

Subject **Re: Parking at Mapua Wharf**  
From MDCA <[info@ourmapua.org](mailto:info@ourmapua.org)>  
To Jessica Moore <[jessica.moore@tasman.govt.nz](mailto:jessica.moore@tasman.govt.nz)>  
Cc Paul McIntosh <[pmcintosh64@yahoo.com](mailto:pmcintosh64@yahoo.com)>, Anne Turley <[Anne.Turley@tasman.govt.nz](mailto:Anne.Turley@tasman.govt.nz)>  
Date 2021-09-07 19:37



- 
- Community Brainstorming Feedback Ngaio Tree Feedback April 2019.pdf(~585 KB)
  - Approved plan - by all affected parties-1.pdf(~2.8 MB)
  - THISEM~1.PDF(~211 KB)
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Good evening Jessica,

I understand that there is a verbal agreement in place. However, verbal agreements are open for interpretation and manipulation.

Because of this and because you are new to the job I now feel it is important for me to share with you some of the decision making processes that have taken place to get us to the point we are at in the present.

Firstly, I was part of the Ngaio Reserve sub-committee of the Mapua Waterfront Working group (MWWG) along with David Martin (the past chair) David Scott (Tamaha Sea Scouts) Martin Marlow (Mapua Boat Club) Naomi Aporo (Ngati Tama)

Stephen had produced several plans before the final plan was adopted and approved by the community and MWWG. The process up to this point was that the plans were widely circulated within the community as well as with TDC tenants, especially the Golden Bear as one of the closest neighbours. David Martin had a couple of discussions with Jim as well as Stephen Richards. Mapua & Districts Community Assn (MDCA) held a brainstorming evening as part of an MDCA regular monthly meeting. There was very good participation from attendees and the results of this (which I have attached) were also shared with MWWG & Stephen. Final approved plan that was adopted is attached.

After the discussion from Jim at the Golden Bear the initial plan was amended to provide a three meter wide hard surface access to the back corner of the Golden Bear to enable the business to load and unload hops and brewing waste. This was the only reason why this access was made 3 meters wide. The initial intention was to have it as wide as all the other pathways within the reserve. You will see the widened access within the approved plan.

As you will also see from the Approved Plan, the gap along the eastern boundary of the Golden Bear was agreed to be narrowed to 1.2mtrs with space for a garden to compliment the garden towards the seaward side of the turning circle as well as a space to house the recycling bins. There was some concern at the time regarding Fire Egress but after further investigation this problem was mitigated.

The changes that were made to this community approved plan never went back out for community consultation and as a result have created an issue that the Ngaio Reserve sub-committee were working hard to ensure would be avoided through good design.

Unfortunately, through this process there doesn't appear to have been appropriate communication between TDC & tenants and this has caused some significant communication issues - one such issue resulted in another delay to the project commencing. And also unfortunately part of these communications issues it has meant that at least one tenant has had far too much influence in how a community space is laid out to meet their needs of that space for the personal business activities while overriding the wishes of the community.

I have also been lead to believe that the use of this public space which has been, for several years now, fenced off making it not available for the general public has been able to do so with no rent of the space being paid.

You stated that no preferential treatment occurs. I am pleased to hear this, however, this is not the way it has been for this particular business in the past and at the moment we are witnessing similar behaviour, and it is this the community needs to see change.

Regards Marion

MDCA Secretary

On 2021-09-03 08:55, Jessica Moore wrote:

Good Morning Marion,

Happy Friday all! I hope you are all looking forward to a nice sunny weekend!

Thanks again for your opinion Marion, I have taken your comments on board. I can confirm that there is no preferential treatment when dealing with commercial enterprises and leases but more so a review on tenant commercial activities and requirements to complete their day-to-day commercial activities in a timely and efficient manner. TDC has systems in place to ensure all tenants across the region are compliant with their lease contracts and terms within. We do have a strong focus on supporting small business to ensure they are able to succeed and help to provide tools to do this. As I mentioned below- there has been an agreement that this particular tenant is allowed to use this area as an area to load and unload and all tenants are allowed to do the same. The area in where the car is located on the photo you sent me is within his lettable area and not on reserve or public land. Yes, there is a requirement to drive across the reserve in order to access this but this has been agreed upon by verbal agreement. I agree in saying that the tenant may push the boundaries a bit but again, as previously mentioned we are working towards finding an amicable solution for this.

Enjoy your day.

**Jessica Moore**

Enterprise Portfolio Officer

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From: Marion Satherley <[marionawayfromhome@gmail.com](mailto:marionawayfromhome@gmail.com)>

**Sent:** Thursday, 2 September 2021 10:21 pm

**To:** Jessica Moore <[jessica.moore@tasman.govt.nz](mailto:jessica.moore@tasman.govt.nz)>

**Cc:** Anne Turley <[Anne.Turley@tasman.govt.nz](mailto:Anne.Turley@tasman.govt.nz)>; Richard Hollier <[Richard.Hollier@tasman.govt.nz](mailto:Richard.Hollier@tasman.govt.nz)>; MDCA <[info@ourmapua.org](mailto:info@ourmapua.org)>

**Subject:** Re: Parking at Mapua Wharf

Thanks for your reply Jessica,

Please be aware he is a master of manipulation and bending the truth to suit his own needs. He has been doing this for years and getting away with it and he has done this every step of the way through the Ngaio Reserve redevelopment phase and it has to stop.

My question is: why is he getting preferential treatment for parking when none of the other TDC tenants do. There needs to be a level playing field for all TDC tenants otherwise TDC could be faced with some rebellion from all its other tenants who may try to get away with the same behaviours and disrespect of a community reserve. If this occurred it would be disastrous for everyone.

Regards Marion

On Thu, Sep 2, 2021 at 12:33 PM Jessica Moore <[jessica.moore@tasman.govt.nz](mailto:jessica.moore@tasman.govt.nz)> wrote:

Hi Anne,

Thanks for this I was actually just responding to Marion now, apologies for not getting back to you as of yet Marion, we have had quite a bit on with our tenancies being unable to operate and working out the logistics of moving into level 3 alert level.

Regarding the tenant, as discussed at the last meeting the tenant is allowed to use the area to assist with the commercial activities of his business i.e. making deliveries. The tenant has explained that he parks his car there to handle wood deliveries and to fill up kegs etc (which can take a couple of hours). He is not allowed to park on the reserve but as you can see in that photo he is parked within his lettable area for which he pays rent on. Anne I mentioned when we met a couple of weeks ago – the way in which I wish to handle this matter is in a face to face meeting with the tenant as I would like to sit down with him and go over all of his particulars and exactly what is required for his commercial operations outside his trading hours. I have been unable to do this as of yet due to the government lock downs but I did speak to him last week and we have pencilled in a meeting once we are able to in level 2. He is aware of the complaints and I have suggested we come up with a resolution together. Once this meeting takes place I will report back.

Regarding the bollards, its much the same answer after our meeting on Monday the 16<sup>th</sup> we went into level 4 lockdown so I again have been unable to get our contractors out between now and then to assess the codes. I can now initiate this as we are now able to engage contractors but I do suspect there to be a bit of a backlog as people catch up. The bollards are finicky, when we were there on the Monday night they were working but as per our meeting, and so you are aware Marion, we believe the access code may have been passed around a bit to unauthorised people therefore we are looking to change the security codes so only authorised people have access.

Again I apologise for the delay in coming back to you Marion, its been a bit of a whirlwind the last few days, I will keep everyone updated as soon as im able to get a sound solution in place for this matter.

Thanks again and stay safe.

**Jessica Moore**

Enterprise Portfolio Officer

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**From:** Anne Turley <[Anne.Turley@tasman.govt.nz](mailto:Anne.Turley@tasman.govt.nz)>

**Sent:** Thursday, 2 September 2021 12:14 pm

**To:** Jessica Moore <[jessica.moore@tasman.govt.nz](mailto:jessica.moore@tasman.govt.nz)>; Richard Hollier <[Richard.Hollier@tasman.govt.nz](mailto:Richard.Hollier@tasman.govt.nz)>

**Cc:** MDCA <[info@ourmapua.org](mailto:info@ourmapua.org)>

**Subject:** Fwd: Parking at Mapua Wharf

Hello Jessica,

These incidents are not one off's and need to be nipped in the bud urgently. The rules need to be very clear and the present use of the bollards needs to serve their purpose, or be superseded by something that works.

I have had several other complaints over time from the public and was hoping to discuss this at the next meeting. It is very helpful to have photos and suggest the option of gathering number plates of cars parked illegally, as there is signage in place. These can be forwarded with photos to compliance at council. If cars park elsewhere in prohibited places they get fined and word soon gets around the community leading to better compliance.

Regards,  
Anne Turley.

Sent from my iPad

Begin forwarded message:

**Anne Turley**  
Councillor  
Mobile [+64 22 171 1341](tel:+64221711341) |

**From:** MDCA <[info@ourmapua.org](mailto:info@ourmapua.org)>  
**Date:** 1 September 2021 at 10:39:16 AM NZST  
**To:** Anne Turley <[Anne.Turley@tasman.govt.nz](mailto:Anne.Turley@tasman.govt.nz)>  
**Subject:** Parking at Mapua Wharf

Good morning Anne,

I am forwarding the below email to you to let you know as a result of last weeks MDCA Exec. meeting it was agreed to forward this to Jessica.

As yet I have not had any response from Jessica and I was hoping you might like to follow this up for us please.

Take care and keep safe. Hopefully next week we will have even a bit more freedom with moving into level two. Fingers crossed.

Regards Marion

----- Original Message -----

**Subject:** Parking at Mapua Wharf  
**Date:** 2021-08-25 12:50  
**From:** MDCA <[info@ourmapua.org](mailto:info@ourmapua.org)>  
**To:** [Jessica.Moore@tasman.govt.nz](mailto:Jessica.Moore@tasman.govt.nz)

Good afternoon Jessica,

I hope you are keeping safe in these challenging times.

At last night Mapua & Districts Community Association (MDCA) Executive zoom meeting I presented two photo's that I observed while having lunch with friends at the Jelly Fish on Tuesday 17th August.

We arrived for lunch at 12.30p and left at approximately 2.30p.

The rest of the information is included within the attached file.

I would appreciate you responding to MDCA to inform us how TDC intend to stop this flouting of the intended purpose of this access.

Kind Regards

Marion Satherley

MDCA Secretary & Mapua Waterfront Working Group Rep.

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