing choices while taking into account both of the constraints in scenarios 1 and 2.
- For existing or new settlements, the FDS explored whether building up or building out were the preferred options
- First round of feedback favoured existing areas intensified
- Feedback received to date also focused on preservation of natural landscapes, climate change responsiveness, maintain flat land for horticulture, affordable housing
- Current consultation runs until 8 May 2019.
- Mapua options focused around the Seaton Valley area.
- Commercial area in Mapua area also proposed.
- Stakeholder consultation also includes groups like NZTA and DHB's
- No consultation with land owners to date. Concern's raised by existing land owners at the meeting about the impacts of the process in terms of valuation of the land. Particularly in relation to zoning of land. Concern raised that the process is unfair and that adverse impacts of existing development is currently impacting land owners in the community and needs to be addressed first before discussions on further development take place. The TDC representatives noted they were focusing on future development only and question regarding issues of current development impacts should be directed to Dwayne Fletcher – Activity Planning Manager (TDC) .
- Following this round of consultation will propose strategy. Plan for adoption will be submitted to Councillors in July.

### TDC Annual Plan

A high level summary of the annual plan was presented. Key areas and issues highlighted included:

- Drought – significant impact on rural areas.
- Fire – significant resource allocation both during the initial response and following that response. Resource and building consent processes had remained largely uninterrupted – but all other council teams impacted
- Improving infrastructure and catering for population growth. Infrastructure comes at a significant cost.
- Remianing focus keeping rates below 3%, 2.74% average across the district. Also aiming for debt cap of \$200m. Primary drivers behind rate increase include replenishment of river account previously spent on cyclone Gita and significant increase on insurance premiums.

Key projects highlighted in the plan:

- Dam – immediate focus on removal of organic material.
- Golden Bay – cycle way
- Brightwater – town centre upgrade
- Motueka and Riwaka – flood mitigation
- Motueka library upgrade
- Wakefield Water Treatment Plant
- Nelson Regional Swerage upgrade
- Māpua Water trunk main design brought forward to commence immediately

Coming focus for the Māpua / Ruby Bay area include:

- Old buildings repaired at the wharf
- Moutere Waimea reserve management plan
- Māpua and Ruby Bay waste water upgrades
- Freshwater land advisory group to be formed

Questions

- Drought: Reservoir issue – raised.

#### Māpua Waterfront Development – Ngaio Tree Area

The proposed design for Ngaio Tree Area at the wharf was presented for consultation. This design was based on the initial round of community / stakeholder input. Key points from the initial feedback included in the design principles included:

- Greenspace
- Family / children / intergenerational / disability friendly
- Cultural / historical presence
- Ngaio tree protection
- Seating and picnic tables
- Beach and ferry access
- Access to the boat ramp
- Dinghy rack
- Cyclist access and bike stands

Other points noted included:

- Preference for the surface area to be raised by 10-15cm to minimise ground disturbance given it is a culturally and archealogocally significant space
- Examples of potential design features provided included bench setas, types of low lying native plants, interpretaion panels etc
- Golden Bear delivery access is required to be maintained.

Facilitated consultation to take place in April so that a formal resource consent process can be initiated as soon as possible. Aim for completion for 2019 summer.

Workshop undertaken to provide feedback on the Ngaio Tree design. Key outputs from the workshop attached.

#### **MINUTES PREVIOUS MEETINGS- Assn & Exec**

<b>ALL REPORTS</b>	<ul style="list-style-type: none"> <li>All reports circulated via email prior to the meeting.</li> </ul>	
<b>CORRESPOND.</b>	<b>Outward:</b> <b>Inward:</b>	
<b>GENERAL BUSINESS</b>	<ul style="list-style-type: none"> <li>Second presentation on the Future Development Strategy – big picture plan. Didn't have enough time consult and engage on it.</li> <li>Real tension between feedback and reality of what people live in.</li> <li>Suprise element raised again as unfair.</li> <li>Critical to the Council's process in terms of infrastructure development</li> <li>Opportunity to think differently about individual home owners responsibility – Council's role to enable discussion</li> </ul>	
<b>NEXT MEETING</b>	Monday 13 May 2019	
<b>NOTICES &amp; REMINDERS</b>	No reminders or notices.	