

MDCA Members' Feedback to TDC re Mapua Waterfront Area- Options for Development August 2017

- 1. AREA BETWEEN GOLDEN BEAR & ESTUARY** Maintain area as public open space/park with minor improvements.

YES: 18

NO: 0

Comments :

Covenant as a public reserve (2)

Recognize significance to iwi as wahi tapu

Should always be available to the public- family friendly area (no alcohol)

Simple non-remediated land that should be preserved in a simple green state (7)

Plant as many native plants as possible

Provides access for families to grass, the tree and the waterfront

Parents will be inclined to patronize the surrounding businesses (especially food and beverages) so they can watch and control their children while they play in the area (13)

Perfect area for small children – some form of recreation/playground should be provided

The climbing tree in particular is taonga to multiple generations of Mapua residents (5)

Maintain the walkway and ramp to the Mapua Ferry(5)

Provide signage about the history of the wharf and area – integrate it into the landscaping rather than having to look for it in the current museum (5)

- 2. AREA BETWEEN GOLDEN BEAR & ESTUARY.** Sale of commercial land :

YES 0

NO 20

Comments :

Remain as is – a reserve with respect for its cultural significance (2)

Should not go into private hands (2)

TDC to keep control

Not for any form of commercial development

This is community land – retain for public use (2)

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- 3. THE WHARF PRECINCT.** A new storage facility location for the Tamaha Sea Scouts at Grossi Point.

YES 1
NO 17

Comments:

Sea Scouts require close access to the Wharf facility and an all-tides launching (unlikely to be met by a shift to Grossis Point) (5)

Sea Scouts have stated don't want this option (4)

Lack of water- this is the only public beach at Mapua

Sea Scouts, Wharf Museum and the Boat Club are all mutually complementary to each other and the wharf area and this arrangement needs to be maintained (5)

Provide storage at the wharf or waterfront park

This should be accommodated within the Waterfront Park alongside the new boat ramp

- 4. THE WHARF PRECINCT.** Enhance the delineation and design of the Shared Zone area

YES (12)
NO (7)

Comments:

Remove long-term parking for long-term vehicles (maintain disability parks)

Provide easier access/turning for large vehicles; faster pick-up of bus passengers; safer manoeuvring of commercial delivery vehicles

Support suggestions provided by Cath

Pedestrian friendly ramp/walkway – expanded platform at ramp (raise to same level) with steps along long edge

Disabled access via front of Shed 4

Clarify a safer transition between the Wharf Precinct and the Waterfront Park (2)

Low fence at cul-de-sac to direct pedestrians away from sealed road

No more development (5)

5. THE WHARF PRECINCT. Sale of Council's commercial building interests.

YES (2)

NO (20)

Comments:

I don't believe TDC should be landlords

Must lease only so that the public/community ultimately maintain control (7)

Keep in public arena (TDC) so appropriate usages of buildings can be controlled (3)

Retain until plan is complete- cannot sell until new boat ramp location is agreed and scouts and Boat Club need to be accommodated

No council-owned property (buildings or land) at the wharf or wharf area should become privately owned (2)

The council is representative of the all the rate payers and its good to allow community involvement without the influence of " Big money"

The council needs to realise its investment of public money (5)

Please drop the " precinct" word-we are not Auckland

6. THE WHARF PRECINCT A new walkway linking the Wharf and Waterfront Park

YES (11)

NO (7)

Comments

Provided existing users are not disadvantaged or restricted (2)

Not a priority at this time(7)

Cost is the problem and money better spent on other aspects such as facilities in the waterfront area

As soon as possible

Adequate as it is

This is a working wharf – needs to be recognised as such (9)

Back-door route to changing the nature of a working wharf(5)

Care needs to be taken to ensure that the wharf remains as a wharf before the structure is changed in such a way as to turn it into a boardwalk with the necessary H&S issues- a thoroughfare for cyclists and pedestrians will involve H&S issues (6)

7. THE WHARF PRECINCT Relocation of the Mapua Boat Club

YES (1)

NO (20)

Comments

The Mapua Wharf would not be there if it was not for the Mapua Boat Club

The Boat Club and sea scouts should stay on the wharf with the Museum

This would be destroying a community facility which is the heart of the wharf- seems to be a concerted effort by the TDC to destroy the heart of the community (5)

Leave Boat Club alone – should remain at the wharf- only place for a Boat Club(5)

Keep Boat Club and Boat ramp together – the Boat Club moving cannot be considered until the new ramp location is agreed (2)

Yes to new boat ramp

8. WATERFRONT PARK Maintain the status quo with minor upgrades.

YES (3)

NO (13)

Comments

There should be a boat ramp on the southern side of the Waterfront Park – there is plenty of room for all ; would fit perfectly in the proposed area (7)

Base for Sea Scouts/storage for boats (2)

[This feedback should only be between the Mapua Boatclub and the TDC- the TDC should put a wrong right]

Include children's playground, exercise stations, gas BBQ facilities; picnic tables as in agreed plan (4)

Whole area is not user-friendly and concrete seats are dangerous (2)

Provide shade and landscaping

Minor improvements that encourage low-level family use such as picnicking and playing (5)

Specific focus on children's playground; landscaping and boat-ramp on the wharf (6)

9. WATERFRONT PARK Further development of Waterfront Park

YES (20)

NO (3)

Comments

Keep open available and recreational

Children's playground and landscaping (13)

Not exercise stations (1)

Include community boat launching ramp (18)

Yes- a Boat Ramp for the boaties and Sea Scouts as has been taken away from them through Council stupidity

10. REMEDIATED LAND ALONG TAHI ST. Sale of the commercial zoned land and partial sale of residential zoned land.

YES (0)

NO (22)

Comments

Landbank all remediated land and keep available so can see what the future parking needs are (6)

Rezone commercial land to residential

Retain for possible use of car and trailer parking (4)

Access for self-contained campervans/RVs

controlled self-contained short-term freedom camping

not paved- green surface and landscaped

Council should not sell any land where people will park in the future

See what future parking needs are once all the commercial land (Yelverton) has been developed

No more commercial development – this is our village and long-term residents' concerns and interests should take priority

11. REMEDIATED LAND ALONG TAHI ST Land banking the entire remediated site

YES (14)

NO (0)

Comments

Strongly support this

Yes- think of the future- there is no more land in Mapua adjacent to the Waterfront Park

All remediated land needs to be land-banked

Yes- until (at least) all current issues are resolved and settled (5)

Retain it for parking for – visitors to wharf; buses(3)

Trailer boars for new boat ramp at Waterfront Park

Should not be sold for exclusive use by Caravan Association but OK for them to use it on a shared basis

Great place for Sea Scout Boat storage

Ideal for retirement village

12. GROSSI POINT RESERVE Maintain the status quo and maintain as reserve.

YES (14)

NO (0)

Comments

Safest and well-loved area for family activities, swimming and iconic picnic spot (7)

Most important that this area not be touched. It is important to retain it as a natural link to a beautiful quiet part of the estuary.

Suitable for paddle boaters, kayaks, dinghies and small sailing yachts

Manage it as a reserve for BBQs & picnics- where else can anybody have a BBQ in Mapua ?

This land was gifted for this purpose and this gifting should be honoured- maintain as a reserve (6)

Respect Iwi beliefs and reservations

The undeveloped nature of it is valued as a taonga (2)

it is the only area that TDC has left un-concreted

allow the boat ramp usage until such time a replacement boat ramp is provided at the waterfront park

13. GROSSI POINT RESERVE Provide boat storage facilities for the Tamaha Sea Scouts

YES (2)

NO (12)

Comments

Sea Scouts are not to be pushed out of the Wharf

Only if this area is suitable for the sea scouts –

They do not want it (3)

Sea Scouts want direct access to the main channel and wharf – **not** at Grossis Point

Sea Scouts need boat storage near water – wharf or waterfront park ? (2)

This is sacred ground and the tidal nature of the area makes it unsuitable for the scouts

No additional buildings/structures other than picnic tables, BBQs & playground equipment

TDC has no right to force change on the community

14. BOAT RAMP FACILITIES undertake a feasibility study for a regional boat ramp

YES (5)

NO (9)

Comments

A regional boat ramp will not work to access the Mapua Estuary

A regional boat ramp will risk the safety and lives of all estuary users

Each area needs their own, especially for safety

Leaves no funding for a ramp at Mapua

Mapua requires a **replacement community** boat ramp (5)

Mapua Ramp cannot be developed in isolation – first provide broader comparison of advantages and disadvantages of range of sites in region so Mapua does not by default become a regional ramp

Study not immediately but in 5 years time- not a priority

Depends on the location – is it easily accessible?

15. BOAT RAMP FACILITIES Upgrade the Rough Island (Moturoa/Rabbit Island) boat ramp

YES (0)

NO (17)

Comments

Rough Island services the Richmond and Richmond Plains area

Rough Island launching needs local knowledge, a vehicle suitable for beach launching and it should remain this way

Leave it as it is

This does not provide access for all tides, boats with dogs and is a long way down the road (5)

Not a current solution for Mapua (7)

This should be included in the feasibility study

16. BOAT RAMP FACILITIES upgrade the Grossi Point boat ramp

YES (0)

NO (17)

Comments

There is no ramp at Grossis Point

Focus should be on environmental conservation (7)

No- see points raised in Section 13 (5)

No, provided there is a ramp at Waterfront Park

Not at all suitable – needs to be kept for swimmers, families & BBQs

Not suitable for sea scouts

Needs to remain open until an alternative ramp is provided for within the Waterfront Park

Depends upon results of feasibility study

17. BOAT RAMP FACILITIES develop a boat ramp in Waterfront Park.

YES (18)

NO (8)

Comments

Area absolutely needs an all-tide boat-launching ramp. The absence of one would jeopardise public safety. Many swimmers and boats have to be rescued by locals each year due to the changing conditions of the channel eg currents

It is the most obvious choice to accommodate the changes needed in the community- it is a traditional use and other projects can develop with it

Best location for 24/7 all-tide main channel access to the estuary

Safety reasons- ferry operation in case of difficulties; kids jumping off wharf safety ; need all-tide boat access

Mapua is a seaside village with a long history of boat launching and associated interaction with the sea and this must be maintained –

This is a boat-friendly part of NZ ; Boats and water sports are why many people come here

Recreational fishing, canoeing, sightseeing needs safe facilities

it used to be there and needs to be reinstated

TDC hugely restricted access to the current boat ramp, a public access on Crown Land.

This contradicts RMA (sec 6) and because of this TDC are obligated to provide a replacement ramp

A boat ramp at the Waterfront Park will be user-pays and will contribute to its maintenance

There is plenty of space within the Waterfront Park for a variety of interest groups to be accommodated-access to a ramp will only need 1200m² at the southern end of the park and will remove pressure and conflict at Grossis Point (3)

There should also be a facility for the Tamaha Sea Scouts to store their boats close to access to the ramp

There are many examples of specific interest groups on council land eg Saxton Field buildings

Do the feasibility study first – make use of Mapua Boat Club's data then consider options in relation to the siting of a regional ramp (2)

Main concern is increased traffic and parking for cars & boat trailers (especially in peak season) (3)

Concerns about costs to rates and contamination issues

Need to be reassured that public money will not be spent on a facility that is then only available to a specific group –

This is a crazy idea- destructive and unnecessary