

Notice is given that an ordinary meeting of the Golden Bay Community Board will be held on:

Date: Tuesday 13 April 2021
Time: 9.30am
Meeting Room: Takaka Office, 78 Commercial Street,
Venue: Takaka

Golden Bay Community Board

AGENDA

MEMBERSHIP

Chairperson	A Langford
Deputy Chairperson	G Knowles
Members	D Gowland
	A Grant
	Cr C Butler
	Cr C Hill

(Quorum 3 members)

Contact Telephone: 03 525 0054
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AGENDA

1 KARAKIA, OPENING, WELCOME

2 APOLOGIES AND LEAVE OF ABSENCE

Recommendation

That apologies be accepted.

3 PUBLIC FORUM

4 DECLARATIONS OF INTEREST

5 CONFIRMATION OF MINUTES

That the minutes of the Golden Bay Community Board meeting held on Tuesday, 9 March 2021, be confirmed as a true and correct record of the meeting.

6 PRESENTATIONS

6.1 Long Term Plan 5

6.2 Tasman Environment Plan..... 7

7 REPORTS

7.1 Chairs Report..... 9

7.2 Financial Report..... 13

7.3 Action Sheet 17

8 CORRESPONDENCE

8.1 Correspondence Report..... 21

9 CONFIDENTIAL SESSION

Nil

10 CLOSING KARAKIA

6 PRESENTATIONS

6.1 LONG TERM PLAN

Information Only - No Decision Required

Report To: Golden Bay Community Board
Meeting Date: 13 April 2021
Report Author: Jess McAlinden, Team Leader Customer Services
Report Number:

PRESENTATION

Staff from the Policy Team will make a presentation on the Long Term Plan 2021/2031.

Appendices

Nil

6.2 TASMAN ENVIRONMENT PLAN

Decision Required

Report To: Golden Bay Community Board
Meeting Date: 13 April 2021
Report Author: Jess McAlinden, Team Leader Customer Services
Report Number:

Item 6.2

PRESENTATION

Jeremy Butler will make a presentation to the Golden Bay Community Board on the Tasman Environment Plan

Appendices

Nil

7 REPORTS

7.1 CHAIRS REPORT

Decision Required

Report To:	Golden Bay Community Board
Meeting Date:	13 April 2021
Report Author:	Jess McAlinden, Team Leader Customer Services
Report Number:	RGBCB21-04-1

1 Summary

1.1 The Chair's report is included in the agenda.

2 Draft Resolution

That the Golden Bay Community Board

- 1) receives the Chairs Report RGBCB21-04-1, and
- 2) approves an amendment to Standing Orders, Section 27 Minutes as follows:

“27.1 The community board and any committees and subcommittees must keep minutes of their proceedings. These minutes when confirmed by resolution at a subsequent meeting, will be electronically signed by the Chairperson and stored electronically. They will provide prima facie evidence of the proceedings they relate to.”
- 3) Requests that the Tasman District Council delegate to the Golden Bay Community Board the power to propose, and do all that is necessary to change the Local Easter Sunday Trading Policy as it relates to the Golden Bay Ward, up to but not including its adoption, under the Shop Trading Hours Act 1980.

3 Public Forum

- 3.1 The Board will discuss items raised in Public Forum.

4 Anzac Day memorials

- 4.1 The Board are to confirm attendance of Anzac Day memorial services in Takaka and Collingwood. Wreaths have been ordered to be placed by those in attendance.
- 4.2 Takaka Memorial Services:
- Dawn Service - 6.00 am at the Memorial Reserve, Commercial St, Takaka
 - Civic Service & Parade - 8.45am assembly outside Golden Bay Pharmacy for 9.00 am Service at Memorial Reserve, Commercial St, Takaka.
- 4.3 Collingwood Memorial Services:
- Dawn Service - 6.30am at the Cenotaph, Elizabeth Street, Collingwood
 - Civic Service - 11.30am at the Collingwood Memorial Hall

5 Manawhenua ki Mohua

- 5.1 A hui took place on 23rd March between GBCB and Mkm, to discuss partnership and establish a framework moving forward.

6. Golden Bay Promotions Association

- 6.1 Cr Butler will provide an overview of updates from the GBPA.

7. Emergency Services Access

- 7.1 Chair Langford has requested Board Members utilise their community networks to remind Golden Bay residents of the importance of maintaining clear access ways for emergency services vehicles.

8. Recording of Community Board meetings

- 8.1 Under Clause 28, Schedule 7 of the Local Government Act 2002, the Council is required to keep minutes of its proceedings.
- 8.2 The Act further states that “minutes of proceedings, duly entered and authenticated as prescribed by a local authority, are prima facie evidence of those proceedings.”
- 8.3 Under the Model Standing Orders produced by the Society of Local Government, we have included the following wording in our Standing Orders:
- 8.4 27.1 “The local authority, its committees, subcommittees and any local and community boards must keep minutes of their proceedings. These minutes must be kept in hard copy, signed and included in the council’s minute book and, when confirmed by resolution at a

subsequent meeting and signed by the Chairperson, will be prima facie evidence of the proceedings they relate to.”

- 8.5 With the availability of reliable electronic data storage, a number of local authorities in New Zealand have changed their Standing Orders and deleted the requirement to keep hard copies of signed minutes.
- 8.6 I propose the following process:
- 8.6.1 Unconfirmed minutes are provided in electronic form to the Council and on the Council’s website as soon as possible after a committee meeting.
 - 8.6.2 Once the minutes are confirmed, the watermark is changed to “Confirmed Minutes” and they are circulated in electronic form and uploaded to the website as above. Note, this copy will not display the committee chair’s signature but will indicate the name of the chair in the “minutes confirmed” section.
 - 8.6.3 A copy of the “Confirmed Minutes” affixed with the electronic signature of the chair will be stored electronically by Council and Executive Services staff as evidence that we meet the requirements of the Local Government Act. These electronic records are securely stored and “backed up”.
 - 8.6.4 Any minutes that are circulated to the public in the future will not include the chair’s signature, only the person’s name. This will avoid any forgery of signatures.
- 8.7 This will be documented in the amended Standing Orders as follows:
- 8.7.1 “The local authority, its committees, subcommittees and any local and community boards must keep minutes of their proceedings. When confirmed by resolution at a subsequent meeting, the minutes will be signed by the Chairperson and stored electronically. They will provide prima facie evidence of the proceedings they relate to.”

9. Standing Orders Refresher Training

- 9.1 Chair Langford has requested a refresher on Standing Orders, which senior staff have agreed to facilitate. The Board are requested to identify a date for a workshop and refresher, and consider extending an invitation to the Motueka Community Board members. Chair Langford also asks the Board consider holding this in Motueka as this will increase attendance.

10. Request to Council for the Board to seek a delegation to consider a Local Easter Sunday Trading Policy for the Golden Bay Ward.

- 10.1 The Community Board has indicated an interest in asking the Tasman District Council to delegate it the responsibility for considering whether to allow Easter Sunday Trading in the Golden Bay Ward. The development of Easter Sunday Trading Policies is governed by the Shop Trading Hours Act 1990. This Act states that a council cannot delegate the power to make a final decision on whether to adopt, amend, revoke or replace a local Easter Sunday Trading policy. However, a council can delegate the steps in the process for preparing such a policy, provided the council makes the final decision.
- 10.2 The wording of the Act follows:

5D *Delegation of power in relation to local Easter Sunday shop trading policies*

- 1) *A territorial authority may not delegate to a committee or other subordinate decision-making body, community board, or member or officer of the local authority the power to make a final decision whether to adopt, amend, revoke, or replace a local Easter Sunday shop trading policy, or to continue a local Easter Sunday shop trading policy without amendment following a review.*
- 2) *Nothing in this section restricts the power of a territorial authority to delegate to a committee or other subordinate decision-making body, community board, or member or officer of the territorial authority the power to do anything before the exercise by the territorial authority (after consultation with the committee or body or person) of the power to adopt, amend, revoke, or replace a local Easter Sunday shop trading policy, or to continue a local Easter Sunday shop trading policy without amendment following a review.*

10.3 The Act also requires that a formal Special Consultative Procedure is followed in order to develop a local Easter Sunday Trading policy.

10.4 Due to workload, Council staff are unable to assist the Board to start preparing a local Easter Sunday Trading policy until after the Long Term Plan 2021-2031 is completed. This means the formal process cannot start until about August 2021. The process should be able to be completed in time for Easter 2022, if work commences about August.

10.5 If the Board wishes to have the power delegated to it to make any decisions leading up to the Council making the final decision on a local Easter Trading policy for Golden Bay, it will need to request this power from the Council. The resolution contained in this report will make such a request. The Council would need to consider granting the Board this delegation prior to the Board commencing the policy development process.

Attachments

Nil

RGBCB21-04-2

FINANCIAL REPORT

Information Only - No Decision Required

Item 7.2

Report To: Golden Bay Community Board
Meeting Date: 13 April 2021
Report Author: Liz Cameron, Assistant Management Accountant
Report Number: RGBCB21-04-2

1 Summary

- 1.1 The financial report for the period ending 28 February is attached (Attachment 1).
- 1.2 The net financial position for the year-to-date is a surplus of \$10,369.
- 1.3 Board expenses YTD are \$1,835 and are made up of electricity, travel, board meeting expenses.
- 1.4 The net position for the Community Board's overall funds, as at 28 February 2021, is a surplus balance of \$69,323.

2 Draft Resolution

That the Golden Bay Community Board receives the Financial Report RGBCB21-04-2

3 Attachments

1. [Financial Summary February 2021](#)

15

TASMAN DISTRICT COUNCIL
Golden Bay Community Board
February 2021

Profit and Loss	Monthly			YTD v Full Year		
	Actual	Budget	Budget %	YTD Actual	Annual Budget	Annual Budget %
REVENUE						
CCB rate	4,849	4,864	100%	38,717	58,364	66%
Golden Bay Market	1,191	475	251%	2,036	1,612	126%
Closed Account Interest	14	39	35%	110	465	24%
Total revenue	6,054	5,378		40,863	60,441	
EXPENSE						
Remuneration						
Chairperson Monthly Salary	1,092	1,092	100%	8,735	13,103	67%
Members (3)	1,638	1,776	92%	13,102	21,317	61%
Community Board Members Reimbursements	0	678	0%	5,469	8,131	67%
Miscellaneous						
Photocopying	0	0	0%	0	476	0%
Community Board discretionary fund	1,000	649	154%	1,100	3,728	30%
Community Board special projects	0	0	0%	0	10,000	0%
Community Board expenses	156	279	56%	1,835	2,588	71%
Contingency allowance	0	70	0%	0	845	0%
Cost of elections	0	0	0%	253	253	100%
Total expenses	3,886	4,544	86%	30,494	60,441	50%
Net Charges	2,169	834		10,369	0	

Year to date

Equity

Opening Surplus/(Deficit) Balance 1 July 2020	58,953
Net Income Surplus/(Deficit) February 2021	10,369
Closing Surplus/(Deficit) Balance 28 February 2021	69,323

Notes to the accounts

A) Discretionary fund

Balance brought forward from 2019/20	-
Plus budget allocation	3,728
Available funds	3,728
Less expenditure	1,100
Remaining Balance	2,628

Discretionary Fund

Gibbs Hill Grant returned	-	500
GB Shared Rec Facility - fireworks		500
Collingwood School - prizegiving		50
Golden Bay - prizegiving		50
Golden Bay A&P Assn		500
GB Shared Rec Facility - Santa parade		500

Total expenditure to February 2021 **1,100**

B) Special Projects

Balance brought forward from 2019/20	20,000
Plus budget allocation	10,000
Available funds	30,000
Less expenditure	-
Remaining balance	30,000

Special Projects

	-

7.3 ACTION SHEET

Decision Required

Report To: Golden Bay Community Board
Meeting Date: 13 April 2021
Report Author: Jess McAlinden, Team Leader Customer Services
Report Number: RGBCB21-04-3

Item 7.3

1 Summary

1.1 The Action sheet is attached to this report.

2 Draft Resolution

That the Golden Bay Community Board receives the Action Sheet RGBCB-21-04-03 report.

Item 7.3

3 Attachments

1. [↓](#) April Action Sheet

19

MeIAction Sheet – Golden Bay Community Board

Item	Action Required	Responsibility	Completion Date/Status
Meeting Date: 9 June 2020			
Discretionary Fund	Abbie and Jess to request a report from staff to revise the limit on the Discretionary Fund Grant Applications	Abbie/Jess	15/6 - Jess and Abbie emailed Susan 17/7 – 13/10 – Ongoing 10/11 – Jess and Dennis to work on a report 8/12/ - ongoing 16/2 – This item has been ongoing for some time, does the Board still wish to proceed investigating an increase in the amount available for distribution from the Discretionary Grants Fund?
Meeting Date: 11 August 2020			
Community Engagement	Grant to investigate dates and location for community engagement events and report back to the board	Grant	15/9 – Ongoing 13/10 – Ongoing 10/11 – Ongoing 8/12 – Ongoing 16/2 – ongoing 09/3 – ongoing
Meeting Date: 16 February 2021			
Waitapu Bridge	To respond to Mr Cavaye and copy in the Board, to clarify the status of the rocks, and find out what the Harbourmaster advised Mr Cavaye about the TRMP rules.	Dennis	
Willow Street (Information Centre)Carpark	To submit a Service Request	Grant	

Item	Action Required	Responsibility	Completion Date/Status
Meeting Date: 9 March 2021			
Footpaths and cycleways around Collingwood	Dennis to organise a discussion for development of footpaths and cycleways in Collingwood	Dennis	
A&P grandstand requirements	Abbie to contact Duncan McKenzie	Abbie	09/03 – Abbie emailed Noel Baigent and requested this be raised at the A&P Show March Meeting.
Lease signs on grandstand	Abbie to request their removal from the property team	Abbie	09/03 – Sign removal requested. Janine passed to Susan to action.
LTP submission	Jess to schedule workshop and send invite	Jess	09/3 - Workshop scheduled for Tuesday 20/4/2021

8 CORRESPONDENCE

8.1 CORRESPONDENCE REPORT

Decision Required

Report To: Golden Bay Community Board
Meeting Date: 13 April 2021
Report Author: Jess McAlinden, Team Leader Customer Services
Report Number: RGBCB21-04-4

1 Summary

1.1 The Correspondence Report for April is attached to this report.

2 Draft Resolution

That the Golden Bay Community Board receives the Correspondence Report RGBCB21-04-5.

Item 8.1

3 Purpose of the Report

3.1 Correspondence received by the Board is attached to this report.

4 Attachments

1. ↓	Tabled Documents 09/03/2021	23
2. ↓	Chorus	31
3. ↓	GBPA	35
4. ↓	Golden Bay Mohua Affordable Housing Project Update	37
5. ↓	J Dowding CEO	41
6. ↓	Survey on Housing in Wakefield	43
7. ↓	P Brennan	57

Jill Pearson.

Highlighting is Jill's.

<https://tasman.govt.nz/my-council/about-us/media-centre/news-and-notice/progress-on-the-golden-bay-grandstand/>

19 Mar 2020, 14:30

At an extraordinary meeting today, Tasman District Council decided to progress towards repairing the Golden Bay Grandstand in Takaka so it will be available for public use once again.

The Council received a report which included a rough cost estimate of \$930,000 for getting the grandstand up to the minimum required standard for public use.

Mayor Tim King says, “While there are still things to be confirmed, it’s good to feel we’re starting to make tangible progress on this issue. Especially as we know that further delays will only see costs for reinstatement continue to climb.

“The Council is taking a big step to bring an end to this long-standing dispute and move forward with the community. That aim will not be achieved if the litigation remains in place.

“We understand there will be a range of views within the community about this decision but hopefully we can work constructively to get a pragmatic solution that’s affordable and beneficial for both the Golden Bay and wider Tasman community.”

Some of the key recommendations adopted include:

- Accepting that the \$930,000 estimated in the Engineers report is only to bring the building up to the minimum required standard for public use (with no extra improvements factored in) and that it may still change depending on the development of more detailed plans and consent costs.
- The mechanism of funding for the Grandstand reinstatement to public use is still to be decided and then consulted on with the community as part of the Long Term Plan 2021-2031 process.
- The decision to fund the Grandstand reinstatement is conditional on the Grand Stand Community Trust and A&P Association withdrawing the litigation currently before the High Court by 30 May 2020.
- Council officers have been instructed to withdraw from the settlement discussions with the Golden Bay Grand Stand Trust and the A&P Association which have so far been unsuccessful.
- Council will work constructively with the community to raise funds and otherwise contribute to the reinstatement of the Grandstand.
- Council retains ownership of the Grandstand and manages any reinstatement work to ensure it’s carried out to the appropriate standard.
- Setting up a Golden Bay Recreation Park Management Committee for the future management of the grounds.
- Appropriate use and access for the A & P Association Annual Show in the future.

“We look forward to making progress on the project,” says Mayor Tim King.

Jill Pearson

Extracts from Aurecon Initial Evaluation Procedure (IEP) October 2012

Page 1

Key Structural Deficiencies

In general, this building was penalised because of the following items:

- The era of the building’s design.
- Signs of timber deterioration at the first floor eastern columns, this should be addressed in a maintenance schedule ASAP.

and

Sheet No. 4

3.6 Other Factors, Factor F	Factor F	Longitudinal	0.9
Comments:	First floor eastern timber columns show signs of deterioration.	Transverse	0.9

Extract from email from Susan Edwards to Jill Pearson 25 May 2016

7. The Initial Seismic Assessment from October 2012 recommends the “signs of timber deterioration at the first floor eastern columns, this should be addressed in a maintenance schedule ASAP.” Has it been fixed? At what cost?

The first floor eastern columns were replaced in April 2013. I don't have the cost of the work to hand.

Extracts from the 11 February 2017 report by Peter Smith, Spencer Holmes

Page 4

We have been forwarded copies of an IEP undertaken by Aurecon on the 25th October 2012 for the Tasman District Council. The Aurecon IEP assessed the building as having a strength of 31% NBS. The IEP undertaken by Aurecon applied an F factor of 0.9 to the assessment based on the first floor eastern timber column showing sign of deterioration. Since the Aurecon IEP was undertaken, the deterioration in the eastern timber columns has been remediated by replacement of the affected column. On the basis that the replacement of the column restores the F factor to 1.0, the reassessed percentage NBS of the building is increased to 35% NBS.

and

Page 9

Assessment Summary

The grandstand building at Golden Bay Recreation Park, Takaka, has been assessed to have a seismic lateral load capacity of approximately 45% NBS (new building standard), that is of an equivalent new building designed to current standards for that site.

The assessment undertaken on the building is higher than the 33% NBS threshold for an earthquake prone building but lower than the 67% NBS threshold for an earthquake risk building, meaning that the building would not be classified as being earthquake prone.

Golden Bay Community Board Meeting, Collingwood 9.30am 9 March 2021

Jill Pearson

Jill Pearson

I have never opposed the new rec centre. After the swimming pool was no longer part of the plan I no longer supported the idea. So I neither support nor oppose.

Recently the figure of \$930,000 to get the grandstand in use has been brought up again so it's timely to put it in context again.

In 2016 when Noel Baigent brought up keeping the grandstand there was no earthquake strengthening required. Structures need to be 34% new building standards (NBS) to be deemed suitable for public use. The entire grandstand/squash court structure was assessed in Oct 2012 at 31%NBS but was repaired in April 2013 which made it at least 35%NBS. Both buildings were in full use with no restrictions. Later, by May that year the stairs were off but we were happy to help raise funds for remedial work. We secured funding to replace the stairs. The only cost to keep the grandstand was to amend the rec centre building consent to reflect a different parking layout. I personally was happy to pay any reasonable cost to do this, estimated at around \$300. All subsequent weakening of the grandstand has occurred under TDC's watch, and therefore presumably with their approval.

TDC have recently paid over \$80,000 for a report to say what needs to be done to use the grandstand again. Basically to undo their own actions since 2016. The report states the cost is \$930,000 which to most people is a very prohibitive figure. This is what an absolute top figure could be and it IS important for councillors to know what the absolute top figure could possibly be. BUT, and this is a serious omission, the report does not come to a figure for the absolute bare minimum needed in order to have a useable grandstand which we asked to be included as option 2, nor has the A&P been asked what they would need for a grandstand (and possibly storage) in order for TDC to fulfil its obligations under s18 of the Reserves and Other Lands Disposal Act 1959. In fact the only difference between the two options given in the report is the demolition or not of the front extension to the rugby clubrooms. Both options include non-essential elements such as new toilets and other ablutions, finishing of interior surfaces, matching of original weatherboards, new and re-aligned stairs, and a physical partition built upstairs to limit numbers when a simple sign is used in other TDC recreational facilities, all at significant (and sometimes unbelievably high) cost. The report does not discuss the methodology of the work either which has a huge influence on cost. Discussions with a TDC Building Inspector and Land Use Planner in 2016 made it clear that everything that could be, should be done as maintenance rather than new work, for example repainting and putting the old stairs back not building new ones. In 2016 this was the only physical work that needed doing. (In addition the Building Consent for the rec centre needed amending as mentioned before). Where there is a will there is a way and if this attitude were brought in to play a much more reasonable project would be on the cards. For example, a local architectural designer has already prepared a staged plan that would allow immediate use at low cost but with potential for the project to expand and progress into the future.

No resource consent was required for the original project and none is required to keep the grandstand. This also takes a significant amount off the \$930,000.



I would also suggest a pinch of common sense would be helpful when looking at the \$930,000 figure. For example, from memory, the TDC office in Takaka was rated at 15%NBS for the older front part and 26% for the newer back part – both significantly less than the grandstand's initial assessment. Work on the offices included removing the roof, gutting the interior, strengthening, and refurbishment as an office – and it cost \$660,000. To me this would raise the question of why a much simpler building is estimated to cost so much more and maybe there could be a less expensive option.

It is mischievous of TDC to now imply that the \$930,000 is the only figure and even more mischievous to hint at targeted rates or the expectation that the community will need to come up with 25% of it. In 2018 TDC issued a press release in which they said they would do no irreversible damage to the grandstand. It is probably time for TDC to do the reversing of their own damage at their own cost. As such it is TDC's choice to make this as expensive as they can, or to take a responsible and intelligent approach and use their funds wisely.

There needs to accountability, and this council might be the one with the integrity to put things right.

I ask that the Community Board (CB) finds out from the A&P what they would need for a grandstand (and possibly storage) in order for TDC to fulfil its obligations under s18 of the Reserves and Other Lands Disposal Act 1959 and actively promotes the very modest aim that a useable grandstand be ready for the 125th A&P show in January 2022. This is 10 months away.

I also ask that the CB has the now-obsolete signs regarding negotiating a lease taken off the structure.

I understand that TDC has said that new regulations now mean that getting the grandstand useable would be classed as a "new build" which makes it more expensive. I have not been able to find these. I ask the CB to find out exactly what these new regulations are, where I can find them, and which one exactly makes it necessary for it to be a new build?

I ask too that the CB looks at the information regarding the restoration of the grandstand from a common sense perspective and questions it where needed.

Please let me know in writing about the new regulations.



March 2021

Golden Bay Community Board update on Waitapu Bridge

In late 2020, the Waitapu bridge site was removed from the Freedom Camping Bylaw by Tasman District Council. The area is now being managed by Waka Kotahi NZ Transport Agency in partnership with Manawhenua ki Mohua.

Waka Kotahi has agreed with Manawhenua ki Mohua that overnight camping is not desirable at this site due to its significant cultural and environmental values. In order to protect this site and due to health and safety concerns, we installed signs and placed rocks around the site to discourage people staying overnight.

We have no intention to stop public access to the site. Given the above actions had not been enough to deter people from camping overnight, we installed a gate in case health and safety concerns escalate so we can act promptly. Public access to the site (including use of the boat ramp) remains with limited parking spots for recreational activities.

We have been recently informed by the Harbourmaster that the temporary placement of rocks along the riverbed may present a navigational hazard. For this reason, we will be relocating these rocks and placing some of them between the vegetated edge of the riverbed and the old freedom camping area. Public access will be retained, with vehicle access to the river and the parking area available for daytime use.

We are also looking to ensure the signage about no overnight camping over the entire site is clearer and highlights where the boat ramp access is so that it is less likely to be blocked by parked vehicles.

We expect to have this work completed before the end of March.

As we only took over management of this site in late 2020, we have not been in a position to confirm the longer-term plan.

We have recently met with Manawhenua ki Mohua to discuss the site, including working out plans around engagement opportunities with the local community.

We are endeavouring to have an engagement event with the community towards the end of April/early May. Further information about this event will be provided in mid-April.

Jess McAlinden

From: Richard Hollier
Sent: Monday, 8 March 2021 4:48 pm
To: Abbie Langford
Cc: Jess McAlinden; Dennis Bush-King
Subject: Proposed Purchase esplanade - Motupipi Stream

Dear Abbie

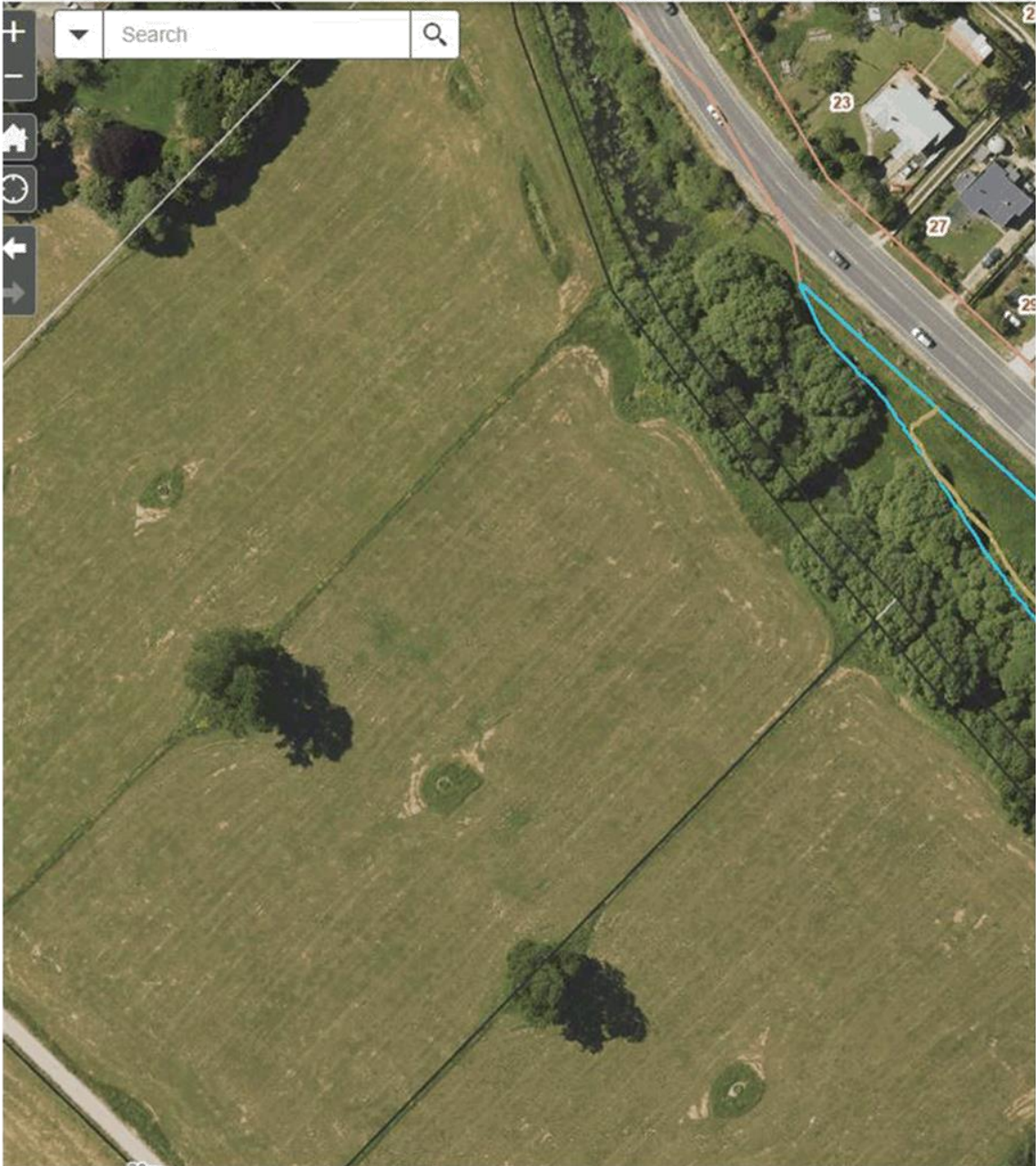
As discussed by phone I need to get an urgent approval from the Golden Bay Community to utilise \$1,000 of funding from the Ward RFC's Account for Walkways/Esplanade Development for the purchase of a strip of land along the Motupipi Stream located on the western side of Abel Tasman Drive next to 44 Abel Tasman Drive as shown on the photo below. The area extends south of the yellow line on the photo to the centre of the stream.

A stream restoration project which involves restoration of a 250m reach of the Motupipi Stream is due to have earthworks start this week. The landowner has ownership to the centre of the stream (under ad medium filum rights) and has agreed to the stream restoration work proceeding this week if Council agrees to survey off the riparian land. The land would be acquired as a Local Purpose (Esplanade) Reserve subject to the Reserves Act 1977 at a cost of \$1,000. The cost of the survey and fencing costs would be a cost to the stream restoration project, with the reserves budget covering legal costs. If the Board is in agreement we will enter an agreement with the land owner for the works to proceed followed by the boundary adjustment and settlement.

Thank you for agreeing to present this to the meeting tomorrow at short notice

Regards

Richard



Richard Hollier | Community Development
Reserves and Facilities Manager
Extension 304 | Mobile +64 27 642 5487 | DDI +64 3 543 7204

Jess McAlinden

From: Abbie Langford <abbie.langford22@gmail.com>
Sent: Friday, 5 March 2021 5:34 pm
To: Golden Bay Community Board
Subject: Fwd: Copper retirement and other stuff
Attachments: image002.png

----- Forwarded message -----

From: Jo Seddon <Jo.Seddon@chorus.co.nz>
Date: Fri, 5 Mar 2021, 4:45 pm
Subject: Copper retirement and other stuff
To: abbie.langford22@gmail.com <abbie.langford22@gmail.com>

Hi Abbie

As Chair of your local community board, I thought I would pass on this information that you may find relevant as we head into the end of the first quarter of the new year.

The future of the copper network in New Zealand

As the owner of New Zealand's copper network, Chorus is committed to ensuring it remains well-maintained to deliver the best possible broadband and phone services to those who need it.

This means that communities and individuals in towns not reached by fibre will continue to have access to a dedicated, reliable and congestion-free broadband and phone service over their copper connection.

Across the country nearly two-thirds of homes and businesses have already made the move to fibre. It offers the same services as copper, typically for the same monthly cost or less, but it is more reliable and has far greater capacity for our increasingly digital lives. Typically a fibre connection to your home is free.

This year Chorus does intend to start retiring the copper in a limited number of copper cabinet areas where the uptake of fibre is already high. It will be a small scale trial, initially only involving a few hundred customers.

Outside of these limited initial trial areas, no one should feel under any pressure to move from copper. There is no overnight switch-off of the copper network. Our plans in the next 12 months are expected to affect less than one percent of the half million customers still on copper today.

A six-month notification period means customers will have plenty of time to make choices suitable for them and the first copper cabinets would not be switched off until September at the earliest.

If you don't hear from Chorus there is nothing you need to do. Importantly, no one should be made to feel under any pressure to make a decision on their broadband or phone service allegedly based on Chorus' plans to withdraw copper in an area. If you do, please get in touch with Chorus direct at communityrelations@chorus.co.nz

Key information:

- Copper is only being retired where there is already high fibre uptake
- No copper will be “switched off” without notification – Chorus will contact those affected
- No one needs to move off copper if they haven't been contacted by us
- If in doubt contact us on communityrelations@chorus.co.nz

Covid 19

- Fibre installations and network maintenance continue during the increased lockdown levels. Chorus technicians are taking all necessary precautions when entering a customer's home.
- Nationally technicians are using appropriate PPE when working in homes and businesses, and are socially distancing themselves.
- In Auckland, Chorus will pre-screen customers to check whether households have anyone with Covid-19 symptoms or who is a confirmed case.
- Technicians will only go into homes where customers are comfortable for them to attend.

Community Boards conference April

We are sponsoring and will be holding workshops on Connecting Communities.

Synopsis:

- What does it take to connect communities in the modern world and where are we heading?
- Fibre is the future but where do copper connections fit into the modern telecommunications landscape?
- Different infrastructure explained and all your questions answered.

We'd be happy to run you or your team through this if you think it would be beneficial.

LGNZ conference July

We are also sponsoring and will be available for any questions or concerns during the conference.

Let me know prior to the event if there is anything in particular you would like information on or want addressed and we will make every effort to have it on hand.

Conclusion

Apart from the above, work is continuing despite the fluctuating Alert Levels and we are hopeful of finishing our UFB rollout earlier than expected.

We are also hopeful of another round of build to get more communities connected but are waiting to see if the Government will release more funding.

Please let me know if you need any further information or have any concerns. I'd also be happy to catch up via Zoom at any time.

Regards

Jo Seddon
Community Relations Manager

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**Golden Bay Promotion Association, Inc.**

P O Box 218
Takaka, Golden Bay, New Zealand
Ropu Kaiwhakawhanui O Mohua

2 March 2021

Dear Abbie

Last year Golden Bay Promotion Association, in association with the Golden Bay Community Board and NBS requested some special funds to purchase some coloured street lights to brighten up the main street of Takaka during the winter and the height of summer.

We would like to formally request that we, as a combined group have access to the special projects fund to purchase these for the people of Golden Bay and the visitors that come. Each set would cost approximately \$800 plus installation, securing for 15 metres of lights. These need to be attached securely to the tallest buildings. Initially we request 6 strings with a cost of around \$1000 each (including installation and erecting), so a total of \$6000.

We purchased a set for the Golden Bay Visitor Centre, which have been shining bright all summer. There have been loads of great comments about how lovely the lights look.



We look forward to working alongside you with this community project.

Kind Regards

Cheryl Elsey
Chairperson
Golden Bay Promotion Association

Jess McAlinden

From: Abbie Langford <abbie.langford22@gmail.com>
Sent: Tuesday, 16 March 2021 10:01 am
To: Golden Bay Community Board
Subject: Fwd: GBMAHP Project Update
Attachments: gbmahp_logo__small.png

Our mission: Providing Golden Bay/Mohua with quality affordable housing to rent or own**Phase 1: Proof-of-Concept**

We are on track to start the construction of our first two affordable houses in Hamama and Rockville in April and have our first occupancies by May: only five months after we started the project.

Hamama will be a rental house; Rockville a rent-to-own accessible house. We are seeking a tenant for Hamama with the Rockville tenant already identified.

We hope to announce an open house for these builds in late April so the community can visit our homes prior to occupancy.

Paul and Gilda Sangster have offered land for us on Reilly Street to build five accessible houses aimed at pensioners. We are starting the resource consent process for these houses.

We are waiting for Tasman District Council (TDC) to consider our proposal for a further two pensioner flats on Commercial Street and, if approved, we will start the resource consent process.

These nine builds will complete our Phase 1 'Proof-of-Concept' phase and lay the groundwork for expanding the project. We are very optimistic that we will meet our goal of building homes around our \$150,000 target price.

Phase 2: Implementation

Subject to financing being available, we hope to start Phase 2 of our project by the fourth quarter of 2021. This will see us construct houses on land being 'hosted' by people supporting our project.

To date we have the opportunity to build 24 houses at locations throughout Golden Bay—many of them having potential for multiple houses, subject to TDC approval. There are other potential sites that we are looking at, but they often have constraints such as access to State Highway 60.

Phase 3: Development

Phase 3 is focused on providing opportunities for home ownership either through outright purchase or rent-to-own. This would see the project secure land and then construct multiple affordable houses. We are actively seeking land in Takaka where this can be done, and are optimistic that these efforts will come to fruition.

For Phase 3 we are proposing to adopt the model used by the [Queenstown Lakes Community Housing Trust](#). As shown below, this can be best described as the project is providing 'A Nest - Not

a Nest Egg'. The house remains in the community in perpetuity, not in the private market.

Those who purchase houses through the project benefit from the increased value of the house, but only based on the consumer's price index (CPI), not the housing price index. The differences are major: between 2010 and June 2020 the CPI went up by some 13% compared to 83% for the housing price index over the same period. If people want to benefit from house price inflation, then this project is not a good fit for them and they should focus on the private market.

The Mohua Affordable Housing Trust (MAHT)

The MAHT has been formed to provide governance and to own the houses constructed under the project. The charitable purpose of the trust is to relieve poverty with a focus on providing low-cost rental accommodation to persons in need, as well as social housing. The current trustees are Wouter De Maat, David Tinkler, and Christopher Bennett. The appointment of other trustees is under way at which time Chris will resign as a trustee to focus on his role as Executive Officer.

Project Financing

With the establishment of the Mohua Affordable Housing Trust, we are now able to move forward with raising funds to complete Phase 1 and start Phases 2 and 3.

We have had excellent support from the Golden Bay community where a number of people have offered to invest in our project. Once we have a suitable vehicle in place which meets the Financial Markets Authority requirements we will be in contact.

At the same time, we are looking at several opportunities for debt or equity finance. The recent '[Aotearoa Pledge](#)' initiative from Community Finance to raise \$100 million for affordable housing shows the increasing interest in financing projects such as ours.

Accessible House Designs

During Phase 1 eight of our nine houses will be 'accessible' houses designed for persons with disabilities. To help ensure that these houses are usable and easy to live in we have partnered with Lifemark. They have reviewed our designs against 'Universal Design' principles and provided us with recommendations on how to maximize the accessibility and usability of these homes. We are in the process of implementing these recommendations and the outcome will be that we are able to provide the most accessible homes in Golden Bay. This does not compromise our focus on affordability: some 85% of the recommendations had no or little cost to implement.

MSD Financial Support for Tenants

We have had great buy-in and support from the Ministry of Social Development (MSD) for our project. MSD have the ability to provide a wide range of assistance with getting people into affordable housing and to do this they urge people to get in contact with them.

One common misunderstanding that people have is to think they have to be on a benefit to receive help from MSD. This is not necessarily the case and they encourage anyone who is struggling to find a proper home to get in contact with them and get on their Public Housing Register. Some of the support they can give includes providing an accommodation supplement, helping to pay for one-off costs such as food or medical bills, moving assistance and helping to cover a bond or advance

rent.

To access any of these services you can contact MSD on 0800 559 009 or find more information online [here](#).

For Further Information

Visit our web site at www.mygbhousing.info or write to info@mygbhousing.info. Please also subscribe to our newsletter for the latest updates.

This was sent to abbie.langford22@gmail.com from the Golden Bay/Mohua Affordable Housing Project (info@mygbhousing.info). Visit us on the web at <http://www.mygbhousing.info>.

Click here to [Unsubscribe](#) or [Modify your Subscription](#).

Jess McAlinden

From: Abbie Langford <abbie.langford22@gmail.com>
Sent: Tuesday, 16 March 2021 9:25 am
To: Jess McAlinden
Subject: Fwd: FW: Grandstand
Attachments: image109294.jpg

----- Forwarded message -----

From: **Janine Dowding** <Janine.Dowding@tasman.govt.nz>
 Date: Thu, 11 Mar 2021, 12:49 pm
 Subject: FW: Grandstand
 To: Abbie Langford <abbie.langford22@gmail.com>
 Cc: Dennis Bush-King <Dennis.Bush-King@tasman.govt.nz>, Susan Edwards <Susan.Edwards@tasman.govt.nz>, Tim King <Tim.King@tasman.govt.nz>, Richard Hollier <Richard.Hollier@tasman.govt.nz>, Celia Butler <Celia.Butler@tasman.govt.nz>, Chris Hill <onetahua@xtra.co.nz>, David Ogilvie <David.Ogilvie@tasman.govt.nz>

Hi Abbie

I left a message on your phone about this. The answers are below and please feel free to ring me if you want to discuss this.

I have copied in the Mayor, ward Crs and Cr Ogilvie who were on the negotiating team as essentially the agreements reached to date were the outcome of those negotiations and endorsed by Council.

We have agreed to gather information and advice that will allow Council to consider the option of bringing forward the works and funding. No decisions will be made until that information and advice is available and can be considered.

Regards

Janine

1. That the information signs regarding the council awaiting a lease holder be removed from the grandstand

We will have a look at that and yes we would remove irrelevant signs. Susan can you please initiate that?

2. That council contact Merv Solly to talk to him about the removal of the squash courts as he has said that he could do it for \$10,000

We have agreed to explore the potential of advancing work on the Grandstand. At this point we aim to understand whether upgrading the grandstand for public use before the next show is a realistic option, if it is then Council would need to make a decision to bring forward the funding. If it is not realistic then we have asked for recommendations on what might be achieved in that timeframe, and again this would be subject to a council decision. We cannot respond to a request in isolation to remove the squash courts. We understand

that removing the squash courts would be a good step but must look at this in the context of the whole project. If it is possible to remove the squash courts without triggering other work or consents then talking to Merv Solly would be a sensible step.

3. Why is the restoration coming under the new building rules, which require amongst other things the installation of 9(?) toilets

Because a building consent is required to upgrade the grandstand and we must comply with current building standards. There is no discretion over that. There is a view within the community that this work does not require a building consent. That is not correct, the extent of work proposed means that building consent is required.

4. A and P and the grandstand Trust are very concerned that the grandstand will not be completed for the 125th.

I must remind everyone that Council has never made this commitment. While we have as staff and the negotiating team agreed to progress work that would allow council to consider earlier funding and works, no decisions has been made and the original decision stands which had a three year timeframe. As soon as we have enough information to put this matter before council we will.

They have been given assurances that every effort is being made to find a way forward, but requested that I get answers their specific questions.

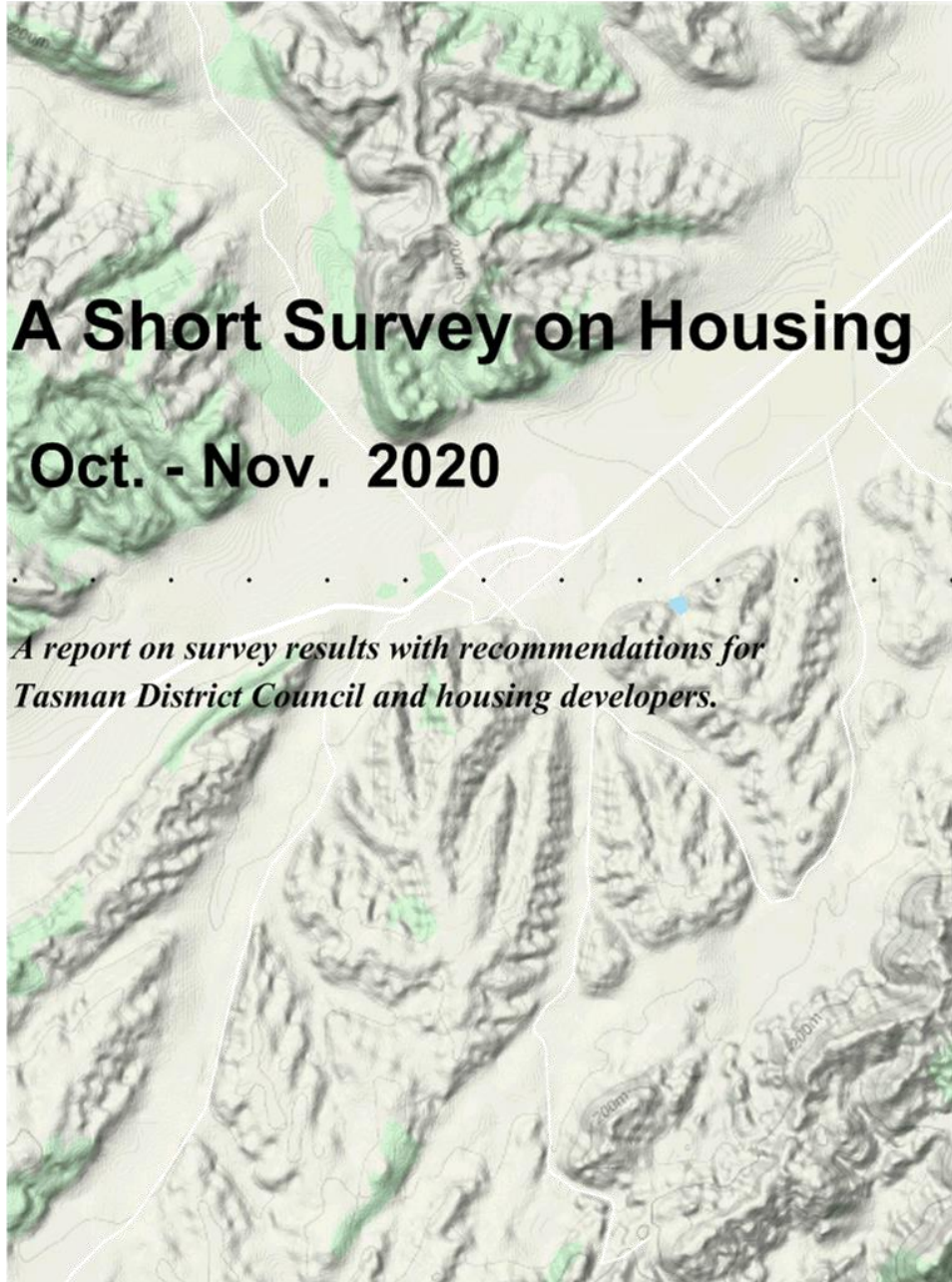
Janine

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DDI +64 3 543 8444 | Janine.Dowding@tasman.govt.nz
Private Bag 4, Richmond 7050, NZ



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Wakefield, New Zealand



Homes for Wakefield for the Wakefield Community Council

Contents

Introduction

Results

Housing Issues

Future Housing Options

Age matters when comparing housing preferences

Discussion

Recommendations

Acknowledgements

Appendices

Homes for Wakefield

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Sylvia Huxtable

Sonja Lamers

Richard Martin

Laura Richardson



Disclosure

This report is by Homes for Wakefield, a Subcommittee of the Wakefield Community Council. All members of Homes for Wakefield are residents in the Wakefield area. Views and recommendations expressed here do not necessarily represent that of the Community Council. All possible care has been done to validate the data collection, the methods and the analysis.

Introduction

The Tasman District Council's (TDC) long-term plan earmarks Wakefield as a population growth area. The steady growth of housing in and around the village over the past 20 years will accelerate in the next few decades.

Decision making about future housing is usually a conversation amongst property development companies, building companies and TDC planners with no community consultation. In early 2020, Homes for Wakefield was formed from a group of people who aimed to give our community a greater voice in the future of housing in our village.

At the end of 2020, we decided to create a local survey to find out what Wakefield people thought about housing issues in our village.

We made the survey available in a number of ways:- we published it in the village newsletter "Window on Wakefield", shared it through the school community, and at various events in the community. Local people also shared it within their networks and groups. We provided collection boxes in our local 4 Square store and at Wakefield School. By far the most productive way of engaging the community was through our team attending village events and asking people to complete surveys.

We found people were really enthusiastic about the survey. They wanted the best for our village and our community. Thank you to everyone who participated in this survey.

Results

Our survey was returned by 194 people. Given descriptions of our local population by Statistics NZ and LINZ, the results showed a fair representation of people from residential (60%) areas of the village and rural residents (40%), and from across the three age groups (18-44 years, 45-64 years and more than 65 years old). Over half the respondents have lived in the village for more than 10 years and just under half for less than 10 years.

Approximately 60% of respondents were from families with children living at home, and 30% were couples with no children at home. Most people in our survey owned their own home (91%).

Sixty percent of people indicated they were attracted to living in Wakefield by its semi-rural aspect and the community.

Respondents were asked how important it was to them for Wakefield to have the following:

Community facilities: (medical centre, playcentre, libraries, swimming pool, school, village hall, and local businesses)

Outside activities: (access to reserves, walking paths, cycleways, hunting, fishing, dog walking)

Social events: (Country Players, Steam Park, Apple Fair, School Gala)

Inside activities: (aerobics, pilates, knitting, games, pub, cafes)

The majority of respondents (90%) placed strong importance on having **community facilities**, while the remaining (10%) placed a little importance, no importance, or were neutral to community facilities.

Similarly, 90% of respondents placed strong importance on **outside activities**. Fifty percent of respondents placed a lot of importance on social events, while 30% of respondents placed a little

importance on **social events**, the remaining 20% placed no importance, or were neutral about social events.

Forty percent of respondents placed a lot of importance on **inside activities**, and 40% of respondents placed a little importance on inside activities. The remaining 20% placed no importance, or were neutral about inside activities.

Housing issues

Most people (70%) had some level of concern about housing issues in Wakefield. All three age groups expressed this concern. Having a “lot of concern about housing” increased with increasing age (Figure 1).

Future Housing Options

Asked what **future housing options they would like for Wakefield**, the preferences in order of the number of **yes** responses were:

- build more 1-2 bedroom homes
- have more retirement units
- build more lifestyle properties
- build more 3-4 bedroom homes
- build more tiny homes

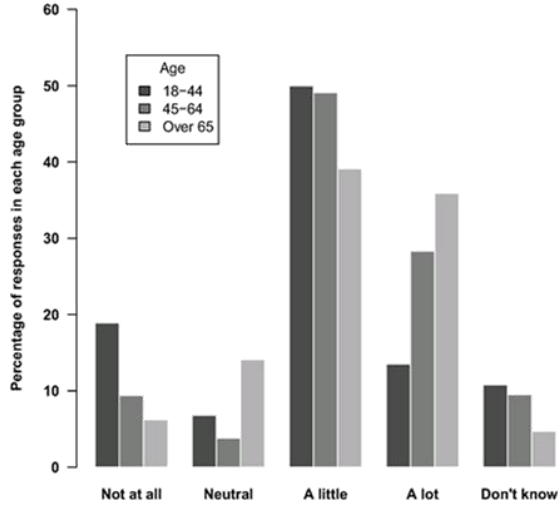


Figure 1. Percentage of respondents by age and concern about housing. Number of responses in each age group were 74 (18-44), 53 (45-64), and 64 (more than 65 years).

Age matters when comparing housing preferences.

Of those who responded to the housing option question: three quarters of those 45 years and older supported building more 1-2 bedroom homes and retirement units (Figure 2A, and B).

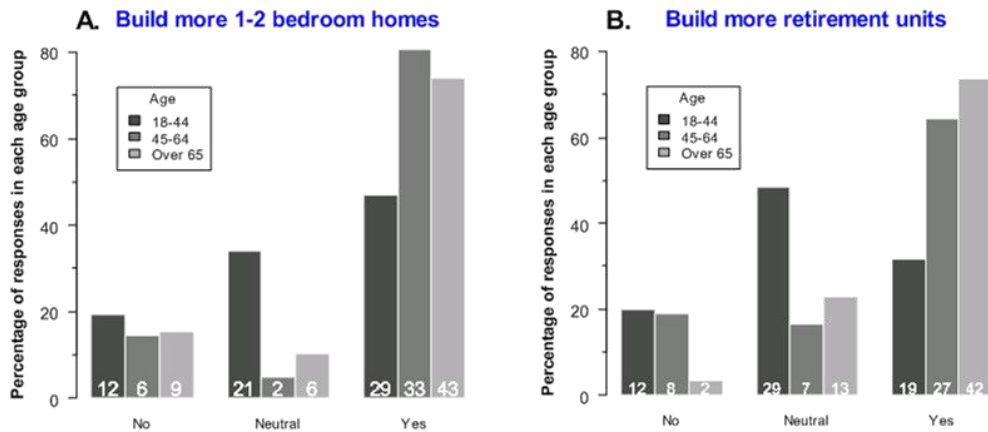


Figure 2. Percentage of responses (no, neutral, yes) for highest 'yes' house options for each age group (the number of respondents is at the base of each bar).

Over 70% of those less than 45 years supported more lifestyle properties and 3-4 bedroom homes (Figures 3A, and 3B). Building more tiny homes had most support from those in the 45-64 age group (Figure 3C).

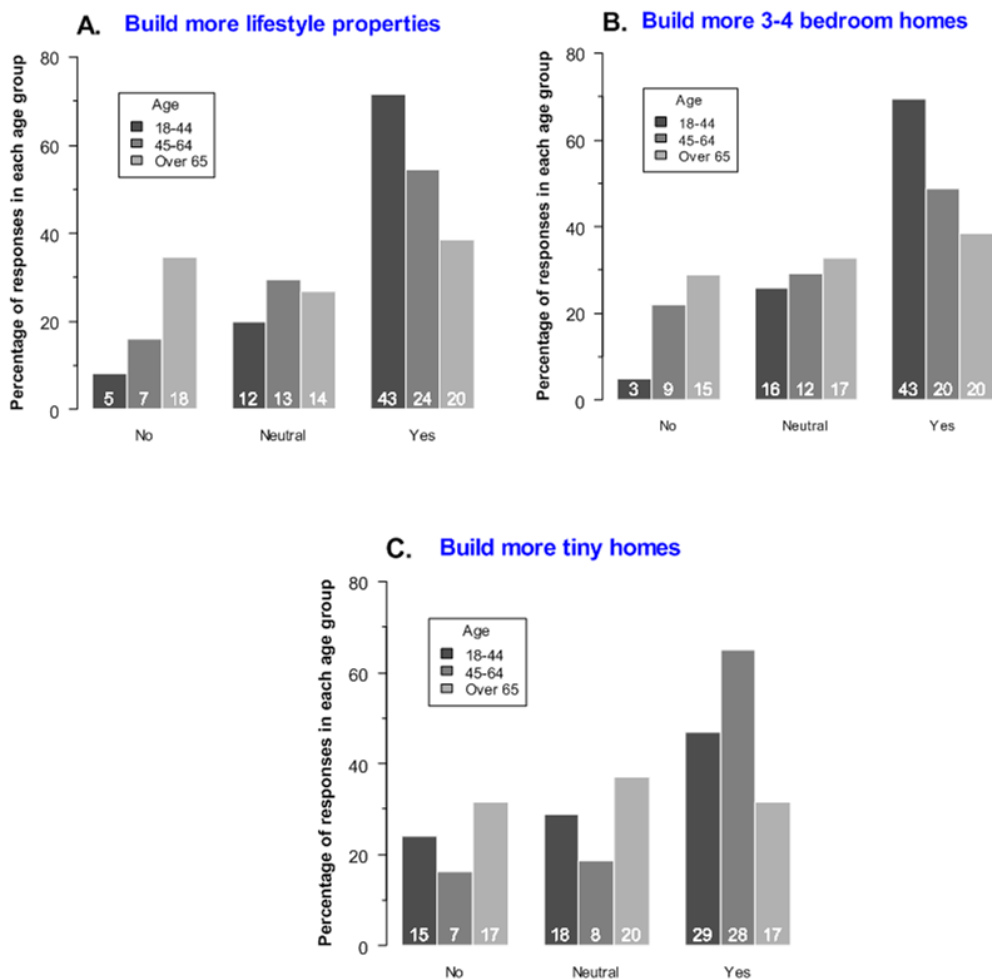


Figure 3. Percentage of responses (no, neutral, yes) for fewer 'yes' house options for each age group (the number of respondents is at the base of each bar).

Respondents in the two older groups (45-64 years, and more than 65 years) were equally 'No' and 'Yes' for building more attached or duplex homes (Figure 4A, below). On the other hand, the 18-44 year group showed a trend to more 'No' for attached or duplex homes (Figure 4A).

All age groups were clear about not wanting two of the housing options listed in the survey: having mobile home parks, and building up as in multi-level homes (Figure 4B, 4C). 'Building up' received the most negative responses in the survey (Figure 4C). Appendix 1 provides details for these results.

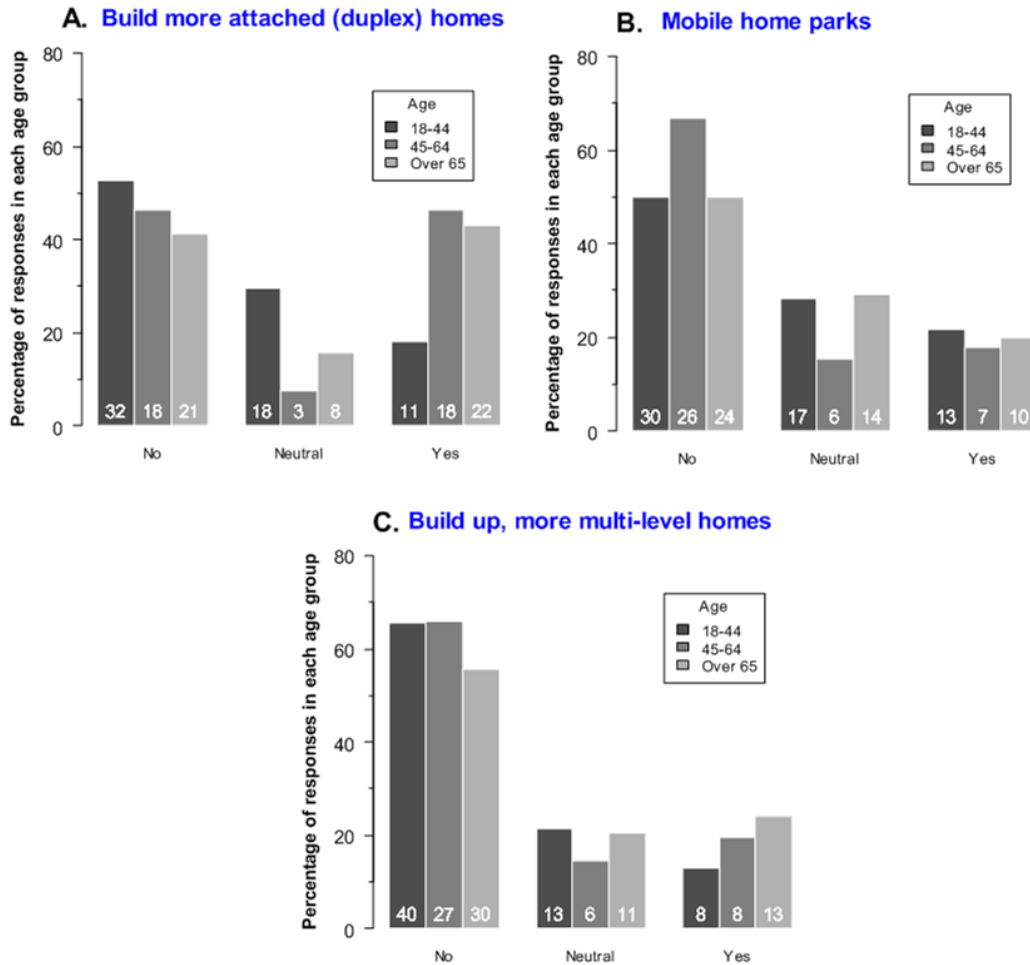


Figure 4. Percentage of responses (no, neutral, yes) for more 'no' house options for each age group (the number of respondents is at the base of each bar).

Housing options in the survey also attracted 39 written comments from respondents. Eight comments (20%) specified houses to be 'affordable' or to a budget. Five comments (12%) featured how the area should look in the future, or as one respondent wrote, "the Wakefield Character". Four comments (10%) requested options not in the survey as in "build a few homes on one title".

Housing option and all other comments to this survey are provided as Appendix 2. Survey questions are reproduced as Appendix 3.

Discussion

The survey shows evidence of concern about housing in Wakefield, with 70% of respondents being concerned either 'a lot' or 'a little'.

Survey respondents wanted to see a mix of housing options for the future that includes both small and large houses. The option supported by more than 60% of respondents was for more 1-2 bedroom homes. More than 50% of respondents wanted to see more retirement units.

There is also support for more 3-4 bedroom homes and lifestyle properties, particularly in the 18-44 year group. Support for tiny homes is clear in the 45-64 year group. Older respondents were ambivalent about building more attached or duplex homes, while the 18-44 year group trended to 'no' for this option. Overall, we view this support as respondents being ready for a wider range of housing in Wakefield.

As a group we had assumed Wakefield has for some years been seen as the cheaper option for rental housing in the wider district. However, there were too few respondents who were renting (9% of respondents), so we cannot draw any conclusions from this survey related to renting.

Respondents were clear about what they currently did not want in the future. They did not want Wakefield to build:

- multi-level homes or small rise apartment buildings
- mobile home parks

There was little appetite at present for increasing housing by way of attached homes for the younger respondents, and multi-level homes for all age groups. Our survey showed less than 20% wanted to "build up not out" with a majority of 56% putting a clear NO in response to this question.

Survey comments offered housing directions not covered in the survey questions. Cost was important as in the comments "*variety important but focus on affordable*" also how to achieve more housing as in "*allow multiple dwellings on the same title*". Other comments on how Wakefield area should look as in the future "*lots of green space*", and "*better facilities*", while others said "*don't use up horticultural land*", "*don't squeeze out industrial zone*", and "*build more infrastructure before houses*". Such comments with potentially diverging views did support the need for this survey. We sense that the Wakefield community is open to discussion.

Wakefield is tagged on the district plan as an area for housing intensification. These survey results reveal respondents wanted increased housing in the form of 1-2 bedroom and retirement units. Respondents do not want attached or multi-level homes as a way to intensify Wakefield housing.

Recommendations

We believe the information from our survey is important to both Tasman District Council (TDC) and housing developers, particularly as Wakefield is one of the areas of housing development in the Tasman District Long Term Plan.

The 2020 Homes for Wakefield housing survey results lead to the following recommendations:

1. Developers and TDC should include more housing options, particularly 1-2 bedroom homes and retirement units in present and future developments
2. It would be constructive for the TDC to engage with residents regarding their concerns on housing intensification, particularly plans for attached or duplex housing, and multi-level homes.
3. Opinions from all age groups should be included before development plans are made for the future of the Wakefield area.

Acknowledgments.

Wakefield Community Council for support with printing and distribution of the survey form.

Wakefield 4 Square for providing space for the survey collection box.

Wakefield School, Golf and Bowling Clubs, Higgins Heritage Park, Willowbank, and the Art Group for allowing survey forms to be completed and collected on their premises.

Wakefield residents for their support of a pilot survey and all subsequent survey responses.

Peter Inwood (TDC) for housing data from LINZ (Land Information NZ).

Jean Simpson, Trustee, CAN (Community Action Nelson) for her review and comments.

R Core Team (2021, <https://www.R-project.org>) for the statistical software used to analyse survey data and produce graphics for this report.

Christensen, R. H. B. (2019). ordinal - Regression Models for Ordinal Data. R package version 2019.12-10. <https://CRAN.R-project.org/package=ordinal> for detailed analysis of ordered responses.

Appendix 1. Number of ordered responses to each house option (No, Neutral = Neut., Yes) by age group, and concern about housing.

		House Option														
		1-2 brm homes			Retire Units			Lifestyle			3-4 brm homes			Tiny homes		
Concern	Age	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes
NotAtAll	18-44	4	4	4	2	7	4	0	1	13	0	4	9	7	3	3
	45-64	1	1	3	2	2	1	0	2	3	0	1	4	1	3	1
	Over65	1	2	1	0	1	2	1	2	0	1	2	0	1	2	1
Neutral	18-44	0	3	2	0	2	3	0	2	3	0	1	4	0	5	0
	45-64	1	0	0	0	1	0	0	1	1	0	0	1	0	1	0
	Over65	1	3	4	0	4	4	2	3	2	0	3	4	3	5	0
A.little	18-44	7	11	17	8	17	9	3	9	22	2	10	23	7	10	18
	45-64	2	0	18	2	3	16	4	5	14	4	8	10	2	2	19
	Over65	4	0	20	0	5	18	5	5	11	4	8	8	7	8	5
A.lot	18-44	1	3	6	2	3	3	2	0	5	1	1	7	1	0	8
	45-64	2	1	12	4	1	10	3	5	6	5	3	5	4	2	8
	Over65	3	1	18	2	3	18	10	4	7	0	4	8	6	5	11

		House Option								
		Duplex homes			Mobile homes			Multi-level homes		
Concern	Age	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes
NotAtAll	18-44	9	3	1	8	2	3	10	3	1
	45-64	3	1	1	4	1	0	4	1	0
	Over65	2	0	1	1	1	1	1	1	1
Neutral	18-44	1	3	1	2	1	2	4	1	0
	45-64	0	0	1	0	0	1	0	1	0
	Over65	3	3	1	3	2	2	2	2	3
A.little	18-44	17	11	7	16	12	6	21	7	6
	45-64	10	2	10	13	3	4	15	4	3
	Over65	7	2	10	11	6	3	14	4	5
A.lot	18-44	5	1	2	4	2	2	5	2	1
	45-64	5	0	6	9	2	2	8	0	5
	Over65	9	3	10	9	5	4	13	4	4

Appendix 2. Respondent comments**Housing options** (39 comments).

- "Affordable for 1 or 2 people."
- "Affordability for family 1st time."
- "Overpriced - no housing for kids."
- "As younger person with family we had a big house/section at that time. Not for me now!"
- "Most important to me is affordable housing - especially for young people."
- "Retired people and first home buyers need more options."
- "Need lots of housing options to suit different budgets and age demographics."
- "2-3 bedroom houses with 2 bathrooms allows for older couples to use separate bedrooms and still have room for family visits, but definitely need 2 toilets, have solar, greywater/rainwater tanks."
- "I think it is important that Wakefield attracts families and retired people, do need different size homes"
- "Community Housing options"
- "Feel variety important but focus on affordable, increase density so aged pop can remain in area, young family, affordable."
- "I think 'tiny house' established on plots of land is a positive direction to help with housing shortage, rather than more 3 bedroom houses on small sections, which is unsustainable in my view."
- "Campground as a tiny home complex"
- "Tiny homes/affordable housing so young families can get a start."
- "More lifestyle, but how without losing more good farm land. I would like to see it where I can give my boys enough land to build their own home on. So maybe give permission to build a few homes on one title "
- "Lifestyle blocks should be covenanted for regenerative/restorative use."
- "Multiple houses on one bit of land like one lifestyle block under a family group."
- "Loosen regulations to allow multiple dwellings on the same title."
- "Modular homes so can add on. We need ALL types of housing, so people can get into affordable small homes and move up into bigger & better as they are able. Up, not out but with same size lot so people have more outdoor space."
- "Being able to use my own land to put extra small houses on for my whanau without the huge costs that Council require!"
- "Yes to family size houses, but keep on the hills. SAVE the productive land. REROUTE main road so it doesn't go through the heart of Wakefield - move towards river. No more chopping up productive paddocks. NO to cheap duplexes, etc."
- "Possibility of housing that don't all look the same"
- "Unsure" [all housing options were left blank by this respondent]
- "Mix of the above, depending on demand, paired with appropriate rural commercial activities" [all housing options were left blank by this respondent]
- "Going up too unknown, what does it look like."
- "Less developers buying up land & cramming houses on the land."
- "Don't use up horticultural land."
- "Build more infrastructure before houses"
- "Need more infrastructure before houses, especially water"
- "Don't build anymore homes of any sort Wakefield has not got the infrastructure, especially Water Supply [this respondent answered 'no' to all housing options]"
- "Along with increase in housing we need better facilities - better library, shops (esp. fruit/veg shop), takeaways, craft shop. Public transport has to be considered."
- "Already too many subdivisions - detrimental to the rural aspect & infrastructure of this area"
- "Transport needs to be addressed. Closer High School, indoor recreation facility."
- "We have a unique village feel - a caring society which is close knit, supportive and covers all ages. Hate to see it change"
- "Don't squeeze out industrial zone"
- "More jobs for locals to avoid travel, commuting"

Appendix 2 (continued). Respondent comments**Housing options** (concluded)

"I think it is very important to retain the ""Wakefield Character"" that we love. Lots of green space, lifestyle properties and the development of tiny homes and smaller homes to that all people in the community can afford to live here."

"No freedom camping, pay to stay"

"Avoid the concrete jungle feel. Self contained caravans and mobile campers like the North Island ones. Don't encourage folk what done appreciate our countryside with litter, fail to use their toilets. Yes I have seen at the River entrance, including trees chopped for fires."

Concern about housing (5 comments)

"Affordability yes, good to see growth"

"Growing massively, get more expensive"

"Sections need to be smaller as kids stay inside with computers, etc. So big gardens are a waste of space."

"Too many subdivisions will change the nature of Wakefield."

"Need more trails where horses can be ridden."

How important are facilities and activities to you? (12 comments)

"More public transport options, especially for teenagers"

"If I know social events happening " [a little importance was scored]

"Keep building up Wakefield centre as a shopping hub rather than getting off to busy Richmond. "

"A commuter bus service would be great."

"Churches and the history of Wakefield and also Wakefield School are steeped in history."

"I enjoy seeing people walk their dogs because of my limited mobility."

"Wakefield Guy Fawkes"

"Good mix of these available here"

"We should introduce street drags"

"Like to see music activities in the park"

"Genuine rural activities/businesses"

"bakery, supermarket, Willowbank."

Appendix 2 (concluded). Respondent comments**What (else) attracts you to living in Wakefield?** (28 comments)

"Like the community spirit"

"School"

"Car Club, Higgins Park"

"Rural and easy walk to lots of amenities and facilities"

"Kindness, caring people. Lots of walking in our lovely bush"

"Nice place to raise children, good school."

"The house suited purchase requirements. It's a very pretty area with lots of trees and I very much like the historical nature of Wakefield."

"village atmosphere with almost all amenities -health, shopping, garage, etc."

"Accessibility to Richmond, Motueka, Nelson"

"My husband was a logging contractor, needed land to store gear. Also enjoy quiet life."

"Good school"

"Love living out here away from town."

"We like the semi-rural feel of Wakefield, and the community spirit which is part of Wakefield"

"Started out in business, remained"

"Village atmosphere "

"Wakefield is a village - it would be a shame if it becomes just a suburb."

"Safe, secure and caring society. Would love to see more shops open up."

"Safe place to live"

"Only place in Nelson region we could find a flat section, single level home, not overcrowded."

"Bought our 3 acres here 10 years ago."

"Fabulous neighbour"

"Amazing neighbour"

"Great grandparents settle here"

"Natural areas, bush, river, etc. Wakefield School"

"Used to be affordable"

"Proximity to National Parks"

"Has most amenities of small village so people don't have to go elsewhere much. Med Centre, churches, Village hall, grocery store, cafes, pharmacy, garage. All good. We need a REAL library."

"The village country atmosphere with the advantage of being in close proximity to Richmond."

Appendix 3. Survey questions from Window on Wakefield, Issue 96 November 2020, pages 14-16.

<https://www.wakefield.org.nz/wp-content/uploads/2020/11/wow-november-2020.pdf>

(Accessed 14/03/2021)

What best describes where you live now? (please circle one, or comment)

Residential Lifestyle property Farm
 Other (please comment) _____

How long have you lived in the Wakefield area? (please circle one)

less than 5 years 5-10 11-15 more than 15 years

What best describes you and your household? (please tick one, or comment)

- One person
- Couple, no children at home
- 1 parent/caregiver with children
- 2 parents/caregivers with children
- boarding : total in household _____
- extended family/whanau: total in household _____
- non-family household (eg a flat), total in household ____
- other (please comment) _____

What attracts you to living in the Wakefield area?

(circle all that apply, and/or comment)

family job affordable housing
 grew up here semi-rural community

other (please comment): _____

Do you rent or own where you live now?

RENT OWN

(please circle what best applies to you)

N/A (Not applicable)

please turn over for remaining questions ...

How important are the following to you in Wakefield? (please tick)

	Not at all	A little	A lot	Neutral
Outside activities (e.g. access to Reserves, Walking paths, Cycleways, hunting, fishing, dog walking)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inside activities (e.g. aerobics, pilates, libraries, knitting, games, pub, cafe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities (e.g. Medical Centre, Play Centre, Libraries, Swimming Pool, School, Village Hall)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social events (e.g. Country Players, Steam Park, Apple Fair, schoolgala)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Any Comments? _____				

Are you concerned about Wakefield housing?	Not at all	A little	A lot	Neutral	Don't know
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Imagine it's the year 2030. Looking over housing options,

What do you wish was done in 2021, in Wakefield? (One tick every option please)

	No	Yes	Neutral	Don't know
More retirement units?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more 3 - 4 bedroom homes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More lifestyle properties?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build up, not out? (multi-level homes or small rise apartment buildings).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build attached homes (duplexes) ?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more tiny homes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more 1 - 2 bedroom homes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More mobile home parks?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please explain) _____				

How old are you? (please circle one)

Under 18	18-44	45-64	65 and over
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Jess McAlinden

From: Abbie Langford <abbie.langford22@gmail.com>
Sent: Wednesday, 24 March 2021 12:04 pm
To: Jess McAlinden
Subject: Fwd: Top of the South Motocross
Attachments: LetterNMCC.jpg

----- Forwarded message -----

From: Paddy Brennan <paddybrennan@gmx.com>
Date: Wed, 24 Mar 2021, 10:11 am
Subject: Top of the South Motocross
To: <abbie.langford22@gmail.com>
Cc: <averillgrant@hotmail.com>, <dgowland@xtra.co.nz>, <artvaulttakaka@gmail.com>

Dear Golden Bay Community Board

I recently received a flyer from Alan Kirby regarding an upcoming Top of the South Motocross Event. I am sending you a copy of the flyer he put in our mailbox and my reply. Could you tell me when and where the next Community Board meeting will be?

Kind regards
Paddy Brennan

Sent: Wednesday, March 24, 2021 at 10:02 AM
From: "Paddy Brennan" <paddybrennan@gmx.com>
To: nmcc1908@gmail.com
Cc: "Dennis Bush-King" <Dennis.Bush-King@tasman.govt.nz>, "Adrian Humphries" <Adrian.Humphries@tasman.govt.nz>, "Graham Caradus" <Graham.Caradus@tasman.govt.nz>, tim.king@tasman.govt.nz, celia.butler@tasman.govt.nz, chrisp.hill@tasman.govt.nz, kit.maling@tasman.govt.nz, "GB Weekly Admin" <admin@gbweekly.co.nz>, janine.dowding@tasman.govt.nz
Subject: To the President NMCC - Top of the South Motocross

Dear Alan Kirby

It was a shock to receive your flyer informing residents of an upcoming Top of the South Motocross event to be held on the Harwood property in Motupipi 3rd & 4th April. It was a further shock to find that Tasman District Council would not be upholding a previous ruling that noise from such an event would exceed the district plan noise rules and therefore could not be hosted on that site. This ruling came after the Ombudman's finding in 2012.

It would be known to the club that residents of Motupipi really struggle with the noise from motocross bikes. The noise rebounds in the limestone cliffs above our homes. It is really hard to ignore the noise and just get on with our daily lives. When we had up to 4 hours of riding every few days we were driven mad. Some residents were crying in their homes - it was a really awful time. Our personal experience was even more horrible when we were the target of vandalism from riders. Our farm gate was taken off its hinges and reversed to basically lock us into our property, The gate was smeared with human excrement. Another time, in the dead of night, someone smeared axle grease on the windscreen wipers of our family car. That was a life threatening act. This will not be news to Nelson Motor Cycle Club.

To return this event to the Harwood property is arrogant, irresponsible and unsporting. It teaches young people and their families to disregard the impact their noise has on other people and their lives. You say that this will be the last activity on this track for at least 6 months. Could you please outline what activities the Nelson Motorcycle Club have planned for this track?

Paddy Brennan

Nelson Motorcycle Club
Po Box 93
Nelson 7040
nmcc1908@gmail.com



17 March 2021

Hello,

We are writing to advise you of a Motorcross event that we are holding on the Harwood property, Packard Road, Motupipi on Saturday and Sunday the 3rd and 4th of April.

As a club, we are excited to be using this great track again. It has quite a heritage, being the hometrack of local boy, Hamish Harwood, who is expected to ride this event.

Through the support of his family and the local community, Hamish has won 5 National Senior Titles and 2 Australian titles, and it's very likely that Hamish will finish this year as NZ #1, something we can all be proud of.

We will be carefully managing the event, with bikes only on track from 8:00am to 5:00pm each day, with trained medics on site and experienced NMCC and MNZ stewards running the event.

As this will be the last activity on this track for at least six months, you might like come along and see how our well run Motorcross events cater to families and help teach youngsters responsibility and sportsmanship.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Alan Kirby", with a long, sweeping flourish extending to the right.

Alan Kirby
President