

From: Victoria Woodbridge
Sent: Thu, 30 Nov 2023 02:18:33 +0000
To: 'Mark Morris'
Cc: Blair Telford;Leif Pigott;Paul Gibson
Subject: RE: [#DO42454] Mapua Boat Ramp RC Application RFI of 31.8.23 R230353 et al.

Hi Mark

Thanks for your email. I met with TDC staff on Monday to run through everything and discuss the timeframes etc.

There are a number of process / information requirements to address as outlined below and your response to the questions (in red) is required before we can progress the application to notification [it is acknowledged the applicant has requested public notification].

Further Information

We have reviewed the RFI information and I have circulated the information to relevant internal staff. I haven't received all feedback yet however, from my point of view there are a number of outstanding matters, some of which I think are relatively simple to address and others more fundamental:

1. The RFI response states that the boat ramp will operate at different times in Summer / Winter to align with daylight savings. Daylight savings dates change annually and Summer / Winter doesn't make it clear what happens in Autumn and Spring. Furthermore, what would happen if daylight savings were ever to cease. Therefore please provide dates for the different times.
2. The RFI response included 'draft' landscape photograph graphics and it is noted that the images are lighter in the draft document than in the document provided with the application. These lighter images make the sea scout building appear more prominent – please have the landscape architect comment on this and confirm which is the appropriate image and which image is closest to natural light.
3. The response requesting consideration of alternative options in light of the Tasman Boat Ramp Study and Indicative Business Case (October 2021) has not been adequately addressed.
4. It is still unclear who will be able to use the boat ramp – there is reference to 'local' usage in the response to question 21, however, what constitutes 'local' and how this relates to casual / temporary users is unclear – this matter is particularly relevant in light of the report from Mr Teer (OCEL) who considers that *“Based on the flow measurements and the experience in operating on the location the proposed launching ramp can be used as an all tide launching ramp for experienced boat operators aware of the strong flow conditions once the boat is off the trailer.”*
5. As you are aware use of the boat ramp requires removal of several moorings which are under private usage – the applicant has not demonstrated whether there is agreement with the mooring owners to remove these and that these owners volunteer that the moorings will be removed.
6. No overall safety assessment of the risks and consequential effects of the use of the boat ramp as requested in question 21 has been provided – in my opinion this is a fundamental issue. The response indicates that the community is in support of the boat ramp, however, that response is unrelated and does not provide an assessment of the safety risks and consequences as

requested. Furthermore, it is unclear whether the response to question 21 generally has been provided from a person with suitable qualifications and experiences.

7. Council's Team Leader for Environmental Health has undertaken an initial high level review of the Noise Assessment report and may have further information requirements.
8. The Traffic Assessment peer review has been completed and raised a number of further queries (please see attached). The RFI letter stated "*please note that Council is arranging a peer-review of the transport report by an external suitably qualified expert which will be undertaken at the applicant's cost, and there are likely to be additional further information matters which arise from this review.*" Therefore, the further information raised in the peer review is required as part of the overall further information request.

In addition, it is noted in the application that a Cultural Effects Assessment has been obtained and it is understood and respected that this contains confidential information and has not therefore been provided. However, it would be useful to understand if there are any parts / conclusions which could be shared to assist Council in understand the effects on cultural values from the proposal.

Please confirm if the applicant agrees to provide the above information and any/all other information identified as being required to fully satisfy the further information request or whether the applicant refuses to provide this information under s92A(1)(c).

Additional Reports

Following a review of the further information there may be additional expert reports which have not been provided or are required to allow for a full assessment of the proposal. As you're aware Council can commission a report under s92(2) if clauses (a)-(c) are met.

Please confirm if the applicant agrees to Council commissioning such reports as deemed necessary under s92(2) – noting that any report would be at the applicant's cost.

Timeframes

It is unlikely that Council will be able to notify the application before Christmas. This is due to the volume of information required to assemble prior to notification and publication deadlines for Newsline. However, it is anticipated that notification will occur after Christmas and we are working on dates for this to occur. With the Christmas RMA timeframe 'stop' any notification prior to Christmas would have to take account of that timeframe in any event, therefore, I don't see there to be a significant advantage to notifying prior to Christmas.

We will update you in due course on the timeframes.

Kind Regards
Victoria

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From: Mark Morris <markm@do.nz>

Sent: Monday, November 27, 2023 5:09 PM

To: Victoria Woodbridge <vwoodbridge@propertygroup.co.nz>

Subject: [#DO42454] Mapua Boat Ramp RC Application RFI of 31.8.23 R230353 et al.

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Hi Victoria,

Is it possible to get an idea on when the RFI response is deemed to be received and move on to Notification and a possible date for public notification?

Regards

MARK MORRIS / Senior Planner / markm@do.nz

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