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# **Māpua Boat Ramp** **COMMUNITY TRUST**

## **Report on project presentations to key stake holders 2022**



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# Māpua Community Boat Ramp and Water Sports facility project

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## Presentation to key stake holders

During the April 2022 meeting of the Māpua Boat Ramp Community Trust, it was decided that the project had reached a level of certainty and knowledge that to advance the project, key stake holders needed to be aware of the project and implications on them.

To this end, a list of key stake holders was drawn up and a power point presentation was prepared.

They were;

-  Adjoining neighbors
-  Māpua Boat Club
-  Tamaha Sea Scouts
-  Iwi
-  Tasman District Council
-  Māpua Residents
-  Māpua and Districts Resident Association
-  Tasman District Council Harbourmaster

Schematic plans were prepared by Olivia Bird (OB Design Architecture Ltd) incorporating an overall landscape plan on Waterfront Park and Remediated land to the west of Tahi St.

Fitzgerald Construction, prepared concept plans of proposed multi use building on Waterfront Park.

These plans plus others relating to vehicle parking, Boat rigging and training areas for Tamaha Sea Scouts, a rotunda (featuring honey bees )and amphitheater, Petanque piste, plus landscaping vegetation formed the basis of a PowerPoint presentation. The building is constructed into 4 bays each 10m x 20m to help accommodate possible future Waka storage. Original Building was planned to have 5 bays, but this proved to be excessive.

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## Details and feedback from each presentation

Adjoining Neighbors; Annette Walker is the adjoining neighbor to the south of Waterfront Park and the project was initially discussed with her.

*Initial concerns were*

- *The placement of the new building, which whilst agreeing with the need for a building, she offered an alternative location along the south boundary, close to Tahi St.*
- *retain a Southern Rata Tree*
- *regrade and reform existing storm water swale*

✚ Māpua Boat Club. Presentation was held in July 2022. The presentation was well received with general agreement. There were discussions around the club rooms and maritime museum staying on the wharf, which is a decision to be made by the clubs membership.

*Clarification was made that*

- *the Māpua Community Boat Ramp Trust would own the ramp and buildings*
- *Māpua Boat Club would manage both ramp and building on behalf of Trust.*
- *Trust would enter into a long term lease agreement with TDC*
- *Building to house Tamaha Sea Scouts, Waka (if requested) and function center*
- *Costs of approx. \$5M will be sourced from donations not grants or loans*

✚ Tamaha Sea Scouts. A Zoom meeting was held in July 2022, with Key personnel and leaders. Comments and feedback in appendix A

*Key points were*

- *Idea is worth perusing getting both land and sea based activities into one purpose built facility is future proofing organization*
- *Tamaha Sea Scouts happy to pay a nominal rental, but not contribute to construction costs.*
- *Good location near water.*

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✚ Iwi. There were two presentations, one on 14<sup>th</sup> July and the other, 27<sup>th</sup> July. They were well attended. See appendix B for photo of attendee's.

*Key points were*

- *Appreciation of raising this project with Iwi at very early stage of planning and need to be involved in decision making process*
- *Area is of high spiritual and cultural significance to Iwi*
- *Protocols need to be followed*
- *Project incorporates needs for tamariki and access to sea.*

✚ Tasman District Council. Presentation was held on 18<sup>th</sup> Sept, in Tasman District Council Chambers. Present were, Kit Mayling (Chair) Councilors, Turley, McNamara, Tufnell, Mackenzie, and Staff, Dwayne Fletcher, Nicholas Chin and Stephen Batt.

*Audience were receptive to proposal, questions raised were;*

- *TDC has part funded Ramp and access road only. Additional funding is required for building*
- *Tamaha Sea Scout building and Boat Ramp will need to meet regulations*
- *Project is likely to public notification during Resource Consent process*
- *Vehicle Parking on West side of Tahi St, will require further investigation*
- *Pressure Sewer pipe location requires verification*
- *Key Stake holders are to be included in project planning etc*

✚ Māpua Residents. A public meeting was held in Māpua Community Hall on 3<sup>rd</sup> October. Tamaha Sea Scouts provided a guard of honour as people entered the hall. People attending were asked to show their support for the project by signing a "Support the project" form. Approx. 60 residents attended. See appendix C for attendees.

*Discussion were around*

- *A recently completed Regional Boat Ramp Study identified issues surrounding ability of skippers with local knowledge of water safety and navigational aids*

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- *Fee structure to access the ramp*
  - *Vehicle parking*
  - *Zoning of land to be changed from “fee simple” to “public reserve” with a small amount of Commercial properties facing onto Aranui Road.*
  - *Support for purpose built building for Tamaha Sea Scouts, plus function center.*
  - *Consideration for wash down facility*

✚ Māpua and Districts Resident Association presentation was held on 10<sup>th</sup> Oct. The presentation was held as part of the normal monthly Association meeting and was included as a Hot Topic presentation. Approx 30 members attended and questions from the floor included

- *Concerns that with usage, grass parking area may become too damp to drive on*
- *Strong Tidal currents, but this was rebuffed Trevor stating that the ramp enters the inlet in an area where current is minor and in an established eddy current.*
- *No wash-down facilities for outboard motors and boats was approved by attendees*
- *Concerns over very large boats, but this was allayed by Trevor stating that only trailer boats, for road use could use the ramp*
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✚ Tasman District Council Harbourmaster was held on 10<sup>th</sup> Oct Dan Cairney and Paul Appleby attended and were appreciative of an opportunity to have input at early stage. Harbourmaster explained concerns over safety issues, which were

- *Boaties unfamiliar with Māpua channel currents and bar, put themselves and others at risk. By careful placement of signage, this could be overcome. Trust offered to seek support from MBC members to provide “honorary ramp wardens” during peak summer periods, to provide advice to Boaties using the ramp*

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- *Whilst launching and retrieval was located in a current eddy, boats that lost power at this location could drift onto and under wharf. Agreed that this may happen, but possibility of this occurring is so small that the project is unable to stop this happening. It's more an issue with boat maintenance and safety.*
  - *Māpua bar keeps moving and can be dangerous to unknown users. Agreed to provide signage warnings Boaties of this risk and identify safe crossing points by navigational aids.*

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## APPENDIX A

### Feedback from Tamaha Sea Scouts presentation.

*Mapua Community Boat Ramp Trust Presentation to Tamaha Sea Scouts – Wednesday 6<sup>th</sup> July 8:30-9:10pm via Zoom.*

*Invitations sent to all Tamaha Committee members and Tamaha Leaders that hold a Water Charge Certificate and Zone Sea Scouts/National Scouts Aotearoa key contacts.*

*Attendees: Malcolm Brennan, Jon Cocks, Leif Pickwell, Jesse, Loader, Travis Tennant, Alan Atkins (Tamaha Leaders); Kal Incendy (Chief Sailing Instructor - On Water Season); Amanda Brett, Hayley Steele, Sophie McGill (Tamaha Committee); Peter Westphal (Nelson Zone Sea Scouts/Iron Duke Sea Scouts Group Leader), Glen Kenny (Nelson Zone Sea Scouts/Scouts Aotearoa South Island Water Activities Advisor); Mike Kininmonth, Trevor Marshall (Mapua Community Boat Ramp Trust). Approximately 1/3<sup>rd</sup> of the total Tamaha Sea Scout Youth's parents were on this zoom meeting.*

*Apologies: Chris Wilson (GM South Island – Scouts Aotearoa, [chris.wilson@scouts.nz](mailto:chris.wilson@scouts.nz)), Nicola (Property – Scouts Aotearoa, [property@scouts.nz](mailto:property@scouts.nz)), Rory Cobb, Tristan Roper (Tamaha leaders), David Scott, Stephanie Sullivan (Tamaha Committee)*

*Purpose of the meeting was for Trevor Marshall to take the group through the Mapua Boat Ramp Community Trusts 'big picture' of the future of Waterfront Park (and wider FCC land), including the new plan to include a 600m<sup>2</sup> building up near the top of Tahi Street next to the entrance of the proposer new boat ramp. In the plan there is also ample rigging space for the watercraft and a 1,000m<sup>2</sup> square green space directly outside the building designated for the Sea Scouts (separated from the boat ramp by 15m wide strip of shrubs).*

*This building is split into 4 segments each 10m wide by 15m deep. The northern segment will be the clubrooms with a locked bar and ablution block (individual lockable toilets and shower), while the remaining 3 segments (150m<sup>2</sup> each) are for the Tamaha Sea Scouts boat storage and include a roller door for each segment out towards the Mapua channel. The Mapua Community Boat Ramp Trust envisions that the Sea Scouts will have full access to the ablution block and clubrooms for their section sessions (which currently run on a Monday-Wednesday) when the clubrooms are not in use (Mapua Boat Clubrooms are currently only used every Thursday evening and they also have the odd meeting a few times a month). (Reply from Trust) At this stage Mapua Boat Club is NOT relocating off the wharf.*

*The outcome that Mapua Community Boat Ramp Trust wants to achieve is that If this building is approved and the Sea Scouts end up with ample space to house all their boats and rigging which are currently scattered around multiple locations. Tamaha will then be able to give up the 60m<sup>2</sup> boat storage garage on the Mapua Wharf. But Mapua Community Boat Ramp Trust also want Tamaha to give up the 140m<sup>2</sup> Sea Scouts Hall on Mapua Domain. This building on the domain is approximately 100m<sup>2</sup> of floor space for the Kea/Cubs to run rounds plus storage, a kitchen and a bathroom. Mapua Domain Northern End where the current Scout Hall is located next to has received multiple submissions on the use of this newly acquired patch of land including more tennis courts, edible community garden, community swimming pool, larger bowling club car park, pump track and skate park.*

#### TAMAHA FEEDBACK FROM THE PRESENTATION

S.M.

*Positives for me are:*



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- 1) Consolidating all the assets in one place - more connection with the "Sea" given we are Sea scouts, even though that connection is more used as they go through scouting (i.e. keas are really land based).
  - 2) Modern building taking Scouting into the modern age
  - 3) More user friendly - Easier to launch etc when doing water activities as not sharing the space with increasingly busy tourist/recreation area (as in the boat ramp is really just for a smaller number of users and Scout Session times are unlikely to overlap with casual users). Obviously recreational activities outdoors based at den need to be thought about. But just because it's different doesn't always mean it's bad I guess!

H.S.

Agree with S.M. It would be great for everything to be situated at the one place and it seems to be so much more community focused and also more community visual having all 3 groups at the wharf

K.I.

Concerns are that we would have to share the boat ramp with the general public while trying to launch (Reply from Trust) if this is a problem, TSS can restrict public access during the event, as long as Trust is aware of these restrictions at the time.

A.B.

If we were to give up the Scout Hall on the Mapua Domain we would need to maintain at least 120m of indoor open space that can get a bit muddy/dirty/craft mess for the session's for the Keas and Cubs (they have a lot of energy that they need to burn off on those miserable days that we just can't go outside). (Reply from Trust) Yes that's fine, let's see if we can accommodate this into the design of the new building. Direction should come from Scouts Aotearoa/Chris Wilson/Peter Westphal on maintaining the safety (Child Protection) of the Tamaha Youth in the building where the clubrooms can be completely locked off when the Scouts and Boat Club members (Reply from Trust) We envisage a lounge/meeting area capable of used for training/education purposes. are there at the same time. This detail will come out down the track in the building design and we would still have access to the outside public toilets or the possibility of having just one cubical containing a toilet/shower that can be locked from both sides as a Kea/Cub always needs the bathroom on session. (Reply from Trust) yes we understand the importance of segregation and security. The building design will accommodate secure separation of ablutions, changing rooms, disabled toilets etc etc. Also require the use of a kitchenette for some sessions assume this would be in the clubrooms (Reply from Trust) Small kitchenette will be provided in TSS area. Full commercial kitchen will be available through secure entrance between TSS and training/education area and not in the locked bar area. We would need a flag post indoors and potentially an outdoor flag pole? (Reply from Trust) detail to be included in design requirements Drainage area from the dripping from washed down boats and equipment (wet life jackets) once stored away. (Reply from Trust) detail to be included in design requirements

I still have concern in a swift outgoing tide about boat ramp users getting into trouble trying to retrieve their boats/or small vessels being carried away in the current to get caught on the existing wharf but I'm sure the ramp design will have this in mind (didn't the Harbourmaster have a solution for this risk/central boat ramp pontoon is a benefit). (Reply from Trust) Harbourmaster is also aware of these risks and one option is to have a floating "catchall rope" with floating buoys on it. Rope will be strung from end of wharf, across 45 degrees to shoreline in front of Appleshed outdoor dining area. Its purpose is for distraught kayakers or swimmers to catch onto before being entangled by wharf piles etc. The details are yet to be formalised.

A.A.

As we all know lots of detail to work out but this is a rare opportunity to provide Tamaha a first class home, so I fully support the application for resource consent with the only proviso that the resource consent does not restrict how we wish to fit out our 3 Bays.

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J.L.

*There is green space for some outdoor activities for keas and cubs. I think there's lots of details that need to be worked out but as an overall idea I think it's a great opportunity for Tamaha.*

R.C.

*My only comment is about thinking forward to when our Keas are Kaiarahi in 2062 and beyond, has consideration been made for sustainability and sea-level rise (Reply from Trust) The Trust will consider global warming and the subsequent sea level rise during the projects design phase. One option is to raise floor levels to accommodate inundation.*

S.S.

*Kaitiaki is already an increasingly important part of sea scouts and the new boat ramp will enable Tamaha to be an flourishing force for good around that part of the estuary. The move will likely attract more children and young people and hopefully leaders so we do need to ensure the dimensions allow for some expansion for storage but also for activities. Some of the Auckland harbour Sea Scouts homes are partially built on stilts which may help with concerns around sea level rise etc. They also have their 'Den' room upstairs with proper kitchens and toilets so can be let out for functions. Not sure if that is wanted or not but a good way of raising money. (Reply from Trust) These are valid points and are included in the current concept.*

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## APPENDIX B

### Photos of Iwi presentation participants

**MĀPUA COMMUNITY BOAT RAMP  
PRESENTATION TO IWI 15<sup>th</sup> July 2022**



**Back row (l-r) Mike Kininmonth (Trustee), Katrina Ballantyne (Māpua Boat Club), Lewis Smith (Ngāti Kuia) Shane Pene (Te Ātiawa)  
Middle row Jenny Marchbank (Trustee) Amanda Brett (Tamaha Sea Scouts) Trevor Marshall (Trustee), Daren Horne (Te Ātiawa),  
Graham Rimmer (Tasman District Council), Mark Morris (Davis Ogilvie) Dayveen Stephens (Ngāti Tama), Rowena Cudby (Ngāti  
Rārua) Gareth Oddy (Davis Ogilvie) John Leydon (Tamaha Sea Scouts)  
Front Row Elizabeth Brett (Tamaha Sea Scouts)**

**MĀPUA COMMUNITY BOAT RAMP  
PRESENTATION TO IWI 27<sup>th</sup> July 2022**



**Left- Right Tim Robinson (Māpua Boat Club) Jesse Loader (Tamaha Sea Scouts) Anahera Nin(Ngāti Toa) Edna Brownlee(Tasman District Council) Graham Rimmer (Tasman District council) Mark Morris (Davis Ogilvie) Mike Kininmonth (Trustee), Katrina Ballantyne (Māpua Boat Club and photographer), Jenny Marchbank (Trustee, absent for photo)**



## Appendix C

### Photos of presentation to Māpua Residents





## Appendix D

### Photos of presentation to MDCA members

