

**APPLICATION FOR  
RESOURCE CONSENTS  
FOR MĀPUA BOAT  
RAMP & SEA SCOUT /  
COMMUNITY  
BUILDING**

42454 / 5, 11 & 6-16 TAHI STREET, MĀPUA / MĀPUA COMMUNITY BOAT RAMP TRUST

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Davis Ogilvie & Partners Ltd

**QUALITY ASSURANCE**

**Title:** Construction of a boat ramp in the coastal marine area within the foreshore, and access from the Mapua Waterfront Park and associated consents for access, parking, signage, storm water and earthworks.

Construction of a Sea Scout / Community building within the Mapua Waterfront Park.

**Client:** Mapua Community Boat Ramp Trust.

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In response to RFI of 31.8.23

**Date:** 16 November 2023

**Project No.:** 42454

**Prepared By:** Mark Morris  
Senior Planner  
BPlan BA (Geog)

**Signature:** 

**TABLE OF CONTENTS**

**1.0 INTRODUCTION .....6**

1.1 Applicant's Details .....6

1.2 Site Details .....6

1.3 Consent(s) Sought .....7

1.4 Other Consents Required .....8

1.5 Applicant's Declaration .....8

**2.0 DETAILS OF PROPOSAL.....9**

2.1 Background to the proposal .....9

2.2 Site Description .....10

2.3 Surrounding Land Use .....12

2.4 General Description of Proposal .....13

2.5 Site Suitability.....14

2.6 Special Features on the Site.....14

2.7 Access.....15

2.8 Services .....15

2.9 National Environmental Standard Requirements & National Policy Statements .....18

2.10 Easements .....23

2.11 Amalgamations .....24

2.12 Covenants .....24

2.13 Consent Notices.....24

2.14 Esplanade Reserves.....24

2.15 Part IV A Conservation Act 1991 .....24

2.16 Consultation .....24

2.17 Affected Parties.....25

2.18 Financial Contributions .....26

**3.0 ASSESSMENT UNDER THE TRMP .....26**

3.1 TRMP Zoning & Area Maps .....26

3.2 Section 16.1 – Signs .....27

3.3 Section 16.2 – Transport.....28

3.4 Section 16.13.6 – Cultural Heritage Sites.....29

3.5 Section 17.1 – Residential Zone .....30

3.6 Section 17.9 – Open Space Zone.....31

3.7 Section 17.10 – Recreation Zone .....31

3.8 Section 18.5 – Land Disturbance Area .....32

3.9 Section 18.11 – Coastal Environment Area .....33

3.10 Section 25.1.2 – Coastal Marine Area - Structures & Occupations .....33

3.11 Section 25.1.5 – Coastal Marine Area - Disturbance or Occupation .....34

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3.12 Section 36.2.2 – Discharges to Freshwater or Coastal Water..... 34

3.13 Section 36.4 – Discharge of Stormwater..... 35

3.14 Objectives & Policies ..... 35

3.15 Conclusion as to TRMP ..... 35

3.16 Chapter 5: Site Amenity Effects ..... 35

3.17 Chapter 8: Margins of Rivers, Lakes, Wetlands, and the Coast..... 38

3.18 Chapter 9: Landscape..... 39

3.19 Chapter 10: Significant Natural values and Historic Heritage..... 40

3.20 Chapter 11: Land Transport Effects..... 40

3.21 Chapter 12: Land Disturbance Effects..... 41

3.22 Chapter 13: Natural Hazards ..... 41

3.23 Chapter 14: Reserves and Open Space..... 42

3.24 Chapter 21: Effects of Disturbance, Structures and Occupation on Coastal Marine Conservation, Heritage, Access, and Amenity Values..... 43

3.25 Chapter 33: Discharges to Land and Fresh Water..... 44

3.26 Chapter 35: Discharges to Coastal Marine Area..... 45

**4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS ..... 45**

4.1 Social & Economic Effects..... 46

4.2 Landscape & Visual Amenity..... 46

4.3 Coastal Environment Amenity Effects..... 47

4.4 Use of public space & public access to and along the coast..... 47

4.5 Effects on Indigenous Flora, Fauna & Habitat..... 48

4.6 Traffic..... 48

4.7 Noise..... 49

4.8 Waste..... 49

4.9 Historic & Cultural Effects..... 49

4.10 Recreational Effects..... 51

4.11 Signage Effects..... 51

4.12 Natural Hazards & Coastal hydrological effects..... 52

4.13 Hazardous Substances..... 52

4.14 Land Disturbance Effects..... 53

4.15 Discharge Effects..... 53

4.16 Effects on the Coastal Marine Area covered by the Marine Coastal Area (Takutai Moana) Act 2011..... 54

4.17 Hazards from the operation of the proposed boat ramp..... 55

4.18 Assessment of Alternative Sites..... 57

4.19 Conclusion as to Environmental Effects..... 57

**5.0 PART 2 RESOURCE MANAGEMENT ACT 1991 ..... 58**

**6.0 CONCLUSION..... 60**

**APPENDIX 1** – Site Plans for Proposed Boat Ramp and Access and Parking

**APPENDIX 2** – Plans for Proposed Sea Scout / Community Buildings

**APPENDIX 3** – Certificates of Title

**APPENDIX 4** – Landscape Master Plan

**APPENDIX 5** – Landscape Report

**APPENDIX 6** – Landscape Graphic Attachment  
**APPENDIX 7** – Soil Contamination Report (DSI)

**APPENDIX 8** – Ecology Report

**APPENDIX 9** – Traffic Report

**APPENDIX 10** – Archaeological Assessment Report

**APPENDIX 10A** – Email Correspondence with HNZHPT over HNZPT Requirements

**APPENDIX 11** – Statement from Tamaha Sea Scouts

**APPENDIX 12** – Preliminary Engineering Report

**APPENDIX 13** – Preliminary Geotechnical Report

**APPENDIX 14** – Details of Consultation under Marine Coastal Area (Takatāi Moana) Act 2011

**APPENDIX 15** – OCEL Coastal Engineering Report – Gary Tear

**APPENDIX 15A** – OCEL Coastal Engineering Supplementary Report – Gary Tear dated 7/11/23

**APPENDIX 16** – Timeline of Iwi Consultation

**APPENDIX 17** – Report on Project Presentations to Key Stakeholders 2022

**APPENDIX 18** – Marshall Day – Noise Assessment Report dated 10/11/23

*HKW*  
*Francesca Wilson*



**1.0 INTRODUCTION**

The following report is an assessment of the actual and potential effects on the environment of the proposed boat ramp, the Sea Scout/Community Building and associated access, parking and carparking and earthworks. Plans of the proposed boat ramp are attached as **Appendix 1** and the proposed Sea Scout / Community building are attached as **Appendix 2**.

This application addresses the existing land use and character of the site; the proposed subdivision and land use; and the relevant provisions of the Tasman Resource Management Plan (the Plan) and the Resource Management Act 1991 (the Act).

**1.1 Applicant's Details**

Applicant: Mapua Community Boat Ramp Trust  
C/- Andrew Butler

**Address for Service:**

C/- Davis Ogilvie & Partners Ltd.  
Level 1, 42 Oxford Street  
Richmond 7020  
Attention: Mark Morris  
P: 03 546 2241 DDI  
E: markm@do.nz

**Owners:**

Tasman District Council

**Applicant's Contact Details:**

Andrew Butler  
M: 021 348 182

E: Mapuaboatramp@gmail.com

**1.2 Site Details**

**Site Address:**

5, 11 & 6-16 Tahiti Street, Mapua

**Legal Descriptions:**

Lot 6 DP11502, Lot 1 & 5 DP11502, Lot 2 DP 11502, Lot 2 DP 11106, Sections 13,14, 15, 16, 24 & 25,26, 27, 28 & 29 SO496194

**Valuation Refs:**

1938046700, 1938046901, 1938051502, 1938051503, 1938051504, 1938051505 & 1938051300

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Records of Title: RTs NL6C/850, NL 7B/371, NL7B/373, 7B/374, 7B/375, NL7B/376, 743706, 743708, 743709, 743712 & 743714  
(Copies attached as Appendix 3)

Net Site Area: 1.7346 hectares

Zoning: Recreation, Open Space & Residential & Coastal Residential.

**1.3 Consent(s) Sought.**

The following consents are sought for the proposed activity:

- To construct a boat ramp in the Coastal Marine Area (CMA) and Open Space zone together with access off Tahī Street, Māpua.
- To occupy the Coastal Marine Area (CMA) for the purpose of operating a boat ramp.
- To conduct earthworks in the coastal marine area (CMA) as part of the construction of the boat ramp.

- A land use consent to construct a 20 m x 40 m building in the Coastal Environment Area to be used by the Tamaha Sea Scouts and Community Groups leased for functions and used for boat storage. The building exterior would be a combination of colour steel and timber cladding in a similar style to the Shed 4 buildings in the Māpua wharf area which were modelled on the original wharf buildings. The Sea-Scout / Community Building also requires a land use consent because it straddles the boundary of CT NL6C/850 and CT NL7B/373, both of which are owned by Council.

- To conduct earthworks within the Coastal Environment Area (CEA).
- To discharge stormwater into the Coastal Marine Area (CMA).
- To erect various signs (9), each up to 2 m<sup>2</sup> in areas, in association with the proposed activity.
- Land Use consent is sought under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health as a discretionary activity to conduct earthworks on a HALL site and the use of the Sea Scout Building within a HALL site.
- A land use consent to construct car parking areas on the western side of Tahī Street, that does not comply with the permitted activity rules in 16.2.2.3

An indefinite term is sought (except for the discharge consent which shall have a 35-year term), with the standard lapsing period of five years as provided for by the Act.

1.4 Other Consents Required Because part of the boat ramp will be within the Coastal Marine Area, is subject to the Marine and Coastal Area (Takutai Moana) Act 2011 which requires compulsory consultation with Customary Marine Title applicants. Details of this consultation is set out **Appendix 14**.

**1.5 Applicant's Declaration**

I (applicant name) hereby acknowledge:

- (i) The requirement to provide details of additional consents needed, and the effects of my proposal on the environment.
- (ii) That the minimum fee paid is a deposit against full costs.
- (iii) That the information provided in this application and the attachments to it are to the best of my knowledge accurate.
- (iv) I attach other information (if any) required to be included in the application by the Resource Management Plan or Regional Plan or regulations.

Signature of applicant: ..... Date: 16/11/2023

Name: **MARK MORRIS** (on behalf of applicant)

BPlan BA (Geog)

Senior Planner, Davis Ogilvie & Partners Ltd.



2.1 Background to the proposal

The following is a brief history, that sets out the background to the proposal:

- The history of this boat ramp proposal dates to 1987 when the Mapua Boat Club (MBC) was established and set about its responsibility as "Guardians of the Wharf", making improvements and ensuring the wharf was a community asset. At the same time the members of the boat club built the present boat ramp which is just north of the present Mapua Wharf.
- In 1989 the Nelson Harbour Board relinquished its interest in the Mapua Wharf to TDC. In 1991 the Tarama Sea Scouts (TSS) occupy what was the MBC parts shed.
- In 2005 MBC loses vehicle parking in the vicinity of the boat ramp due to increased commercial expansion of the wharf and 2006 the MBC dinghy ramp was removed by TDC. The MBC proposal to place a boat ramp in Waterrfront Park in 2004 following completion of the Fruit Grower Factory Site de-contamination process was rejected on the basis that access would always be available to the boat ramp.
- In 2010 TDC developed concept plans for the wharf and environs. Serious concerns raised by community over lack of accessibility and lack of consultation.
- In 2012 TDC bans vehicles on the wharf.
- In 2014 the Shed 4 complex consent was approved which essentially closed vehicle access to the boat ramp. After opposition from the community, TDC allowed limited access to the boat ramp between 7 pm and 10 pm at night.
- In 2015 TDC Councilors and TDC staff set up a waterfront group to look at the use of the wharf area including the replacement of the boat ramp.
- In 2016 a call was made for submissions on the Mapua Wharf, Waterrfront Park, Tahī Street and Grossi Point.
- MBC proposes the waterfront park boat ramp location part way through decisions.
- Also, in 2016 with the expansion to the Jellyfish restaurant on the wharf make it virtually impossible for the TSS to manoeuvre their boats in and out of the storage shed, making the need for new facilities for the Sea Scouts even more urgent.

Despite the urgent need for a replacement boat ramp and Sea Scout facility, very little progress was made until 2020 when concept plans of the proposed Boat Ramp were produced by Opus NZ (now called WSP). On May 18th, 2021, the Full Council by resolution, provided funds to commence design and consent application for a boat ramp at the Waterrfront Park. At the same time, it was agreed it previous not supporting of a boat ramp in Mapua. In 2021 the Mapua Boat Ramp Community Trust was set up to co-ordinate resource application for the boat ramp and the new sea scout / community building.



During 2022 the Boat Ramp Trust undertook extensive consultation with local iwi and Mapua Community. This is set out in **Appendix 17**. In 2022 the Trust got resource consent for various signs around Mapua to promote the proposed development and obtained consent to for hand digging of the foreshore to locate the TDC sewer pressure pipe which was located by just over 1m below the surface. A project team was set up overseen by Davis Ogilvie & Partners Ltd. which including Landscape Architects, Ecologist, Traffic Engineer, Environment Scientist, Archaeologist and Coastal Engineering Consultants to bring together the present resource consent application.

## 2.2 Site Description

The site of the boat ramp is the relatively flat waterfront park, which is a mixture of grassed areas, native tree plantings, a metal car parking area of approximately 37 car parks, with a planted swale down the southern boundary of the site. There is a pétanque area near the southern boundary of the site with a large area of landscaping to mitigate the effects of the pétanque area and to provide screening to the neighbouring property to the south.

The coastal edge of the site is modified beach edge with rock protection being placed between the wharf and the boundary of 13 Tahiti Street. The rock protection ranges from smaller rocks in the low tide area to much larger rocks at the above the tidal area which protects a gravel path which is shown on **Figure 2** overleaf.

The coastal edge of the waterfront park contains wooden boardwalk shown on **Figure 1** below which allows for public access to a wooden viewing platform to view the estuary and to gravel path which extends down to the foreshore which allows for public access to the foreshore which at low tide allows for access down to Grossi Point.