

**BEFORE A HEARING PANEL
APPOINTED BY TASMAN REGIONAL COUNCIL**

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of an application by Māpua Community Boat Ramp Trust for the construction and operation of a new boat ramp and associated facilities

**EVIDENCE OF JENN AMAZING AMANDA BENDEN FOR FRIENDS OF MĀPUA
WATERFRONT**

14 November 2024

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SALLY GEPP
BARRISTER

EVIDENCE OF JENN AMAZING AMANDA BENDEN – RECREATION

EXECUTIVE SUMMARY

1. My full name is Jenn Amazing Amanda Benden. I am presenting evidence that provides an assessment of the recreation values of the Māpua Waterfront, and an assessment of the effects of the proposed boat ramp and associated facilities on recreation values.
2. I am engaged by Friends of Māpua Waterfront to prepare and present this evidence.

QUALIFICATIONS AND EXPERIENCE

3. I am a Director at Xyst, a specialist open space and recreation planning and management consultancy which has been operating for over 20 years in New Zealand, with our head office in Christchurch. I have been employed as a Director at Xyst since February 2023, and as a Business Development Manager and Principal Consultant since August 2022. In my role at Xyst, I am currently the global project director for Yardstick, a parks and recreation benchmarking programme in New Zealand, Australia, and Canada.
4. I have approximately 15 years' professional experience in the parks and recreation industry. I have previously been in sport and recreation leadership roles, and earlier in my career I ran not-for-profit sporting organisations in Christchurch. I have previously worked for infrastructure consultancies such as Opus (now WSP) and Jacobs, and have contributed to and led projects in both New Zealand and Australia.
5. I am a parks, sport and recreation planner with a focus on strategic planning and feasibility assessments for new recreational facilities and parks. I am experienced in strategic planning and needs assessments for parks, sport and community facilities, as well as project management and business cases.
6. I have significant experience in producing recreation assessments as part of assessments of environmental effects for resource consent applications and similar processes. I have completed recreation assessments for projects such as the Eastern Busway (Auckland Transport), runway extensions approvals (Nelson Airport), and coastal erosion protection works near residential property and reserve land (Christchurch City Council).
7. I have been engaged by project applicants, local governments and non-profits all over New Zealand to undertake needs assessments, recreation assessments, site selections, and planning of parks, sport, and recreation facilities. My experience in the industry is broad and allows me to cover a large range of areas within parks and recreation from reserves classification to community consultation to indoor court needs assessments.

8. I hold the qualifications of Master of Applied Science (Parks, Recreation and Tourism) from Lincoln University and Bachelor in Sport and Recreation Management degree from Lincoln University. I am also an Accredited Recreational Professional (ARPro) with Recreation Aotearoa, certified with International Association of Public Participation, and a Better Business Cases Practitioner.
9. I am a recognised and respected professional in my industry. I am a past board member of World Urban Parks and a long-term committee member of the Canterbury/Top of the South Recreation Aotearoa Committee, of which I held the Chair role from 2018-2023. I am an accredited Green Flag Award Judge for New Zealand, which awards parks and reserves around the world for upholding best practice standards. In 2021, I was a founding board member of the Parks Leaders Forum (PLF) and I remain a member of PLF. I am on the accreditation committee for awarding Accredited Recreation Professional (ARPro) certifications.

CODE OF CONDUCT

10. Although this is not an Environment Court hearing, I confirm that I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note 2023. I have complied with the code in preparing this statement of evidence.
11. Unless I state that I am relying on the evidence of another witness, my evidence is within my knowledge and expertise. The data, information, facts and assumptions I have considered in forming my opinions are set out in my evidence below, along with the reasons for the opinions expressed. Where relevant, I have stated why alternative interpretations of data are not supported. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express. I specify the material that I have relied on in support of my opinions. I have applied any technical terminology used in my evidence according to its generally accepted meaning among experts in my field.
12. Where I consider that my evidence may be incomplete or inaccurate without some qualification, I have included such qualifications. I have identified any knowledge gaps I am aware of, and the potential implications of such gaps. If I consider that my opinion is not firm or concluded because of insufficient research or data or any other reason, I have stated this. I provide an assessment as to my level of confidence, and the likelihood of any outcomes specified, in my conclusions.
13. I have regularly visited Māpua Waterfront and Wharf during January as I have stayed for a holiday near Kina Peninsula for the past 8 years. I have also visited Māpua Waterfront and Wharf during other times of the year when I am nearby for other project work.

SCOPE OF EVIDENCE

14. My evidence covers the following issues:
- a. Existing environment and recreation values.
 - b. Potential effects on recreation.
 - c. Assessment in relation to relevant New Zealand Coastal Policy Statement and Tasman Resource Management plan policies.
 - d. Assessment in relation to Tasman District Council plans and strategies that are relevant to recreation.

HEARING DOCUMENTS CONSIDERED IN PREPARING THIS EVIDENCE

15. In preparing my evidence, I have considered the following documents prepared for this hearing:
- a. Application documents.
 - b. Section 42A report and all attached assessments.
 - c. Applicant's evidence dated 4 November 2024.
16. In addition, I have considered:
- a. Photos and recreation usage data at Māpua Waterfront as provided by publicly available online sources, local community members and Friends of Māpua Waterfront members
 - b. Information obtained through discussions with submitters regarding their recreational values and experiences.
 - c. A review of recreation planning literature about Māpua Waterfront and surrounding areas.
17. I have not undertaken a site visit specifically for the purposes of this evidence, however, I am familiar with the Māpua Waterfront and surrounding areas as a result of personally spending 2 to 3 weeks a year in Tasman for the last 8 years and undertaking work in the Nelson Tasman region.

BACKGROUND

18. I consider that the background history of the boat ramp at Mapua Waterfront has been adequately described within the Section 42A report and appendices, and do not consider it necessary to restate this history in full.
19. The only additional item to highlight is the number of years that a boat ramp has not been in operation at Māpua Waterfront (9 years), and the nature of the previous boat ramp was a concrete ramp approximately 4.3m wide¹, 20m in

¹ I have relied on a local community member to measure the approximate boat ramp width and provide photo evidence, which I have cross checked by measuring on available satellite maps.

length, and 1 lane.² Photos of the previous boat ramp scale and nature are provided at **Attachment 5**.

20. I consider that the land parcels and their associated zoning and non-classified reserve status have been addressed.

RECREATIONAL ATTRIBUTES, VALUES AND USES - INTRODUCTION

21. Recreation plays an important and wide-reaching part in the health, social, cultural, and economic well-being of places and people. The presence of recreation activities has the ability to improve health, drive tourism, create jobs, and celebrate culture. Recreation can also negatively impact places and people through disturbing significant places, such as the development of trails in sensitive locations, or poor recreation planning resulting in congestion and overuse which can deteriorate the environmental or recreational value of a place.
22. The coastal environment has high recreational attributes and values, which derive from the land/sea interface, natural features such as coastal vegetation and the presence of coastal animals, and natural processes such as tides and currents. These attributes and values cannot be man-made, and therefore the resulting recreation activities are unique and the space for recreation in coastal environments is finite. This sets coastal environments apart as highly valuable for recreation.
23. Open space plays a key function in the planning of development and recreation opportunities. The value of simple open space, whether water or grassed areas, can be underestimated in spatial planning. Once developed, cities will spend large sums to buy property which can be turned into simply an open grassed area. Open areas can be seen as prime opportunities for development of any kind, and the very real value of community space which is safe, open, and flexible can be overlooked.
24. The Tasman Open Space Strategy identifies the value of recreation provided by open space as “places for active sport and recreational activities, passive recreation and quiet reflection; and places that provide opportunities for us to learn and develop as people.”³

RECREATIONAL ATTRIBUTES AND VALUE OF MĀPUA WATERFRONT

25. All coastal environments provide high attributes and value to recreation, and unique opportunities based on their location, geography, and planning.
26. Māpua Waterfront Park has a specific redeveloped area that interfaces between the grassed open space and the beach/ocean. The initial planning of Māpua Wharf and Waterfront Park intentions are outlined in places such as the

² Tasman District Council Coastal Assets Activity Management Plan 2021 - 2051, pg.17

³ Tasman District Council Open Space Strategy 2015-2025, page 12

description of the current landscape design at Waterfront Park edge by Canopy Landscape Architects:⁴

“Sense of place was critical to the success of this landscape design, with the grid form of orchard trees pulled through into the park space. The amphitheatre is formed by tiered park steps that flow down to the sea.

A boardwalk provides pedestrian access along the waterfront's edge with a viewing platform over the water providing views across the Mapua wharf to Kina Peninsula and Rabbit Island. The amphitheatre creates a multi-use area used as both steps and seats that allow tourists and locals alike the opportunity of sitting, picnicking and enjoying watching the ebb and flow of the Mapua tide past the village.”

27. The poem that originally formed a part of the amphitheatre outlines the envisioned purpose of that space. It is noted that the poem was vandalised at some point earlier in 2024.⁵ I am not aware of the intention of Tasman District Council to repair the vandalised poem. Cliff Fell was the winner of a competition by the Māpua Community Library to capture the ‘many moods’ of the estuary in a poem that was sandblasted into the seating. The poem is named ‘Quietude of the Inlet’. It reads:

“To feel the breeze and lapping of a wave
In the springtime they will come,
Wandering out of the sun: the birds
The smell of salt (and vinegar), a pied
stilt picking at a shell: as I will wait and
watch for you: spoonbill and godwit,
heron on the foreshore, don’t be shy.
Turn me tides, into this again: the light
that leads to the sea.”

28. There are key recreation and associated recreation facilities already located on the Māpua Waterfront area. These are:
- a. The concrete amphitheatre and seating area at Waterfront Park,
 - b. Bike racks available between busy commercial area of Māpua Wharf and restful open space at Waterfront Park,
 - c. Public toilet facilities,
 - d. Promenade,
 - e. Pétanque court,

⁴ Canopy Landscape Architects website on Waterfront Park design

⁵ I have relied on several community members local knowledge on the poem vandalism. The timing of the vandalism in 2024 is not clear.

- f. Picnic tables,
 - g. Large open grassed area for informal recreation activities,
 - h. Connecting pathways through board walk, beach access, amphitheatre seating, Kite Park, and overflow carparking on Tahi Street.
29. Māpua Waterfront and Wharf is used by many regional and local tourism advocates to attract domestic and international tourists to the area. The Moutere Waimea Reserves Management Plan (2022) notes that “Mapua Waterfront Park is a key destination for summertime visitors to the Nelson/Tasman Region”.⁶ Scenes include eating fish and chips at picnic tables, views of the wider estuary, wharf jumping, or photos of a drink looking out into view.
30. The descriptions on the attractions and visitor value of Māpua Waterfront and Wharf include:
- a. “Mapua is the perfect place to relax and unwind for a long weekend away” (Tourism New Zealand)
 - b. “Māpua Wharf has pedestrian-only areas that give it a relaxed and continental feel” (Nelson Regional Development Agency)
 - c. Top Attractions in Mapua, “Jump off the Wharf” (Mapua & Districts Business Association)
 - d. “Bird watchers have the Waimea Estuary, the largest in the South Island to pop onto their bucket list destinations. The inlet is of international importance for migratory bird species and is of national significance for other endangered or threatened species.” (10 reasons for a day trip to Mapua from Nelson, Best Bits Travel Guides)
 - e. “In the summer wharf jumping and riding the tide are popular and so is enjoying a glass of something cold and a great meal while watching the tide come in and out...the waterfront park includes an amphitheatre for public concerts and the ferry service connects Rabbit Island with Māpua Wharf as part of the Great Taste Trail cycleway” (Mapua Wharf)
 - f. “Coastal pathways and boardwalks take you around the beautiful, ecologically significant Waimea Inlet. It is ideally done a few hours either side of high tide for the best scenery. The Waimea Inlet is the largest enclosed estuary in the South Island and home to wading and sea birds including the bar-tailed godwit, white heron, royal spoonbill, little egret, Australasian bittern, and banded rail.” (Great Taste Trail)
 - g. “The Māpua Wharf is a hot spot for swimming, fishing, and the ever-popular wharf jumping, particularly in the summer months... plunging off the

⁶ Pg 44

wooden platform into the waters below, then laying back and riding the tide appears to be a favourite pastime of many wharf visitors, while others just like to watch from afar with a glass of wine in hand.” (Nelson Regional Development Agency)

RECREATION USE OF THE MĀPUA WATERFRONT

31. There are a wide range of recreation activities available and participated in at Māpua Waterfront including use of Waterfront Park. These include both land and water activities.
32. Land recreation activities provided at Mapua Waterfront (including Kite Park) are:
 - a. Pétanque,
 - b. Community events including music and dancing,
 - c. Picnics and social gatherings,
 - d. Walking,
 - e. Dog walking,
 - f. Running,
 - g. Cycling, including as a hub for access to Rabbit Island,
 - h. Quiet enjoyment of sea views,
 - i. Beach activities and beach walking,
 - j. Bird watching,
 - k. Flying kites,
 - l. Informal active recreation activities such as frisbee.
33. Water recreation activities provided at Māpua Waterfront are:
 - a. Sailing,
 - b. Kayaking,
 - c. Canoeing,
 - d. Rowing,
 - e. Fishing,
 - f. Paddleboarding,
 - g. Swimming/ 'Tide riding',
 - h. Wharf jumping.

RECREATION USERS AT MĀPUA WATERFRONT

34. There are two distinct user profiles of recreation users at Māpua Waterfront. The first recreation user profile is local residents. The second profile is domestic and international visitors. It is acknowledged by both the Māpua Waterfront Masterplan and the Moutere Waimea Reserves Management Plan that domestic and international tourism puts significant pressure on the Māpua open spaces, particularly during summer months.
35. In **Attachment 1**, I have provided reported age change results from the 2023 census (Statistics New Zealand). It is clear from this data that the local population of Māpua is ageing and also growing.
36. The 2023 census identified that between 2018 and 2023, the population age group of 65 and over in Māpua rose 22.1% (Statistical area 2). Neighbouring Ruby Bay had the same age group rise by 29%. In Māpua, other age groups had smaller increases, and under 15 years decreased by 5.3%. In Ruby Bay, under 15 years decreased by 14.7%. The population of Māpua is largely NZ European. According to the 2023 census, around 91% of reported Māpua residents are NZ European.
37. The recreation activity preferences for older adults and NZ Europeans are different to other age groups and ethnicities. Participation rates and trends are regularly provided by Sport New Zealand to monitor recreation preferences and participation nationally and can be separated by district and by statistical area. A summary of highly participated in recreation activities in both Tasman District and Ruby Bay- Māpua SA2 is provided at **Attachment 2**.
38. Ruby Bay- Māpua has distinct recreation activity preferences compared to the rest of New Zealand. In particular, while walking is the most participated recreation activity nationally, Ruby Bay- Māpua walking participation rates are estimated to be 7.2% higher than the national average. Similarly, road cycling, swimming, e-biking, yoga, fishing, and canoeing are all highly participated in compared to the national average.
39. Recreation use at a site is widely accepted as difficult to quantify, which can result in an undervalue of the activity. Usage monitoring is particularly difficult for informal recreation activities which are the highest participated activities in New Zealand.
40. Intercept surveys and on site observations are a useful tool for determining recreation use at a particular site. The applicant has not completed this work (nor has Tasman District Council) to understand the level of use on site by other recreation users. In my opinion, it is unreasonable to expect the community to fund or undertake this detailed assessment themselves. The site observation surveys completed by Tasman District Council when developing the Open Space Strategy are 10 years old and may not follow current attitudes around open space in the district. However, the plan is still operable, and the highly

participated activities identified in those intercept surveys remain the same other than newly introduced activities such as e-bikes.

41. I have relied primarily on reports completed on the use of Māpua Wharf including community engagement summaries, data available through Strava and photo evidence. Where data provided is older, I have highlighted situations where the trend is aligned with current participation data available.
42. Strava Data provides limited data on the activities that their members track on smart watches or mobile phones from the last month. The output from Strava on use around Waterfront Park is included at **Attachment 3**. This is a heat map of 'hot spots' of use in the area. I have included one map of the walking/running activities, one for general cycling activities, and one for all water activities. All 'water' activities includes: canoeing, kayaking, kitesurfing, rowing, sailing, stand up paddling, surfing, swimming, and windsurfing.
43. The Tasman Open Space Strategy notes that in 2011 a study estimated 115,000 people swimming in the Waimea catchment between 17 December and 27 February 2011. The peak day swimming was estimated at 4,000. While Rabbit Island Main Beach and Kaiteriteri Beach stood out as the most popular, Mapua was next named as a popular swimming location. This observational study hosts old data at this stage, however it highlights the high value and participation of swimming in the region which is supported by current recreation trends in the region as reported by Sport New Zealand.
44. I have provided photos of some of the recreation activities I have described in this section at **Attachment 4**.
45. Based on the data available, the use of the area appears to be high in peak season and moderate during off-peak season, which includes the use of Waterfront Park and Kite Park.
46. My key conclusions from the data on Recreation Attributes, Values and Use of Māpua Waterfront are:
 - a. There is a wide range of recreation activities available and participated in at Māpua Waterfront in both the land and water. The recreation values range from quiet contemplation and relaxation, to popular community events and crowds, to wharf jumping and kayaking, and the ability to have this range of activities held within a relatively small, pedestrianised area is unique.
 - b. The use of Māpua Waterfront is high in peak periods. The amphitheatre and park are used for community events and informal recreation, and the boardwalk area and beach in front of Waterfront Park is highly used for walking and other foot-based recreation activities. The Strava data also indicates current high use of the waterfront areas for water activities including boating.

- c. The local population has specific recreation preferences which are significantly higher than the national averages. The highest participated in activities in Ruby Bay- Māpua are walking, road cycling, swimming, e-biking, yoga, fishing and canoeing. Ensuring that these activities remain catered for at Māpua Waterfront will be important to support these highly participated in activities by the general population of Ruby Bay- Māpua.
- d. The waterfront is enjoyed by both Māpua locals and a large number of tourists from the region, nationally, and internationally. Māpua Waterfront is a key destination for Tasman, and is vital for attracting tourists for the local economy.
- e. Pressure on Māpua Waterfront is already growing during peak periods, and growth in the resident population is growing as well. If not well-managed, the reputation of the destination is likely to be damaged by crowding or transportation issues.

RECREATION IMPACT

47. The proposal has the following impacts:

- a. The application will have a positive impact on access to the sea by some motor boat users. This will benefit those who are seeking to launch vessels for fishing, water-skiing, and other water-based activities. However, I consider that the extent of that positive impact is limited for the following reasons:
 - i. The nature of marine conditions near the ramp mean the boat ramp is suitable for use by “experienced boat operators aware of the strong flow conditions once the boat is off the trailer”.⁷ This will limit its value as a safe option for a wider range of boat operators.
 - ii. In order to avoid significant vehicle queues, the applicant proposes an online app booking system, where-by boat owners will be given a 10 minute slot (+/- 5 minutes) for use of the boat ramp. No evidence has been provided to demonstrate that such a system exists, or that this will be effective. If the ramp is blocked by previous users who have taken longer than their allotted 10 minutes, I anticipate this could lead to significant frustration by a later user who is unable to use their slot. Similarly there could be malfunctions. It is not clear who will oversee the system when issues like this arise.
- b. The boat ramp includes a 1.8m wide footpath across the top of the ramp and path down to the foreshore on the southern side of the boat ramp. There is already public access available to the foreshore by walking across the amphitheatre and down a path to the beach, and there are footpaths

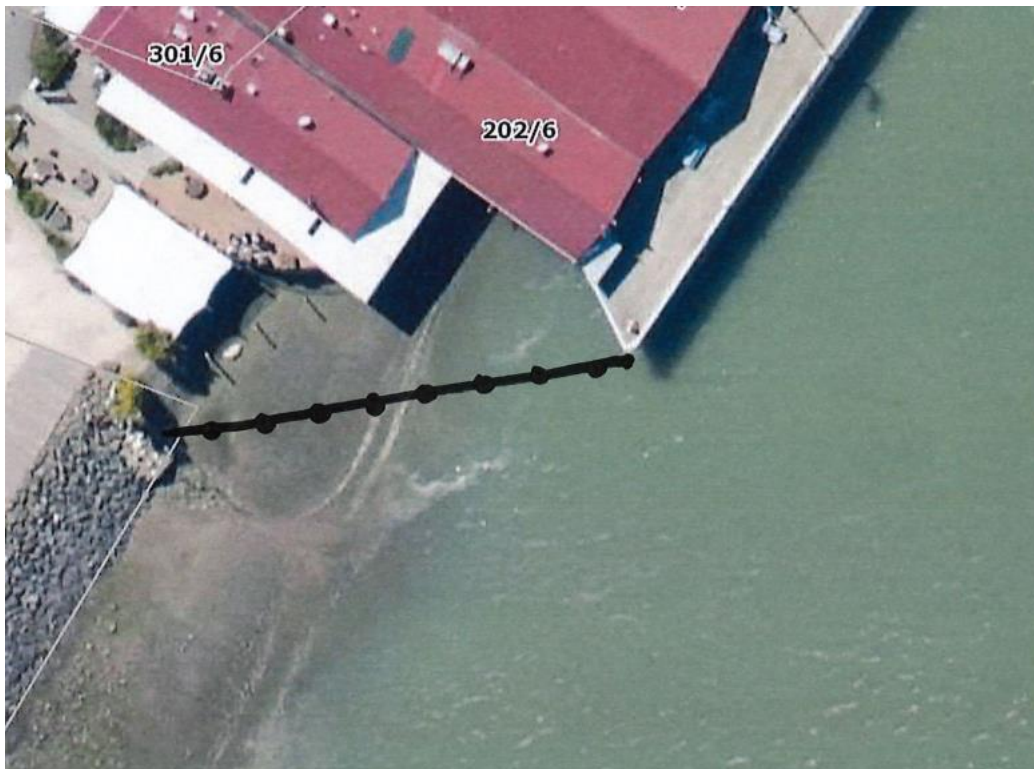
⁷ Gary Teear Evidence at 5.1

from Tahi Street and to the Wharf area currently. Therefore the positive impact of this footpath is negligible.

- c. The boat ramp creates a 'crossing point' on the beach and in the park which has been proposed to prioritise vehicles and boats over pedestrians. The footpath crossing is after the turning circle, so a driver may be concentrating on backing a boat trailer. Regardless of the number of launches, there will be a significant impact and risk to all recreation users who can currently walk, run, or play near this area freely without any real or perceived safety concerns of nearby vehicles. This contradicts the Tasman District Council Walking and Cycling Plan which seeks to open up spaces for pedestrians and particularly cater for those who may be disproportionately affected by unsafe or difficult crossing points such as children, older adults, or those with disabilities.
- d. Mr Langbridge assesses the visual effects of the proposal as moderate-high (more than minor), decreasing to moderate-low to low (minor) in the longer term.⁸ This adverse visual amenity will reduce the recreational value of the area (although there may be an exception for those who are primarily interested in using the boat ramp, and who may therefore not perceive a reduction in visual amenity).
- e. Removing the current recreation structure of the amphitheatre, as well as removal of the intended use of this area of the park as described by the poet, is an adverse effect. Further, the use of the amphitheatre for community events or for quiet solitude will be adversely impacted by any noise from the boat ramp, considering its close proximity to the amphitheatre and partial removal of the structure. It is noted that the poem has been vandalised and removed at some point earlier 2024 and is no longer etched into the amphitheatre. I do not have information on the intention of Tasman District Council to repair the amphitheatre poem.
- f. High numbers of boat launching will significantly restrict walking and beach access along the front of Waterfront Park. Further, the scale of the ramp discourages other recreation activities to occur nearby due to perceived safety risk for recreation activities like swimming and walking.
- g. While park signage is an accepted medium for communication, the signage proposed has only indicated size. The content of each of these signs is not noted and yet will have an impact on how recreation users will approach the space. Park maps and interpretation signage are generally accepted to add character or direct users to recreation activities. The health and safety signs at the waterfront are instead more likely drive recreation users away from the area due to real or perceived safety risk.

⁸ Rory Langbridge evidence at 93

- h. In the updated plans provided by the applicant on November 4, the pétanque court and outdoor tables have been proposed to be located next to the boat ramp queue area. The current recreational experience of the pétanque court will be compromised by vehicular activity, noise, and congestion. No mitigation of the newly introduced impact on the pétanque court and outdoor tables has been provided.
- i. The proposal involves a safety line of buoys between the south-eastern corner of the wharf and the waterfront edge⁹ where it will be attached to a pole set into a movable concrete base just north of the stormwater outlet:¹⁰



It is not clear how this will prevent interactions with swimmers other than (potentially) those in the small area behind the barrier. Swimmers use a much wider area including immediately off the front of the wharf, and swimming or 'tide riding' from/to Grossi Point. If the intention is that swimmers will **only** swim in this small area provided and not along the rest of the coastline, then the accessibility and activity of swimming in front of Waterfront Park will be removed and is therefore an adverse effect.

- j. It is not clear whether swimming and other related activities will be maintained along the coast when boats are not in operation (which is unlikely to be possible as I describe below), or whether swimmers are intended to use this small area in place of being able to access the water along the coastline, which significantly impacts on almost all water

⁹ Mark Morris evidence at 11

¹⁰ F05 Amendment to include floating barrier; F07 Site plan showing location of floating barrier

recreation activities in front of Waterfront Park. If it is both, it is difficult to understand how this would be safely managed and how swimmers would know when to swim in which area, particularly for tourists who are not familiar with the area.

- k. The 'tide riding' activity of swimming and floating to/from Grossi Point to Māpua Wharf (and even continued to Māpua Leisure Park) will be significantly impacted as a recreation activity. This is a unique recreational activity specific to Māpua and is only possible due to the natural features of the coast and currents. The recreation users who are immediately in the vicinity of the ramp are those who are swimming and floating directly in front of the boat ramp, and therefore it is dangerous for them to continue this activity.
- l. Further, as pointed out by Captain Dilley, the Tasman District Council bylaw 3.16.2 does not allow diving, swimming, or undertaking related activity near a boat ramp (50m) while it is in use for berthing and/or unberthing of vessels or when a vessel is approaching to berth or manoeuvring alongside or departing.¹¹ I would consider that this bylaw severely restricts the opportunity to swim anywhere around the boat ramp or along the coast as a boat could be berthing, approaching, manoeuvring alongside or departing at any time which would be too dangerous for swimmers to 'take the chance' that a boat will not be doing one of these activities when the swimmer is within 50m of the boat ramp. If swimming, or any related activity, is considered to be able to continue in front of Waterfront Park (within 50m when boats are around), this will particularly create user conflict in peak seasons. 'Tide riding' can occur at Grossi Point when boats are launched as where swimmers enter the water and begin the ride to Māpua Wharf is located away from the boat ramp.
- m. If water activities (swimming, paddleboarding, kayaking, etc.) in and around the front of Waterfront Park is retained, it will permanently lose key values such as relaxation, quiet, confidence in water safety, and uniquely the ability to have this experience nearby a variety of other recreation activities, food, and facilities with a higher level of service (increased level of maintenance). This swimming experience is not available at Grossi Point currently.
- n. Waterfront Park and the surrounding area will permanently lose the inherent park and recreation values of providing a safe, visible place for informal recreation activity away from the crowds and bustle of activity at Māpua Wharf for both children and adults.
- o. The ability to have crowds and high activity next to a 'reprieve' area of quiet relaxation, extraordinary estuary views, and informal recreation, all available within pedestrianised walking distances free from vehicles, makes Māpua

¹¹ James Dilley evidence at 10.4.

Wharf a valuable and unique recreation destination in Tasman District. The scale of the boat ramp proposed, in the location it is proposed, will impact on the unique recreation destination of Māpua Waterfront.

- p. Kayaking between Grossi Point and Māpua Wharf will either cease to be participated in or will be reduced significantly. It will be very difficult to navigate from Māpua Wharf to Grossi Point, as there will be no clear option for crossing the boat launch area safely, and motorised boats will likely take priority for safety if kayakers are looking to cross. The tidal flow is also strong and would be difficult for kayakers to slow/stop if required.
 - q. Current bird watching and kite flying activities at Kite Park (proposed car parking area) will diminish significantly.
 - r. Removes accessible and connected pathways currently in place from the land to the water in front of Waterfront Park.
48. I agree with Ms. Woodbridge that the boat ramp has the potential to increase launching capacity and therefore traffic. If boat launching and traffic effects are underestimated, the impact on forms of recreation other than those associated with boating will be higher.
49. Mr. Clark notes that the capacity or demand for the new boat ramp has to be based on the existing Grossi Point facility. While I understand the difficulty in assessing future demand, it is common for new, upgraded recreation facilities to attract far greater activity than expected. This is particularly the case for co-located recreation activities. The Tasman Open Space Strategy acknowledges this by stating:¹²
- “Existing open space areas can be made more multi-functional in order to maximise their potential for use. The more exciting and attractive a setting is, the more likely residents will invest time to travel to it.”
50. While attracting more boating activity and club members may be a desired outcome for the Māpua Boat Club, this is likely to come at a cost to recreation values of Māpua Waterfront if the traffic and noise effects are underestimated.
51. Grossi Point does not provide the same level of service as is proposed for the Māpua boat ramp, and further, the previous Māpua boat ramp did not either. It is very possible that a new, improved boat launching area at Māpua, co-located with other activities, attracts a higher number of boats than expected.
52. While the demand in winter is lower, understanding peak demand and determining how to respond to peak demand is a feature of almost all recreation (or tourism for that matter) facilities. Large recreation centre carparks are commonly empty during school hours, but are full and can generate complaints between the hours of 5pm – 9pm. Stadiums are empty for

¹² Tasman Open Space Strategy 2015-2025, pg. 23

long periods of time, but cater for 'peak demand' of concerts. I understand the wider recreation use of Māpua Wharf and Waterfront also experiences peak demand during summer periods, and therefore any increase in traffic will impact current recreation values.

53. I consider that if boat launch and traffic effects are underestimated, there are potential significant adverse recreation impacts which appear to have no mitigation options available or proposed. Currently, I have no reason to conclude that these significant impacts will not occur based on the scale of the proposed boat ramp and associated parking facilities, and the unusual and (as far as I am aware) untested nature of the app-based booking system proposed for boat ramp users. These are:
- a. Current bird watching and kite flying activities at Kite Park (proposed boat trailer parking area) may no longer be participated in and would be removed as activities if that happens.
 - b. There is an inherent danger to water activities, and in my opinion even a perceived decrease in safety and visibility will reduce recreation on the beach and in the water away from boat activity.
 - c. Depending on the level of traffic, number of boat launches, and noise created, which does not appear to be agreed among experts, there could be significant impact on the use of Waterfront Park land and beach area for informal recreation activities. These include activities such as: general play along the boardwalk and grass area, picnics, frisbee, lawn games, touch rugby, quiet enjoyment, family or community gatherings (both planned and unplanned), football, walking, running, fitness, and other informal activities.
 - d. I consider that given the tourism and population growth trends within Ruby Bay – Māpua, the current pressures on space at Māpua Wharf will grow. Adequate consideration of growth in use of the open spaces and participation in recreation activities has not been provided within the application documents.
54. My assessment finds that the boat ramp will provide an increase of available access for boats and boating activity which will provide a positive effect to recreational boat activity. However, as the proposal currently stands the boat ramp and its associated infrastructure will greatly impact the ability for local residents and visitors to recreate as they currently do. It also impacts future opportunities for activities that align with the principles and vision set for Māpua Waterfront according to adopted documents by Tasman District Council.
55. The boat ramp proposed is not aligned with strategic recreation planning for Māpua, the adopted Tasman Regional Boat Study, or the Māpua Waterfront Masterplan. It is possible that a boat ramp of a far more modest proposal may be considered a more appropriate use of the 'public space' as defined by the ME and TDC Deed (2008), and present a lesser impact on the recreation values of

Waterfront Park and surrounding areas. However, I cannot and have not assessed an alternative proposal and the outcome of that assessment may be the same.

56. In assessing the recreation effects of the current proposal presented by the application, it is my opinion that the impact on Māpua Waterfront recreation is **high**. In resource management terms, I consider the effects are significant and adverse.

OBJECTIVES AND POLICIES RELEVANT TO RECREATION

57. The New Zealand Coastal Policy Statement includes a number of objectives and policies relevant to recreation.
58. In my assessment I outline that the public use and enjoyment of public space in the coastal environment is affected by the proposal which requires consideration as per Policy 4(c)(ii).
59. The boat ramp has a functional need to be located in the coastal marine area which is consistent with Policy 6(c), and would contribute to the social wellbeing of the community members who use the ramp. The proposal does recognise the 'need to maintain and enhance' public open space and recreation qualities which is partially consistent with Policy 6(b). My assessment indicates that the enhancement made to recreation qualities related to boating recreation do not negate the high impact on the public open space and values currently present.
60. Policy 18 in the New Zealand Coastal Policy Statement requires the need to:
- "Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:
- a. ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment;
 - b. taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;
 - c. maintaining and enhancing walking access linkages between public open space areas in the coastal environment;
 - d. considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and
 - e. recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs."

61. In regard to Policy 18(a), the boat ramp has been designed with the intent of being compatible with the natural features and landscapes, and it is noted that

the coastal area in front of Waterfront Park is highly modified which has compromised its original natural features.

62. In regard to Policy 18(b), Waterfront Park is an excellent example of providing public open space within and adjacent to the coastal marine area close to cities and towns. The development of a boat ramp of this scale potentially does not consider the future need for this public open space of the growing resident population of Māpua and tourism activity.
63. In regard to Policy 18(c) and 18(e), the boat ramp will impact on the ability to maintain and enhance the walking accesses between Waterfront Park and Grossi Point. Similarly, the Tasman Open Space Strategy identifies a key outcome to prioritise taking esplanade reserves or strips under the Tasman Resource Management Plan¹³ in order to protect riparian areas. The proposed mitigation of providing a pathway does not address the impact of currently being able to walk freely and safely along all areas within and in front of Waterfront Park, to instead having to navigate a crossing point at the boat ramp.
64. Policy 19 outlines walking access which includes walking access “to and along the coast that is practical, free of charge, and safe for pedestrian use”. The restoration of public walking access to and along the coast has been provided through a footpath which crosses the boat ramp, however, this may cause safety issues when the boat ramp is particularly busy which is likely to correlate to similar peak demand seasons. Vehicles and boats have priority over pedestrians which may cause confusion and discourage walking access to the coast.
65. The Tasman Resource Management Plan also includes relevant objectives and policies related to recreation.
66. Section 6.15 outlines Urban Environment Effects specific to Māpua/Ruby Bay. The policies within this section generally seek to protect and enhance the public and open spaces surrounding Māpua.
67. Of particular note, Policy 6.15.3.4 seeks to maintain Māpua Wharf as a visitor destination which incorporates the eastern side of Waterfront Park and is clear about the intentions of that side of Māpua Waterfront. These are for it to provide a limited extension of visitor attractions, complement the ‘historic and ‘low key maritime atmosphere’, and enhance public access to and along the foreshore.
68. I consider that the proposed boat ramp is not a limited extension of visitor attractions and is not ‘low key’, but rather a larger and higher quality boat ramp than what was provided previously at Māpua Wharf and currently at Grossi Point. Further, while the boat ramp may maintain public access through the

¹³ Pg 25

inclusion of a footpath, it does not enhance public access but rather detracts from the current status quo.

69. Policy 6.15.3.14 I consider in alignment with the proposed plans as they appear to maintain high quality, enduring public spaces.
70. The proposal provides a footpath which crosses the boat ramp area and allows access to and along the margins of the coast which is required in Objective 8.1.2. The proposal does mitigate the adverse effects of removing public access to the beach by maintaining public access, however, it does not enhance public access.
71. Policy 14.1.3.9 seeks to integrate multiple uses and functions of open space, to ensure effective and efficient design. This is further reflected in Objective 14.2.2 and Policy 14.2.3.3. The boat ramp proposal provides an opportunity to integrate multiple uses and functions into one open space which is consistent with this objective.
72. The proposal is not consistent with Policy 14.2.3.4 which outlines the need to identify and protect important informal low key recreation and community activities. Waterfront Park provides multiple uses and functional open space for informal and low key recreation and community activities, which is uniquely connected to a multi-use community and commercial precinct. This is an important and valuable open space for these types of activities and should be identified and protected.
73. Objective 14.4.2 outlines the need to avoid significant adverse effects on activities and facilities in open space and recreational areas. There are significant and adverse effects outlined in my recreation impact assessment that have not been mitigated.
74. The scale, extent and location of the structures required for the boat ramp proposal do not ensure the open space character of the reserves at Māpua Waterfront are maintained. The proposal is not consistent with Policy 14.4.3.1.
75. Policy 20.1.3.1 outlines that Tasman District Council will ensure movements of craft or other activities on coastal waters do not create or aggravate risk to safe navigation. The location of the boat ramp does aggravate risks to a number of recreation users e.g. swimming and kayaking. The policy also requires particular focus on areas of intensive seasonal use of craft, of which Māpua Wharf and Waterfront is relevant.
76. Policy 20.1.3.3 notes to avoid, remedy or mitigate adverse effects on amenity values and natural values including 'disruption to natural quiet' and the activity quality of experience from the 'scale, intensity, frequency, duration or mix of activities using craft.' The proposal will disrupt the natural quiet that is associated with the east side of Waterfront Park and degrade all recreation activity experiences in that area (except for boating, however no boat ramp currently exists) due to the scale of the proposal and its intensity of use.

77. Objective 21.6.2 seeks to ensure maintenance and enhancement of public access without undue hazard or loss of enjoyment as a result of providing occupation or use of coastal marine space. There will be introduced hazards as a result of the boat ramp for swimmers, beach users, walkers seeking to cross the boat ramp, and canoers and kayakers who are looking to launch at Māpua Wharf and paddle to Grossi Point. There will be a loss of enjoyment for these users.

RECREATION PLANNING AND RECREATION STRATEGY IN MĀPUA AND SURROUNDING AREAS

78. There are a number of recreation and relevant open space planning documents created by Tasman District Council.

79. The Tasman District Council Walking and Cycling Strategy (2022) noted that the goal was to ensure that key places, like recreation facilities, are linked by direct paths that have priority at most crossings. They note:¹⁴

“Instead of assessing if a location needs a better pedestrian crossing based on how many people currently cross there, we will shift to looking at how many people might use this crossing point if it were safe. We call this **supressed demand.**”

80. The proposed crossing for pedestrians at the boat ramp may still provide general access, however I consider that the crossing currently provides uninhibited pedestrian access free from any vehicle crossing. This may result in supressed demand as described by the Walking and Cycling Strategy, reduce walking access, and therefore not align with the strategy.

81. The Moutere Waimea Reserve Management Plan (2022) involved significant community consultation and statutory community consultation about the planning and management of reserves in Waimea and Moutere. When the community was asked what Tasman District Council could do to improve parks and reserves in Moutere-Waimea Ward, the responses included:

- a. Response percent '30%' - Add or upgrade paths/ walkways/ cycleways (*suggested locations included between Upper Moutere village and the Upper Moutere Recreation Reserve; linking existing walkways in Ruby Bay and Māpua together; connect Tahī Esplanade to walkway across stream; a Waimea/Waimeha Inlet walkway from Māpua to Rough Island*).
- b. Response percent '25%' - Provide or upgrade playground equipment (*suggested locations included Māpua Waterfront Park, Ngāio Park; new subdivisions in Māpua; Māpua Recreation Reserve; Faulkner Bush; Brightwater Recreation Reserve; Starveall Street Recreation Reserve*).

¹⁴ Pg 6

- c. Response percent '18%' - Provide more toilets and/or upgrade existing toilet facilities (*suggested locations included Dominion Flats; Tasman Memorial Recreation Reserve; Māpua Recreation Reserve; alongside new pump track at Wakefield Recreation Reserve*).
 - d. Response percent '15%' - Improve signs and information (*suggestions included more "No freedom camping" signs; more information panels on natural heritage, restoration and maintenance initiatives and where to refer if interested in participating; a sign at road entrance to Moreland Place Esplanade Reserve; more signs about wildlife and fire danger*).
 - e. Response percent '12%' - I like the parks and reserves just the way they are – please don't change them!
82. There were other suggested improvements, including the suggestion of a new boat ramp at Māpua. Other suggested improvements relevant to Māpua Waterfront were: provision of drinking fountains, water play features for summer, extra seating – including social seating areas where groups can gather, encourage more events to be held in parks and reserves, install shade sails near barbeques, more imaginative/modern playground equipment for all ages, adult exercise equipment, more lighting, natural tracks through bush remnants (less gravel and fencing), more trees for shade and wildlife, community gardens or food forests, and banning dogs in reserves alongside the Waimea/Waimeha Inlet.
83. The Moutere Waimea Reserves Management Plan policies relating to Māpua Waterfront Park (5.7.29) include:
- a. Policy 1: to manage Waterfront Park **primarily** as open space for informal recreation, and **potentially** boat launching.
 - b. Policy 3 is that any developments at Waterfront Park should be consistent with the operative Māpua Waterfront Masterplan.
 - c. Policy 6 is to allow for a community boat ramp **provided all relevant processes are completed and all required authorisations are obtained**, and includes three requirements for management of the boat ramp, which include:
 - i. No contaminants from the land are exposed or able to leach into the coastal environment;
 - ii. Vehicle movements to and from the boat ramp minimise impacts on the open space values of Waterfront Park and other users; and,
 - iii. Parking for vehicles with boat trailers does not encroach on the open space areas of Waterfront Park and is provided for elsewhere.

84. Other policies focus on the use of Waterfront Park as a community space (Policy 5), including playground equipment, additional seating, and gas barbeques (Policy 4), careful supervision of any earthworks (Policy 2), and walkway connection between the Wharf and Waterfront Park (Policy 7).
85. It is clear that there are more recreation activities desired by the community than the provision of boating facilities, and many of the desired facilities listed in both the Māpua Waterfront Masterplan and Moutere Waimea Reserves Management Plan during consultation were for enhancing the current recreational features of Waterfront Park through the installation of more informal recreation facilities aligned with the current values of the park.
86. The proposal is inconsistent with Policy 3 of the Moutere Waimea Reserves Management Plan, because it is inconsistent with the operative Māpua Waterfront Masterplan.
87. The proposal is partially consistent with Policy 6 of the Moutere Waimea Reserves Management Plan. The proposal does seek to minimise vehicle movements by proposing a gate and booking system. However, the new car park, associated new aggregate stone surfaces, and scale of the boat ramp loading, queuing and unloading area does encroach on Waterfront Park.
88. Beyond the Moutere Waimea Reserves Management Plan, the below table outlines the number of wider documents that have been adopted or are in preparation by Tasman District Council on the strategic intention for recreation at Māpua Waterfront.

Strategic Document or Plan	Formally adopted by TDC?	Waterfront Strategic Intent for Recreation	Boat Ramp Comments or Conclusions
Māpua Waterfront Area Masterplan (2018 – 2028)	Yes	Increase use of Waterfront Park through outdoor concerts, markets, 'low key' playground for children, yoga or tai chi classes.	Does not support a new boat ramp at Waterfront Park (pg.7)
Moutere Waimea Reserves Management Plan	Yes	Clauses indicate management of Waterfront Park as a community space (Clause 5), including playground equipment, additional seating and gas barbeques (Clause 4), careful supervision of any earthworks (Clause 2), consistency with the operative Mapua Waterfront Masterplan (clause 3), and walkway connection between the Wharf and Waterfront Park (Clause 7).	Indicates policies if a boat ramp is provided. The boat ramp is not explicitly stated as a priority or an approved activity.
Mapua Masterplan (Draft – November 2024)	Draft – currently in consultation	Indicates a review of the Waterfront Park within a review of Moutere Waimea Reserves Management	Does not include mention of boat ramp or boating activities.

		<p>Plan, in order to 'formalise' the activities at Waterfront Park.</p> <p>Indicates a focus in Māpua on recreation activities off-road walking and cycling, adding supporting facilities such as picnic tables and seating.</p> <p>The Masterplan Principals include to "create and maintain safe and well-connected open spaces and links for walking, client and recreation in the natural environment." (Pg.11)</p>	
Tasman Open Space Strategy 2015-2025	Yes	<p>Indicates accessibility to open spaces are the most mentioned 'favourite thing' about open spaces in Tasman District, including specific activities – biking, walking, swimming, fishing, kayaking.</p> <p>Notes user conflict and noise as two items within 'least favourite thing' about open spaces in the District.</p>	Boat ramps noted in scale by survey respondents as 'highly satisfied' and 'low importance'.
Tasman Regional Boat Ramp Study		<p>Notes positive impacts as:</p> <ul style="list-style-type: none"> - Waterfront remains with potential for further development for exercise, BBQ, and playground areas. - Close to existing clubrooms with room to accommodate sea scouts boat storage facility. <p>Notes negative impacts as:</p> <ul style="list-style-type: none"> - Perceived loss of green space by community. Taxpayer funding as well as ratepayers was used to remediate the old pesticide factory, and it was agreed that Waterfront Park was to be available for the public as open space. 	<p>The recommended long term action by the business case was to consolidate and improve the boat ramp, wash down station and parking area at Motueka Wharf.</p> <p>The short actions recommended were improvements at Moturoa/Rabbit Island and Kina Peninsula.</p>

89. I have not seen from the applicant information or assessment that Māpua Waterfront requires a boat ramp of this scale. The previously used boat ramp at Māpua Wharf was of a significantly different scale, and therefore significantly different types of boating activity and sizes of boats. There is no information provided by the applicant as to the need for a boat ramp of this scale, and no adequate evidence provided to refute the findings of the Tasman Regional Boat Study.

90. This could indicate that the boat ramp proposed is not best placed at this location.
91. In terms of the the alignment of this proposal to the adopted Tasman Open Space Strategy 2015 – 2025, that strategy notes that the intention of the strategy is to identify important actions to help ensure open spaces:
- a. are located in the right place and have the right level of public access,
 - b. are being used appropriately,
 - c. contribute to the protection of the Districts native habitats,
 - d. have the right facilities on them, and
 - e. respond to a growing and changing population.
92. The Tasman Regional Boat Study indicates that this boat ramp is not located in the right place. The proposal does not contribute (although mitigations have been proposed) to the protection of the district's native habitats. My recreation impact assessment has found that the proposed boat ramp is not the right facility on Waterfront Park and Kite Park open spaces. The loss of key recreation values and activities that are highly participated in by the growing and changing population is not aligned with the intention of the Strategy.

RESPONSE TO APPLICANT EVIDENCE

93. The planning evidence completed by Mr. Morris¹⁵ lists 7 recreation effects as a result of the proposed boat ramp.
94. The applicant has largely listed the benefits that they see from creating a boat ramp, and has not adequately considered any adverse effects on other recreation users and activities.
95. From a recreation impact perspective, the pétanque areas being relocated means that pétanque will definitely be affected and will not be 'unaffected' as the applicant's recreation effects description states at 4.10. The mitigation proposed is the relocation of the pétanque area.
96. I consider effects and mitigations for other recreation effects beyond pétanque have not been adequately identified or mitigated.
97. I consider the effects on recreation have not been adequately considered by the applicant, and therefore any mitigation of these unidentified effects has not been proposed.
98. I consider the weight given by both Mr. Landbridge and Ms. Squire to one paragraph of community consultation, which is taken out of context, describing

¹⁵ Mark Morris evidence at 24.

the Waterfront Park as 'underutilised' and 'windswept' does not adequately consider the level or type of recreational use of Waterfront Park.

99. The full paragraph from the community consultation summary reads (emphasis added):

“Community feedback identified that the **elevated** aspects of the Park are often 'windswept' and underutilised. The **community desires to increase use** of Waterfront Park space via opportunities such as **outdoor concerts and music events, twilight or farmers markets, and yoga or tai chi classes**. Another idea put forward was to create an **interconnected network of pathways** – from Ngāio Park through Waterfront Park to Grossi Point and across to Langford Drive, and back into the village – **that are accessible to all.**” (Mouere Waimea Reserve Management Plan, 2022)

100. It does not appear from the full paragraph that the beach area, amphitheatre and boardwalk which are located in the lower lying areas of Waterfront Park are referred to in the community feedback as is inferred by Mr. Landbridge. The recreation activities suggested for increased use are not consistent with the activity of a regional boat ramp located on site that removes sections of the current landscaped area between the water's edge and the open space of Waterfront Park.
101. The vast majority of policies related to Waterfront Park within the Mouere Waimea Reserves Management Plan relate to informal recreation and 'low key' activities, with the primary intention to manage the park as open space. The introduction of the boat ramp at its scale does not, in my opinion, align with the primary objective outlined by the Mouere Waimea Reserves Management Plan. It also restricts the ability to include other future activities and improvements described in the Mouere Waimea Reserves Management Plan.

RESPONSE TO SECTION 42A REPORT

102. The Section 42A report reserves assessment does not include an impact assessment, rather it summarises the history of the proposal and lists a number of conditions required of the resource consent if it should be approved.
103. I agree with Ms. Woodbridge that the community consultation completed by the applicant cannot be relied upon, for the reasons she gives.
104. As a certified International Association of Public Participants practitioner, I consider the consultations undertaken by Tasman District Council in the development of their own strategies to be in line with international best practice and in my opinion should be considered as the primary source of information about community desires on the nature of the Māpua Waterfront and the recreational activities on site.

CONCLUSIONS

105. The proposed boat ramp, associated infrastructure, and potential resulting activities will have some positive impacts for motor boat users, but overall a high impact on recreation at Māpua Waterfront. In RMA terms, the effect on recreation values is significant and adverse.
106. The resource consent application, supporting documents and the applicant's evidence do not adequately consider the scale of the activity proposed and its impact on **all** recreation activities at Māpua Waterfront Waterfront, current and future, both on land and in the water.
107. I consider that given the tourism and population growth trends within Ruby Bay – Māpua, the current pressures on space at Māpua Wharf will grow. Adequate consideration of future growth in use of the open spaces and participation in recreation activities has not been provided within the application documents.
108. Due to uncertainties or gaps in provided information (as outlined by the Section 42A report and my recreation assessment) which remain unaddressed, the proposal's recreation effects, including significant changes to the nature of the Māpua Waterfront both on land and on water, are likely to have been underestimated.
109. In my opinion, the proposed boat ramp, associated infrastructure and scale of activity does not align with RMA planning instruments (the New Zealand Coastal Policy Statement or the Tasman Resource Management Plan), the strategic direction or planned recreation actions in wider Māpua and the Māpua Waterfront as consistently reported and formally adopted by Tasman District Council. The proposal is not consistent with the Moutere Waimea Reserves Management Plan.

Jennifer Amazing Amanda Benden

Attachment 1 – 2023 Census data Māpua SA2

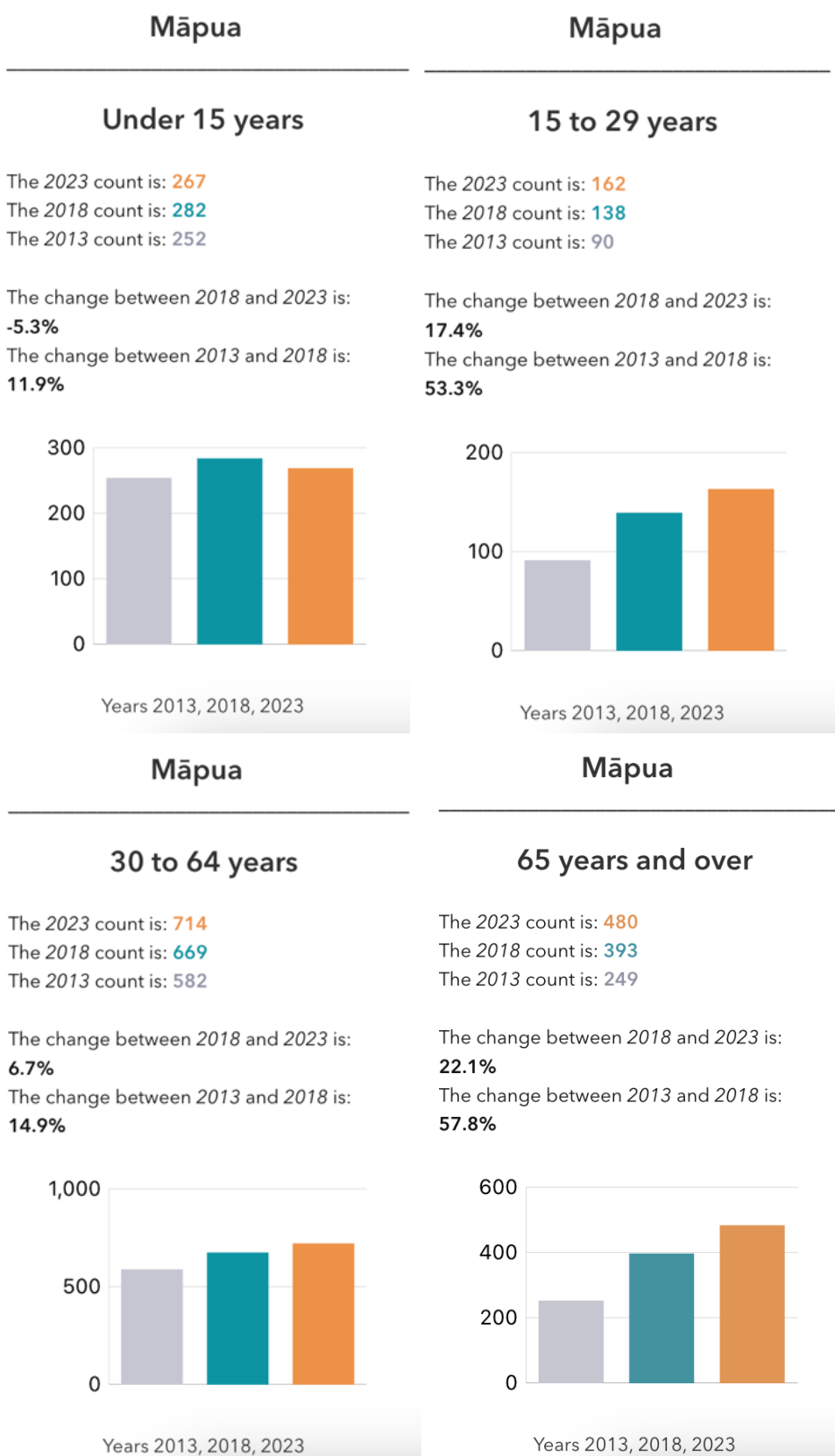


Figure 1: Census data

Attachment 2 – Recreation and Sport Participation Rates

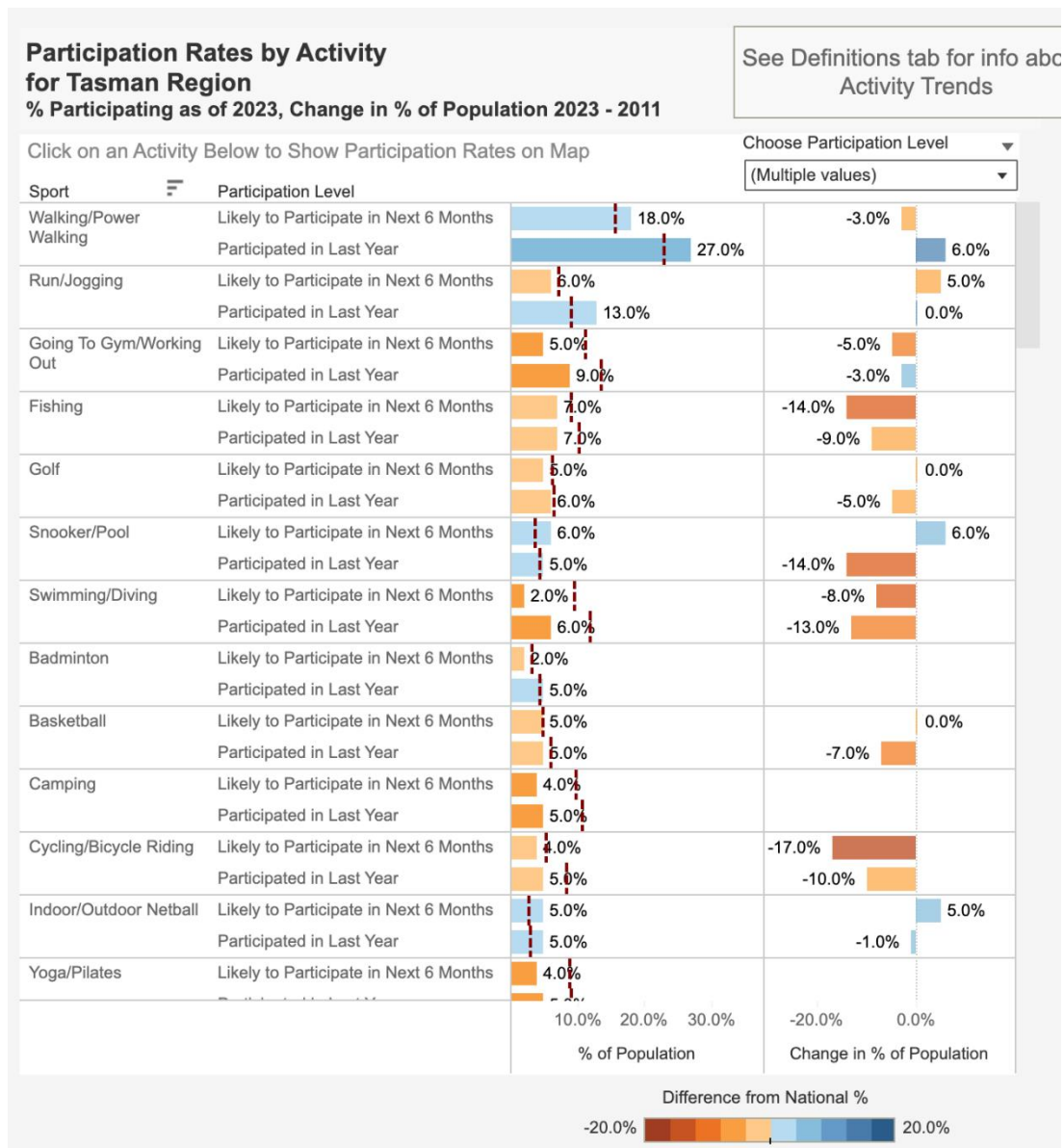


Figure 1: Tasman District Recreation and Sport Participation, 2023 (Sport New Zealand, June 2024)

Expected Participation Rates for Tasman District Ruby Bay-Mapua SA2

Click on an Activity below to filter map

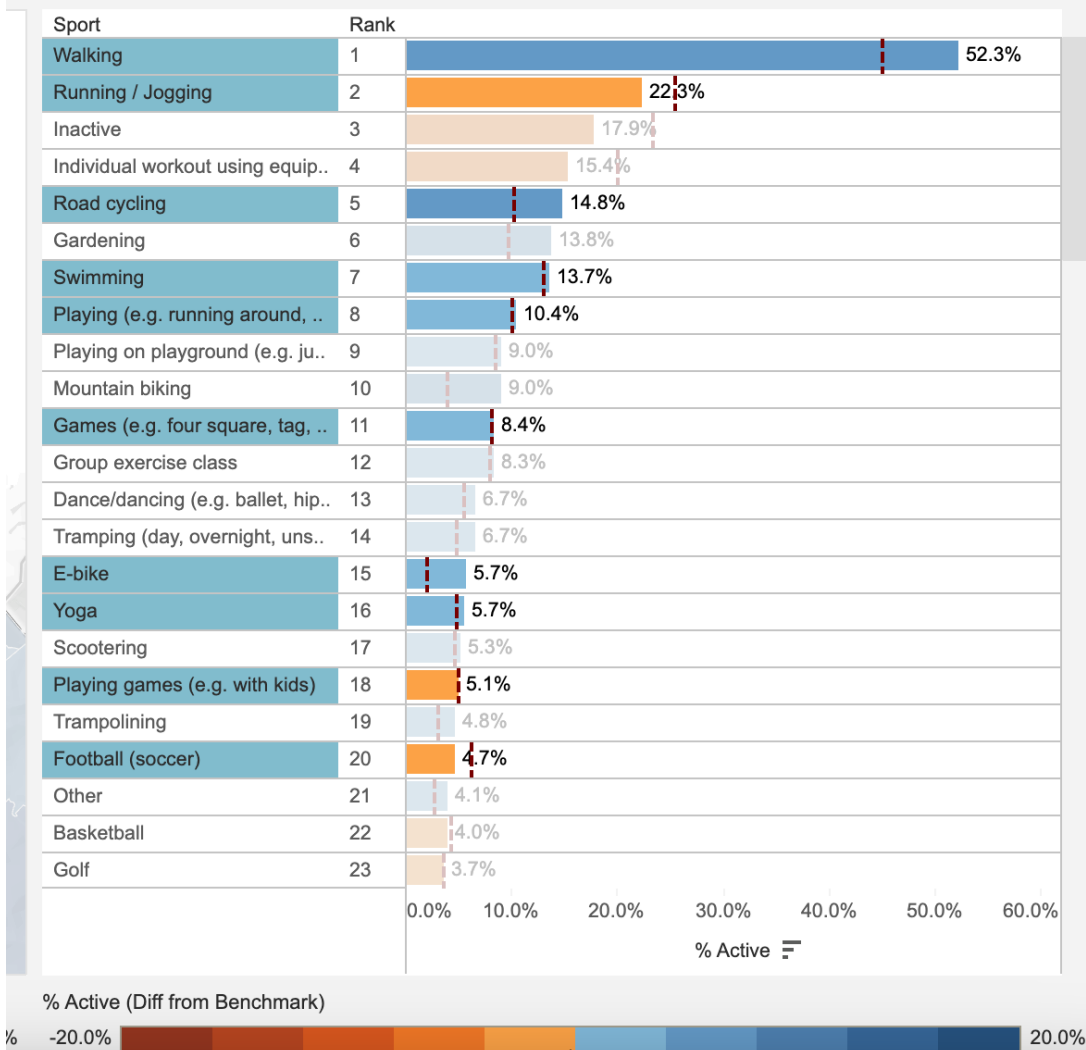
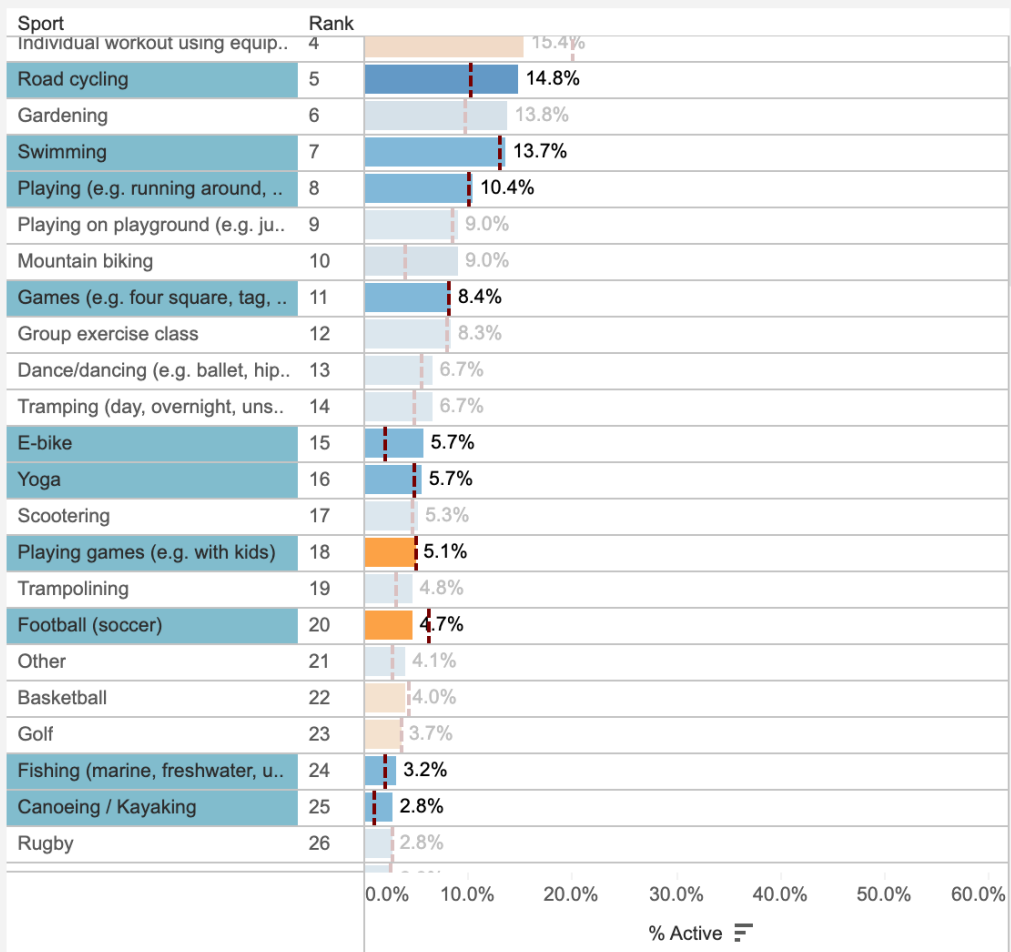


Figure 2: Ruby-Bay Māpua SA2 Top Recreation Activities, highlighted relevant activities for Māpua Waterfront (Sport New Zealand, June 2024)

Expected Participation Rates for Tasman District Ruby Bay-Mapua SA2

Click on an Activity below to filter map



NOTE: Sailing/yachting was noted at Rank 60. Motor boating was not included in this data which is collected on a 7 day rotation

Figure 3: Ruby Bay- Māpua SA2 Top Participated Recreation Activities, including Fishing and Canoeing/Kayaking (Sport New Zealand, June 2024)



Figure 4: Sailing/Yachting and Motor Boating participation, Tasman District (Sport New Zealand)

Attachment 3 – Strava Data

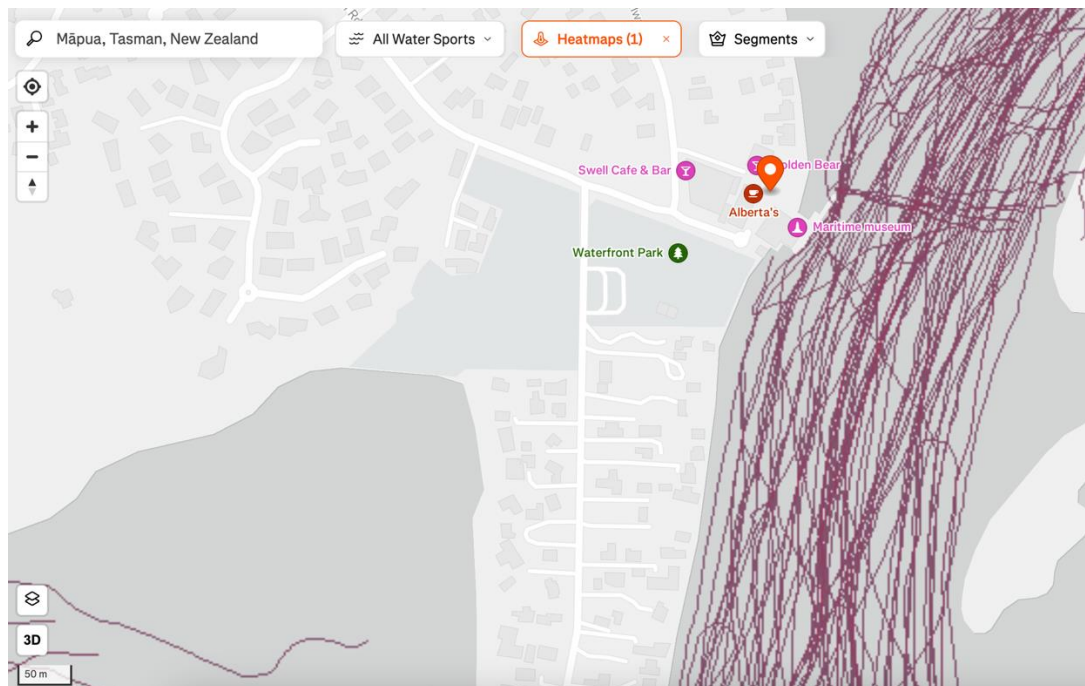
All 'foot sport' activities at Māpua Wharf (Strava Global Street Maps, November 2024)



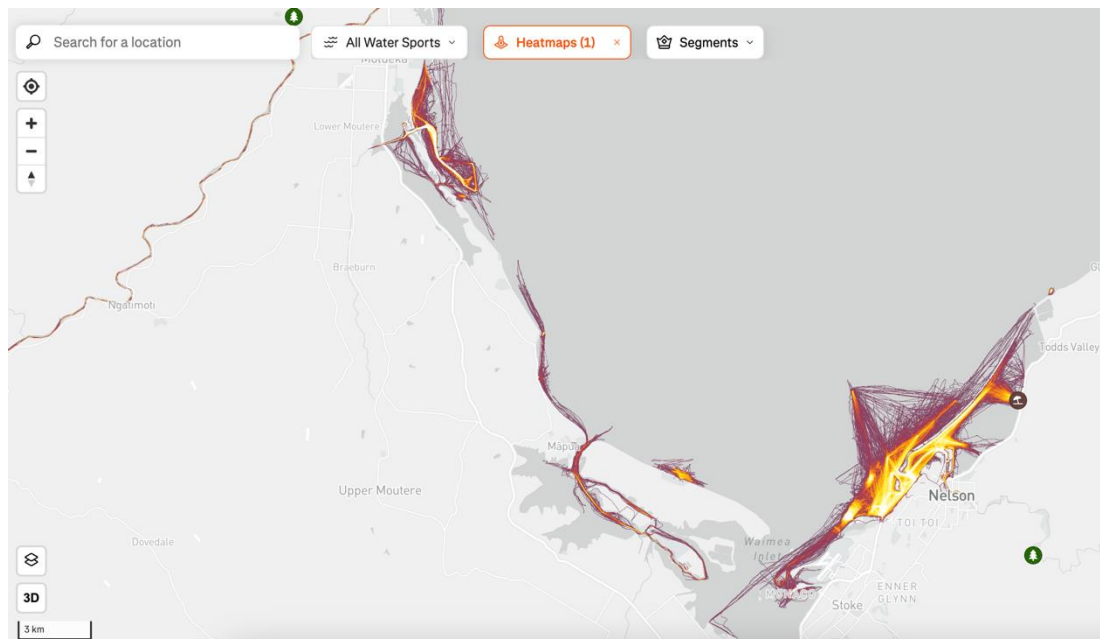
All 'cycling' activities at Māpua Wharf (Strava Global Street Maps, November 2024)



All water activities at Māpua Wharf (Strava Global Street Maps, November 2024)



All water activities in surrounding areas of Māpua (Strava Global Heat Maps, November 2024)



Attachment 4 – Recreation Activities at Māpua Waterfront



Figure 5: Promotional photo of amphitheatre area directly beside proposed boat ramp, in use for quiet enjoyment of estuary views by a family (Mapuawharf.co.nz)



Figure 6: (Blurry) promotional drone video of Māpua board walk and amphitheatre area in use for markets (Mapuawharf.co.nz)



Figure 7: Families wharf jump to channel drift to Grossi Point (provided by community member)



Figure 8: Kayaking activities for Māpua Regatta



Figure 9: Walkers and children playing on beach access area at proposed boat ramp spot (provided by community member)



Figure 10: Swimming activities on the beach in front of Waterfront Park



Figure 11: Quiet enjoyment of the views, children playing along boardwalk (provided by community member)



Figure 12: Fishing activities at Māpua Wharf (provided by community member)



Figure 13: Family swimming within proposed boat launch area (provided by community member)

Attachment 5 – Original Māpua Wharf Boat Ramp

Figures 5 and 16: Old boat ramp (Photographer: Rene Kampman, taken 13.11.2024)