

Fox Glacier Community Centre
Revision 3, 1 May 2011

1 General

1.1 Project Information

- 1.1.1 Fox Glacier Community Development Society Inc (Foxinc) are proposing to design and construct a new community centre in Fox Glacier.
- 1.1.2 The site for the centre comprises two parcels of land on Cook Flat Road in the Fox Glacier township (*legal descriptions to be confirmed*). One title is owned by Westland District Council (WDC) and administered as reserve land by the Department of Conservation. These two parcels of land are currently a rugby field.
- 1.1.3 The community centre will have a single-court multipurpose stadium and various other spaces.
- 1.1.4 An adjacent parcel of land has been purchased by WDC to replace the rugby field when the community centre is built.
- 1.1.5 *Ownership of land and community centre at completion to be resolved.*

1.2 Budget and Funding

- 1.2.1 \$1M available via the Major District Initiative fund administered by Westland District Council (WDC). This will be available in August 2012.
- 1.2.2 \$500k available from WDC property sales.
- 1.2.3 \$500k available from other WDC sources.
- 1.2.4 \$400k to be raised locally.
- 1.2.5 \$850k to be raised from other charities and funders.
- 1.2.6 Total budget of \$3M (excluding GST) for design, management and construction, plus a \$250k allowance for the building fitout.

1.3 Staffing

- 1.3.1 The centre is proposed to have an on-site manager.
- ~~1.3.2 Accommodation to be provided on site for the manager as part of the project.~~

1.4 Expansion and Flexibility for Internal Changes

- 1.4.1 *Provide for future expansion?*
- 1.4.2 Provide flexibility for future changes.
- 1.4.3 Infrastructure services connections to be adequate for further expansion.

1.5 Image/Quality

- 1.5.1 Attractive building from all elevations.
- 1.5.2 Should fit with the environment.
- 1.5.3 Timeless design – something that does not date quickly.
- 1.5.4 Pleasant internal spaces.

Project Brief

1.6 Energy Efficient Design

- 1.6.1 Environmentally sustainable design principles to be used.
- 1.6.2 Maximise use of natural light and solar energy.
- 1.6.3 Minimise ongoing energy costs and maintenance costs.
- 1.6.4 Rainwater recycling and solar water heating to be considered.

1.7 Constraints

- 1.7.1 Site zoning is Tourism Zone under WDC District Plan. Activity status is likely to be Discretionary (if building under 12m high) or Non-Complying Activity (if over 12m high).
- 1.7.2 Resource Consent will be required, most likely a 'notified' public process.
- 1.7.3 Noise constraints contained with District Plan will need to be considered. May limit use for bands and functions?
- 1.7.4 *Currently reserve land – reserve status needs to be revoked? Reserve Management Plan required?*

1.8 Problems with previous similar projects

- 1.8.1 *Any issues to be avoided/lessons learned from other community centres?*

1.9 Other

- 1.9.1 Versatile and flexible spaces important. Ability to 'adjust' spaces with operable walls.

2 Exterior Elements

2.1 Pedestrian and Cycle Access

- 2.1.1 From Cook Flat Road

2.2 Car Parking

- 2.2.1 *No. of carparks required to be determined.*

2.3 Exterior Lighting

- 2.3.1 Required for security and safe access.
- 2.3.2 District Plan restricts light spill.

2.4 Exterior Cladding Materials

- 2.4.1 Robust and low maintenance.

2.5 Windows & Doors

- 2.5.1 Double glazed aluminium.

2.6 Site Works

- 2.6.1 Access and carparking required. Chipseal to keep costs down.
- 2.6.2 Signage required.
- 2.6.3 Boundary fencing required.
- 2.6.4 Landscaping and planting required.
- 2.6.5 Rugby field – not part of the community centre budget.

Project Brief

2.6.6 Outdoor deck and BBQ area required.

3 Building Services

3.1 Electricity Supply

3.1.1 *Availability of supply to be checked.*

3.2 Telephone and Data

3.2.1 *Availability of supply to be checked*

3.3 Heating, Ventilation and Air Conditioning (HVAC)

3.3.1 Refer to space data sheets for requirements.

3.4 Water Supply

3.4.1 Refer to space data sheets for requirements.

3.5 Stormwater Drainage

3.5.1 *Availability of reticulation to be checked*

3.6 Foul Sewer

3.6.1 *Availability of reticulation to be checked*

3.7 Fire Detection and Protection

3.7.1 Smoke/heat detection system required to specific design.

3.7.2 Manual alarm call points, Fire Hose Reels, Extinguishers may also be required.

3.8 Special Services

3.8.1 Sound Systems required – refer to space data sheets.

3.8.2 Audio Visual – refer to space data sheets

Project Brief

Space #: 1

Space Name:

Stadium

Functional Purpose/Operation: Multipurpose space for a variety of sports and for community events.

Relationships to other spaces: Meeting room, entry foyer, storage, toilets and changing.

Occupancy Level (No. of people): Area (m²): 800? m²

Floor to ceiling height:

Space Utilisation:

	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
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Substrate and Finish:

Floor:	Multipurpose sports floor suitable for community type (social grade) sporting activities and for community events. Must be able to take vehicles and high-heeled shoes.
Roof & Ceiling:	Needs to be robust and have good acoustics.
Walls:	Needs to be robust and have good acoustics. Carpet dado to door height?
Windows & Doors:	Double glazed aluminium with toughened glass. Roller door for direct vehicle access.

Building Services:

Electrical:	Double switched socket outlets around the walls and floor mounted for flexibility.
Lighting:	High bay lighting? Suitable for sports and community events. Dimmable. Low level wall lighting for function use.
HVAC:	Space heating will be required (needs to be quiet). Opening windows to provide ventilation (but be sheltered from rain). Additional mechanical ventilation may be required? (again, needs to be quiet)
Water/Plumbing/Drainage:	None
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	Data outlets required.
Special Services:	Cabling provision for audio and projection. AV system

Fixtures and Fittings:

- Plenty of storage for sports equipment, club equipment, seating.

General Information:

- Multipurpose space for sports and community events.
- Sports include basketball, netball, volleyball, badminton, tennis, indoor soccer, indoor bowls and indoor cricket.
- Community events might include weddings, anniversaries, reunions, conferences, corporate retreats, screenings, plays, speakers and bands.
- Could have temporary protection of specialist sports floor for community events? Or a flooring material that would take all activities. The consensus was that the centre needs to be recognised as having community use – not top grade sports.

Project Brief

- Lightweight fabric could be suspended over the ceiling for community events (lowers perceived ceiling height, diffuses light and assists acoustics?)
- Need run off space around the court on all sides.
- Spectator seating for 200. Could be retractable, or could be on top of storage cupboards with sliding door access from court.
- Acoustic performance for bands or plays needs to be considered.
- Good use of natural light without glare, but need to be able to close off natural light.
- Stage required – collapsible? Or permanent with storage under.

Project Brief

Space #: 2

Space Name:

Meeting Room

Functional Purpose/Operation: General purpose meeting room space.

Relationships to other spaces: Opens up to stadium and outdoor BBQ area, relates to bar, foyer, toilets and kitchen.

Occupancy Level (No. of people): 150 standing Area (m²): 150? m²
50 theatre

Floor to ceiling height:

Space Utilisation:

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Substrate and Finish:

Floor:	Carpet
Roof & Ceiling:	Acoustic tiles
Walls:	Painted Gib board with dado (carpet/Strandboard?)
Windows & Doors:	Double glazed aluminium

Building Services:

Electrical:	Double switched socket outlets around the walls and floor mounted for flexibility.
Lighting:	Energy efficient fluorescent, dimmable.
HVAC:	Space heating will be required. Opening windows to provide ventilation.
Water/Plumbing/Drainage:	None
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	Data outlets required.
Special Services:	Cabling provision for teleconference and distance learning equipment. Provision for audio and projection.

Fixtures and Fittings:

- Tables and chairs for 50
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General Information:

- Sufficient ceiling height for screenings.
- Provision for 20 PCs or sewing machines
- Consider noise barrier between meeting room and stadium.
-

Project Brief

Space #: 3 Space Name: **Squash Court**

Functional Purpose/Operation: Squash court.

Relationships to other spaces: Relates to, toilets/showers. Kept away from meeting room for noise from squash court.

Occupancy Level (No. of people): 2 Area (m²): m²

Floor to ceiling height:

Space Utilisation:

	6	7	8	8	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
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Substrate and Finish:

Floor:	Timber
Roof & Ceiling:	Acoustic tiles
Walls:	Concrete
Windows & Doors:	Glass front.

Building Services:

Electrical:	
Lighting:	Fluorescent, protected from ball impact, sufficient lux levels for squash. Motion sensor operated?
HVAC:	Space heating will be required. Opening windows to provide ventilation. Mechanical ventilation operated via lighting.
Water/Plumbing/Drainage:	None
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	
Special Services:	

Fixtures and Fittings:

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General Information:

- Optional space depending on cost.
- Possible viewing gallery above.
- Needs external access.

Project Brief

Space #: 4

Space Name:

Kitchen

Functional Purpose/Operation: For preparation and serving of food.

Relationships to other spaces: Serve into stadium, meeting room and outdoor BBQ area.

Occupancy Level (No. of people): Area (m²): 50? m²

Floor to ceiling height:

Space Utilisation:

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Substrate and Finish:

Floor:	Non slip vinyl
Roof & Ceiling:	Hardieglaze?
Walls:	Hardieglaze?
Windows & Doors:	Solid core timber internal doors with vision panel.

Building Services:

Electrical:	Double switched socket outlets.
Lighting:	Energy efficient fluorescent, cleanable.
HVAC:	Space heating will be required. Opening windows to provide ventilation. Extract for cooking areas.
Water/Plumbing/Drainage:	WHB, prep sink and clean up sink. Floor drain. Commercial dishwasher
Fire Protection/Detection:	Heat Detectors
Data/Communications:	
Special Services:	

Fixtures and Fittings:

- Commercial kitchen equipment: gas hob, oven
- Stainless steel benches.
- Storage for cooking equipment and crockery.
- Double door chiller and freezer.
- Commercial dishwasher.
- Deep fryer?
- Combi-oven?
- Grill?
- Icemaker?
- Deep freeze?
- Microwave
- Walk-in freezer?

Project Brief

General Information:

- Easy access for deliveries.
- Plenty of storage
- Serving doors to stadium and meeting rooms (plus serving hatch).

Project Brief

Space #: 5

Space Name:

Bar

Functional Purpose/Operation: Storage and serving of drinks.

Relationships to other spaces: Serve into stadium, meeting room, BBQ area. Relates to kitchen.

Occupancy Level (No. of people): Area (m²): 7.5 m²

Floor to ceiling height:

Space Utilisation:

	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
Mon																				
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Substrate and Finish:

Floor:	Non slip vinyl to falls with floor drain.
Roof & Ceiling:	Painted Gib board
Walls:	Painted Gib board
Windows & Doors:	Solid core timber internal doors with vision panel.

Building Services:

Electrical:	Double switched socket outlets.
Lighting:	Energy efficient fluorescent, cleanable.
HVAC:	Space heating will be required. Opening windows to provide ventilation.
Water/Plumbing/Drainage:	WHB, and clean up sink. Floor Drain. Commercial glasswasher.
Fire Protection/Detection:	Heat Detectors
Data/Communications:	Double switched socket outlets around the walls and floor mounted for flexibility.
Special Services:	Energy efficient fluorescent, cleanable.

Fixtures and Fittings:

- Sliding door glass-fronted serving fridges.
- Storage for glassware.
- Commercial glasswasher
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General Information:

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Project Brief

Space #: 6 Space Name: **Exercise Room/Gymnasium**

Functional Purpose/Operation: Provision of exercise equipment and weight training. .

Relationships to other spaces: Relates to, toilets/showers. Requires separate access.

Occupancy Level (No. of people): Area (m²): 100?m²

Floor to ceiling height:

Space Utilisation:

	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
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Substrate and Finish:

Floor:	Gym carpet tiles
Roof & Ceiling:	Acoustic tiles
Walls:	Painted Gib board with Strandboard to 1200mm dado.
Windows & Doors:	Double glazed aluminium

Building Services:

Electrical:	Double switched socket outlets around the walls and floor mounted for flexibility.
Lighting:	Energy efficient fluorescent operated by motion sensor.
HVAC:	Space heating will be required. Opening windows to provide ventilation. Mechanical ventilation operating via lighting.
Water/Plumbing/Drainage:	Water fountain.
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	Data outlets required.
Special Services:	Sound system Access control

Fixtures and Fittings:

- Free weights area, treadmill, rowing machine, weight machine
- Equipment budget \$40k
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General Information:

- For local and visitor use.
- Windows to take advantage of views to east to mountains.
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Project Brief

Space #: 7

Space Name:

Laundromat

Functional Purpose/Operation: Coin operated laundry services for visitors.

Relationships to other spaces: Separate access.

Occupancy Level (No. of people): Area (m²): 20?m²

Floor to ceiling height:

Space Utilisation:

	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
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Substrate and Finish:

Floor:	Vinyl
Roof & Ceiling:	Painted Gib board
Walls:	Painted Gib board with Strandboard to 1200mm dado.
Windows & Doors:	Double glazed aluminium

Building Services:

Electrical:	Double switched socket outlets around the walls (not accessible to public)
Lighting:	Energy efficient fluorescent.
HVAC:	Space heating will be required. Opening windows to provide ventilation.
Water/Plumbing/Drainage:	Hot and cold water, drainage for washing machines
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	Wifi for internet access
Special Services:	

Fixtures and Fittings:

- Coin/token/credit card operated washing machines and dryers – 4?
- Detergent vending machine.
- .
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General Information:

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Project Brief

Space #: 8 Space Name: **Physio/Professional Offices**
 Functional Purpose/Operation: Space for use by visiting physiotherapist or other professionals.
 Relationships to other spaces: Relates to foyer, toilets.
 Occupancy Level (No. of people): 2 Area (m²): 20? m²
 Floor to ceiling height:

Space Utilisation:

	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
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Substrate and Finish:

Floor:	Carpet
Roof & Ceiling:	Acoustic tiles
Walls:	Painted Gib board
Windows & Doors:	Double glazed aluminium

Building Services:

Electrical:	Double switched socket outlets around the walls and floor mounted for physio table.
Lighting:	Energy efficient fluorescent.
HVAC:	Space heating will be required. Opening windows to provide ventilation.
Water/Plumbing/Drainage:	WHB required.
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	Data outlets required.
Special Services:	

Fixtures and Fittings:

- Physio table?
- Desk and chairs?
-

General Information:

- Wifi accessible

Project Brief

Space #: 9

Space Name:

Managers Office

Functional Purpose/Operation: Office for centre manager.

Relationships to other spaces: Relates to foye..

Occupancy Level (No. of people): 3 – 4

Area (m²): 25 m²

Floor to ceiling height:

Space Utilisation:

	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
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Substrate and Finish:

Floor:	Carpet
Roof & Ceiling:	Acoustic tiles
Walls:	Painted Gib board
Windows & Doors:	Double glazed aluminium

Building Services:

Electrical:	Double switched socket outlets around the walls.
Lighting:	Energy efficient fluorescent.
HVAC:	Space heating will be required. Opening windows to provide ventilation.
Water/Plumbing/Drainage:	None
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	Data outlets required.
Special Services:	

Fixtures and Fittings:

- Desk and chairs.
- File storage.
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General Information:

- Attractive and easy to find.
- Wifi in this office for all of building.
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Project Brief

Space #: 10

Space Name:

Manager's Accommodation

Functional Purpose/Operation: 2 bedroom dwelling to house on-site manager.

Relationships to other spaces: Separate building on the same site

Occupancy Level (No. of people): 4 Area (m²): 100m²

Floor to ceiling height:

Space Utilisation:

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Substrate and Finish:

Floor:	Carpet/vinyl
Roof & Ceiling:	Painted Gib board
Walls:	Painted Gib board
Windows & Doors:	Double glazed aluminium, hollow core timber internal doors

Building Services:

Electrical:	Double switched socket outlets around the walls.
Lighting:	Domestic fittings.
HVAC:	Heat pump/logburner? Solar water heating?
Water/Plumbing/Drainage:	As required for normal kitchen/bathroom/toilet
Fire Protection/Detection:	Smoke Detectors
Data/Communications:	
Special Services:	

Fixtures and Fittings:

- Kitchen and bathroom joinery and fittings.
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General Information:

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Project Brief

Space #: 11

Space Name:

Library Alcove

Functional Purpose/Operation: For storing, issuing and receiving books on behalf of WDC libraries. .

Relationships to other spaces: Close to manager's office for supervision and management of books.

Occupancy Level (No. of people): Area (m²): 10? m²

Floor to ceiling height:

Space Utilisation:

	6	7	8	8	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1
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Substrate and Finish:

Floor:	Carpet
Roof & Ceiling:	Acoustic tiles
Walls:	Painted Gib board
Windows & Doors:	

Building Services:

Electrical:	Double switched socket outlets around the walls.
Lighting:	Energy efficient fluorescent.
HVAC:	Space heating will be required. Opening windows to provide ventilation.
Water/Plumbing/Drainage:	None
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	
Special Services:	

Fixtures and Fittings:

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General Information:

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Project Brief

Space #: 12

Space Name:

Changing Room, Toilets and Showers

Functional Purpose/Operation: Facilities for sports and event users of stadium, meeting room and gymnasium.

Relationships to other spaces: Relates to stadium, meeting room, squash court and gymnasium.

Occupancy Level (No. of people): Area (m²): 100? m²

Floor to ceiling height:

Space Utilisation:

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Substrate and Finish:

Floor:	Vinyl
Roof & Ceiling:	Painted Gib board
Walls:	Seratone or hardieglaze sheet?
Windows & Doors:	Double glazed aluminium, solid core timber internal doors.

Building Services:

Electrical:	
Lighting:	Energy efficient fluorescent. Operated by motion sensors.
HVAC:	Space heating will be required. Opening windows to provide ventilation. Mechanical ventilation linked to lighting.
Water/Plumbing/Drainage:	WCs, WHBs, showers
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	
Special Services:	

Fixtures and Fittings:

- Change room benches and coat hooks
- Provision for pay shower operation.

General Information:

- Direct access to outdoors for (occasional) rugby use.
- Numbers of toilets and showers to be determined.

Project Brief

Space #: 13

Space Name:

Entry Foyer

Functional Purpose/Operation: Internal gathering space.

Relationships to other spaces: Relates to stadium, meeting room and managers office..

Occupancy Level (No. of people): Area (m²): 60? m²

Floor to ceiling height:

Space Utilisation:

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Substrate and Finish:

Floor:	Vinyl or tiles?
Roof & Ceiling:	Painted Gib board
Walls:	Painted Gib board with Strandboard or ply dado?
Windows & Doors:	Double glazed aluminium, solid core timber internal doors.

Building Services:

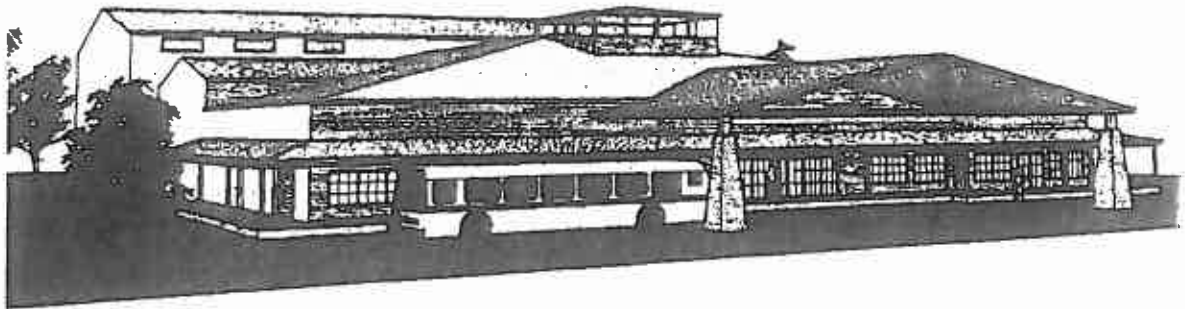
Electrical:	
Lighting:	Energy efficient fluorescent.
HVAC:	Space heating will be required. Opening windows to provide ventilation. Mechanical ventilation may also be required.
Water/Plumbing/Drainage:	None
Fire Protection/Detection:	Heat/Smoke Detectors
Data/Communications:	
Special Services:	

Fixtures and Fittings:

- Pay internet area
- Sponsor acknowledgement board

General Information:

- Bright and cheery ambience
- Large enough to accommodate people for events
- Walls to be used for historic displays, local art, etc.
- Interesting shape.
- Space must feel like a generous welcome.



Application to
Westland District Council
for Consideration
of Development West Coast
Major District Initiative Community Funding

From the Fox Glacier Community Development Society
Incorporated

February 2009

Fox Glacier Community Centre.

The Proposal

The Fox Glacier community proposes to construct a multi use “rest and recreation centre” on the existing football field at Fox Glacier.

This facility would be used by locals, the travelling public, visitors and seasonal workers. It would incorporate entertainment, recreational and many much needed services that are not provided for in Fox Glacier at present.

Some background

For a number of years now, the possibility of building such a centre has been discussed at length as some local people saw that it was a much needed community asset and was missing from the township of Fox Glacier .

As we all know, the only large community facility available at present is the hall attached to the DOC field centre and this facility is only slightly bigger than one badminton court which limits its use by the badminton club or for most other sports. The only other recreation option is the bar.

The bulk of the population in our district is in the 17-35 age range and primarily lives in Fox Glacier to service the tourist industry. Most of these people are not ratepayers but are keen to see a facility that offers a reasonable variety of recreational options.

Much research has been conducted locally via a postal survey and many public meetings have been held to judge people’s opinions as to what should go into such a facility. Originally it was thought that the “health and wellbeing” services could benefit from being part of a combined “community service centre”.

With this in mind, the original Fox Glacier Community Development Officer approached St Johns , NZ Fire Service, the District Health Board, Search and Rescue and the NZ Police. All of these services at first showed a great deal of interest in the project because they all had uncertain lease agreements or no facilities in Fox Glacier.

After much correspondence and frustration the final result was that the DHB built a wonderful new complex on the main street in Fox, the Fire Service renewed their lease and the other agencies finally revealed that their plans for Fox Glacier would not be advanced until Franz Josef facilities had been upgraded.

The location of the proposed centre

Three locations for the centre were considered:

- 1 Extend the existing hall at DOC.
- 2 The reserve behind Fox Glacier clinic.
- 3 The football field

Option 3 was chosen as it is zoned Tourist (Commercial) and Roger Sullivan kindly offered to sell part of his land (SO9495) to the south of the football field (zoned Rural) to the community at a reasonable price.

The reason that the field is to be relocated is that the current field's zoning allows for the commercial opportunities, included in the concept plan, as of right. Plus, the current field is not fit for use as a rugby field and would have to be upgraded to bring it up to a reasonable standard.

The steps towards the proposed plan

Early in 2007, spurred on by Roger Sullivan's generosity, a group of enthusiastic Fox Glacier residents got together in a series of meetings and designed the current draft plan.

This plan incorporated the ideas of the previous surveys and considered the following:

- * What will be required in 20 years from now?
- * How many people will be living in Fox Glacier in 20 years from now?
- * How many staff will be living in Fox glacier in 20 years from now?
- * How many tourists will be visiting Fox Glacier in 20 years from now?
- * How can we design this building to make good use of the income generated by tourist interaction and participation?
- * What can we add to this facility to create a new income?
- * How can we design this building to allow for staged developments or extensions at a later stage?

Fund raising and financial information:

It is estimated that this facility will cost somewhere in the vicinity of \$5.5 million.

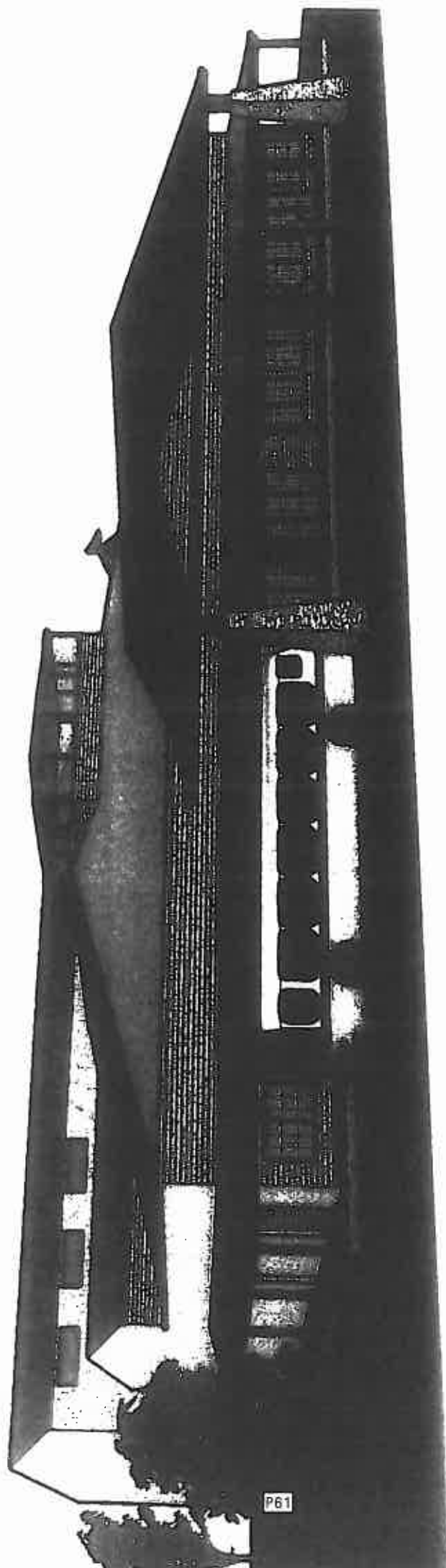
Early on it was recognised that a new facility would have to be self funded to some extent as our small number of ratepayers would not be able to finance a project of this size.

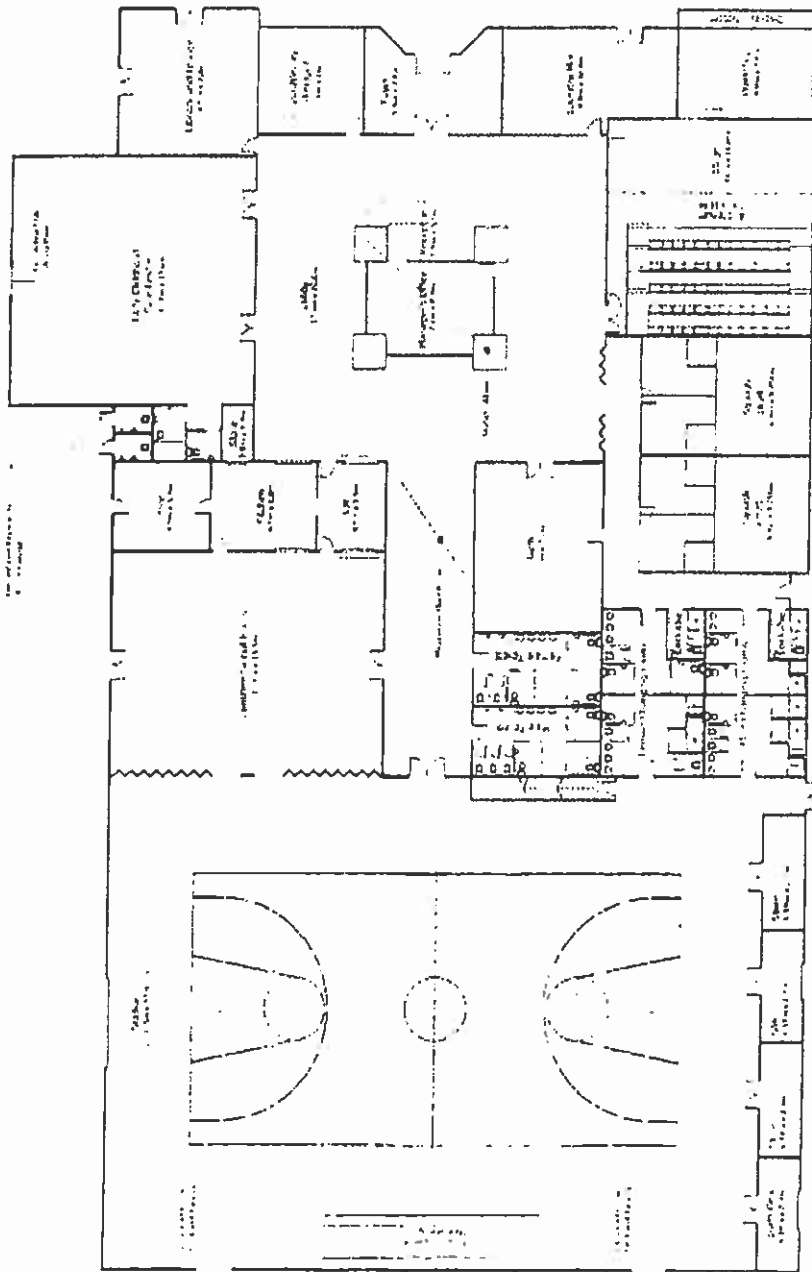
A range of fund raising options for such a large sum of money are being considered by the fund raising committee.

To date the committee has mainly focused on local fundraising and will progress to more serious avenues once building estimates come back in. Since fundraising began in July 2007 almost \$25,000 has been raised.

With the approval of the Fox Glacier Community Council's submission to the Westland District Council Draft Annual Plan 08/09, \$130,000 plus GST was granted to purchase the land from Roger Sullivan. \$22,000 was also granted to complete final building plans, valuations and a business plan for the development.

The staff at the Westland District Council has assisted in the work required to amalgamate the titles of the current sports field (lot 1 DP 1948) with the part section SO 9495. The boundary pegs are in place and we are currently waiting on the title which has been ordered before we can move ahead at this time.

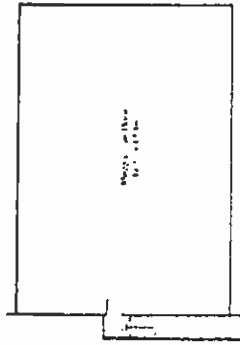




Ground Floor Plan Scale 1:200

P62

Mezzanine Floor Plan Scale 1:200



PROPOSED NEW COMMUNITY CENTRE FOR
FOX GLACIER

Calder Stewart

Floor Plan

A1 A
2006 0151C



Memo

DATE: 19 May 2011
TO: Mayor and Councillors
FROM: Manager Audit and Compliance

MAJOR DISTRICT INITIATIVE (MDI) FUNDING TO MAY 2011

Westland District Council has had a total of six applications for MDI funding for projects in Westland approved by Development West Coast.

Total Major District Initiative funds available to Council from Development West Coast, based on their allocation to each Council of \$400,000 per annum, up to 2020 is:

TO	MDI Allocation	MDI Funds Committed by Westland District Council
30 June 2009	\$1,600,000	\$829,373
30 June 2010	\$2,000,000	\$1,844,063
30 June 2011	\$2,400,000	\$2,044,063
30 June 2012	\$2,800,000	\$2,523,063
30 June 2013	\$3,200,000	\$3,523,063
30 June 2014	\$3,600,000	
30 June 2015	\$4,000,000	
30 June 2016	\$4,400,000	
30 June 2017	\$4,800,000	
30 June 2018	\$5,200,000	
30 June 2019	\$5,600,000	
30 June 2020	\$6,000,000	

Summary of Westland Projects Approved by Development West Coast and Council

	Approved	Total Project Cost	MDI Funding
Westland District Library Relocation	November 2008	752,912	489,373
Regent Theatre Restoration		1,400,000	
- Stage 1	November 2008		340,000
- Stage 2	November 2009		570,000
Donovan's Store Okarito Restoration	November 2008	323,375	78,375
Westland I-SITE Relocation	July 2009	456,850	296,952
Hokitika Gorge Development	September 2009	393,822	82,014
4th Westland Boys Brigade Extension	October 2009	576,852	247,349
TOTAL MDI PROJECTS APPROVED BY DWC		\$3,903,811	\$2,104,063
Projects Approved by Council but not yet submitted to DWC			
Harihari Community Centre	June 2008	700,000	419,000
Fox Glacier Community Centre	June 2009	5,500,000	1,000,000
TOTAL MDI PROJECTS		\$10,103,811	\$3,523,063

Projects completed and funds expended to May 2011 are:

Regent Theatre Restoration - Stage 1	Completed October 2009	340,000
Hokitika Library Relocation	Completed June 2009	489,373
Relocation of Hokitika i-SITE	Completed May 2010	296,952
Hokitika Gorge Upgrade	Completed March 2010	82,014
Total Projects Completed		1,208,339

Projects started but not completed and expenditure to May 2011 are:

4 th Westland Boys Brigade	Est Completion December 2011	166,640
Regent Theatre – Stage 2	Est Completion 2012	256,667
Donovan's Store Okarito	Est Completion April 2011	7,228
Total Projects Started But Not Yet Completed		430,535

Actual MDI Funds Spent to May 2011 **\$1,638,874**

Assuming that projects are carried out in accordance with plans and MDI funds are uplifted, Council has committed \$2,463,063 to 30 June 2011 and \$3,523,063 to 30 June 2013 which includes projects included in the LTCCP or Annual Plan but not yet submitted to DWC as total funding requirement has not yet been obtained. These projects are the Harihari Community Centre and Fox Glacier Community Centre.

Council allocated \$419,000 to the Harihari Community Centre with funds to be released over two years from the 2009/2010 year, with \$200,000 to be available in 2009/2010 and \$219,000 in 2010/2011. Estimates for the construction of the facility were higher at \$1,021,400 than originally estimated and a Community Facilities Fund application has been submitted for the remaining \$240,000 required to complete the project. This round of applications closed with the NZ Lottery Grants Board on 10 March 2011 with the results notified to applicants by the end of June. The timeline for the release of those MDI funds has therefore been moved out to the 2011/2012 year.

Council resolved, at its meeting held on Tuesday 30 June 2009, to commit \$1 million MDI funding to the Fox Glacier Community Centre plus a further \$500,000 from the proceeds of land sales over the following two years. It also resolved to determine over the next 12 months how Council could commit another \$500,000, from other funding sources, toward the project over the next three years. Possible funding sources noted were land sales, the Reserves Development Account or loans financed by the local community by way of a special rate. This project is the next priority for Westland District Council for MDI funding assistance but is reliant on the extra funds required being raised by the Community Group driving the project by 2012, before the project will be included in the 2012-2022 LTCCP. The status of this fundraising needs to be determined.

Summary of MDI Funding Committed by Council

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013+	Total
Approved						
Regent Theatre Restoration	340,000	310,000	200,000	60,000		910,000
Library Relocation	489,373					489,373
Westland Business Unit		296,952				296,952
Donovan's Store Restoration		78,375				78,375
Harihari Community Centre				419,000		419,000
4 th Westland Boys Brigade		247,349				247,349
Hokitika Gorge Development		82,014				82,014
Fox Glacier Community Centre					1,000,000	1,000,000
Total Projects	\$829,373	\$1,014,690	\$200,000	\$479,000	\$1,000,000	\$3,523,063

Recommendation:

1. **THAT** this report be received.

Geoff Day
Manager Audit and Compliance

Memo



DATE: 18 May 2011
TO: Council
FROM: Group Manager – Assets and Operations

KOHIMARA PROJECTS LIMITED - LEGAL ROAD ACCESS TO SECTION 957 - TOWN OF KUMARA

Council at its meeting on 11th December 2008 **Resolved** that Council agree to the land swap and negotiate with the Department of Conservation.

The negotiations with Department of Conservation are now complete and a deed has been drafted pursuant to part VIII of Public Works Act 1981. The proposal is for an area of DOC controlled land (Section 2 SO 435520) to be declared road and vested in the Westland District Council. Detailed report is attached.

RECOMMENDATION

1. **THAT** the Council accepts the proposal and pursuant to part VIII of Public Works Act 1981 consents as described in First and Second schedule of the consent letter attached.

Vivek Goel
GROUP MANAGER – ASSETS AND OPERATIONS



CONSENT PURSUANT TO PART VIII PUBLIC WORKS ACT 1981

36 Weld Street
Private Bag 704
Hokitika 7842
New Zealand

The Westland District Council hereby consents to the Minister of Lands
as follows:

03 756 9010
03 756 9045
council@westlanddc.govt.nz
www.westland.govt.nz

1. Pursuant to Section 114(1) declaring the land described in the First Schedule hereto to be road and vested in the Westland District Council from the date of publication hereof in New Zealand Gazette
2. Pursuant to Section 116(1) and 117(3) declaring the portion of road described in the Second Schedule hereto to be stopped and vested in Her Majesty the Queen for conservation purposes.

Westland Land District – Grey District

Westland Land District – Westland District

FIRST SCHEDULE

Land Required for Road

<u>Description</u>	<u>Title Reference</u>	<u>Area</u>
Section 2 SO 435520	DOC Allocation J32/34 Stewardship land – DOC control Formerly Crown land	0.2229 hectares

SECOND SCHEDULE

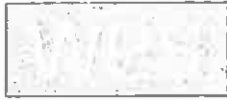
Road to be Stopped and Vested

<u>Description</u>	<u>Area</u>
Section 1 SO 435520	0.2153 hectares

Approved on the _____ day of _____ 2011.

(Authorised Signature)

(Authorised Signature)



Chris Ward
AREINZ MNZPI Accredited Supplier to LINZ
46 Alpine View
P O Box 176
Hokitika
New Zealand

Telephone 03 755 7357
Fax 03 755 8760
Mobile 0274 371 254
Email: wardproperty@areinz.co.nz
Home Page: <http://www.areinz.co.nz/ChrisWard/>

6 May 2011

Westland District Property Limited
C/- Westland District Council
Private Bag 704
Hokitika

Dear Directors

Kohimara Projects Limited – Road Legalisation - Kumara

I refer to the attached letter from the Manager Operations for the Council dated 1 October 2010

Background

Kohimara Projects Limited has been endeavouring to gain access to their land at Kumara.

In 2008 the Company approached the Council to gain its support to legalise an existing access across DOC land – this is, in effect, an extension of First Street that was used when the Zig Zag Road was no longer available following slipping – see DP 578 attached as this shows that in 1925 this access was in use but not legalised

Council considered the proposal at their 11 December 2008 meeting and in a letter dated 15 December 2008 Council advised of its agreement with this.

That letter added that Council would also be seeking an exchange with DOC to help offset transaction costs.

Proposal

See the attached plans for an illustration of the proposal.

The proposal is for an area of DOC controlled land (Section 2 SO 435520) to be declared road and vested in the Westland District Council.

This will enable Kohimara Projects Limited to have practical legal access to their property as the existing Zig Zag Road is unable to be re-formed due to the instability of the land through which it passes. This access follows the route of the track shown on DP 578, which has continued in use.

DOC has given its agreement for this land to declared road.

CONSENT PURSUANT TO PART VIII PUBLIC WORKS ACT 1981

The Westland District Council hereby consents to the Minister of Lands as follows

1. Pursuant to Section 114(1) declaring the land described in the First Schedule hereto to be road and vested in the Westland District Council from the date of publication hereof in the *New Zealand Gazette*.
2. Pursuant to section 116(1) and 117(3) declaring the portion of road described in the Second Schedule hereto to be stopped and vested in Her Majesty the Queen for conservation purposes.

Westland Land District – Grey District

Westland Land District – Westland District

FIRST SCHEDULE

Land Required for Road

<u>Description</u>	<u>Title Reference</u>	<u>Area</u>
Section 2 SO 435520	DOC Allocation J32/34 Stewardship land – DOC control Formerly Crown land	0.2229 hectares

SECOND SCHEDULE

Road to be Stopped and Vested

<u>Description</u>	<u>Area</u>
Section 1 SO 435520	0.2153 hectares

Approved on the day of 2011.

.....
(Authorised Signature)

.....
(Authorised Signature)



Title Plan - SO 435520

Survey Number	SO 435520
Surveyor Reference	Kohimara
Surveyor	Duncan Parag Fancourt McDonald
Survey Firm	Thorn Surveyors (Land Management Ltd)
Surveyor Declaration	I (Duncan Parag Fancourt McDonald, being a licensed cadastral surveyor), certify that (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 21/04/2011 at 5:28 PM

Survey Details

Dataset Description	Sections 1 to 4		
Status	Approved as to Survey		
Land District	Westland	Survey Class	Class B
Submitted Date	21/04/2011	Survey Approval Date	21/04/2011
		Deposit Date	

Territorial Authorities

Westland District

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Section 1 Survey Office Plan 435520	Legalisation	0.215311a	
Section 2 Survey Office Plan 435520	Legalisation	0.222911a	
	Read		
	Read		
Section 3 Survey Office Plan 435520	Fee Simple Title	0.206111a	
Section 4 Survey Office Plan 435520	Fee Simple Title	33.831011a	
Total Area		35.475331a	

Schedule / Memorandum

Territorial Authority (the Council)
Westland District Council

Plan Number
SO 435520

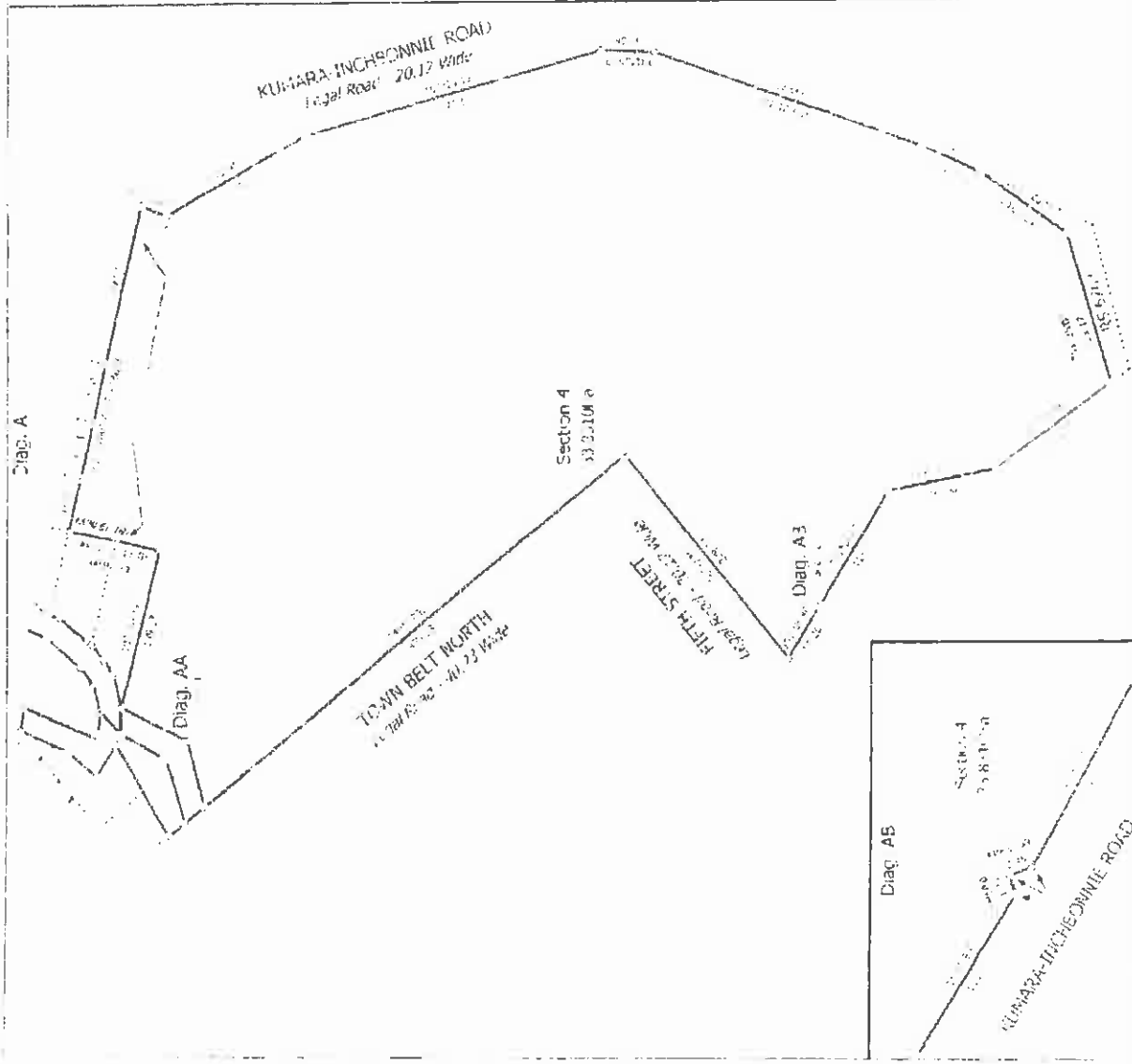
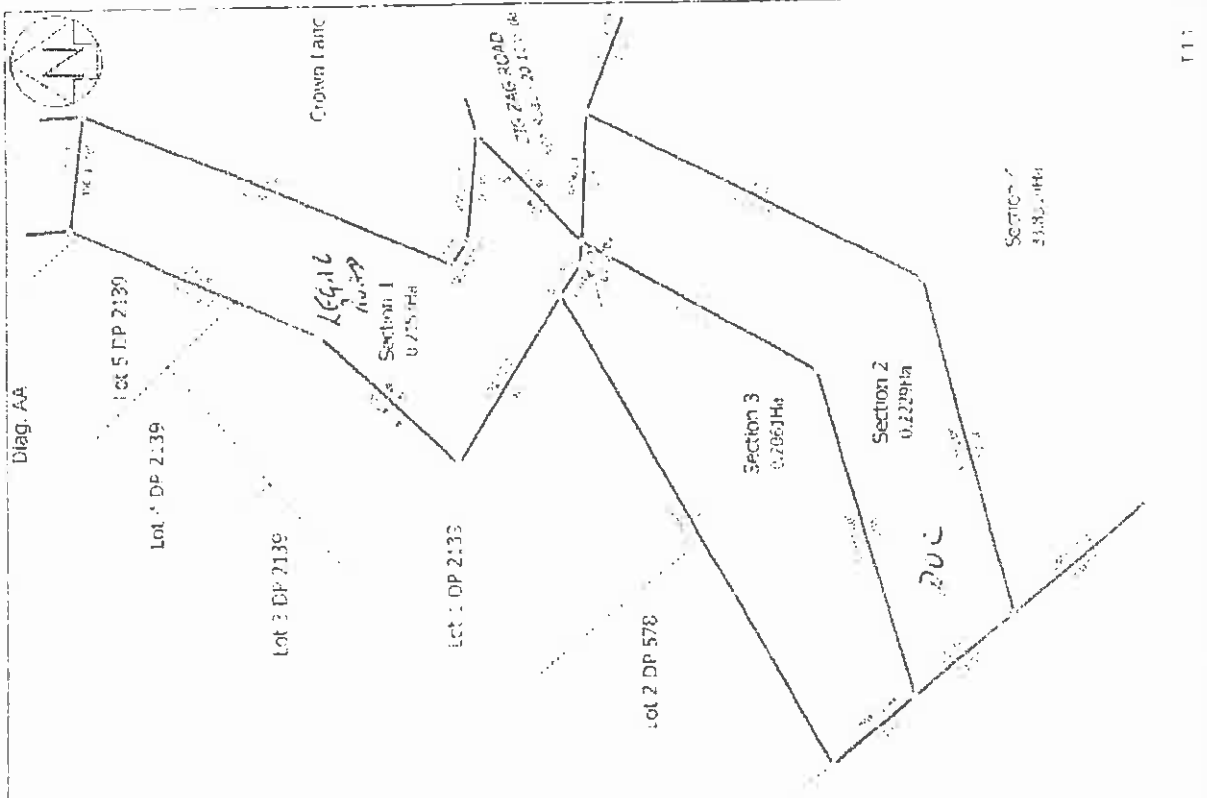
Land Registration District
Westland

Schedule of Areas

Road to be Stopped			
Shown	Adjoining	CT Ref	Area
Section 1	Section 1 SO405003	CT 424378	2153m ²
	Lot 5 DP2139	CT 424378	
	Lot 1 DP2139	CT WS3D/1449	
	Crown Land	No Ref - DOC Allocation	

Road Legality Note:
Road made Legal by Crown Grant

Land to be Taken for Road			
Shown	Description	CT Ref	Area
Section 2	RS 6733	No Ref - DOC Allocation	2229m ²



111	Title Plan SO 435520
Sections 1 to 4	Project: [illegible] Management
[illegible]	[illegible]

K R Ferguson

1st Rd

Warden Rd

Kohimara Projects Limited

Kohimara Projects Limited

Kohimara Projects Limited

Kohimara Projects Limited

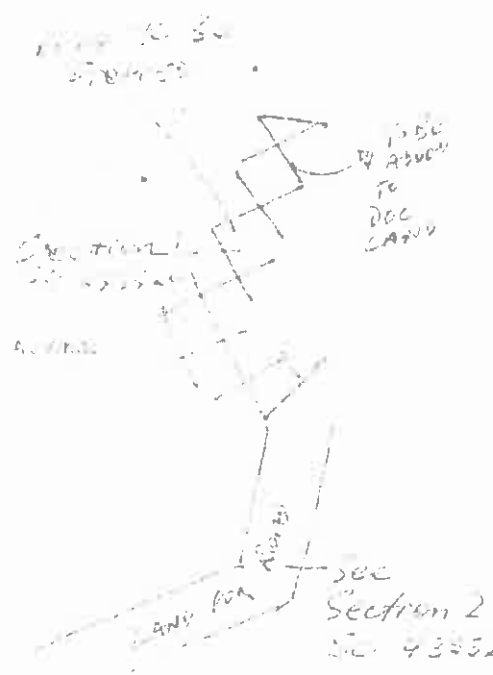
Section 2

Kohimara Projects Limited

Kohimara Projects Limited

Kohimara Projects Limited

Greenstone Rd



A M Tomasi
T A Tomasi

Town Belt North

Town Belt North

Town Belt North

Central
Central



QuickMap

Any person wishing to rely on the information shown on this map must independently verify the information.
Scale 1:2150 Topographical and Geographical map derived from LINZ data. Printed 06/05/2014. P73

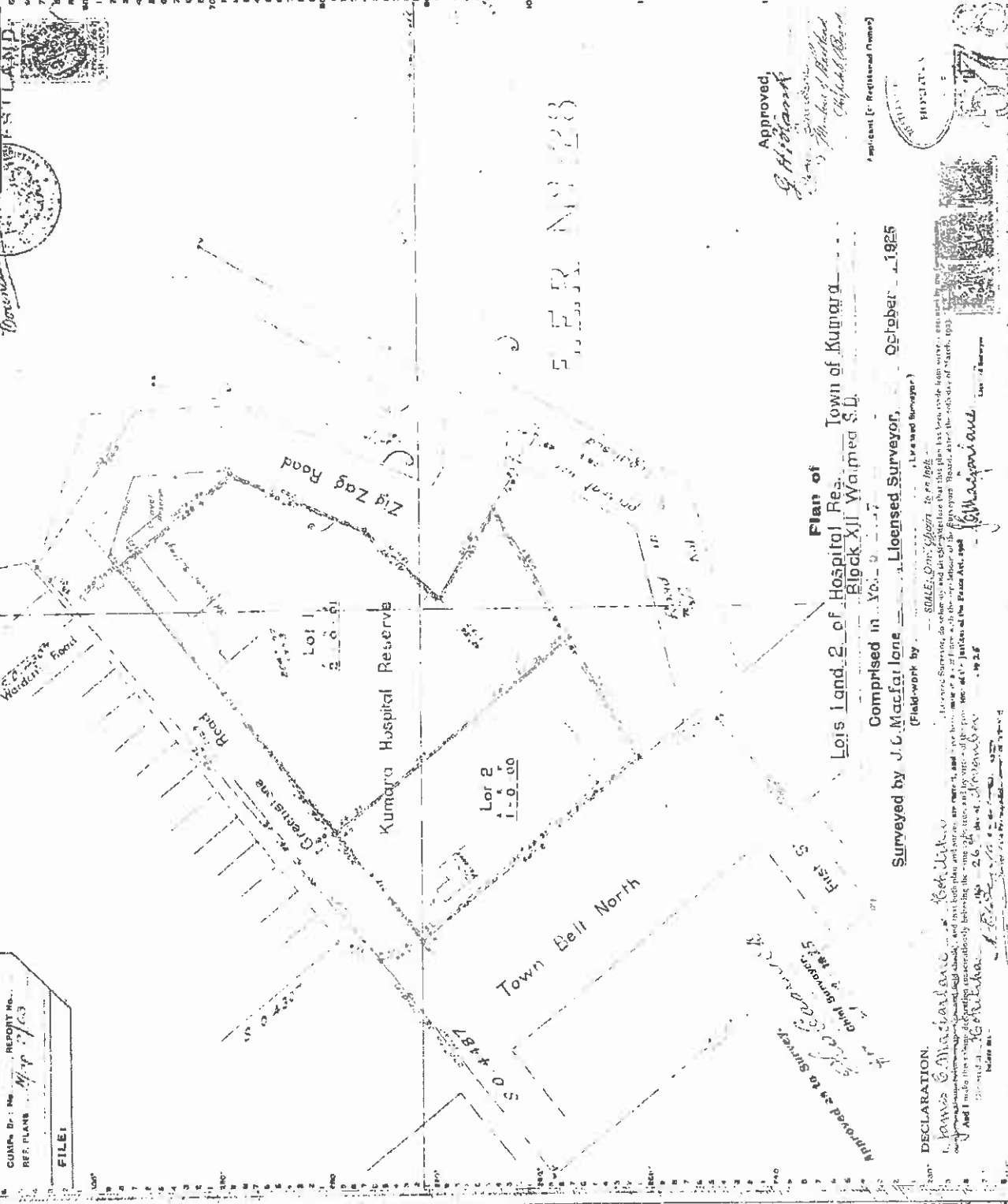
FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

DP570
This plan is to be registered for Deposit No. 1056
DEPOSITED this 1st day of February 1925

Bohemian
Bohemian Land Registrar
1056

LAND TRANSFER OFFICE
RECEIVED: 11/11/25
TITLE REF: 47
REFERRED TO DRAUGHTSMAN: 1/1
EXAMINED: 1/11/25
L.T. DRAUGHTSMAN
TRAY, REDEM: VOL. 7 FOL. 50
FIELD BOOK: No. 1055 PAGE 1/1
CUMPL. Dr. No. REPORT No.
REF. PLANS: 1/1/25
FILE:

BORO OF KUMARA



Plan of
Lots 1 and 2 of Hospital Res.
Town of Kumara
Gipkok Hill Waimea S.D.
Comprehended in No. 1056
Surveyed by J.C. Macfarlane
Licensed Surveyor
October 1925

Approved,
G. H. H. H.
Member of Parliament
Inspector of Land

PHYSICAL
1056

DECLARATION
I, JAMES C. MACFARLANE, of the County of Westland, do hereby declare that this plan has been made from correct and reliable information, and that both plan and survey are correct and true, and that I have not been convicted of any offence under the provisions of the Land Transfer Act, 1924, and I make this declaration conscientiously believing the same to be true, and by virtue of the provisions of the said Act, 1924, I am entitled to be registered as a Licensed Surveyor.

DECLARATION
I, JAMES C. MACFARLANE, of the County of Westland, do hereby declare that this plan has been made from correct and reliable information, and that both plan and survey are correct and true, and that I have not been convicted of any offence under the provisions of the Land Transfer Act, 1924, and I make this declaration conscientiously believing the same to be true, and by virtue of the provisions of the said Act, 1924, I am entitled to be registered as a Licensed Surveyor.

5.11 Aotearoa People's Network (APN):

Memo from General Manager:

A memo from the District Librarian is attached, including a copy of the Partnership Agreement for the Aotearoa People's Network between the National Library of New Zealand and Westland District Council. (Pages 62-81)

5.12 Report on South Westland Aviation Noise Issues and Public Health:

Memo from General Manager:

The report from the Environmental Noise Analysis and Advice Service, Ministry of Health is under separate cover. The report was considered by the Planning and Development Committee at their meeting on the 4 December 2008.

5.13 Public Forum.

6. INWARD CORRESPONDENCE:

- 6.1 Hugh Little, Acting CEO/General Manager Operations, Westland Milk Products: Decision regarding aerial application of 1080. (Pages 82-84)
- 6.2 Paul Madgwick, Secretary, Rimu/Woodstock Heritage: Regarding Rimu Hill Heritage Area. (Pages 85-86)
- 6.3 Paul Madgwick, Secretary, Rimu/Woodstock Heritage: Regarding Back Creek Road Speed Limit. (Page 87)
- 6.4 Chris Tonkin, Manager, Fish & Game, West Coast Region: Regarding unformed legal roads. (Page 88)
- 6.5 Gary Towers, Stumpers Bar and Café, Hokitika: Regarding bus park application. (Page 89)
- 6.6 John Johnstone, Kohimara Projects Limited: Regarding request for assistance - landlocked status of Section 957, Town of Kumara. (Pages 90-96)

- 6.6 **John Johnstone, Kohimara Projects Limited:** Regarding request for assistance - landlocked status of Section 957, Town of Kumara.

Moved Councillor Eggeling, seconded Councillor Hurley and **Resolved** that Council agree to the land swap and negotiate with the Department of Conservation. MO

- 6.7 **West Coast Primary Health Organisation:** Regarding nomination of trustee.

Moved Councillor Scott, seconded Councillor Bradley and **Resolved** that Council nominate Mayor Pugh as West Coast Primary Health Organisation representative for the Westland District Council. MPA/HWM

- 6.8 **Chairperson, Kumara Community Trust:** Regarding consent fee for marquee for Coast to Coast Banquet – 12 February 2009.

Moved Councillor Davidson, seconded Councillor Gugich and **Resolved** that Council agree to the waiver and request that the Manager: Planning and Regulatory use delegated authority to waive the fees for “volunteer not for profit organizations” in Westland and report back each month to Council. MPR

- 6.9 **R.W. Searle, Hokitika Beach Gold, Hokitika:** Regarding block of land at the west end of Tudor Street.

Moved Councillor Gugich, seconded Councillor Scott and **Resolved** that the application be declined. MO

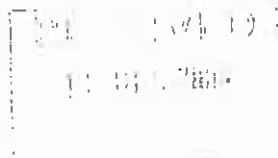
Councillor Eggeling recorded his vote against the motion.

- 6.13 **Kay Horne, Coordinator, Ross Fireworks Festival Committee:** Regarding alcohol ban for Ross Fireworks Festival.

Moved Councillor Scott, seconded Councillor Payn and **Resolved** that the letter be received.

- 6.14 **Greg Hope, Manager, Aspiring Court Motel and Haast Lodge and Motorpark, Haast:** Regarding Tourism Development Strategy Report (November 2008).

Moved Councillor Payn, seconded Councillor Bradley and **Resolved** that the information be received, the concerns be noted and the letter be acknowledged. MPA



Address correspondence to

General Manager
Westland District Council
36 Weld Street
Private Bag 704
Hokitika 7842
Phone 03 756 9010
Fax 03 756 9045
Email council@westlanddc.govt.nz

Our Reference: RDS 1
Your Reference: RDS 1
For enquiries contact: RDS 1

15 December 2008

John Johnstone
Kohimara Projects Ltd
PO Box 144
HOKITIKA

Dear John

FORMER LEGAL ROAD ACCESS TO SECTION 957 - TOWN OF KUMARA

Thank you for your letter which was considered by Council at its December meeting.

I am pleased to advise that Council resolved to apply to the Department of Conservation for taking of land for road under the Public Works Act, to link First Street with Zig Zag Road, subject to you agreeing to cover existential costs such as survey, subdivision, legal and D.O.C fees.

We will be talking to D.O.C staff about a land swap to reduce the transaction costs, swapping First Street extension for land unsuitable for road at the Kumara end of Zig Zag Road. This would require road stopping under the Local Government, a public process open to objection.

Not necessary

I will initiate discussion with D.O.C staff and keep you informed.

*Done under
PLC, 15/12/08*

Sincerely,

R J Daniel
Manager Operations

JJD:11

23 Sale Street
Box 144
HOKITIKA 7810

Telephone: 64-3-755 8038
Facsimile: 64-3-755 8078
Email: admin@kohimara.com

24 November, 2008

The General Manager
Westland District Council
Private Bag 704
HOKITIKA 7842

Dear Sir,

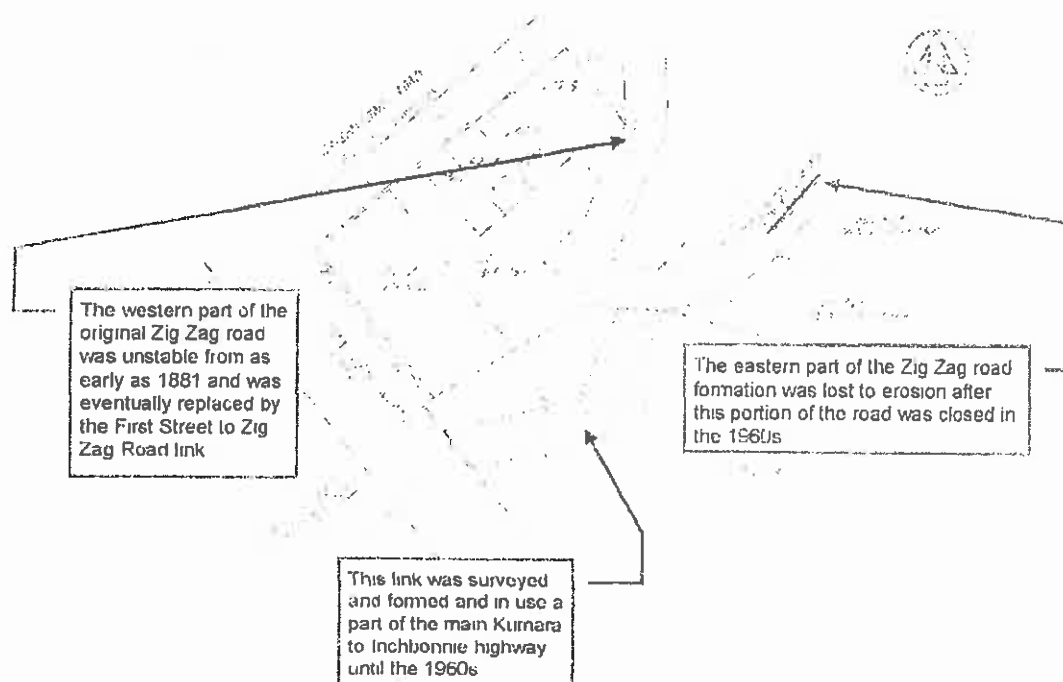
Need to Solve the Landlocked Status of Section 957 of the Town of Kumara – Request for Assistance

Kohimara Projects was incorporated by John & Graeme Johnstone and their wives to provide an ownership and administrative entity for properties at Kumara as they passed from two previous generations of family ownership.

Town of Kumara sections number 957 and the western portion of the property containing sections numbers 958 to 967 have been prepared, in accord with the appropriate consents, for development to facilitate taking and exporting spring water. We have been advised that production from the site might be required as soon as April, 2009.

Before further development of our site can proceed, we need to have an ability to construct a dual lane road that will carry container laden traffic to and from our section number 957.

The road reserve that shows on plans and maps as providing access to our property, became useless for road construction, and a new road link, from the northeast end of First Street to Zig Zag Road, was surveyed and constructed to replace it. The new link road served as part of the Kumara to Inchbonnie main highway until the 1960s, after being in continuous use for more than 50 years.



Of course, modern earthmoving machinery makes it possible to construct the almost impossible and if no expense were to be spared and sufficient neighbouring private land would be taken to accommodate the necessary formed and cut batters, it might be possible to make a suitable road from the northeastern end of Greenstone Road.

However Kohimara Projects submits that it should be possible to negotiate for a return to service of the First Street to Zig Zag link. Making the link a formal road reserve would mean that the, now long unused, western portion of the original Zig Zag would become truly redundant and proportional acquisition of any stopped portion of it would probably be an attractive proposition for the adjoining landowners.

Construction of a road to section 957;

Over the First Street to Zig Zag link should not present any engineering difficulty. The link traverses gold mine tailings, well compacted gravels deposited by the drain flowing from First Street, and some undisturbed terrace gravel;

And the material under the northeastern portion of First Street and Town Belt North is also solidly compacted gravels and stones resulting from 1970s mining of the original road and surrounding terrace gravels;

Kohimara Projects also has a good stockpile of roading gravel available and easily accessible.

Construction of the proposed road will be over already highly modified terrain. The road will traverse existing road formation, eroded road formation and 1970s gold mining tailings. The current ground cover is predominantly buttercup, blackberry, gorse and broom with some low heavily creeper suppressed tutu, konini and kamahi on the edges of the old road. There will be no need to remove any significant trees.

When opened, the new road link and the road proposed by Kohimara Projects will open dry public access to a walking track between Kumara and the Taramakau River that, because of the previous bad underfoot conditions on Zig Zag Road, has rarely been used in recent years.

Kohimara Projects realises that what it is seeking is not simply a matter for Council, there is a Department of Conservation controlled reserve involved. However we are hopeful that, by approaching your Council in the first instance, a negotiated and sensible solution will be able to be found for what is clearly the result of an historic administrative failure.

Our submission is appended.

Yours faithfully

John Johnstone
KOHIMARA PROJECTS LIMITED

RDG 15



SCANNED

11 May 2011

The Mayor
Westland District Council
Private Bag 704
HOKITIKA 7842

CEO	HWM	MPR	MO	MAC	MF	MPA	CSC	ENG
✓	✓		✓			✓		

cl agenda

Tena koe

**RING ROAD JOINING BLACK AND WHITE STUMP ROADS,
KARANGARUA**

I understand that the Council is currently considering its priorities with respect to the upgrading of roads in the Karangarua district amongst others. Over the years there have been communications with the Council from Maxie Duncan, Paul Wilson and myself over upgrading the loop road encompassing the Black and White Stump Roads and the old State Highway. At this stage, I understand that the Council may be looking favourably at upgrading the Black Stump Road, and part of the old State Highway up as far as the shingle pit formerly belonging to Paul Wilson.

The Maori Trustee is in the process of reviewing the future development opportunities for the ten (mostly contiguous sections) that are accessed from the Black Stump and White Stump Roads off SH6 and along the old State Highway. These sections are administered under a single trust created in the early 1980s by the Maori land Court. There are currently 646 beneficial Maori owners of this trust.

Finding ways of improving the returns from the type of land comprised in this trust can only be described as a challenge. While a share of rent and royalties however small from multiply-owned Maori lands can be extremely important to owners, generally it is not the only interest they have in their land. To see one or more successful enterprises established, capable of providing a small number of jobs on or off the land can become a source of pride to the Maori land owners even though the benefits may not be directly shared by all of them.

Recently the Maori Trustee commissioned an inventory by Jan Derks and Bevan Glass into the potential of the sphagnum moss on these sections and others in the area. What was recognised was that the moss resource could be an important supplement to the income received by this trust from other sources. In fact, moss returns per hectare outperform just about everything else, particularly grazing. (Royalties of circa \$10,000 were received in one 12 month period from an area of less than 13 ha.)

There is potential to increase the productivity of the moss through the introduction of proper management practices. About 35 ha of moss are located around the central area of these sections but it is currently of mixed quality. Only around 13 ha are currently commercially harvestable. The Maori Trustee has already crushed 5.5 ha of a

previously harvested moss area as a trial to determine whether or not growth and quality can be enhanced and unwanted plants eradicated. The Maori Trustee will be recommending to owners when he next meets with them that a progressive development of the moss resource be undertaken.

For any moss venture ease of access is important. Poor access can turn transport into a prohibitive cost, and all investment in better management practices negated. For the future development and management of the moss, as well as the grazing at the White Stump Road end of these aggregated sections, where most potential exists, improved access would be a boon.

Of particular importance is the replacement of the dilapidated bridge over the stream running through the Scotts' land which lies between the aggregation and SH6. Winter downpours can impose severe restrictions on access via the White Stump Road and force time-consuming detours down along the old State Highway to the Black Stump Road. Whether the bridge is rebuilt in its present position or on the legal road line would no doubt come down to practicalities.

Despite the lower prices and demand for moss internationally at present, the Maori Trustee remains optimistic about the industry. It is aware from research publications that the major competition is coming from Chile. As the resource in that country is by all accounts not being well managed sustainably by all but a small number of growers, there is cause for optimism here that competition may decline over time.

This could result in improved returns to New Zealand moss growers who are prepared to invest in the industry's future by managing and protecting their moss resources. Sphagnum moss is still, and can continue to be, a significant industry for the West Coast and may yet recover some of the ground it has lost over the past decade. It may also have some as yet untapped tourism potential.

The future management of these aggregated sections is probably going to be a mix of grazing, moss production, and conservation. However, the quality and extent of access will likely determine how these opportunities can be taken advantage of successfully by the Maori land owners.

Kia ora



Richard Wickens

For **MAORI TRUSTEE**