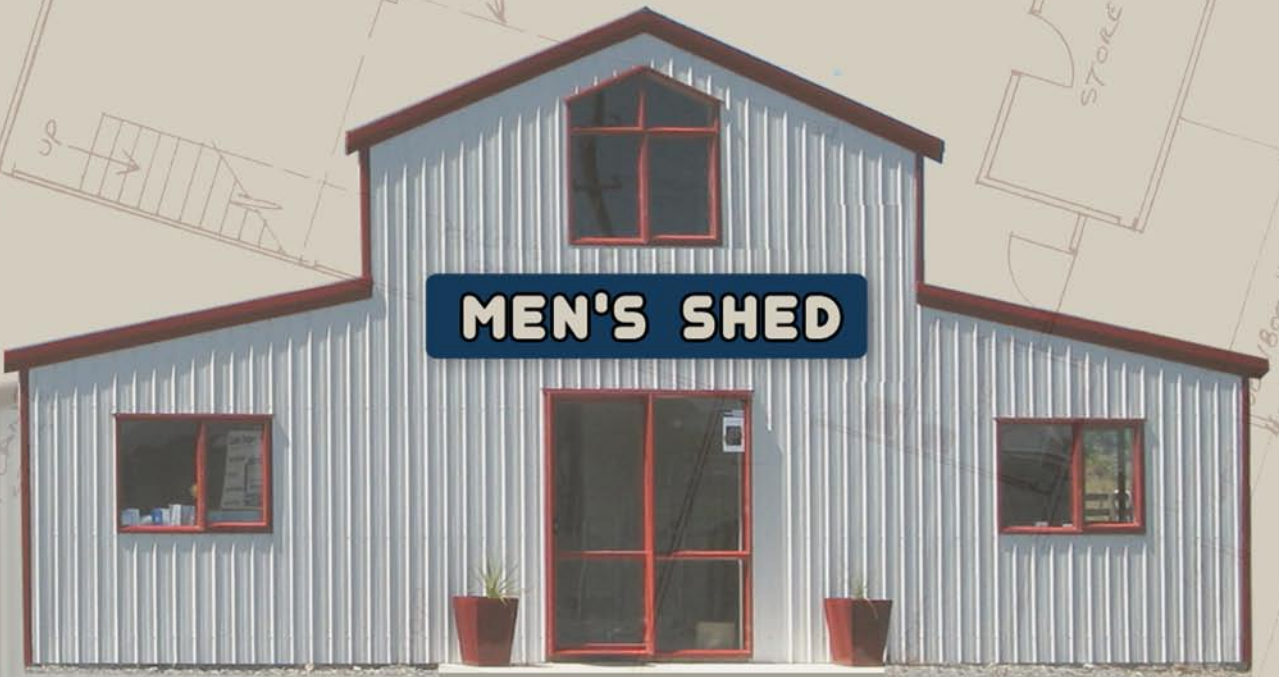


# Henley



Henley Trust 2003

January 2008

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N.B. The building on the front cover is typical of the style only. The proposed building will have a different elevation - see on page 11.



## HENLEY TRUST 2003

### Summary

The Henley Trust 2003 intends to raise \$200,000 to build and equip the Henley Men's Shed, an approximately 300 sq. meter structure on the Colombo Road frontage of the Henley Lake Complex - land owned and administered by the Masterton District Council ( who have authorised this ). The buildings major function is to house "The Men's Shed" comprising a large well equipped workshop (for activities in both wood and metal), an administrator's office, storeroom, toilet and washing facilities, socializing and tearoom. In addition space would be available for the storage of equipment and supplies for volunteer teams who work around the park under the supervision of the Henley Trust 2003.

"Men's Sheds" a concept new to New Zealand but well established in Australia for over 10 years, are places where retired or out of work men can meet, socialize, practise old wood or metal working skills, learn new skills, and make things for their own use or for sale on behalf of community organizations. Whilst older women tend to have a lot of social outlets, many men do not and can become mentally depressed and isolated. 200+ Men's Sheds in Australia have proved they can overcome this possible consequence.

Wairarapa REAP - established in 1982 and one of 13 REAPs in New Zealand - an organization which actively supports community education at all ages and levels - will work in conjunction with the Henley Trust 2003 and will provide a coordinator for the "shed" and cover running costs (power, telephone, security, etc) as well as arrange and supervise appropriate programmes for attendees.

### Profile

Henley Trust 2003  
PO Box 859  
Masterton.

Tom Ward	Chairman	Forester
Mervyn Brown	Vice-chairman.	Master builder (ret.)
Colin Croskery	Sec-treasurer	Chartered accountant (ret.)
Jim Campbell		Farmer
Robin Carlyon		Headmaster (ret.)
Tenick Dennison		Medical pract. (ret.)
Don Searanke		Chartered accountant (ret.)
Howard Thomson		Retail manager
Liz Waddington		Tutor
Ed Hodgkinson		Headmaster

## **HISTORY of HENLEY TRUST 2003 and HENLEY COMPLEX**

The Henley Trust 2003 is a registered charitable trust operating since 2002 and officially chartered the following year.

It replaces the original Henley Trust (a group of 7 business and professional men from Masterton) whose vision was to establish an inland stretch of water large enough for rowing regattas. This was the dream of Henry Major, a local solicitor, who had taken law at Cambridge and who had been impressed with the Henley stretch of the Thames, where the Oxford/Cambridge boat race took place annually. Hence the name - Henley Lake. This dream was not fulfilled as the stretch of water is too short but is ideal for kayaking, canoeing, sailing, wind surfing, and dragon boat racing. These 7 men personally bought the 107 acres in the 1960s and began planning the 27 acre main lake with its surrounding woodlands, parkland, wetlands, streams and ponds. Excavation of the main lake began in 1986 and the lake was filled and the complex was officially opened the following year.

The original Henley Trust owned, administered and ran the complex until the early 1990s, by which time some of the original members had died and it was then (as always planned) deeded to the Masterton District Council who have retained ownership and jurisdiction over it since.

Over approximately the next 10 years the trees grew, the MDC cut some of the grass and the adventurous and physically active walked and explored this somewhat untamed facility. People knew it was there but the place was not used extensively.

The Masterton Rotary Club has always had a close association with Henley Lake with four of the original trustees being Rotarians, and this Rotary Club has been actively involved with tree planting, building free electric barbeques, a parking area and entrance off Te Ore Ore Road, seats, picnic tables, and other amenity constructions since 1987.

Soon after the millennium members of the Masterton Rotary Club became concerned with the poor state of the complex and lack of further development and a new 10 member trust board was proposed - 7 members of which were Rotarians. This board entitled *The Henley Trust 2003* (to distinguish it from original trust) was chartered in 2003.

The purpose of the new board is to work in close association with the Masterton District Council to help with the future planning, development, maintenance and promotion of the Henley Lake Complex. This it has done.

## Achievements

Since its inception in 2003 the Trust has invested over \$100,000 (acquired as grants) into further development of the Complex. All weather limestone pathways have been established around the main lake and throughout the wetlands. The Henley Trust 2003 has:

- ♠ Established over a kilometer of additional paths.
- ♠ Built a pedestrian bridge in wetlands.
- ♠ Built an elevated walkway over a flood channel.
- ♠ Erected 16 seats and 5 picnic tables.
- ♠ Erected a two level bird observation tower in wetlands.
- ♠ Restored 4 wader ponds (which had become overgrown) in the wetlands.
- ♠ Planted (in conjunction with 3 local schools and Friends) 4000 + natives
- ♠ maintained continuing care ensuring a survival rate of over 90%.
- ♠ Financially assisted in development of boat-shed car park.
- ♠ Held annual Teddy Bear's Picnics attended by 2000-3000 people as part of promoting Henley as a safe attractive recreational area.

We have a group of 200+ Friends of Henley who regularly and willingly physically support us with projects around the park. We have a regular work force of 5 volunteers (retired men all over 70 years) who spend time each week on construction and maintenance around the park. In the last year our volunteer workforce of Friends and regulars, at a conservative estimate, provided over 2000 hours of voluntary labour.

At our last visitor count (2 years ago) 500 people were visiting the complex daily, which equates to 150,000 visits a year. This does not include attendance figures for the major events such as Balloon Festivals, Dragon Boat Racing, Teddy Bear's Picnic or for the regular usage by school and athletic groups.

Henley Lake and its wetlands have in last few years become the most used of all the amenities under the jurisdiction of the Masterton District Council.

## About Wairarapa REAP

### *The REAP Component*

Wairarapa REAP (Rural Education Activities Programme) is a locally run community based organisation providing flexible learning opportunities in the Wairarapa region. Wairarapa REAP began in 1982 as a result of government's introduction of a new programme into 13 selected rural areas of New Zealand in 1978.

The purpose of the programme was to enhance the quality of education offered to rural communities, from early childhood through primary and secondary schooling on into post compulsory tertiary community education.

Our Overarching Goals are:

- ♠ To ensure continued development of the Wairarapa REAP organisation to meet the needs of the Wairarapa region
- ♠ To identify and meet needs in educational and other allied agencies
- ♠ To facilitate advancement of education in rural areas
- ♠ To work actively in order to improve the quality and opportunities of education for learners, especially those in rural areas
- ♠ To be regarded and recognised as a credible and vital part of education support and development
- ♠ To continue with and develop positive relationships with other organisations, in particular; Ministry of Education, local bodies, Maori and other minority ethnic groups, educational agencies, government agencies, REAP Aotearoa NZ, other REAPs
- ♠ To ensure that our core business is compatible with the priorities of the Ministry of Education and the goals of the Tertiary Strategy, through the Ministry of Education and the Tertiary Education Commission

Wairarapa REAP is committed to the delivery of a quality assured operation that is all encompassing regardless of age, gender, ethnicity, or geography.

Our holistic nature is unique to REAPs in educational circles. Having programmes and projects that span all ages of life's continuum is an important feature of our style.

Wairarapa REAP is seen as being a neutral player in the community, working to build the capacity of other organisations that contribute to our community. This is a very important feature of our work.

The 'Why Not' approach is part of the culture that we have established with the community. It means that we have an open mind whenever we are asked if we are able to work on a particular project, or supply a particular service. Our policies enable us to develop responses that closely meet the diverse needs of our community.

Wairarapa REAP is known for being at the 'cutting edge' in community development programmes, and is widely respected for the diversity and quality of our early childhood and schools programmes. We are also seen as a very efficient organisation making effective use of our resources.

Wairarapa REAP attempts to ensure that services are delivered where the learners are, i.e. take the programmes to the learners, rather than the learners coming to us.

As a catalyst for change within the community we work with many layers of our society. This enables us to have an influence on many groups, and to bring together people to work towards common goals in a cooperative way.

Wairarapa REAP is a facilitator of educational services in our community.

We do not try and capture the provision of services and ensure that other groups are strong to carry out their work. This building of capability of other providers is an important part of our work across the educational spectrum.

We provide a wide range of quality programmes based on needs expressed formally or informally. We are not registered as a Private Training Establishment so do not provide programmes that lead to qualifications.

The governance / management relationship demonstrates the respect that has been built up over the years by both the board and the staff and is regarded by both parties as a special feature of WaiREAP.

### **Wairarapa REAP Board Members for 2008**

Jean McCombie.	Chairman	Retired
Alan Sadler	Deputy Chairman	Retired
Margaret Bourke	Special Education Service MoE	
Rod Garden		Retired
Tim White		Businessman
Rebecca McKay		Farmer
Carol Pilcher		School Principal
Christine Robertson		Ministry of Education

### **Wairarapa REAP Permanent Staff**

Director	Peter McNeur
Education Team Leader	Wendel Richardson
Administration Team Leader	Jude Card
Lifelong Learning Officer (North)	Shirley Jones
Early Childhood Teacher / Advisor (Central / South)	Jude Mitchell

## PURPOSE of PROPOSED BUILDING

The building has a dual purpose; The Henley Trust 2003 component the REAP component:-

### The Henley Trust 2003 component

- ♣ An on-site secure building is required to store tools, supplies (lime, soil, cement, etc) and other equipment necessary for volunteer work at Henley.
- ♣ A workshop to maintain above. and for use by retired or out of work men along the lines of Men's Sheds. (See below).
- ♣ An on-site base for regular volunteer workers with toilet facilities, wash up room and facilities for refreshments and socialising.
- ♣ The Henley Trust 2003 will provide over-sight and on-going supervision of above mentioned part of this enterprise.

The management of the complex and provision of "courses" would be the responsibility of the Henley Trust 2003 in conjunction with REAP Wairarapa, and should not impose any financial burden on the MDC.

### Community Men's Sheds

This concept is new in New Zealand but has been in operation in Australia under the auspices of the Rotary Clubs for over 10 years. There are now 200 of these "Men's Sheds" around Australia now and numbers are increasing rapidly.

Men's Sheds are a place where retired or out of work men can meet, socialise, practise old wood or metal working skills, or learn new skills, and make things for their own use or for sale on behalf of community organizations. In Australia it was found that while women have a lot of social outlets, retired men do not and many become quite isolated when they give up work. For this concept to work a well equipped wood/metal workshop is needed with skilled (retired) people who can instruct and supervise the work.

The shed is a place for retired or out of work men to:

- ♣ Socialize with men of similar age.
- ♣ Learn new skills and hone old ones.
- ♣ Share company and have projects to work on whilst contributing to the community.
- ♣ Pursue hobbies, pastimes and interests.
- ♣ Feel of some value to society again and contribute to the community and enjoy doing it.



## HISTORY and PURPOSE of MEN'S SHEDS

Community Men's Sheds , a concept new to New Zealand, have been in operation in Australia under the auspices of Rotary Clubs since 1997/98. The first of these to be established was the:

Lane Cove Men's Shed,  
St. Colomba's Retirement Centre,  
15 Figtree Street,  
Lane Cove 2066  
Sydney.

There are now over 200 of these Men's Sheds established and running and at the Australian Conference of Men's Sheds held last year in Sydney, attended by Peter McNeur, Director of Wairarapa REAP, of the 200+ participants over 100 were there to learn how to establish their own Men's Shed. The concept is spreading rapidly in Australia.

Men's Sheds are a place where retired or out of work men can meet. socialize, practise old wood or metal working skills, or learn new skills, and make things for their own use or for sale on behalf of community organizations.

In Australia it was found that middle aged or older women have a lot of social outlets, while many retired men do not and these can become isolated and depressed when they give up work. For some men their job can be an all consuming passion and when this ceases the void in their lives can be overwhelming leading to a feeling of worthlessness which in the most extreme cases can lead to suicide. For some older men, retired for some years, the loss of a shed , a long term diversional outlet, can be devastating when they have to sell up and move to a smaller home.

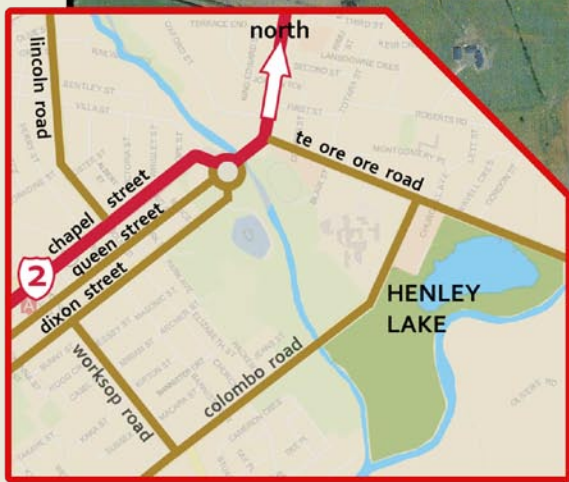
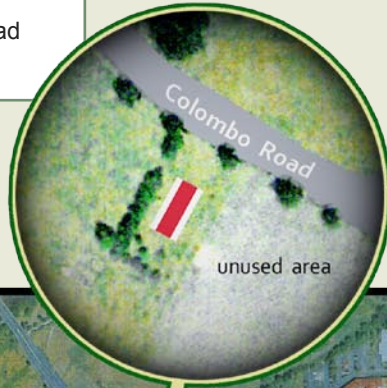
For the concept to succeed a well equipped wood/metal workshop is needed with a team of skilled (retired) craftsmen who can instruct and supervise the work.

The Shed is a place for retired or out of work men to:

- ◆ Socialize with men of similar age and circumstance.
- ◆ Learn new skills, practise old ones sharing practical knowledge with others.
- ◆ Pursue hobbies, pastimes and interests.
- ◆ Share company and be involved in meaningful projects of value to the Community.
- ◆ Regain a sense of personal worth and once more become a useful member of Society.
- ◆ Become part of a team which costs nothing but their enthusiastic involvement.

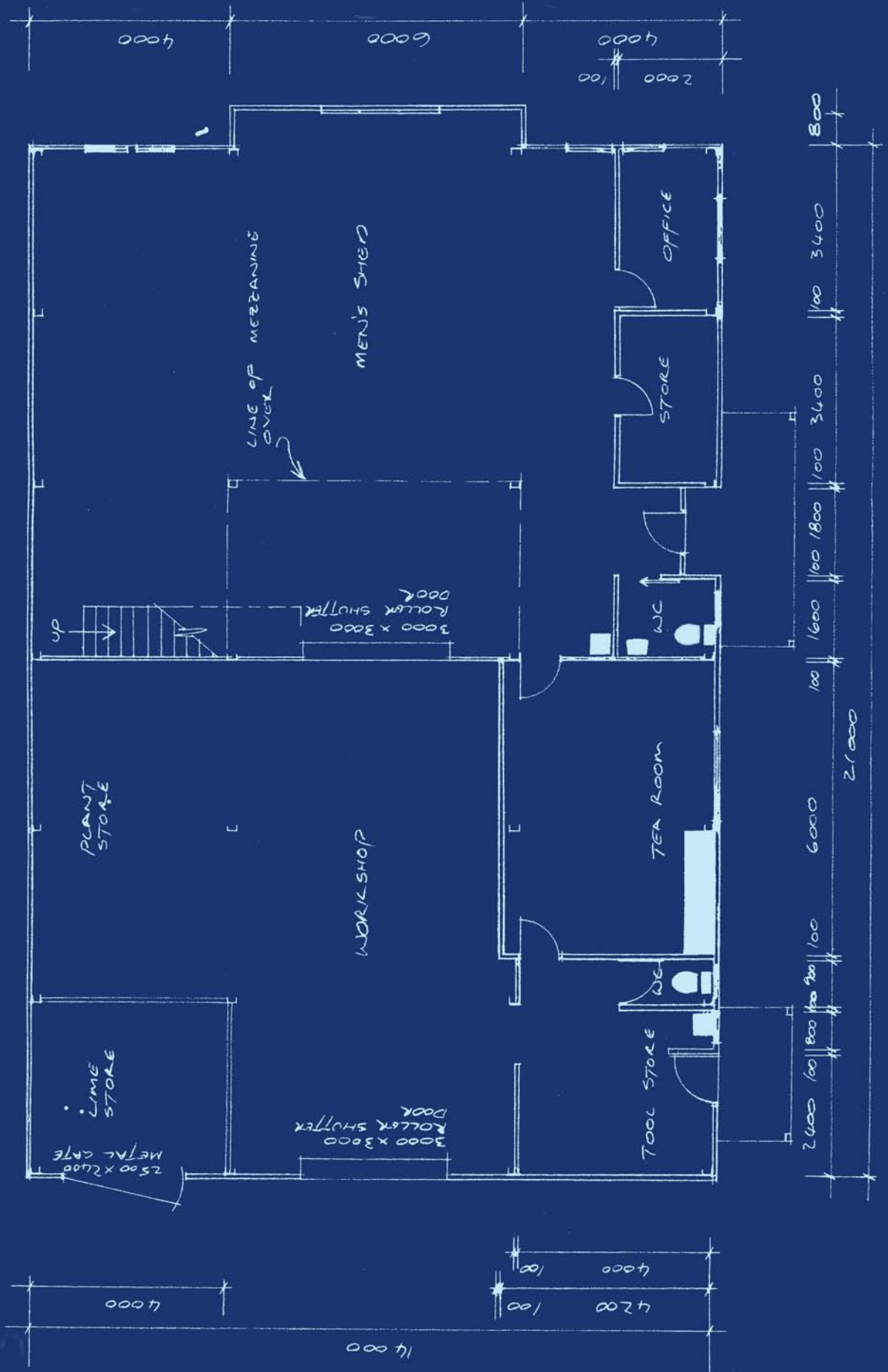
**MAP 1**

The Shed in position showing road access and parking areas

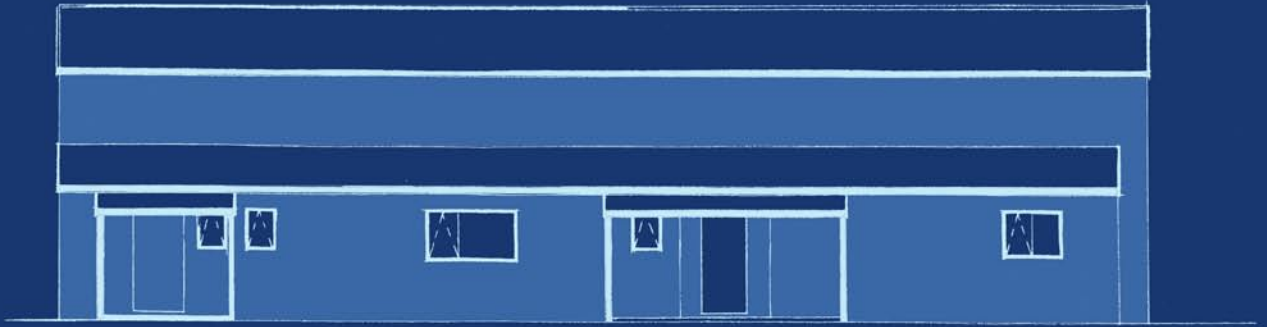


Masterton street map showing main routes to Henley Lake

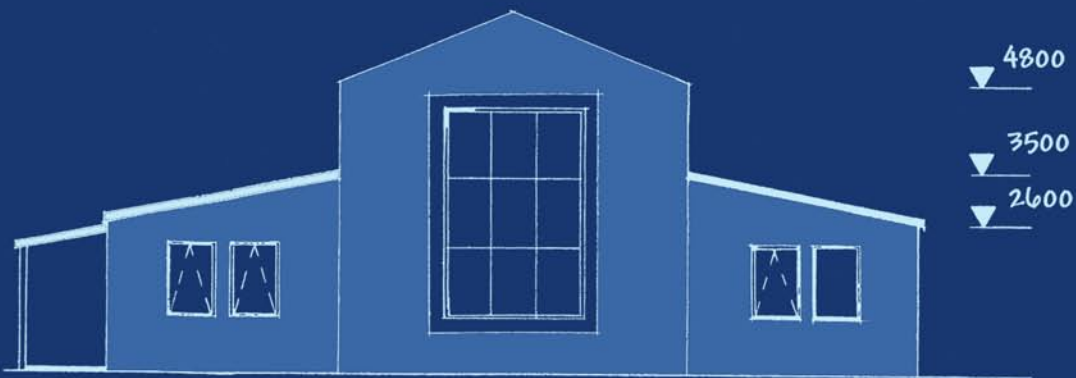
# FLOOR PLAN



ELEVATIONS



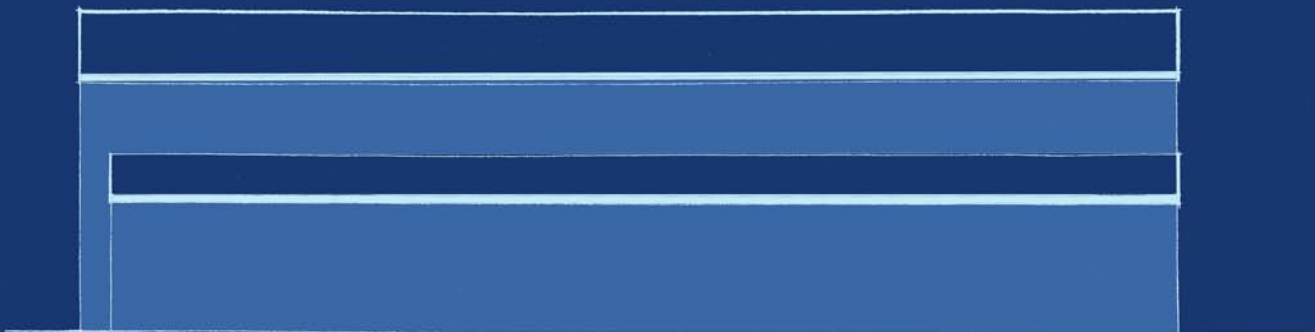
North elevation



West elevation



East elevation



South elevation



## MEMORANDUM of UNDERSTANDING

Between Henley Trust (HT) and  
Wairarapa REAP (WREAP)

### Purpose of the Memorandum

To work together to provide opportunities for the development and management of a Men's Shed in Masterton.

Collaboration will exploit the expertise of Wairarapa REAP and the resources of Henley Trust to the benefit of the community.

#### 1. Henley Trust:

Henley Trust (2003) is a registered charitable trust, established to help develop, improve, promote and plan the future of the Henley Lake area, including the surroundings of the lake and the wetlands area. Henley Trust is a volunteer organisation that works closely with the Masterton District Council in developing Henley Lake. The trust has close ties with Masterton Rotary Club, as four of the original trustees and most of the current trustees are members of that service club.

#### 2. Wairarapa REAP:

WREAP was founded in 1982 as one of the 13 REAPs in New Zealand. Its role is to support education throughout the community, including early childhood, schools and adults. It plays a major role in proactive community change. WREAP is a provider of life long learning and provides expertise to develop and support appropriate programmes to benefit individuals and the community.

#### 3. HT's interest in this agreement is to:

- ♣ Provision of a facility to store materials and equipment necessary for the trust to carry out its work
- ♣ Provision of a place to meet and socialise
- ♣ Provision of a space to utilise as a place for men to work together
- ♣ Support the interests of men
- ♣ Support the community of Masterton

#### 4. WREAP interest in this agreement is to:

- ♣ Provide for systematic programmes to support men, particularly men who are getting towards or past their normal work life, and men who have difficulty finding suitable employment
- ♣ Use the concept to support the learning of younger people
- ♣ Utilise a venue owned by Henley Trust

#### 5. HT activities under this agreement:

- ♣ To provide a space of approximately 10M X 14M, including workshop, office, storage and access to tearoom and toilet
- ♣ To work with WAIREAP to provide advice and support in the running of the Shed

#### 6. WREAP Activities under this agreement

- ♣ To take responsibility for the running of the shed, including:
  - ♣ provision of a coordinator for the Men's Shed
  - ♣ running appropriate activities in the shed
  - ♣ promoting the use of the shed with appropriate publicity
  - ♣ provision of appropriate support for the men attending the shed and to utilise the services of other groups within the community
- ♣ Exploring other groups who might provide ongoing support to the Shed

- ♣ Paying the actual outgoings on the shed. These are identified at the time of signing as including but not limited to power of the whole shed, telephone, a fair portion of insurance and security, tea and coffee
- ♣ Providing assistance with provision of equipment for the shed
- ♣ Working with HT to provide advice and support in the running of the Shed
- ♣ WAIREAP does not wish to have ownership of either the building or plant inside the shed
- ♣ WAIREAP does not wish to have ownership of the programmes running from the shed

## 7. Governance

The governance of the shed will be jointly carried out by up to three members from each HT and from WAIREAP. The members of WAIREAP will normally include the Director, Education Team Leader and the Shed Coordinator. The members of HT will normally include members from the Trust Board. (See appendix on Governance Explanation). The core group (above) will approve new members of the governance group).

## 8. Withdrawal from MoU

Either party may withdraw from this memorandum by writing to the other party with 90 days notice.

## 9. Term of MoU

The memorandum will in effect from 1 January 2008 for a period of three years. The Parties agree to review the agreement within three months of the termination of this MoU.

## 10. Agreement

These matters listed in this Memorandum of Understanding have been agreed by HT and WREAP.

HT Trustee

WAIREAP Director

Date

## Appendix A

### Governance

- 1 This group will not be responsible for the running of the shed.
- 2 This group will be responsible for supporting the running of the shed through provision of advice.
- 3 The group will consider challenges that arise and look to find ways to overcome them.
- 4 The group will look to work cooperatively and to continue to look for appropriate partners to join the governance group.
- 5 The group will meet not less than once per school term.

Any enquires relating to this Memorandum of Understanding should be directed to either -

The Trustees  
Henley Trust 2003  
PO Box 859  
Masterton.

or

Director  
Wairarapa REAP  
P.O. Box 442  
Masterton 377 1379

## COST ESTIMATES

### Quote 1

Affordable Sheds  
Stoddards Road, RD 11  
MASTERTON

Signed by A.R.Bruce

### Colour details

Roof Colour PERMANENT GREEN Colorsteel Endura  
Wall Colour MIST GREEN Colorsteel Endura  
Door Colour PERMANENT GREEN -Gutter Colour = MIST GREEN  
Comer Flashing Colour = MIST GREEN  
Customer to initial Colour Selection

### The quote

All prices include GST

Building in Kit form	\$ 51,272	
Less Donation	<u>6,000</u>	
Kit Price for Henley Lake Men's Shed		\$ 45,272
P. C sum for Concrete Slab. 100mm thickness (This price includes excavation, hardfill, polythene and mesh. Waiting for Quote)		30,000
Cost of erecting the above building to lock-up stage		20,216
Cost of Speedwall on exterior walls		32,763
Internal work quoted from sketch supplied Materials		12,456
Labour		18,280
Verandahs over entries		<u>3,500</u>
		\$162,487
P.O sum for Electrics	\$17,000	
P.O Sum for Plumbing	\$17,500	
P.O sum for Painting	\$ 6,400	
P.C. sum for Plastering	\$ <u>4,725</u>	\$ 45,625

The internal cost will cover framing, cladding, batts, doors of tea room and tool shed areas and Particle board for Mezz floor.

Acknowledgement of Acceptance of Quote Mens Shed Terms of Quote

This quote is valid for a period of 30 days from the date of issue.

"Kit Price" includes all framing, cladding material and fasteners for the building described above.

This quote does not include electrical, plumbing, drainage or site preparation. Prices are subject to engineering approval of the proposed design.

The prices listed above do not include permit fees or any engineering or design plans required by the Council

A deposit of 30% of the kit price is required to order the building.

The balance of 70% of the kit price is due upon notification of arrival of the kit at Affordable Sheds site.

Access and Power at site is required to be provided by the owner.

Payment on Concrete is due upon receipt of invoice at the time of completion. Payment for erecting the shell is due upon receipt of invoice at the time of completion.

## Quote 2

Steelbuilt  
Manawatu Ltd.  
Warwick Collier - DIRECTOR

### Details

The building is a 6m Span, and 21.0m Long comprising 6 Bays each 3.5m Wide. The building is 4.8m High to the eaves lined and has a roof pitch of 22 degrees, The building structure is fabricated from a fully galvanised steel frame.

The roof is clad with Corrugate 760 0.40 C/B.

The walls are clad with Metclad 0.40 C/B Endura long run iron, Coloursteel.

Left LeanTo of Span 4.0m and eaves height of 2.62m for 6 bays from the Front. Bay Divider Wall at bay 3.

2 x P A Doors

Windows = 3 @ 1.210h x 2.210 wide 1 @ 1.210h x 1,710w 3 @ 0.910h x 610w  
Roller Doors = 3.000m Wide x 2,900m High. Door in Bay 1 of LEFT wall. Commercial 3,000m Wide x 3.000m High.

Door in Internal wall Domestic.

Open Bays = Bay 1 open in LEFT wall.

Internal Walls Colours = Coloursteel

Linings = Netting in roof of main building and leanto Building Paper in main roof and leanto.

Building Paper in Office and Tea room area

### The quote

*All prices include GST*

The cost of the building in Kit form is	\$ 55,000
Concrete Slab. 100mm thick. This price includes excavation, hardfill, polythene and mesh.	33,600
Cost of erecting the above building to lock-up stage	24,000
Cost of Speedwall on exterior walls	33,100
Internal work quoted from sketch supplied: Materials	13,250
Labour	19,900
Verandahs over entries	<u>3,900</u>
	\$182,750
 P.O Sum for Electrics, Plumbing, Painting & Plastering:	 47,950

NOTE: This price does not include permit fees.

The internal cost will cover framing, cladding, batts, doors of tea room and tool shed areas and Particle board for Mezz floor.





dawn