



Notice is given that an extraordinary meeting of the Community Services Committee will be held on:

Date: Monday 24 December 2012
Time: 9.30am
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street
Richmond

Community Services Committee

AGENDA

MEMBERSHIP

Chairperson	Cr J L Edgar	
Deputy Chairperson	Cr E J Wilkins	
Members	Mayor R G Kempthorne	Cr S G Bryant
	Cr T B King	Cr Z S Mirfin
	Cr B W Ensor	Cr G A Glover
	Cr T E Norriss	Cr C M Maling
	Cr J L Inglis	Cr P F Sangster
	Cr B F Dowler	Cr M L Bouillir

(Quorum 2 members)

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AGENDA

1 OPENING, WELCOME

2 APOLOGIES AND LEAVE OF ABSENCE

Recommendation

That apologies be accepted.

3 DECLARATIONS OF INTEREST

4 REPORTS OF COMMITTEE

Nil

5 PRESENTATIONS

Nil

6 REPORTS

The following motion is submitted for consideration:

THAT the Community Services Committee agrees to waive the standard requirements under the Local Government Act for the giving of notice for this extraordinary meeting of the Committee.

6.1 Mapua Recreation Reserve - Land adjacent to Mapua Community Hall..... 5

6 REPORTS

6.1 MAPUA RECREATION RESERVE - LAND ADJACENT TO MAPUA COMMUNITY HALL

Decision Required

Report To:	Community Services Committee
Meeting Date:	24 December 2012
Report Author:	Robert Cant, Senior Property Officer
Report Number:	RCS12-12-01
File Reference:	31939

1 Summary

- 1.1. The Mapua Public Hall Society has been proposing to upgrade the Mapua Community Hall for a number of years. The members have consulted with the public on the options for the hall upgrade. Council has encouraged the enhancement of the Mapua Hall, so that it interacts with the adjacent Mapua Recreation Reserve in a more user friendly way.
- 1.2. The Society has now applied for a building consent, but because the new features of the hall are very close to the reserve, the hall will need a fire rated wall unless it can be shown that the immediately adjacent reserve land will not be built on (ie within 12 metres of the north-eastern portion of the new hall).
- 1.3. With work due to commence soon, an urgent decision is required which demonstrates that Council has no intention to use this portion of the reserve as a site for a structure requiring building consent. We are seeking Council's agreement to the land adjacent to the hall being kept free from other buildings and approval to commence a review of the management plan for the reserve to propose formalising this situation. The proposed hall upgrade is designed to link it more with the use of the playing fields on the adjacent reserve land. There is, therefore, no intention to add other buildings within 12 metres of the upgraded hall.
- 1.4. Council approval to the project is also sought, as required in the Long Term Plan 2012-2022, in order to enable the Council contribution to the costs of the work to be released.
- 1.5. A condition of the Council funds being released is that the Society contributes at least 20 percent of the funds for the project. While we understand that the Society has received funding from a number of sources, we have not yet received formal advice to that effect. We are, therefore, asking the Committee to delegate to the Community Services Chair and the Chief Executive Officer the authority to approve the allocation of the Council share of the funds for the project identified in the Long Term Plan 2012-2022 to the Mapua Public Hall Society Incorporated, subject to being satisfied that the Society has raised at least 20 percent of the project costs from other sources.

2 Draft Resolution

THAT the Community Services Committee:

- 1 receives the Mapua Recreation Reserve - Land adjacent to Mapua Community Hall Report RCS12-12-01; and**
- 2 approves the proposal for the upgrade of the Mapua Community Hall as outlined in the attached plans in Appendix 3.**
- 3 confirms that Council will not allow a new structure which would require a building consent to be built within 12 metres of the north-eastern side of the hall; and**
- 4 requests staff to instigate a review of the relevant provisions of the existing Moutere-Waimea Ward Reserves Management Plan proposing that a 12 metre no building zone (meaning that no improvements could be constructed which would require a building consent) be provided for on the Mapua Recreation Reserve adjacent to the Mapua Hall as outlined in the attached plan in Appendix 2 (sheet 55); and**
- 5 delegates to the Community Services Committee Chair and the Chief Executive Officer the authority to approve the allocation of up to \$827,820, being the Council share of the funds for the project, as identified in the Long Term Plan 2012-2022, to the Mapua Public Hall Society Incorporated, subject to being satisfied that the Society has raised at least 20 percent of the project costs from other sources.**

3 Purpose of the Report

3.1. The purposes of this report are:

- (a) to approve the Mapua Community Hall project; and
- (b) to inform the Committee that the Mapua Public Hall Society has lodged a building consent to commence work on upgrading the hall and that we understand the community has raised the community contribution of at least 20 percent of the cost of the upgrade work; and
- (c) to agree that Council would not allow a structure to be built on the recreation reserve land adjacent to the proposed extensions to the Mapua Community Hall, and request that staff commence the process to review the management plan proposing that a 12 metre no building zone be provided for on the Mapua Recreation Reserve adjacent to the hall. This proposal would reflect a commitment by Council to not allow any structure (being improvements which would require a building consent) in this part of the reserve; and

- (d) to delegate to the Community Services Committee Chair and the Chief Executive Officer the authority to approve the allocation of up to \$827,820, being the Council share of the funds for the project, as identified in the Long Term Plan 2012-2022, to the Mapua Public Hall Society Incorporated, subject to being satisfied that the Society has raised at least 20 percent of the project costs from other sources.

4 Background and Discussion

- 4.1. The Mapua Public Hall Society has been proposing to upgrade the Mapua Community Hall for a number of years. The members have consulted with the public on the options for the hall upgrade or replacement. The attached plans reflect the outcome of the consultation process. Council has encouraged the Society to undertake the improvements to the hall so that it interacts with the adjacent Mapua Recreation Reserve land in a much more user friendly way.
- 4.2. The Society has met this request and lodged an application for a building consent for the improvements, which includes siting the building close to the reserve boundary and having large windows that overlook the reserve. The location is considered desirable in terms of the aim to have the building better interact with the reserve.
- 4.3. With the ownership of the hall land being different from the reserve land, this has presented problems under the Building Act. This is because in theory Council could build a structure right on the boundary, and therefore the hall would be required to have the north-eastern wall fire-rated. This requirement would be expensive and make it almost impossible to have windows overlooking the reserve.
- 4.4. In order to waive the requirement for the fire-rated wall, the Building Control Co-ordinator needs evidence that Council will not allow the reserve land to house a structure within 12 metres of the hall.
- 4.5. For the purposes of definition, we believe a structure to be something which would require a building consent. This commitment would not preclude a low deck which, if less than 1.5 m off the ground, would not require building consent.
- 4.6. Given Council has encouraged the hall to be developed in this way, it is unlikely that Council would then undo that benefit through allowing a structure to be built which would completely negate the benefit of having the hall overlook the reserve and allow hall users to interact with the reserve easily.
- 4.7. The relevant sections of the current Moutere-Waimea Ward Reserves Management Plan do not specifically allow or disallow structures in this location. A copy of the relevant sections of the Plan is attached as Appendix 1.
- 4.8. We propose that staff commence a process to review the management plan to propose that a 12 metre no building zone (meaning that no improvements could be constructed which would require a building consent) be provided for on the Mapua Recreation Reserve

adjacent to the Mapua Hall as outlined in the attached plan in Appendix 2 (sheet 55). The management plan review process does require public notification, so will take some time.

- 4.9. The management plan amendment might also make provision to lease the required space to the Mapua Public Hall Society and allow the hall to use the space to construct a small outdoor deck. A deck would further improve the interaction between the hall and the reserve.
- 4.10. During the preparation of the Long Term Plan in 2012 Council allocated funding of up to \$827,820 for the Mapua Community Hall project.
- 4.11. The wording in the Long Term Plan (page 199) states:

Mapua Public Hall

An allowance of \$827,820 has been made in 2012/2013 towards the cost of a major upgrade of this community facility. The project will be loan funded. Council has previously provided funding to assist with preparing building plans to enable the work to go to tender. This hall is owned by the Mapua Public Hall Society Incorporated.

Funding for this project is a guide only and any final allocation of funds will be subject to Council approval of the project.

- 4.12. The funding is conditional on the Society raising at least 20 percent of the cost of the work from other sources.
- 4.13. We understand that the Society has received funding from the Lottery Grants Board and has undertaken fundraising activities to raise its share of the project costs, although we are yet to receive formal evidence of the 20 percent share having been raised. We recommend that the evidence be received prior to Council's share of the funding being paid to the Society. We also recommend that the Community Services Committee Chair and the Chief Executive Officer be delegated authority to approve the allocation of the funding once this information has been received.

5	Options
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- 5.1. The Committee could either agree with the recommendations contained in this report or reject the recommendations. If the recommendations are rejected, it would set back the hall improvements by a number of months until other options could be contemplated.
- 5.2. If the Committee agrees with the recommendations, then this should allow a building consent to be issued, and work to commence on the hall improvements.
- 5.3. The Mapua Community Hall upgrade project was included in Council's Long Term Plan and received public support through the public consultation on the Plan. The Mapua Hall committee has consulted with the Mapua community on the proposal to upgrade the hall. Council staff have been consulted on the design and orientation of the upgraded hall and support the proposal. We consider that the upgraded hall will link better to the reserve, than the existing hall currently does.

- 5.4. Given the consultation that has occurred on the project to date and the fact that the adjacent reserve land is used for playing fields, it is likely that the proposed no building zone on the reserve adjacent to the upgraded hall will be received favourably by the community. Any buildings needed on the reserve (none are envisaged at this time anyway) would be likely to be placed elsewhere even without the proximity to the hall being a factor.
- 5.5. As noted in section 4 above, the proposed no building zone will require an amendment to the reserve management plan, which requires public consultation and Council to consider all submissions made on the proposal. This does provide a risk to Council of being seen to have predetermined an outcome. This is because of the building consent having already been issued on the basis that the no building zone would be created. If the no building zone doesn't get approved the alternative is for Council and the Society to fire-rate the north-eastern wall of the hall. However, we consider this to be a low risk given the factors outlined in 5.4 above.
- 5.6. The matter of the funding for the hall upgrade can be easily dealt with the recommended delegation to the Community Services Committee Chair and Chief Executive Officer.
- 5.7. Given the analysis above, we consider that the Committee should agree to the recommendations in the report, which will enable the project to proceed once the building consent has been issued.

Other options that staff considered

- 5.8. Staff have considered and discounted other options. One option was a lease of the reserve land to the Society. However, it would not be possible to grant a lease in the urgent timeframe required. The intention to grant a lease would need to be publicly notified (approximately six weeks during the holiday season), and then a hearing of submissions may be required. In addition, the Minister of Conservation would have to consent to the lease. While that concept is not a problem, the timeframe involved would push the improvements to the hall back at least three months and more likely closer to six months.
- 5.9. A further option would be for Council to buy the land and construct the hall. Council does not have funding in the Long Term Plan to buy the land. Any such purchase would need to go through an Annual Plan process and associated public consultation which would delay construction of the hall for months. Also, the Society may not be willing to sell the land.
- 5.10. These were not considered viable options.

6 Strategic Challenges / Risks

- 6.1. The risks associated with the project are covered in the analysis in section 5 above.

7 Policy / Legal Requirements / Plan

- 7.1. As noted earlier in this report, if the hall upgrade proposal is approved, it will require the existing reserve management plan to be reviewed. Review of the plan is provided for in

Section 41 of the Reserves Act 1977, but requires the same public notification and consultation as a new management plan. As the plan which covers the Mapua Recreation Reserve also covers a number of other reserves in the Moutere–Waimea Ward, this review may open the opportunity for a review of other reserves, and therefore take some time.

Item 6.1

8 Consideration of Financial or Budgetary Implications

8.1. Committing to not build on the reserve adjacent to the hall has no financial implications. The decision to amend the reserve management plan will involve a commitment of staff time and resources. Council has already provided funding in its Long Term Plan to contribute to the hall upgrade.

9 Significance

9.1. This decision is of low significance in terms of Council’s Policy on Significance, as it does not have major financial implications or relate to any significant assets or activities. It is of some interest to the Mapua community, which has already been consulted on the hall upgrade and design.

10 Consultation

10.1 There has already been consultation with the Mapua community on the upgrade of the Mapua Community Hall. The proposal to not to allow buildings on the land adjacent to the upgraded hall is consistent with current use on the reserve, however, it does require the review of the management plan which will involve extensive public consultation.

11 Conclusion

11.1. In order to allow the improvements to the Mapua Hall to be undertaken in a timely manner, the Committee should record that this portion of the reserve (within 12 metres of the improved hall) will not be built on, and request that staff commence a review of the management plan to clarify this commitment. The proposed hall upgrade also needs the approval of the Committee and for it to be satisfied that the community has raised its share of the funding prior to committing Council’s share towards the project.

12 Next Steps / Timeline

12.1. If the Committee accepts the recommendations in this report, a record of the Committee’s decision will be provided to the Building Control Co-ordinator, and kept with the consent file. It is hoped this will be sufficient to enable him to issue a building consent without the requirement for a rated firewall.

13 Appendices

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Item 6.1

Mapua Recreation Reserve

(Also known as "Mapua Sports Reserve" and "Mapua Domain")

Map M2

Location:Aranui Road, Mapua
 Classification:Recreation Reserve
 Legal Description:Lots 1&2, D.P.3840; & Lot 12, D.P.9998, Block II,
 Moutere S.D.
 Size:3.9585 ha.
 Management Category.....Sports Grounds

Description:

Mapua Recreation Reserve is located on Aranui Road in Mapua. It comprises a large area of playing fields with several large trees at either end of the fields. There is a small car parking area on the Aranui Road side of the reserve, surrounded by low wooden barriers and Leyland cypress trees. There are also tennis courts, public toilets, and a children's play area on the Aranui Road side of the reserve. The main access to the reserve is from Aranui Road. There is also a grassed pedestrian access path from Iwa Street.

The Mapua Recreation Reserve is used for organised sports and for an annual Easter craft fair. A recent proposal by the Mapua Bowling Club for the development of bowling greens and clubrooms on the northern corner of the reserve received Council approval in 1998.

The Mapua Hall is adjacent to, but not part of, the Mapua Recreation Reserve. An area occupied by the playcentre was separated from the reserve and gazetted as the Mapua Playcentre Local Purpose Reserve in 1993.

A management plan for the reserve was approved in 1993⁹. It proposed continued use of the reserve for organised sports, fairs, and craft shows, planting of shelter and amenity trees, prohibition of overnight camping, and restrictions on vehicle and animal access. By-laws were approved to assist with management of the reserve.

The Mapua Recreation Reserve Management Committee assists with the management of the reserve.

Important management issues include the provision of adequate car parks, the maintenance or planting of trees for shelter and shade, restrictions on animals including dogs, and the development of further recreation facilities such as bowling greens and netball courts.

Policies:

1. Plant additional trees at the perimeter of the playing fields, to provide shelter and shade;
2. Allow the continued use of the reserve for the annual Easter craft fair, but restrict the size and nature of the fair if necessary to prevent conflict with

⁹ Mapua Recreation Reserve Management Plan, January 1992, 38p (prepared by Jack Holland)

sport or recreation activities including the establishment of additional sports fields;

3. Restrict vehicle use on the reserve to that required for the annual craft fair (and other uses permitted by Vehicle Access and Parking Policy 5.8.1), but further restrict vehicle use if necessary to avoid congestion or to avoid conflict with recreational use of the reserve;
4. Allow the development of bowling greens and clubrooms, as previously approved by Council, in the northern part of the reserve;
5. Seek to acquire further land adjacent to the northern part of the reserve to provide adequate space for the development of bowling greens and associated car parks.

(Also see General Policies and policies for Sports Grounds)

Mapua Playcentre Reserve

(Included in "Mapua Recreation Reserve" in the Guidelines document)

Map M2

Location:Aranui Road, Mapua
 Classification:Local Purpose Reserve
 Legal Description:Part Lots 1&2, D.P.3840; & Lot 12, D.P.9998,
 Block II, Mouere S.D.
 Size:Part 3.9585 ha.
 Management Category.....Amenity Reserves

Description:

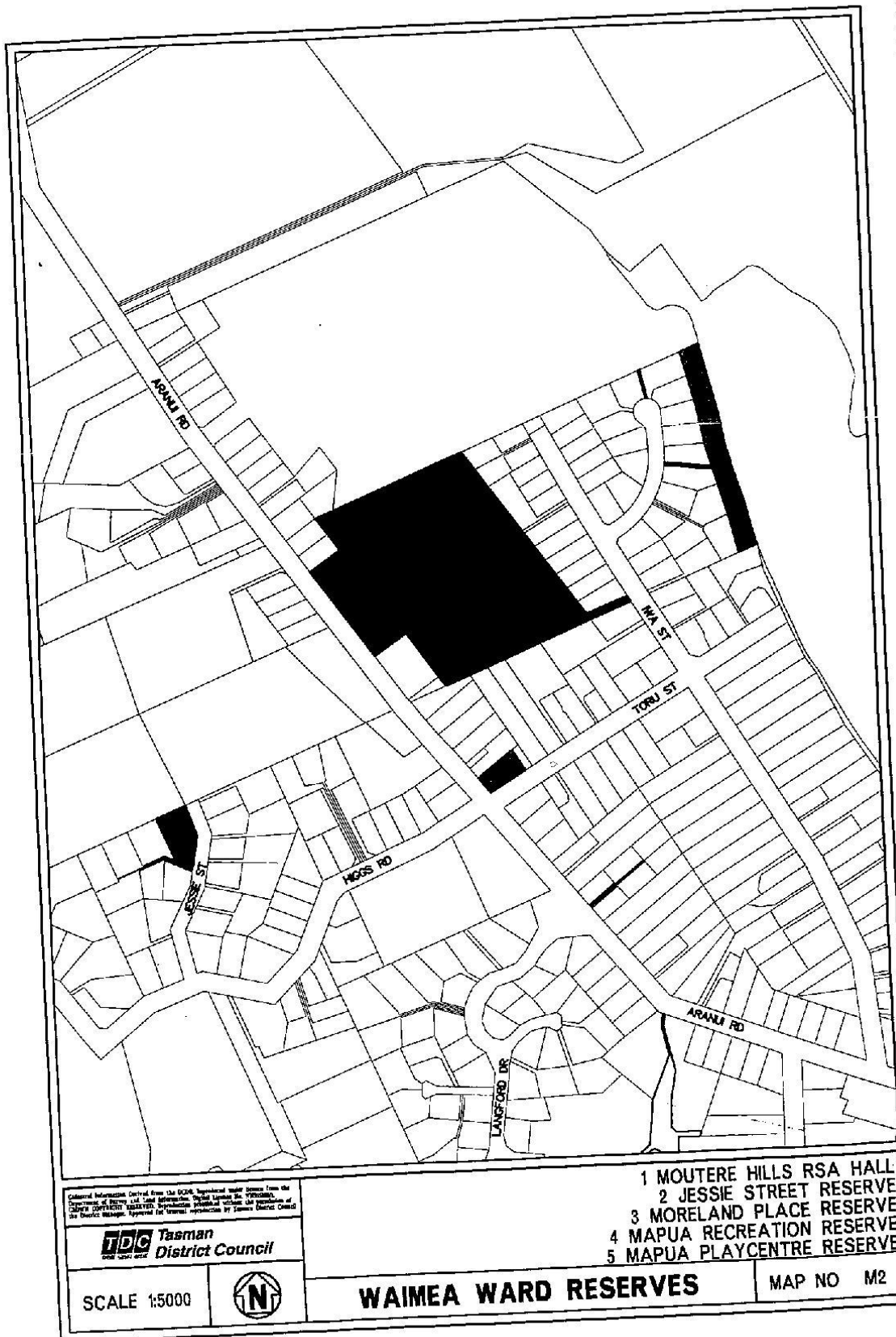
Mapua Playcentre Reserve is a small reserve adjacent to the Mapua Recreation Reserve. It was separated from the recreation reserve and gazetted as the Mapua Playcentre Local Purpose Reserve in 1993.

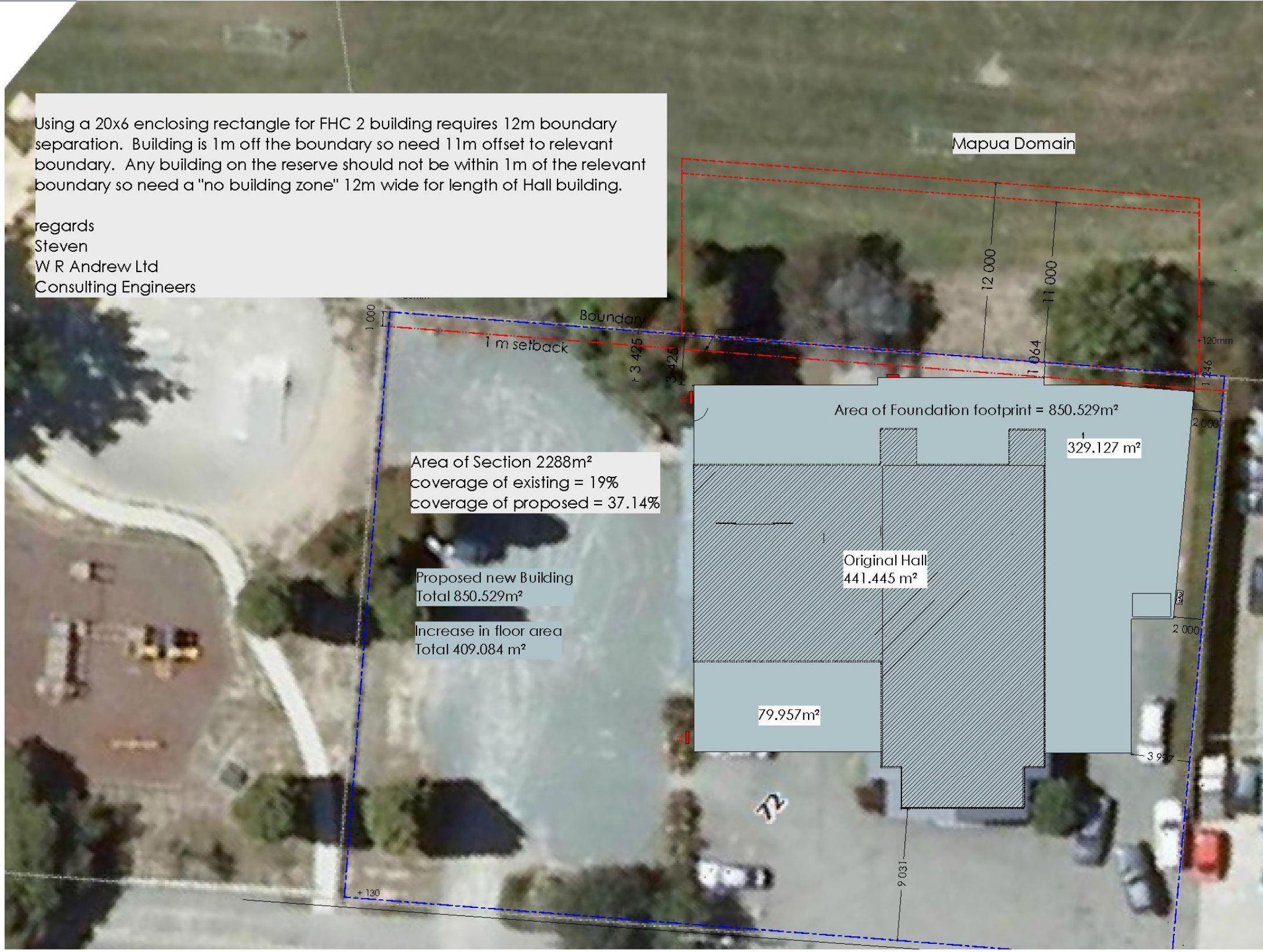
Leases:

- Mapua Playcentre, lease, expires 2013

Policies:

(See General Policies and policies for Amenity Reserves)





Using a 20x6 enclosing rectangle for FHC 2 building requires 12m boundary separation. Building is 1m off the boundary so need 11m offset to relevant boundary. Any building on the reserve should not be within 1m of the relevant boundary so need a "no building zone" 12m wide for length of Hall building.

regards
Steven
W R Andrew Ltd
Consulting Engineers

Area of Section 2288m²
coverage of existing = 19%
coverage of proposed = 37.14%

Proposed new Building
Total 850.529m²

Increase in floor area
Total 409.084 m²

Area of Foundation footprint = 850.529m²

Original Hall
441.445 m²

79.957m²

329.127 m²



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PROJECT DESCRIPTION:
**Mapua Hall Redevelopment
Aranui Road Mapua**

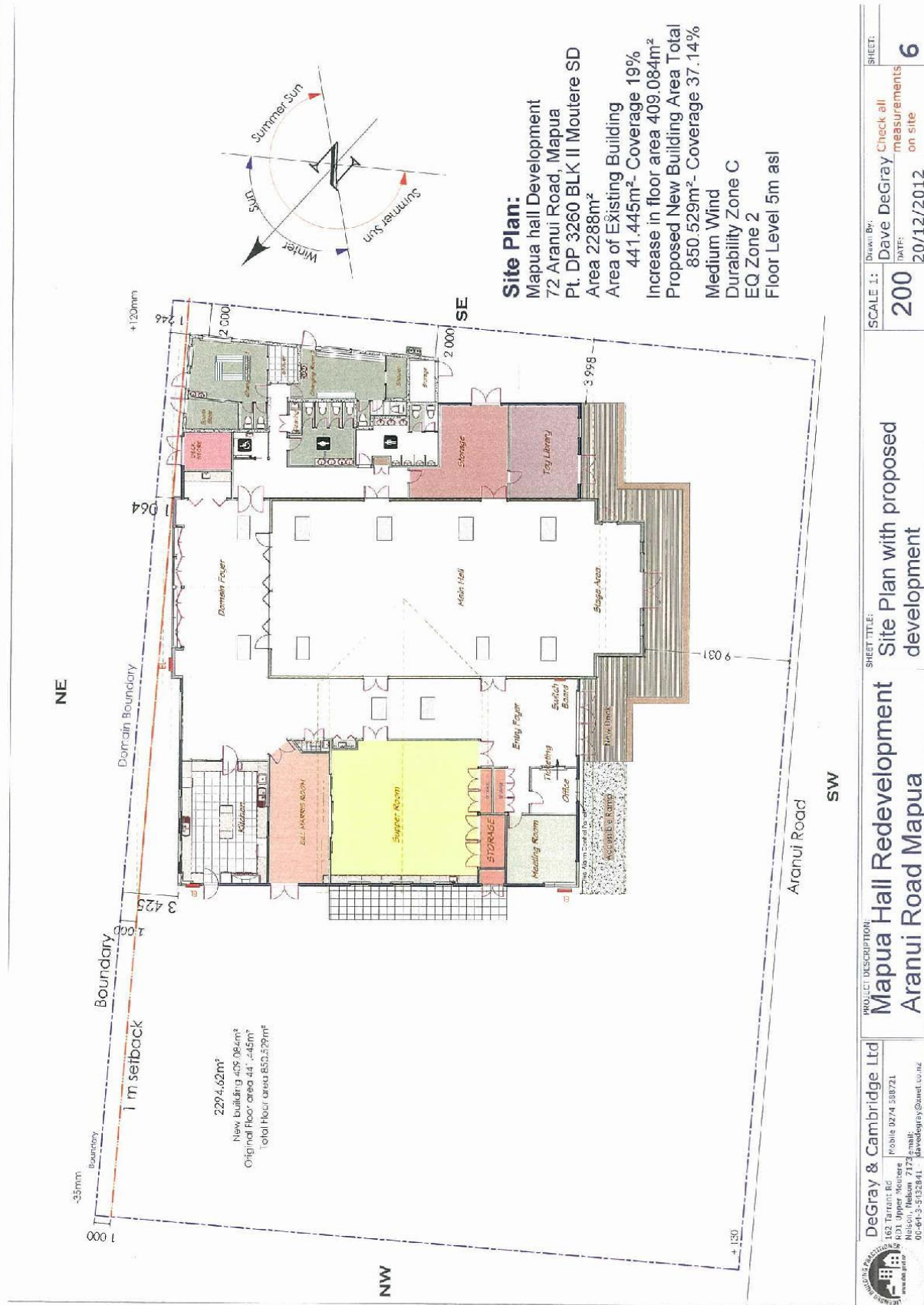
SHEET TITLE:
**Fire separation distance as
setback in the Mapua Domain**

SCALE 1:
250

Drawn By:
Dave DeGray
DATE:
20/12/2012

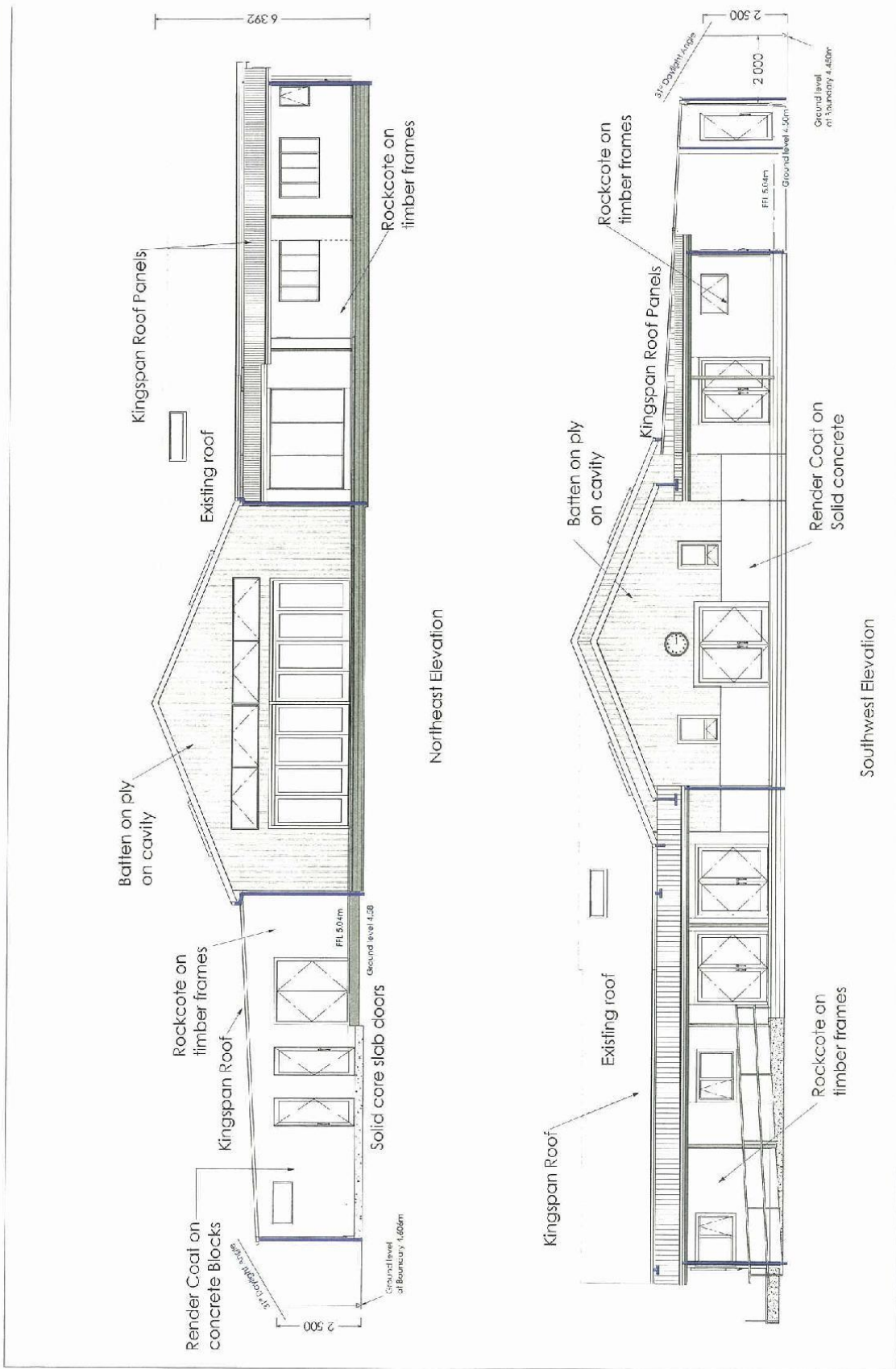
**Check all
measurements
on site**

SHEET:
55



Item 6.1

Attachment 3



 <p>DeGray & Cambridge Ltd 1157 Tairāwhiti Rd Upper Moutere, New Zealand Mobile: 0274 588721 Fax: 03 5432841 j.degray@dcandc.co.nz</p>	<p>PROJECT DESCRIPTION: Mapua Hall Redevelopment Aranui Road Mapua</p>	<p>SHEET TITLE: Southwest Elevation Northeast Elevation</p>	<p>SCALE 1: 100</p>	<p>Drawn By: Dave DeGray</p>	<p>CHECKED BY: Check all measurements on site</p>
	<p>DATE: 20/12/2012</p>	<p>DATE: 20/12/2012</p>	<p>SCALE 1: 100</p>	<p>Drawn By: Dave DeGray</p>	<p>CHECKED BY: Check all measurements on site</p>