

**From:** Mark Morris  
**Sent:** Wed, 31 Jul 2024 04:45:56 +0000  
**To:** Victoria Woodbridge  
**Subject:** RE: RM230253 - RM230259 Amended Plans for Mapua Boat Ramp.  
**Attachments:** Mapua Boat Ramp\_Landscape Master Plan R5 30.07.24 (005).pdf, Appendix 3 - OCEL Report - Gary Teear -7.11.23.pdf

Hi Victoria,

I attach the amended Landscape Plans to reflect the removal of the sea-scout community buildings and retaining the carparking area in waterfront park with a few minor changes.

In terms of the issues that you brought up in our meeting, we believe that we provided the information you require to understand the effects of the proposal, which is now a lot simplified. In terms of the safety issues with the current flow of outgoing tide on the use of the ramp, we believe that the addendum information from Gary Teear dated 7<sup>th</sup> November 2023 clarified matters on the issues of tidal flows when using the boat ramp on an outgoing tide.

We do wish to proceed to a hearing. It is my understanding that the RMA requires hearing to be held within 75 WD of the close of submissions, the clock started ticking from 26 February and then it stopped on 15 April when we requested the application be put on hold, we are now requesting that the application be no longer on hold, so according to my calculation there should be a hearing by 3 October, though I presume section 37 extensions would be used to go beyond that date?

Is it possible to have a hearing date to work towards?

Regards

**MARK MORRIS** / Senior Planner / [markm@do.nz](mailto:markm@do.nz)  
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**From:** Victoria Woodbridge <[vwoodbridge@propertygroup.co.nz](mailto:vwoodbridge@propertygroup.co.nz)>  
**Sent:** Wednesday, July 24, 2024 2:28 PM  
**To:** Mark Morris <[markm@do.nz](mailto:markm@do.nz)>; Leif Pigott <[Leif.Pigott@tasman.govt.nz](mailto:Leif.Pigott@tasman.govt.nz)>  
**Subject:** RE: RM230253 - RM230259 Amended Plans for Mapua Boat Ramp.

Hi Mark

Thank you for providing these updated plans, noted that the updated landscape plans will be provided next week. I will discuss the next steps and timeframes etc with Leif and Blair at TDC and come back to you. I understand you already have the hearing estimate and I don't believe there is an intention to revisit this given it's an estimate and based on low / high costs. However, I will confirm that once I have caught up with Council.

Just a couple of queries in the meantime, although once Leif and I have discussed the amendment further there may be other matters which need clarifying.

- The amended plans don't show the layout for the car / trailer parking on the western side of Tahurangi Street – if the intention is to retain the same layout as proposed previous (Dwg No. P4-2 Carpark Rev P2) then it would be helpful to please have this marked on the revised plans so we have one plan for car parking. If there is no intention to have a formal layout please explain how car / trailer parking will be managed to ensure sufficient space and keep the parking confined to the southern part of Kite Park.
- As you'll recall we met previously to discuss some further information (see attached email) which we felt would assist in drafting our Section 42A report – can you please just explain if there is an intention to provide any of this information.

Kind Regards  
Victoria

**Victoria Woodbridge**  
Principal Planner



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**From:** Mark Morris <[markm@do.nz](mailto:markm@do.nz)>  
**Sent:** Wednesday, July 24, 2024 10:56 AM  
**To:** Victoria Woodbridge <[vwoodbridge@propertygroup.co.nz](mailto:vwoodbridge@propertygroup.co.nz)>; Leif Pigott

<[Leif.Pigott@tasman.govt.nz](mailto:Leif.Pigott@tasman.govt.nz)>

**Subject:** RM230253 - RM230259 Amended Plans for Mapua Boat Ramp.

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Hi Victoria and Leif.

In response to the large number of opposing submissions to the application we decided to make the following changes to the application.

We have decided to completely remove the sea-scout/ community building from the application and largely retain the existing carparking area within the waterfront park, apart from some changes to the layout to allow for the boat ramp access.

With the waterfront park parking being retained we will no longer have the formed parking on the western side of Tahī Street.

The grassed trailer parking area is unchanged.

The boat ramp is largely unchanged except with the kerbing down the southern side of the access which will have cut kerbing draining in to the swale instead of sumps and piped outlets. This further reduces the amount of trenching required.

Clearly the land use consent for the building in the Coastal Environment Area and building over a boundary are no longer required.

The removal of the buildings and retaining the existing carparking area significantly reduces the amount and depth of earthworks on a HAIL site, but a consent will still be required for earthworks on a Hail site.

Amended plans of the proposal are now attached.

I should have amended landscape plans are attached. I should have amended landscape plans for you next week.

It is my understanding that where an application is “cut back”, with parts being removed rather than added to, that the application can continue to a hearing.

Are you able to confirm that?

And is that is the case, can you please confirm a hearing date.

Regards

**MARK MORRIS** / Senior Planner / [markm@do.nz](mailto:markm@do.nz)

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