

## MEMORANDUM

**TO:** Victoria Woodbridge  
**FROM:** Rosalind Squire, Contract Reserves Planner  
**DATE:** 7 October 2024  
**FILE NO:** RM230253 et al. – Mapua Boat Ramp Community Trust

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### Introduction

1. The purpose of this report is to provide comment and recommendations from the Reserves Team with respect to the application from the Mapua Boat Ramp Community Trust (the Trust) to construct a boat ramp within Mapua Waterfront Park (the Park). The comments and recommendations below are limited to the proposed activities within the Park.
2. The application (amended in response to a further information request and public submissions), a description of the site and a summary of submissions are outlined in the planners report and are not repeated here.

### Background

3. Approval in principle to apply for resource consent to construct the boat ramp was provided by the Council in December 2019 and Council resolved to provide some funding “for the purpose of providing a new ramp facility at Waterfront Park” in the 2021 – 2028 Long Term Plan.

The following is a brief summary of the relevant decisions:

The Māpua Waterfront Area Masterplan (the Masterplan - 2018-2028) set out a strategic direction for the Park and adjacent areas. The Masterplan did not support a new boat ramp for a combination of reasons including the cumulative nature of the issues.

However, in December 2019, the Council, as landowner, agreed to permit the Trust to proceed with a resource consent application for the development of a boat ramp on the Park. The minutes of the meeting noted that the resolution was only granting the Council’s permission, as landowner to apply for a resource consent and did not cover landowner consent for a boat ramp to be constructed on the Park.

The Waimea Ward Reserves Management Plan (the Plan) was adopted in June 2022. Section 5.7.29 of the Plan contains the relevant information on the issues and options for the Park.

It states that as part of their deliberations on the Long Term Plan 2021-2031, Council resolved to bring forward some funding “for the purpose of providing a new boat ramp facility at Waterfront Park”. The resolution also stated that Council “acknowledges that the necessary statutory processes will need to be followed prior to the project proceeding”.

The policies in the Plan provide for the option of constructing a boat ramp at this location, should all requirements and processes be met – including separate public consultation. The policies for the Park include the following:

*Provided all relevant processes are completed and all required authorisations are obtained, allow for a community boat ramp to be constructed at Waterfront Park. Use of the boat ramp should be managed to ensure that:*

- no contaminants from the land are exposed or able to leach into the coastal environment;

- *vehicle movements to and from the boat ramp minimise impacts on the open space values of Waterfront Park and other users; and*
- *parking for vehicles with boat trailers does not encroach on the open space areas of Waterfront Park and is provided for elsewhere.*

With respect to the Deed with the Ministry for the Environment as part of the remediation of the site, Council committed to retaining at least 40% of the site (which includes the land on the western side of Tahi Street) in public ownership.

### **Issues raised in submissions**

4. With respect to the effects of the proposal on the land within the Park (except for the works within the contaminated site, which are addressed in other specialist reports), the principal concerns raised in submissions are the loss of public open space, the privatisation/limited community benefit arising from the construction of the ramp, the adverse effects on the use and amenity of the Park, public access and concerns over public safety.

#### Loss of open space, privatisation/limited community benefit and adverse effects on use and amenity

5. It is accepted that the proposal will significantly change the nature and intensity of the use of the southern area of the Park. However, as stated above, subject to gaining resource consents for the works, Council has provided approval in principle as landowner for the use of the southern area of the Park for a community boat ramp.
6. It is noted that the open grassed area within the central and northern area of the Park is not as well used as it could be and the proposal provides an opportunity to enhance the amenity of the balance of the reserve to make it more user friendly, with additional landscaping and planting to provide a more sheltered area with more seating and to provide a visual and noise buffer between the access and ramp and the balance of the reserve.
7. Conditions of consent are recommended to address the adverse effects (as far as practicable) on the use and enjoyment of the balance of the land within the Park and to provide for safe public access across the access to the ramp.

#### Public access and safety

8. Although public walking/recreational access to the area occupied by the access and ramp will change and be more limited, access to use the ramp will be available for boat users within and outside the region, subject to obtaining a card/app to enable access through the barrier arm.
9. In order to continue to provide for public access from Tahi Street via the parking area and along the coastal margin the applicant has proposed to reform the southern walkway on the northern side of the new landscape planting so public access continues to be provided from the parking area, via the pétanque area and seating to the amphitheatre to the coastal walkway and viewing platform.
10. The application also includes the formation of a new path from the amphitheatre, across the ramp access to the beach to the south of the site. This will hinder public access at times when boats are being launched and retrieved and creates a potential safety issue. However, the recommended conditions of consent below require the approval of a Landscape and Planting Plan (including construction details of safety measures) to ensure that access across the ramp is provided in a manner that does not compromise public safety.
11. It is recommended that a short pathway, embedded into the beach at the base of the rock revetment adjoining the south side of the ramp, is provided rather than extending the walkway parallel to the beach to the south. The ongoing maintenance costs of a path along the beach are likely to outweigh the benefits and public access is already provided within the upper beach area at lower states of the tide.

## Recommendations

12. If Council grants the application the following conditions are recommended:

- Prior to undertaking any work on site, the Consent Holder shall submit a Landscape and Planting Plan (LPP) to Council's Team Leader, Reserve Operations for acceptance.

The purpose of the LPP shall be to achieve the following outcomes:

- a) Retain as much of the existing vegetation and trees within the Park as practicable;
  - b) Reuse or repurpose as many/as much of the existing structures, seating, decking and rock revetment material within the Park as practicable;
  - c) Provide a visual and noise buffer between the recreation and open space areas and the access and ramp using bunding and planting, including species that enhance the native biodiversity of the reserve;
  - d) Provide details of the offset/kissing gates and any other measures (such as the consideration of pedestrian marking and a no vehicle stopping area at the crossing point) to protect and provide for pedestrians crossing the access ramp;
  - e) Ensure that the viewing platform continues to provide an accessible connection to the sea and views to the south towards the estuary (This may be achieved by elevating the platform and providing a flat or accessible ramp to replace the existing steps);
  - f) Replace lost shade trees removed by the access and ramp with planting within the balance of the Park and on an elevated bund between the ramp and the balance of the Park; and
  - g) Soften the visual appearance of the rock revetment adjoining the ramp and channel with native planting.
- The LPP shall include, but not be limited to, the following information:
    - a) Details of the landscaping (bunding with a minimum height of 1m and minimum width of 3m ) and planting proposed to meet the purposes of the Plan, including the location, size and species of specimen shade trees (Minimum 3m height or 150L container) and the number, spacing and layout of the buffer planting adjoining the ramp access and ramp and the rock revetment;
    - b) Details of the reconfiguration of all existing paths, seating and structures and construction new paths, structures and seating (including seating donated by the community, concrete and other seating under the existing shade trees, adjoining the pétanque court, the amphitheatre);
    - c) Details of the restoration and reconfiguration of the poem within the amphitheatre seating;
    - d) Methodologies proposed to protect existing trees (including the rata tree) during construction;
    - e) Details of offset bars/kissing gates for pedestrian access across ramp – to be submitted for approval by Team leader, Reserves Operations
    - f) Details of the reconfiguration of the pétanque court;
    - g) Details of the reconfiguration of the viewing platform (if required) to maintain estuary views and enhance accessibility; and
    - h) Detail of maintenance of the planting for 2 years period following establishment.
  - If the response from the Team leader, Reserves Operations is that they are not able to accept the LPP they must provide the Consent Holder with reasons and recommendations for changes to the LPP in writing. The consent holder must consider any reasons and recommendations and resubmit an amended LPP for acceptance.

- No Landscaping or planting shall be undertaken until the LPP is accepted.
- The works shall be undertaken in accordance with the approved LPP.
- The Consent Holder shall undertake the planting outlined in the LPP as soon as practicable following completion of the works and no later than the next growing season.
- The Consent Holder shall maintain the planting for 2 years period following establishment.



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Rosalind Squire

**Contract Reserve Planner**

7 October 2024