

# Coastal News

email: [coastalnews@mapua.gen.nz](mailto:coastalnews@mapua.gen.nz)

covering Mapua & Ruby Bay  
run by volunteers

## Update on Remediation project of the Mapua's FCC site

*By Jenny Easton, Resource Scientist, Tasman District Council*

The remediation work on the former factory site was completed by the end of 2008 and grassed. It is now lying idle and many people have asked what are we waiting for, and what happens next?

### Site Audit

While the land is owned by the Tasman District Council, it does not become available for development until we have received a satisfactory Site Audit. The Ministry for the Environment has contracted an independent environmental consultancy (PDP Wellington office) to provide an environmental assessment of the site to as it is now, to determine whether it is suitable for its intended land use and what conditions or management plans are required for that use. They have had no previous involvement with the site and need to understand what happened to the site and soil during remediation and what the site is like now. They have been provided with a lot of documentation, undertaken site visits and contacted key people. They have a three-month contract and started the work mid-January.

The information they need to consider is complex because the soil on the site has been remediated to different standards as per the consent conditions: the West side residential, the East side suitable for commercial or open space, and the western Reserve area suitable for open space. The top 0.5m of the whole site has residential quality soil over it and this is to protect the estuary from run-off. The concentration of residual organochlorines permitted in the commercial soil was determined by their (low) solubility in groundwater. The estuary beaches are required to be remediated to a standard that protects the ecosystems. The consent had a very high standard of soil acceptance criteria for the marine sediments. The Peer Review Team for the remediation included a qualified site auditor who gave technical advice during the clean-up on emerging issues, and on the type of validation sampling that would be required for the final site audit.

In addition to the soil the site auditors need to consider the quality of the groundwater and marine sediments after remediation. The whole site is a matrix with the groundwater potentially carrying residual contaminants in the commercial soil to the marine sediments. The groundwater has been monitored quarterly since the remediation and these five reports show a steady trend of improvement. The marine sediments and snails are monitored annually, and this February's result provided the third report in this series, and showed a strong trend of improvement.

### Validation Report

The Validation Report issued in December 2008 showed that there was some contamination in the southern half of the western Tahi Street road verge. The council permitted this mildly contaminated soil underneath the council's water main to remain because further excavation was too risky for the pipe and the level was not of sufficient concern to warrant such a drastic step as severing the water pipe even temporarily. The report also recorded that areas of the western stormwater ditch was still contaminated and these "hot spots" are capped with 0.5m of clean material which protects the down-stream estuary. (This explains why the annual monitoring results from the surface sediments downstream in this ditch are only mildly contaminated.)

The Validation Report did not include all the reports on soil quality, and the site auditors have been given additional information including the TDC report on the concentrations of mercury in the western residential area. The Parliamentary Commissioner for the Environment report in July 2008 had recommended the TDC undertake this sampling, which we did in August. The results showed that the concentrations of mercury in the residential soil were very low, similar to the natural background levels.

*contd on p2*

### Other reports we are waiting for, and actions:

- Health Report by the Ministry of Health into the health effects from the remediation project and any ongoing health effects. This includes assessment of air quality data and dioxin modelling. When? May/June
- Department of Labour Report into work place practices on the site.
- When? Uncertain, probably May/June.
- Shellfish warning signs. There are shellfish warning signs on the west beach and at Grossi Point because of the residual pesticides in the edible mud snails. The latest (February) monitoring results of these snails indicates that they have improved dramatically over the last three years and we expect that the signs will be able to come down after another sampling round, with agreement from Public Health.
- Structural survey. In December/January MfE engaged a structural engineer to re-inspections of the dwellings close to the site, as part of the consent conditions.

### What happens next?

After a satisfactory site audit has been received and an appropriate hand-over from Ministry for the Environment takes place, the present fences will come down. The council will then be in a position to decide how the whole site can be developed, including the proposed Waterfront Park.

In the meantime you can walk across the site. The surface layer can't be disturbed, but walking on it is fine.

## Community Workshop on Mapua Cleanup

A community workshop was initiated by Green MP Catherine Delahunty who contacted the Mapua Clean-up Toxic Action Group, following up on Green co-leader Dr Russel Norman's promise to support the community after the release of the damning Parliamentary Commissioner for the Environment reports on the Mapua clean-up.

The purpose of the workshop was to give concerned and affected locals an appropriate forum to raise their concerns. But even before the meeting could take place, the TDC attempted to prevent it, which included a letter from the Mayor, Richard Kempthorne, to Ms Delahunty citing it would "increase anxiety levels" and "be an opportunity to perpetuate innuendo and ill-informed speculation". The group felt this attitude was completely unjustified since all information to date has been based on hard facts and was particularly disrespectful to residents who have been affected by the botched clean-up and have real concerns. Despite the TDC's efforts, the workshop was held on 18 March at the Bowling Club with about 20 attending.

Gordon Jackman, a toxics researcher, also attended and spoke about his experience with toxic sites and workers poisoned by timber treatment chemicals. Ms Delahunty facilitated the workshop and recorded over 60 concerns. Then the group identified agencies or individuals who could address them.

Concerns included potential health effects from disruption of contaminated soil on the site during future construction; bias and lack of independence in existing and pending reports; toxic dust remaining in homes and water tanks surrounding the site; appropriate diagnostic tests and on-going health support needed for affected people; the need for an ecological study of the estuary; and the need to establish accountability for failures during the clean-up process possibly through a Royal Commission of Inquiry.

The result of the workshop was to provide a clear path forward on complicated issues and far from increasing anxiety, it served as a constructive method to defuse concerns which have been building up due to report delays and a lack of acknowledgement of failures. The feedback from attendees was very positive. Two TDC representatives attended and hopefully came away with an appreciation of the importance of open and honest communication with the community.

The Mapua Cleanup Toxic Action Group would like to thank all the attendees and Green party for their on-going support. For information contact [toxicmapua@ihug.co.nz](mailto:toxicmapua@ihug.co.nz).

*Sherry Prauner*

# Mapua Health Centre

We are very pleased to have Dr Cindy de Villiers joining us on Wednesday afternoons and Thursday mornings. Cindy has had a general practice in Levin for several years before deciding to move to the Mainland. She has a wide experience in family medicine as well as an interest in nutritional and holistic medicine. We are also looking forward to Dr Sally Harris having two sessions a week on Wednesday and Friday mornings.

We are coming up to autumn and the likelihood of various viruses starting to creep in and test our immune systems. The cold viruses tend to cause a runny nose, head congestion, cough and general feeling of being under the weather. A full-blown influenza attack is a much more severe illness with some of the 'cold' features plus generalised aches, temperature and sweats, often a severe headache and feeling very unwell. This can be quite difficult to diagnose as it shares some of the symptoms of meningitis and therefore it is important to seek medical help if you are at all unsure.

This year's flu vaccines are now available. If you would like more information about the vaccine or to book an appointment for immunisation please contact the practice nurse on 540-2211. Patients who have had immunisation in previous years will be contacted by the practice nurses about appointment times.

A reminder that we have set up a 'Prescription' email address site – [prescription@mapuahealth.com](mailto:prescription@mapuahealth.com) to give another way to get hold of repeat prescriptions. You simply need to send an email and you will receive a return email with instructions about the details we need to organise your prescription. Its as simple as that.

A quick review of the medical research shows some good news for those of us in need of keeping the brain cells intact as we "mature" – a study from Oxford, UK, has shown that "Flavonoid-rich Chocolate, Wine, and Tea Linked to Improved Cognitive Function in the Elderly" in fact just one small glass of wine and 10g of dark chocolate gave the maximum effect (J Nutr, 2009, 139(1): 120-7). In fact drinking coffee in mid-life seems to be protective against dementia (Alzheimer's and Dementia, 2008; 4(4)) as do a variety of vitamins (Am J Alzheimer's Dis Other Demen, 2008 Dec

## **This month's health events include:**

- April 2 World Autism Day [www.autismnz.org.nz](http://www.autismnz.org.nz)
- April 3-5 Red Puppy Appeal (guide-dogs for blind) [www.rnzfb.org.nz](http://www.rnzfb.org.nz)
- April 7 World Health Day [www.who.int/en](http://www.who.int/en)
- April 18 Kidney Kids of NZ [www.kidneykids.org.nz/](http://www.kidneykids.org.nz/)
- April 25 Anzac Day [www.rsa.org.nz/](http://www.rsa.org.nz/)

## Garden Notes

April is the month for the big autumn clean-up—trees, shrubs, perennials, vines and anything that has got out of hand.

The weather is cooling now with the leaves changing, and you will have noticed that most spectacular liquid amber near the turn-off to Silkwood! Every year the colour lasts over a long period.

The flowering period is coming to an end except for those who grow proteas and leucodendrons, which give us flowers for the winter months.

In the fruit garden, a dressing of lime, especially to stone fruits, will materially assist next season's fruiting. If you intend to have a strawberry patch now is the time to prepare the ground for planting in May.

April is also the month to sow lawns. The recommended quantity of seed is from half an ounce to one ounce per square yard. A top-dressing of old



lawns together with resowing bare patches should now be proceeded with.

The planting of spring bulbs will be in full swing now. Don't leave your bulbs out of the ground any longer than necessary

For the spring display you can't go past those favourites—pansies and polyanthuses, which are sure to please also can be colour co-ordinated, eg, yellow polyanthus, blue pansy, or something to your taste. Both enjoy plenty of food, and a damp spot.

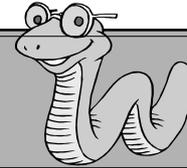
Flowers to sow: Iceland poppies, snapdragons, larkspur can be planted now.

With all your clean-up greenery this is a good time to start a new compost heap. If you don't have one start

one as compost is a must for the growing of veges. Once again happy gardening.

*Barry Highsted*

# Coastal Garden Group



Despite threatening skies the club decamped to Aranui Park for the March meeting. It proved to be an ideal setting for our speaker this month was Gordon Appleton who manages Appleton's Garden Services doing:- Concept landscape work, management of lifestyle blocks and sections, general garden maintenance, large arboricultural work as well as consultations on gardens and trees.

On this occasion he spoke to us about the care and maintenance of trees and large shrubs. The meeting got under way with very few notices and business matters so it was quickly over to Gordon. He firstly explained the tools he uses and how to get the best cut without damage. Proving how a job many find difficult can be made easy. Gordon recommends formative pruning for all trees at about five years old. Attention at this stage will prolong the life of the tree and avoid major problems later.

Gordon recommended taking larger branches from trees over a period of a couple of years so as not to stress the tree by doing it all at once. He demonstrated how and why problems occur and we noted that we are all guilty of neglecting our trees; his advice to feed them and keep the area under a specimen tree weed free was duly noted.

Aranui Park proved the ideal setting for Gordon to show us exactly what he was talking about and his talk was enhanced by a stroll around the park. There were many questions and Gordon was able to help with a whole host of problems. Our thanks Gordon for such an enjoyable and informative afternoon.

Walking in the park gave members chance to look at the Rhododendron Dell – a garden club project – and offer suggestions for its future upkeep and development.

As the rain threatened we took afternoon tea which was followed by Max's notes which included advice about feeding that lawn and planting up tubs not only with bulbs but with lettuce, herbs, nasturtiums etc to keep the winter salads going. Between them Gordon and Max gave many hints and tips on propagation, spraying (or not), pruning and everyone learned something new.

Our next monthly meeting is on Thursday 2nd April. We meet at 1pm for a 1.15pm start in the Supper Room at the Mapua Village Hall. If you would like to join us either as a visitor or as a potential new member, please do come along, all enquires to either Barry Highsted (540-3139) or Anne-Marie Giddens (540-2335).

## *Mapua's 'Business Park'*

We've been here for a year now. "That's news to me!" I hear you say. We're Unit 11, Warren Place, Mapua. "Warren Place? Where's that?" you say. It's surprising how many locals don't know that Mapua has a business park or who's on it.

Well, it's on Stafford Drive past the school towards Motueka, first on the right at the site of the old A1 Show home. You might see a WOF sign for The Auto Centre, if you're not going too fast. Granted the park is poorly signed as there is no sign anymore. It's a good job that down the road is Peter and Marion Satherley's Auto Centre—it has a steady flow of locals.

So who's down there?

Clockwise as you turn in there is a whitish shed of two units; the first is empty at the moment but the second half is Lynx Ezyfold Ltd, a door hinge system, then the green units are us at Karpaintz Panel and Paint. We did have a motorbike mechanic here but unfortunately he went back to Ashburton just before Christmas.

The next large site used to be Alan Riggs Contractors but is empty at the moment. At the

turnaround is The Auto Centre. Peter's tar seal is better than everyone else's. It surprising how you can judge a place just by looking at the floor. On the way back out is a chap from Wellington who is a specialist engineer working on engines.

The new buildings are: The Black Sheep Touring Company; Tasman Solar, solar and pellet heating systems;

Overland Electrical, for all your electrical work; Eurovision, high quality European double glazing; and Ruby Bay Joinery is in the cream unit producing high quality kitchens, doors windows and most things you can make out of wood.

There is also a walkway through to the beach. The school bus parks at Bevan Keys' place, and we have arrived back at the old A1 Homes site on Stafford Drive.

By the way, we do mainly insurance work and a bit of restoration. If we can't do it we might know somebody who knows somebody that can. That is the beauty of this area.

*Graham and Julie Cox at Karpaintz*

# Community Association

Erosion of the Ruby Bay seawall was brought to the attention of the Mapua and Districts Community Association at its March meeting by Randall Jones, who said that he and other residents had contributed a large sum of money towards it.

The wall was rapidly eroding, with the yearly maintenance not happening. When callers to the Tasman District Council rang in with their concerns, they were directed to the Engineering Department.

This was not an engineering problem—it was a maintenance, or lack of maintenance, problem, said Mr Jones. There was danger to people who walked along the wall and if the wall was allowed to erode further, future expenditure to repair it would be very large. The council had not carried out its contractual obligations, said Mr Jones.

Cr Tim King undertook to discuss this with the council, particularly in regard to maintenance contractual obligations.

## **Community bulletins**

Bruno Lemke requested that the TDC organise regular bulletins to the community in regard to work being done around the district. Often people left things alone when they were being run well. However, community input was still needed and the association should look at ways of engaging the community, particularly as councillors regularly attended association meetings.

It was agreed that Cr King should request a regular report from the council in regard to information being more widely disseminated within the community through the *Coastal News*.

In his report the chairman, Devlin Gallagher, said that the continuing lack of information about the

Mapua clean-up site from the Environment Ministry meant that a vacuum of real information was occurring; this situation ran the risk of treading backwards on larger issues. He suggested members consider asking senior council staff for a monthly report identifying project update points. It would be good for this to go into the *Coastal News* as well so that the community as a whole was updated.

## **Mapua Domain**

Nadienne Cookson reported that ongoing issues in the domain had caused considerable frustration for the executive committee. However, a quote for installation of bollards had been accepted and the gate had been made. It would be installed and completed within two weeks.

The dirt mounds (BMX track) was ready to be moved. Glenn Thorn of the TDC had checked with the tennis club and local young people about moving the mounds closer down adjacent to the courts. Contouring of the site would require planning for a properly laid out track later.

The most suitable site for cricket nets was being followed up. It was thought permits and alterations had been approved and work was about to begin on toilets and drinking fountain. Soccer lights were also to be installed pre-season.

## **Old Mill Walkway**

Trees had been trimmed, but branches still hung over the walkway. Cr Brian Ensor agreed further work was required. There was also discussion in regard to the responsibilities of adjacent property owners concerning the trees impeding the walkway, and water run-off causing flooding on the walkway.

Cr Ensor undertook to clarify local property owners' legal obligations.

The secretary was asked to write to Beryl Wilkes at the TDC outlining the association's dissatisfaction with the trimming work done and that future responsibility for the trees to be determined between the council and the owner of the trees so that this problem did not require constant follow-up by the association.

The next meeting of the association will be at 7.30pm on Tuesday, 14 April, in the Mapua Hall.

*Pam Stinton, secretary*

# Want a new kitchen? No problem, but...

*(This is the first of what we hope will be a regular feature in the Coastal News provided by Mahana resident Dave DeGray, who as he explains, has had to give up active building. We think it may be particularly relevant in this time of recession as many home-owners will be considering doing their own renovations but want to avoid making costly mistakes.)*

## Introduction

I am sure that most readers will be aware that some profound changes have taken place in the process of obtaining a building consent in the last five years. The reasons for the changes are basically to improve the quality of building work, while the huge increase in documentation is mainly to provide a written contract that ties the builders and contractors into putting the work in place in a way that is accountable to building inspectors, owners, suppliers and everyone else that has a stake in getting a job done properly.

One of the most important considerations is that work must be of a standard to protect subsequent owners who buy your house when you pack up and go to Oz. From my experience most Kiwis build to a very high standard with realistic expectations of cost and a conscientious regard for quality and compliance. There are of course exceptions to this approach and thus the need for regulation.

The changing economy is a huge subject and is creating interesting currents in the building and housing scene, which is relevant to this article, as well as the universe. I have been building here in the Mapua-Moutere area for 28 years and owing to a stubborn refusal of my knees to subject themselves to the rigours of construction, I am now using all this hard-won experience as a basis for providing a design service based on a practical and affordable approach to helping people achieve quite simple goals in a somewhat complex environment.

I will begin by describing the process involved if you wish to build a house or do some renovations or alterations to your own place. A change is as good as a holiday.

Always begin with the realisation that you and your family are the most important people involved in this adventure. Without you the owner, client, principal, or whatever status you are happy with, there is no project. Everyone that is involved is basically working for you. It's all about you wanting to achieve something with highly desirable outcomes and specific qualities that everyone involved in the process understands and buys into. Communication is the key—clarity, accuracy, flexibility, good record-keeping, and that old Kiwi standby, a sense of humour, are all things that come to mind when I think of what comprises a good communication package in building.

Now that you are qualified as someone ready to instigate a building project you will need to come up with a cunning plan.

Your project may not even require a building consent. The Department of Building and Housing has revised and put out a comprehensive list of work that may be done without consent. This is best sorted through the Tasman District Council's consents planning department. We are fortunate in that these people are cooperative and helpful at the TDC and it can be very difficult (and it is the owner's responsibility) to determine whether work requires a consent or not.

There are basically three sets of rules that you need to consider when building:

### **The Building code—Department of Building and Housing**

Covers the type of construction, materials, standard of workmanship and all the procedures needed to comply with the building act.

### **Resource Management Act**

These rules cover the effect your project might have on the environment or your neighbours, both near and far. I struggle with all but the most basic elements of this piece of work. It pays to get on with your neighbours.

### **Local Authority Building and Zoning By-laws—Council Planning**

Set-backs from the boundaries, building heights, parking, housing density, subdivision, fencing, solid fuel heating, and a host of rules that affect our daily lives sometimes beyond belief.

Now the fun begins. In the next instalment I will discuss the building consent process, some of people you will need to do a building project and some comments on their responsibilities and accountability. I am particularly interested in helping and encouraging owner-builders to get out and have a go so will talk about that in the coming months.

I would like very much to respond to questions or comments from readers "to keep it real". No names or specifics will be mentioned and every effort will be made to respond through this newsletter.

*Dave DeGray Design, [davedegray@xnet.co.nz](mailto:davedegray@xnet.co.nz), phone 543-2841 before 8pm*

# PANZ

Our local group of pastel artists hosted a Master pastel artist from Queensland, Australia, on 17 and 18 March. Sixteen members watched Lyn Diefenbach demonstrate the art of pastel application as a painting medium and then were pushed right outside their comfort zones as they tried to emulate what Lyn was endeavouring to teach them. It was an exciting and inspiring two days as we tried to take in all that we heard and saw. There were some very good “skies and waves” produced along with countless other little asides as Lyn helped to correct problems incurred along the way. It was great to see so many smiles at the end of a course.

Four of us were away to the National Convention and Art Awards at the end of March hosted by Manawatu and held in Feilding. It was a great opportunity to see what the rest of the country is up to and learn new skills as well as catch up with old friends that were made at previous conventions.

We have several new members this year who are attending our Tuesday mornings. Don't forget that you are welcome to call in and have a cup of coffee and see what we are up to in the Mapua Hall, Tuesday 9am to noon. Enquiries: Glenys Forbes 03) 540-3388



## Police Update

The fruit season is in full swing and there are a lot of new faces around the district. Thankfully most are here to make a decent job of working but as happens most years the crime has increased right across the region in the last month or so. Fuel is still being regularly stolen in all sorts of situations—from being siphoned from tractors to fuel tanks stolen from boats. Make sure you don't have any full containers sitting around. We have also been having a run of burglaries at Kaiteriteri, not out this way thankfully.

The roads are very busy about 5pm. Be aware a lot of these people don't know the area well and be extra cautious. Keep an eye on your and your neighbour's property and don't hesitate to call us if you see or hear anything unusual.

*Grant Heney, Rural Community Constable,  
Motueka*

### Mapua Occurrences:

Feb 20: Accident SH6 near Higgs Rd. Three vehicles. Minor injury

Feb 21: Red 20-litre tote fuel tank and bike lock stolen from boat during the day, Stafford Drive

Feb 23: Accident Marriages Road. Minor injury.

# Mapua & Districts Soccer Club

An error occurred while printing this page.

Error: **typecheck**                      Offending Command: **get**

Suggestions:

Restart your printer and send document again. Try proof  
print or moving some of the non-printing elements off  
the page.