

Alissa Sluys

From: Alister Hartstone <alister@setconsulting.co.nz>
Sent: Wednesday, 30 September 2020 9:50 AM
To: Alissa Sluys
Cc: Paul Maxwell; Stuart Savill
Subject: FW: Clarification
Attachments: 0155-0504-0005-0005 Rev13.pdf; 0155-0504-0001-0001 Rev13.pdf; 0155-0504-0002-0002 Rev14.pdf; 0155-0504-0003-0003 Rev12.pdf; 0155-0504-0004-0004 Rev12.pdf; 0155-0504-0005-0005 Rev12.pdf; 0155-0504-0006-0006 Rev12.pdf; 0155-0504-0007-0007 Rev11.pdf; 15241 - D.Schmuck - Proposed Exclusive Occupation Area - C.pdf; 15241 - D.Schmuck - Proposed Offensive Odour & Air Discharge Boundary - C.pdf; 15241 - D.Schmuck - Site Plan - E.pdf; Attachment 1 - 4950A.pdf; Attachment 2 - 4950B.pdf; Vision Plan.pdf

Expires: Friday, 30 October 2020 12:00 AM

Good morning Ali

Could you please pass the following response onto the Commissioner inclusive of Mr Hoods email below and attached plans. Mr Hoods email below helpfully clarifies the matter of the public berths and the background to the provision of the additional plans that form part of the approved plans associated with the proposal. While Mr Hood has attached a full set of plans, my previous advice as per my email dated 28th September 2020 regarding provision of replacement plans provided inclusive of the NRC reference number stands.

I can advise that Mr Hood has confirmed that the advice provided below can be passed directly on to the Commissioner for his consideration.

I have no additional comments to provide to the Commissioner at this time.

regards

Alister Hartstone BREP (Hons) MNZPI

☎ 0277555607

✉ alister@setconsulting.co.nz



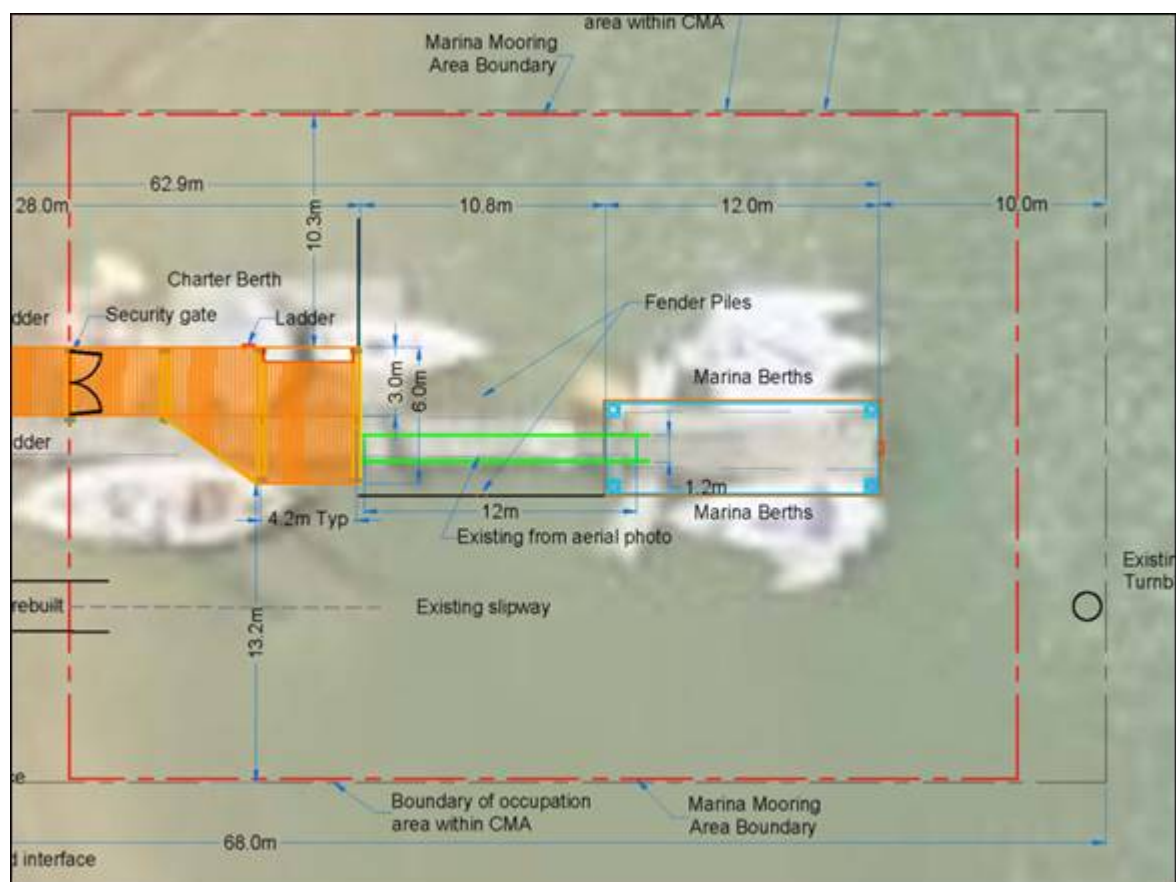
From: Brett Hood <brett@reyburnandbryant.co.nz>
Sent: Wednesday, September 30, 2020 7:47 AM
To: Alister Hartstone <alister@setconsulting.co.nz>
Subject: Clarification

Hi Alister

1. This email is further to the request for clarification made by the Commissioner in the email dated 28 September 2020.

Public berthing

2. Based on my reading of your email to the Commissioner entitled *"FW: Response re APP.041365.01.01 – DC Schmuck & Interesting Projects Ltd"* (the version I have does not have a date), your understanding of what is proposed in respect to public berthing is correct.
3. To summarise, the proposal (as set out in paragraph 2 of my final planning right of reply) is to enable the berthing of public vessels at the marina pontoon (not confined to the eastern end) when it is vacant and also elsewhere within the Marina Mooring Area Boundary (see exhibit from the referenced Total Marine Plan below). All of this is subject to prior arrangement, compliance with the access restrictions through the security gate, and in accordance with the proposed restrictions in (a)-(e) of the proposed condition.



4. For clarity, Mr Schmuck's letter (referenced by the Commissioner) has been superseded by the proposed condition outlined in my planning right of reply, in so far as public berthing is concerned.

Plans

5. There are several plans prepared by several companies which make up the suite of plans to be attached to the consent. These include plans prepared by Reyburn and Bryant, Total Marine, Vision Consulting, and Thompson Survey. Aligning these plans (and companies) has been difficult, as often a change to one plan results in a change to another. However, only the Reyburn and Bryant and Total Marine plans have been amended from those included in the s42A report.
6. The only amendment to the Reyburn and Bryant plans is the deletion of the turntable which has been removed from the site.
7. Unfortunately, the Total Marine plans included in the s42A report were not the most recent plans. These plans had been updated and sent to the Northland Regional Council on 29/06/2020, but for some reason they were omitted.
8. The differences between the plans in the s42A report and those sent to the Council on 29/06/20 (and now included in the final suite of plans) are as follows:

- a. Legal descriptions updated on APP-039650-01-01 Sheet 0005 (previously these were incorrect).
 - b. Fender piles added for protection of gangway on APP-039650-01-01 Sheet 0001.
 - c. Beach grids added to the working berths for clarity on APP-039650-01-01 Sheet 0001. Note that beach grids are not structures. They are the part of a working berth above the low tide mark (post dredging).
 - d. Gangway handrail detail added to APP-039650-01-01 Sheet 0002.
9. For clarity, a full and final suite of plans is **attached**. These will need to be stamped by the NRC if they have not been already.
10. Finally, please pass on my apology to the Commissioner regarding his confusion around plans and public berthing. The applicant has been trying extremely hard to strike a delicate balance between providing for public berthing without compromising the primary purpose of the structures.

Kind Regards

Brett Hood
Director

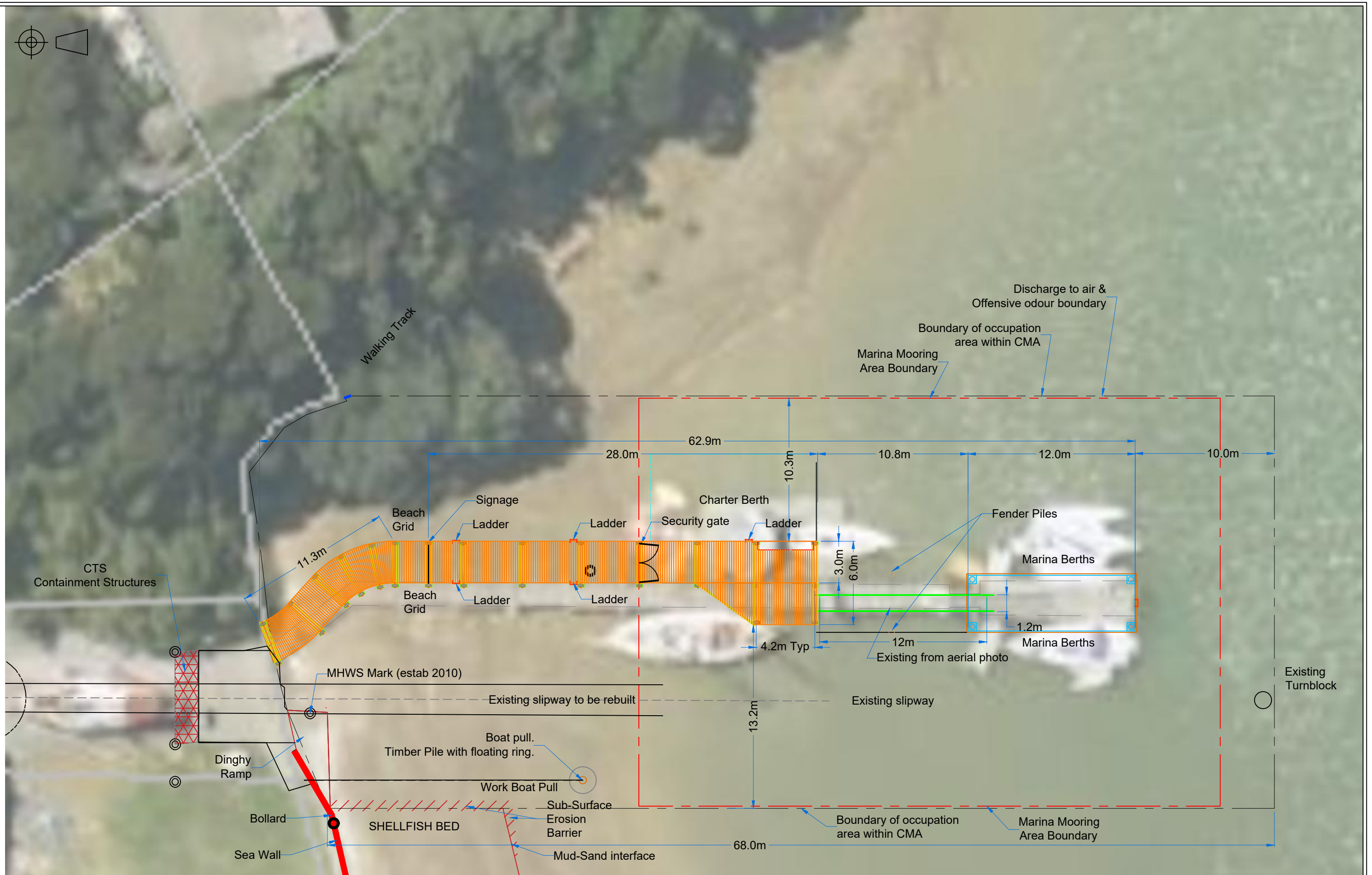


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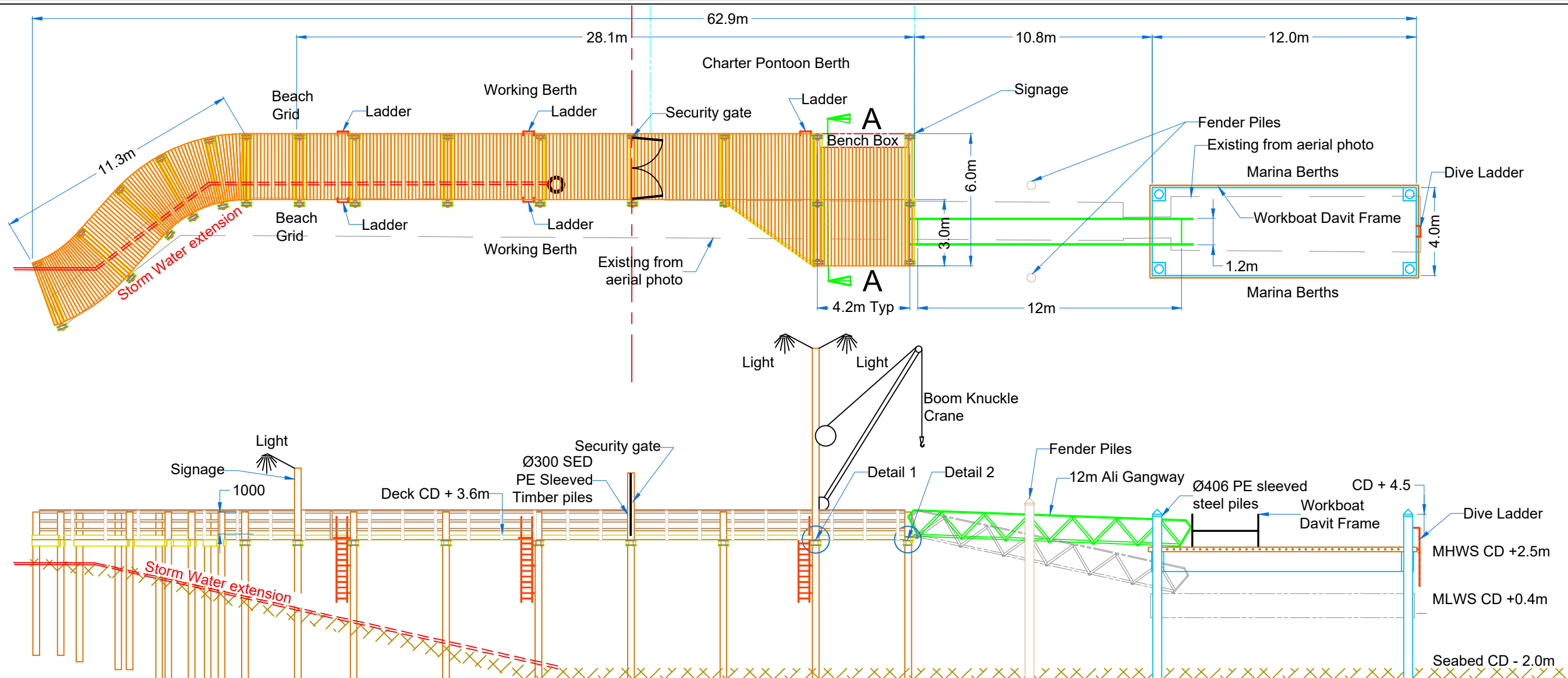
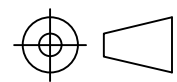


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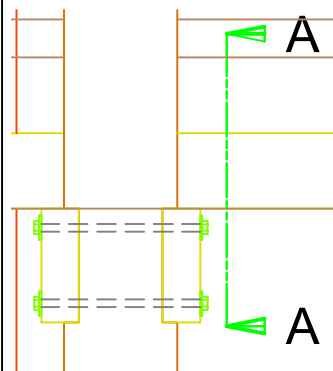


Rev	Date	Description	Check	App					
10	17/01/2019	MOVE DRAIN, PONTOON BERTH, SECURITY GATE & MOORING AREA	WNMAJ		Drawing No: 0155-0504-0001-0001 Date: 28/05/2020 <small>© All designs and calculations contained in this plan are the sole and wholly owned intellectual property of Total Marine Services Ltd, New Zealand.</small>	Scale: 1:250 Client: Doug's Opua Boatyard Drawn by: Craig Cave		APP-039650-01-01 Sheet 0001 Structural Site Aerial Overlay	
11	17/01/2019	REMOVE CONCRETE SLIPWAY CAPPING	WNMAJ						
12	27/05/2019	ADDED BEACH GRID NOTE	CC	AJ					
13	28/05/2020	ADDED FENDER PILES TO PROTECT GANGWAY	CC	AJ					



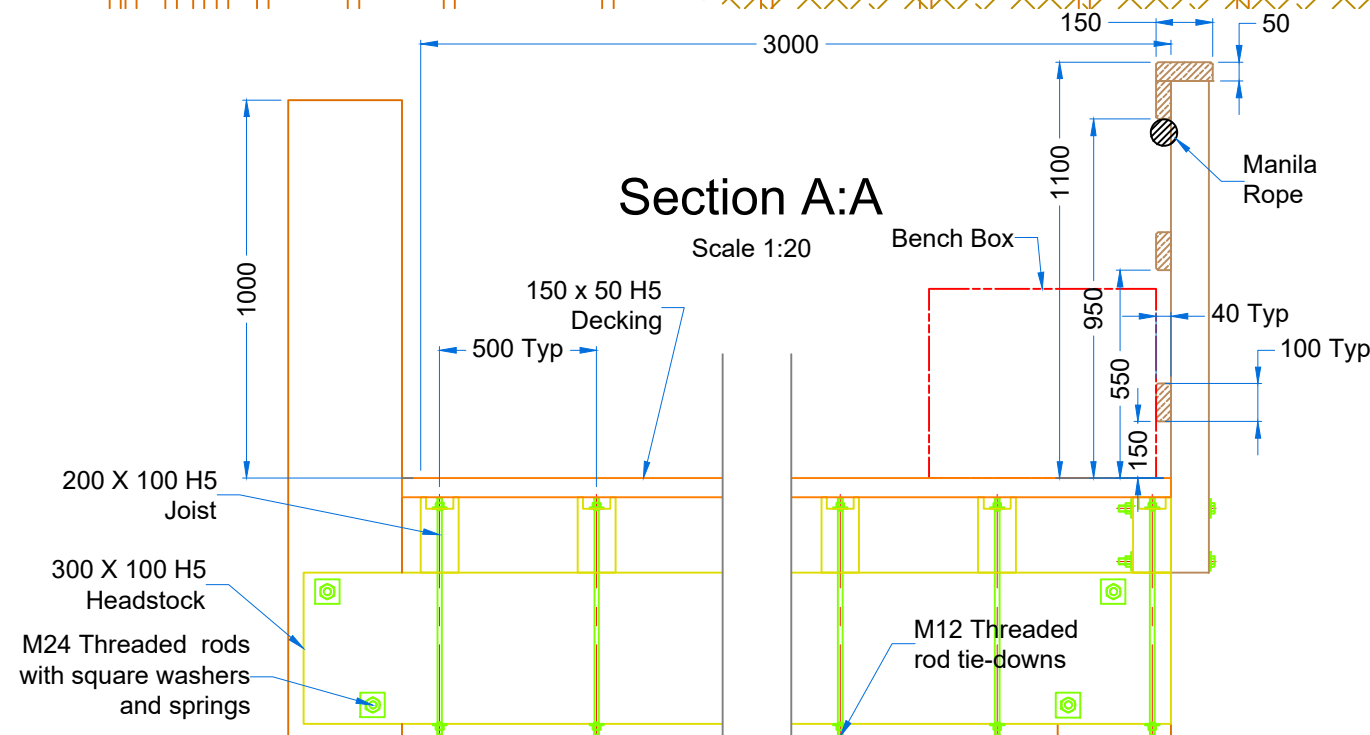
Detail 1 Typical Jetty construction

Scale 1:20



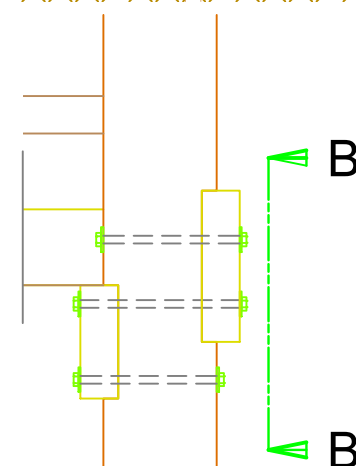
Section A:A

Scale 1:20



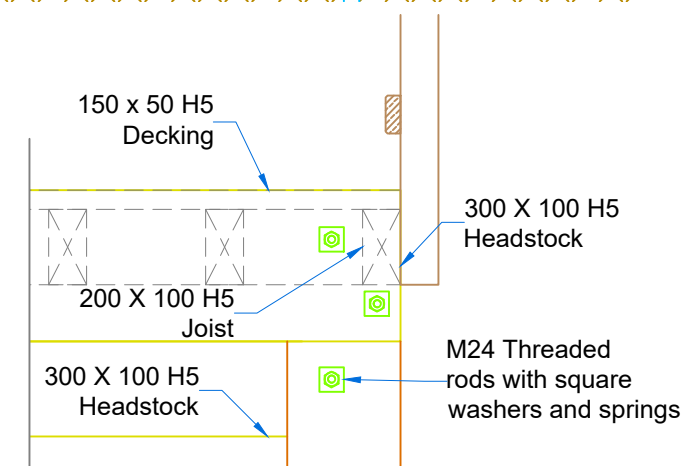
Detail 2 Gangway Abutment

Scale 1:20



Section B:B

Scale 1:20



Rev	Date	Description	Check	App
11	17/01/2019	REMOVED CONCRETE SLIPWAY CAPPING	WNMAJ	
12	27/03/2019	ADDED HANDRAIL TO SIDE ELEVATION	CC	AJ
13	27/05/2019	ADDED BEACH GRID NOTE AND SLEEVE NOT TO TIMBER PILES	CC	AJ
14	28/05/2020	ADDED FENDER PILES TO PROTECT GANGWAY	CC	AJ

Drawing No: 0155-0504-0002

Date: 28/05/2020

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Scale: 1:200 & 1:20

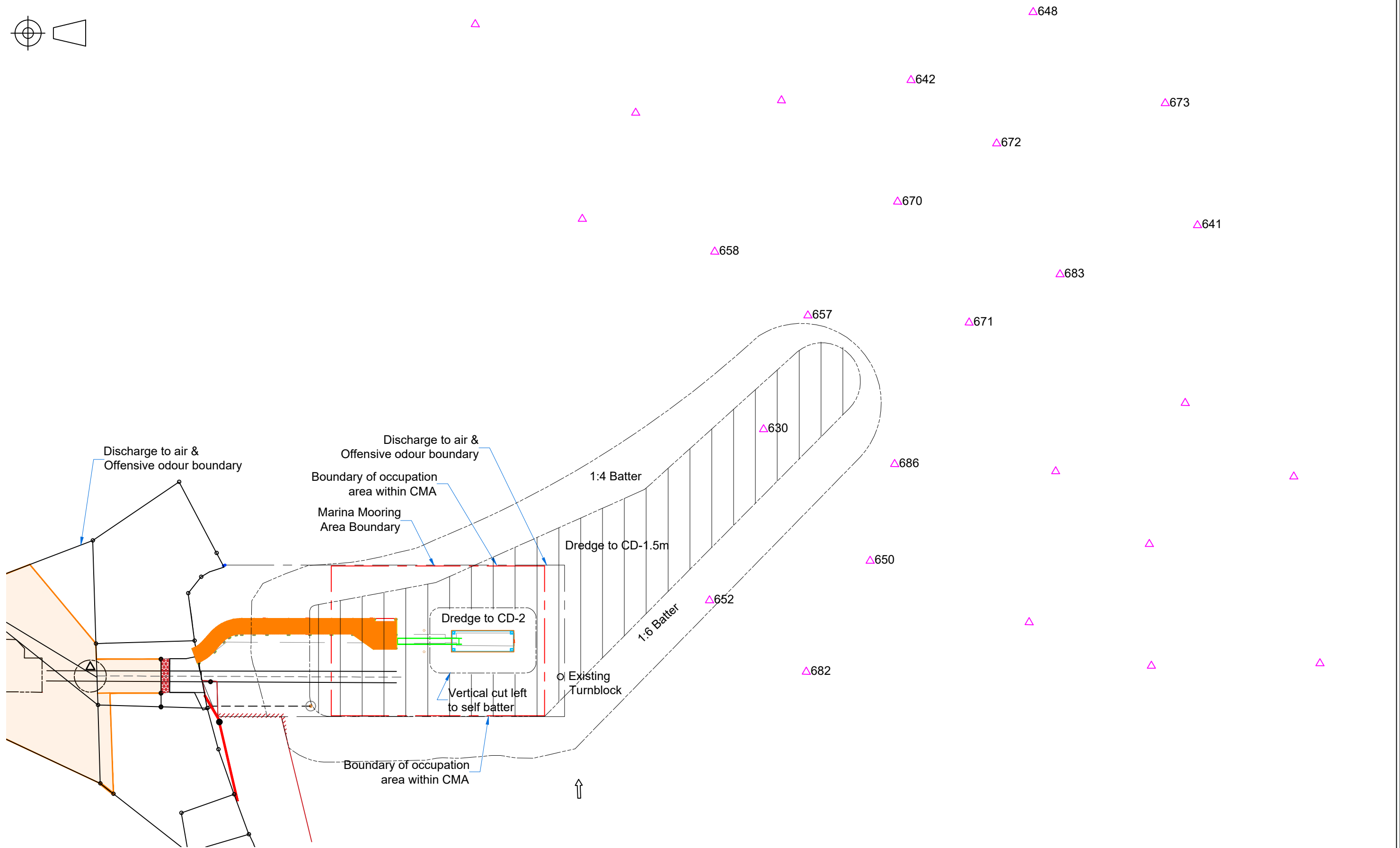
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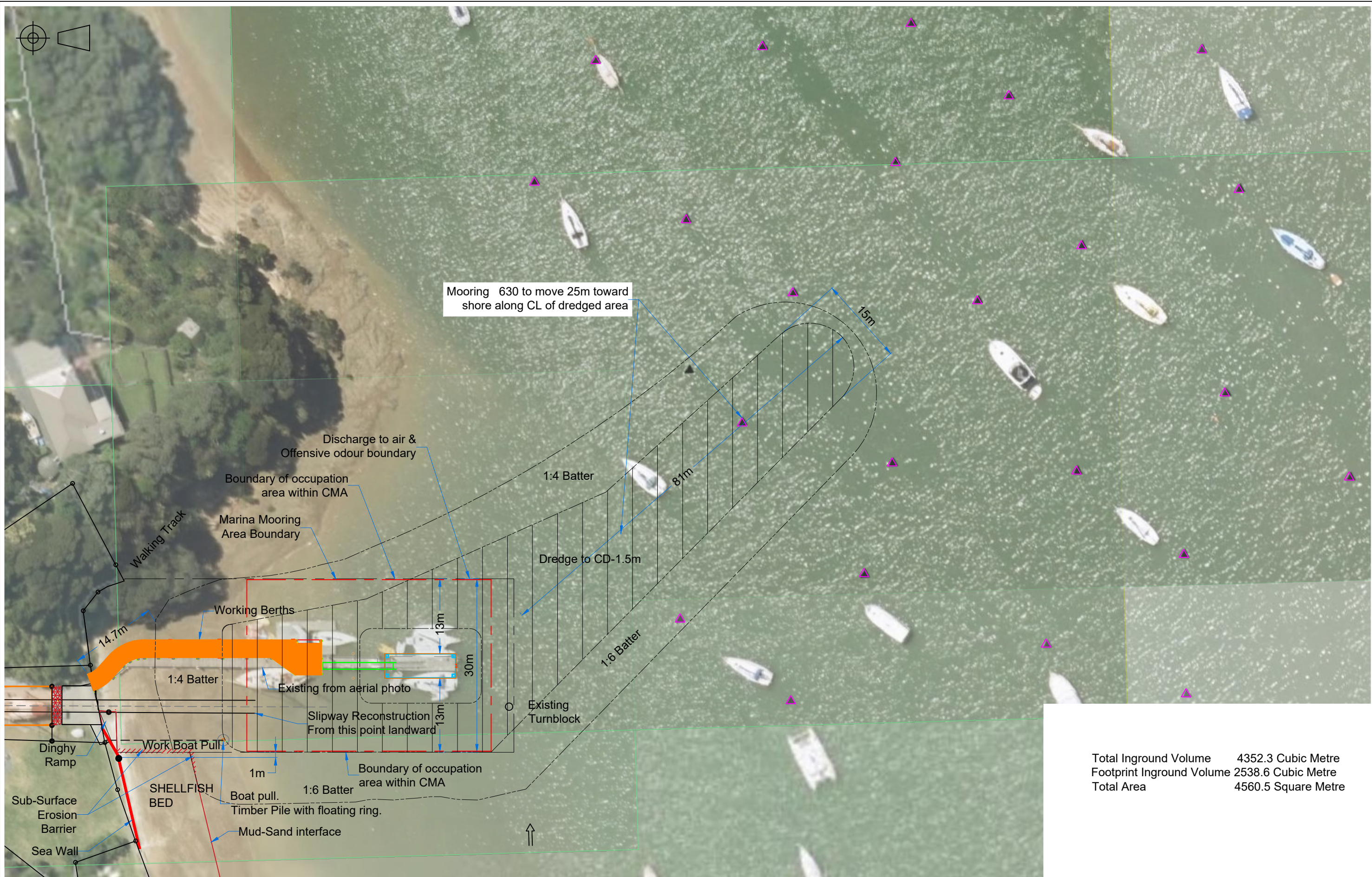
Drawn by: Craig Cave



APP-039650-01-01 Sheet 0002

General Structural Arrangement





Total Inground Volume 4352.3 Cubic Metre
Footprint Inground Volume 2538.6 Cubic Metre
Total Area 4560.5 Square Metre

Rev	Date	Description	Check	App
9	16/01/2019	MOVE LADDERS & STORM DRAIN, REMOVE DINGHY P LL & EXTEND DREDGING	WNM	AJ
10	17/01/2019	MOVE DRAIN, PONTOON BERTH, SECURITY GATE & MOORING AREA	WNM	AJ
11	17/01/2019	REMOVED CONCRETE SLIPWAY CAPPING	WNM	AJ
12	27/05/2019	REVISED DREDGING BOUNDARY	CC	AJ

Drawing No: 0155-0504-0004

Date: 28/05/2020

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Scale: 1:600

Client: Doug's Opua Boatyard

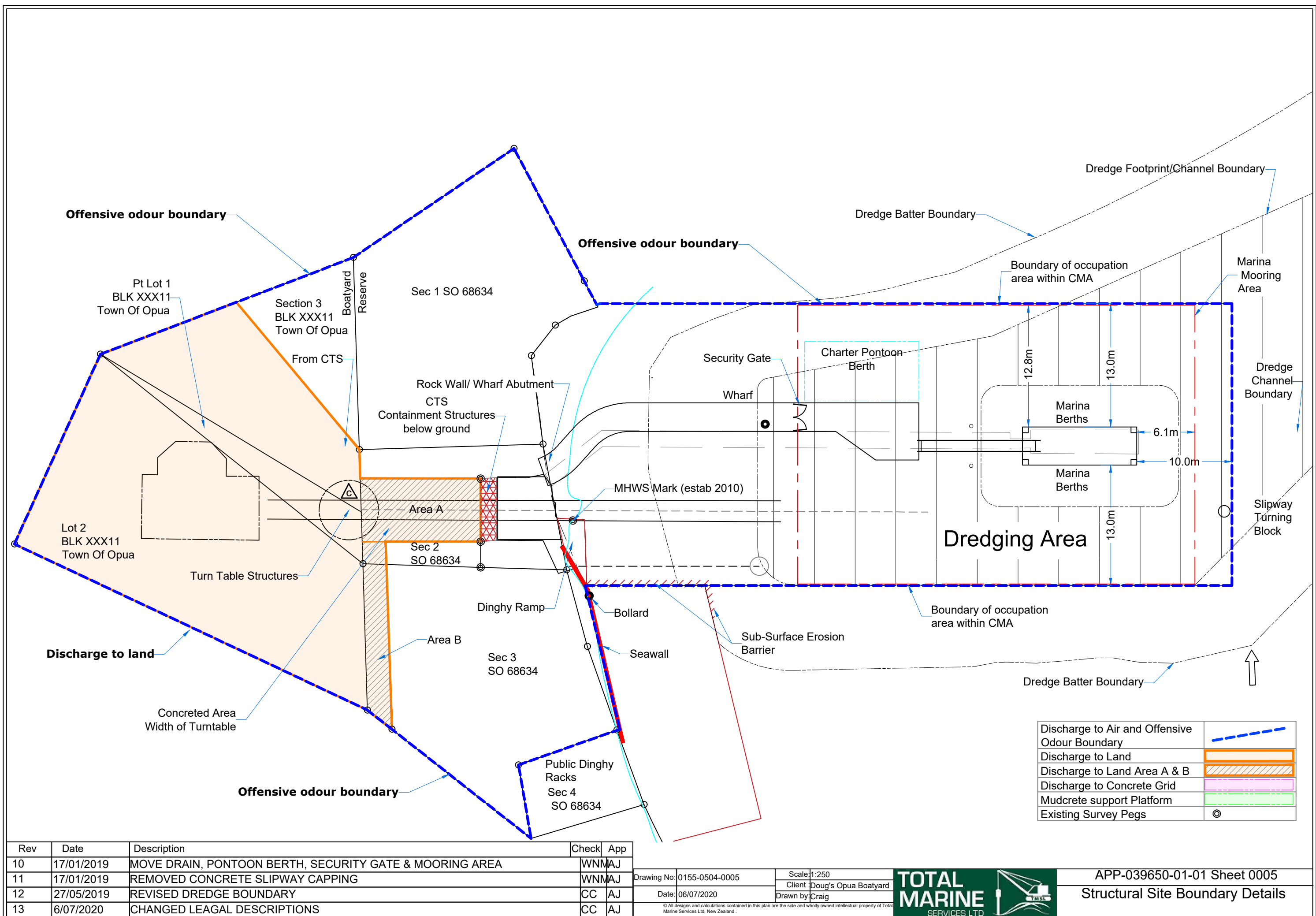
Drawn by: Craig Cave

TOTAL
MARINE
SERVICES LTD



APP-039650-01-01 Sheet 0004

Dredging Plan With NRC aerial overlay



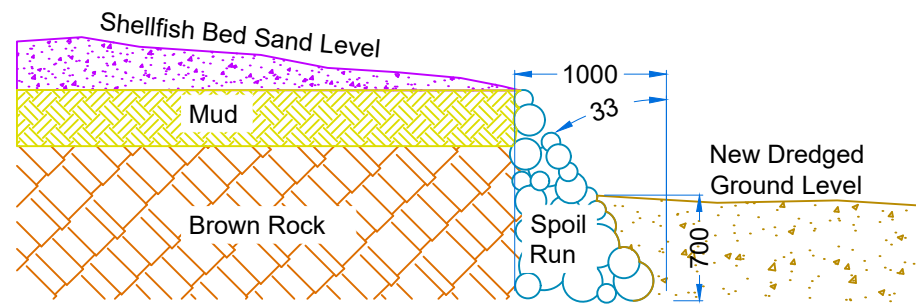
Rev	Date	Description	Check	App
10	17/01/2019	MOVE DRAIN, PONTOON BERTH, SECURITY GATE & MOORING AREA	WNMAJ	
11	17/01/2019	REMOVED CONCRETE SLIPWAY CAPPING	WNMAJ	
12	27/05/2019	REVISED DREDGE BOUNDARY	CC	AJ
13	6/07/2020	CHANGED LEAGAL DESCRIPTIONS	CC	AJ

Drawing No: 0155-0504-0005
Date: 06/07/2020

Scale: 1:250
Client: Doug's Opua Boatyard
Drawn by: Craig

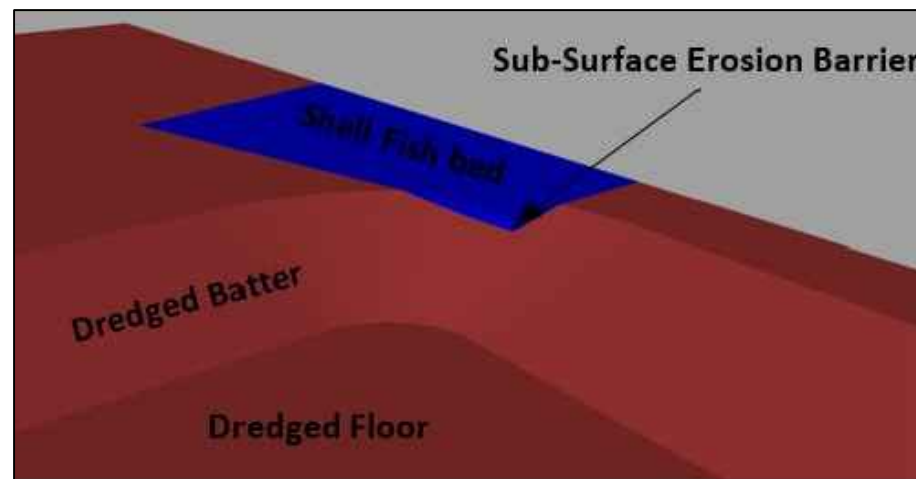


APP-039650-01-01 Sheet 0005
Structural Site Boundary Details



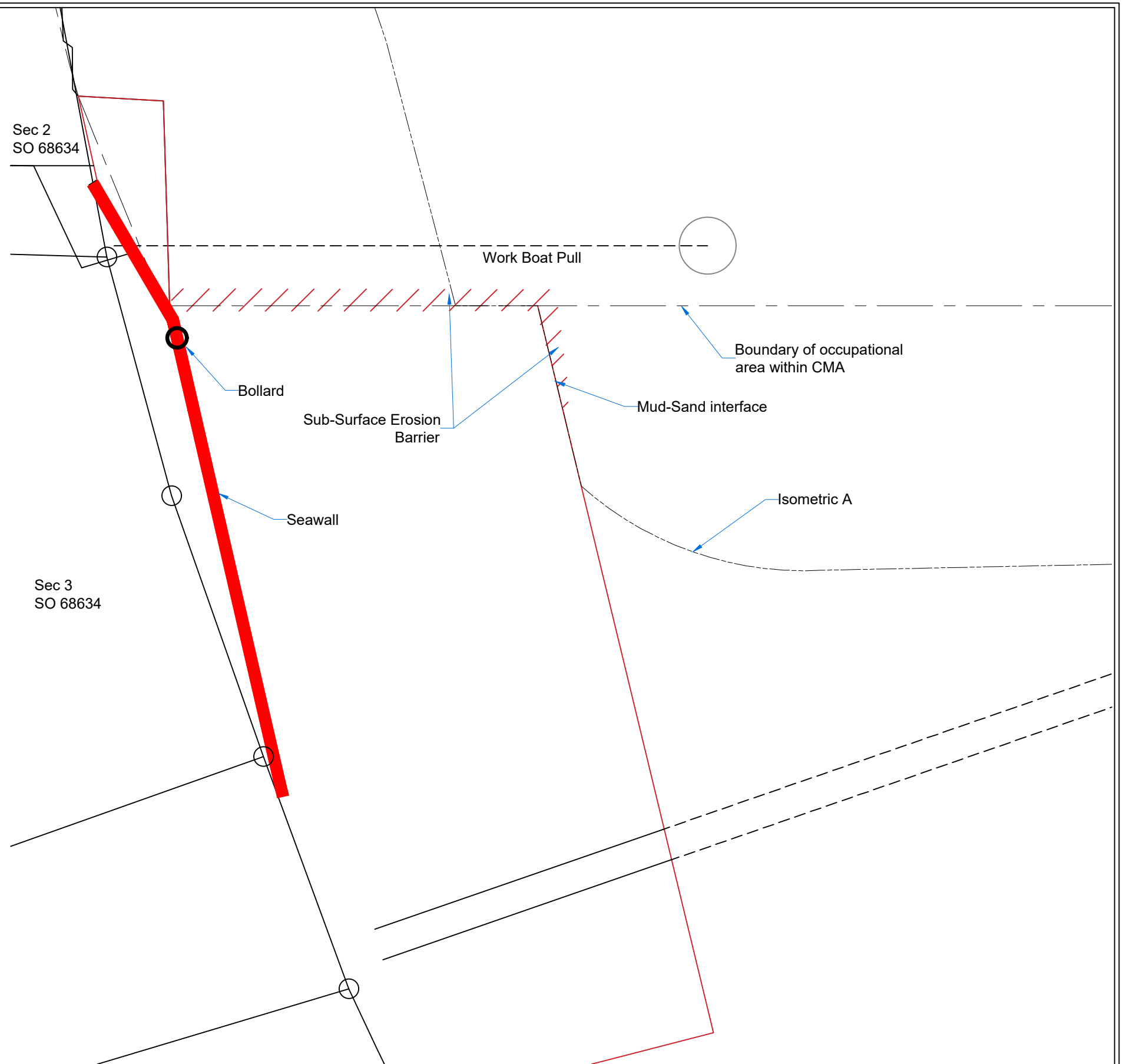
Sub Surface Erosion Barrier Section

Scale 1:50



Isometric A

Showing Sub Surface Erosion Barrier



Rev	Date	Description	Check	App
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10	17/01/2019	MOVE DRAIN, PONTOON BERTH, SECURITY GATE & MOORING AREA	WNMAJ	
11	17/01/2019	REMOVED CONCRETE SLIPWAY CAPPING	WNMAJ	
12	27/05/2019	EDITED ISOMETRIC	AJ	AJ

Drawing No: 0155-0504-0006

Date: 28/05/2019

Scale: 1:150

Client: Doug's Opua Boatyard

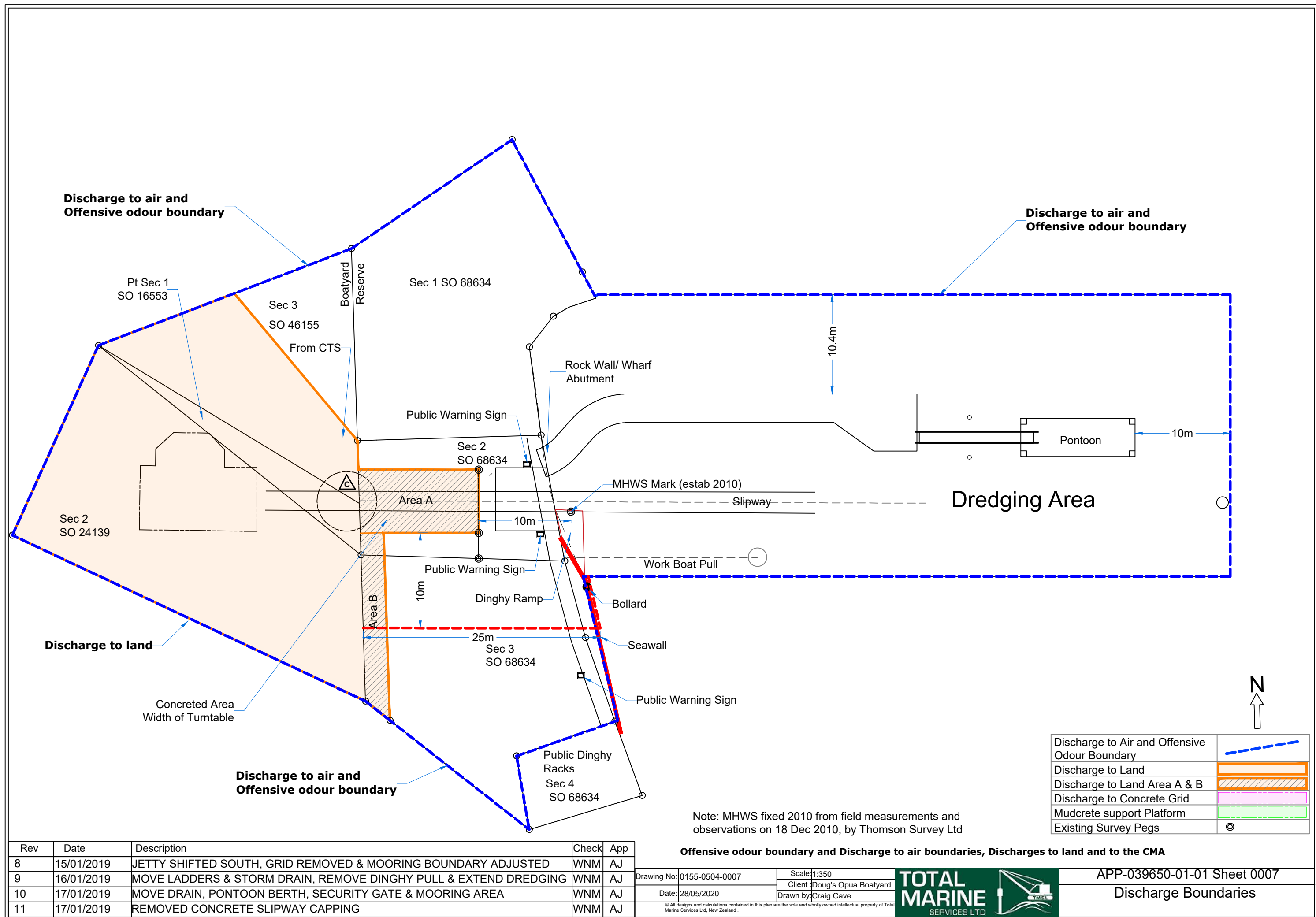
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APP-039650-01-01 Sheet 0006

Shellfish bed Sub-Surface
Erosion Barrier



Rev	Date	Description	Check	App
8	15/01/2019	JETTY SHIFTED SOUTH, GRID REMOVED & MOORING BOUNDARY ADJUSTED	WNM	AJ
9	16/01/2019	MOVE LADDERS & STORM DRAIN, REMOVE DINGHY PULL & EXTEND DREDGING	WNM	AJ
10	17/01/2019	MOVE DRAIN, PONTOON BERTH, SECURITY GATE & MOORING AREA	WNM	AJ
11	17/01/2019	REMOVED CONCRETE SLIPWAY CAPPING	WNM	AJ

Note: MHWS fixed 2010 from field measurements and observations on 18 Dec 2010, by Thomson Survey Ltd

Offensive odour boundary and Discharge to air boundaries, Discharges to land and to the CMA

Drawing No:	0155-0504-0007	Scale:	1:350
Date:	28/05/2020	Client:	Doug's Opua Boatyard
		Drawn by:	Craig Cave



APP-039650-01-01 Sheet 0007

Discharge Boundaries

INFORMATION SOURCES

- SURVEY INFORMATION, INCLUDING MHWS (ESTABLISHED 2010) & 10m MHWS OFFSET LINE IS FROM THOMSON SURVEY LTD PLANS #8095 DATED 09.08.19
- 0.1m 2014-2015 URBAN AERIAL PHOTOGRAPH SOURCED FRM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.



Pt Lot 1 Blk
XXXII Town
of Opuia
RT NA21C/265

Sec. 3 Blk
XXXII Town
of Opuia
RT NA21C/265

Section 1
SO 68634

EX. BOAT
SHED

Lot 2 Blk
XXXII Town
of Opuia
RT NA21C/265

Section 3
SO 68634

Section 4
SO 68634

RICHARDSON STREET

6091868.31mN
1701500.31mE

PROPOSED
WORKING
BERTH

10.1

PROP. CHARTER
PONTOON BERTH

PROPOSED
MARINA BERTHS

PROPOSED
MARINA BERTHS

6091867.17mN
1701565.58mE

6091839.37mN
1701496.95mE

WORK BOAT PULL

SUBSURFACE
EROSION
BARRIER

PROPOSED CMA OCCUPATION BOUNDARY
(CONCURRENT WITHIN CMA).

6091838.18mN
1701565.07mE

- Ex. WHARF/STRUCTURES
- PROPOSED WHARF/
PONTOON STRUCTURES
- SUBSURFACE EROSION BARRIER
- 10m MHWS OFFSET
- WORK BOAT PULL
- EXISTING DISCHARGE TO LAND (AREA A) &
REPAIR/MAINTENANCE/WASH DOWN AREA
- CMA OCCUPATION
BOUNDARY

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LEVELS IN TERMS OF LINZ ONE TREE POINT
DATUM
COORDINATES IN TERMS OF NZTM

0 10 20
METRES - 1:500

BY	DATE	NOTES
MW	26.08.20	DRAFTING
MW	27.08.20	DRAFTING
MW	23.09.20	DRAFTING

PROPOSED EXCLUSIVE
OCCUPATION AREA

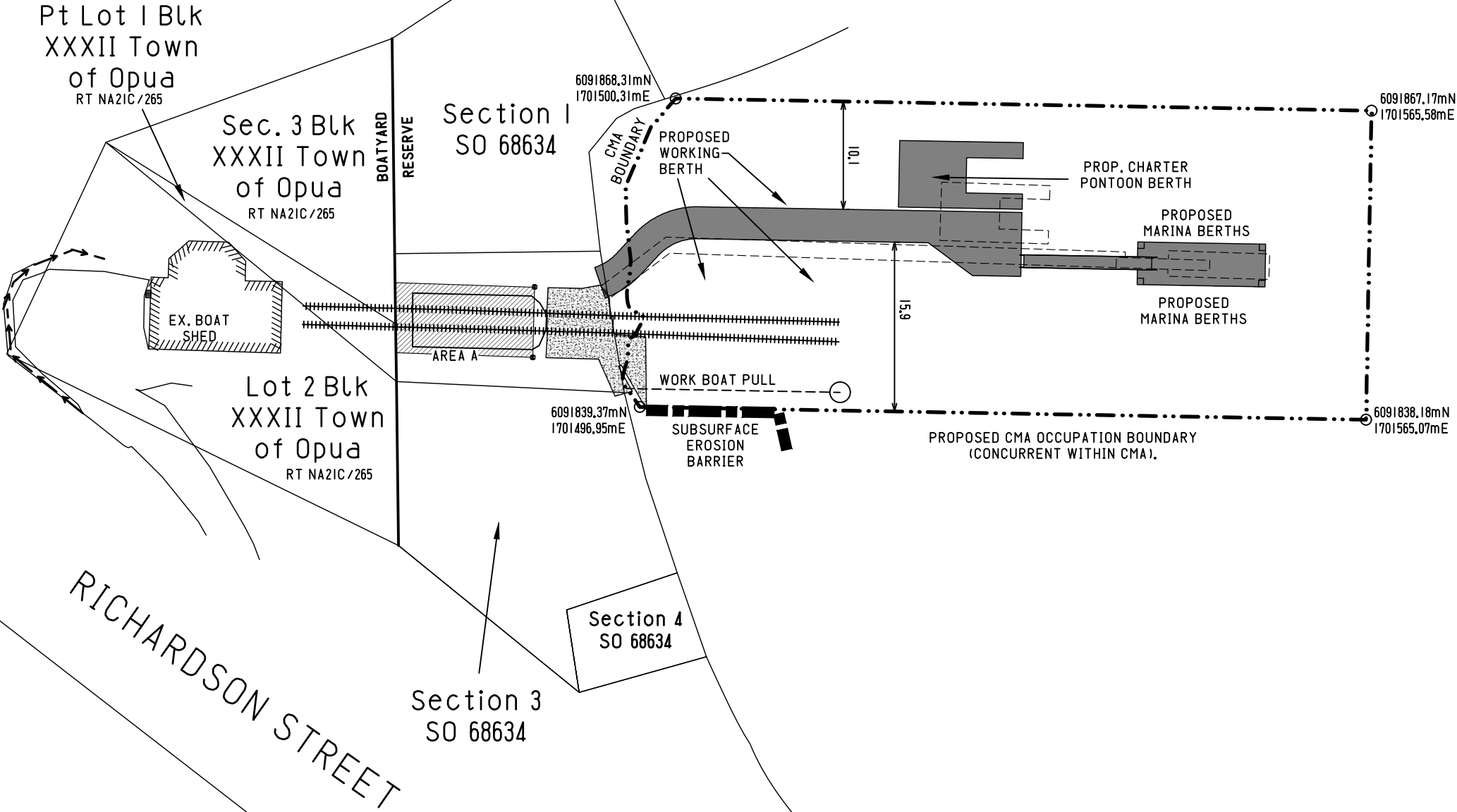
DOUG'S OPUA BOAT YARD
PROPOSED SLIPWAY 2019

Ph: 09 438 3563
7 Selwyn Ave, Whangarei

PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

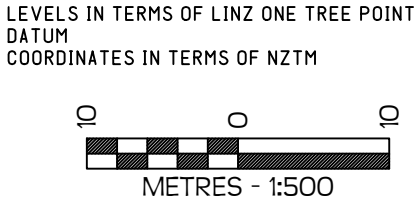
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SHEET	1/2
REV	C

- INFORMATION SOURCES
- SURVEY INFORMATION, INCLUDING MHWS (ESTABLISHED 2010) & 10m MHWS OFFSET LINE IS FROM THOMSON SURVEY LTD PLANS #8095 DATED 09.08.19
 - 0.1m 2014-2015 URBAN AERIAL PHOTOGRAPH SOURCED FRM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.



- Ex. WHARF/STRUCTURES
- PROPOSED WHARF / PONTOON STRUCTURES
- SUBSURFACE EROSION BARRIER
- 10m MHWS OFFSET
- WORK BOAT PULL
- EXISTING DISCHARGE TO LAND (AREA A) REPAIR/MAINTENANCE/WASH DOWN AREA
- CMA OCCUPATION BOUNDARY

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PROPOSED EXCLUSIVE
OCCUPATION AREA

DOUG'S OPUA BOAT YARD
PROPOSED SLIPWAY 2019



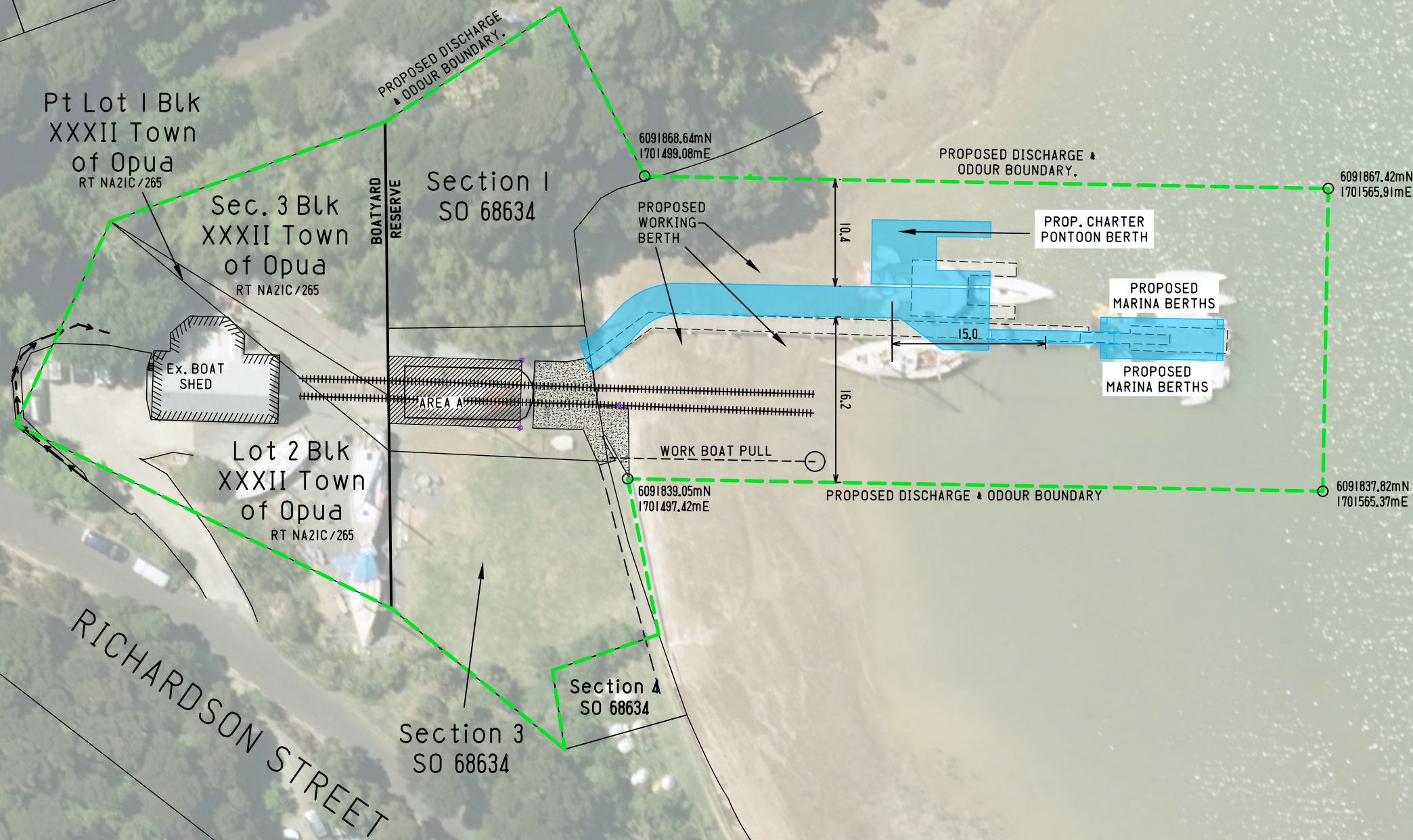
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SHEET	2/2
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- Ex. WHARF/STRUCTURES
- PROPOSED DISCHARGE TO AIR & OFFENSIVE ODOUR BOUNDARY
- PROPOSED WHARF / PONTOON STRUCTURES
- 10m MHWS OFFSET
- WORK BOAT PULL
- EXISTING DISCHARGE TO LAND (AREA A) & REPAIR/MAINTENANCE/WASH DOWN AREA

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LEVELS IN TERMS OF LINZ ONE TREE POINT DATUM
COORDINATES IN TERMS OF NZTM

0 10
METRES - 1:500

BY	DATE	NOTES
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MW	27.08.20	DRAFTING
MW	23.09.20	DRAFTING

PROPOSED OFFENSIVE ODOUR & AIR DISCHARGE BOUNDARY

DOUG'S OPUA BOAT YARD
PROPOSED SLIPWAY 2019

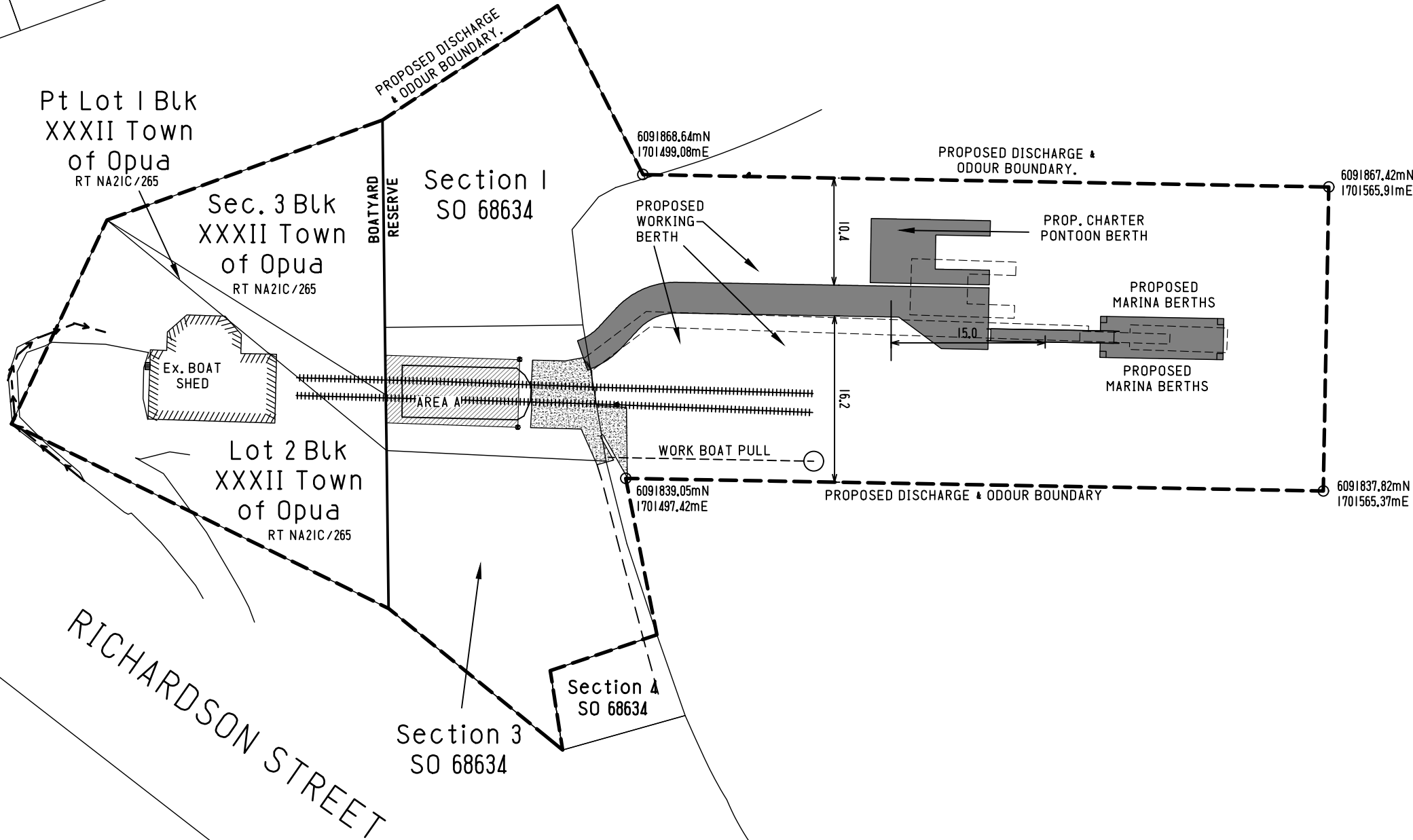
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JOB	15241 SITE
SHEET	1/2
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- Ex. WHARF/STRUCTURES
- PROPOSED DISCHARGE TO AIR & OFFENSIVE ODOUR BOUNDARY
- PROPOSED WHARF / PONTOON STRUCTURES
- 10m MHWS OFFSET
- WORK BOAT PULL
- EXISTING DISCHARGE TO LAND (AREA A) & REPAIR/MAINTENANCE/WASH DOWN AREA

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COORDINATES IN TERMS OF NZTM

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PROPOSED OFFENSIVE ODOUR & AIR DISCHARGE BOUNDARY

DOUG'S OPUA BOAT YARD
PROPOSED SLIPWAY 2019

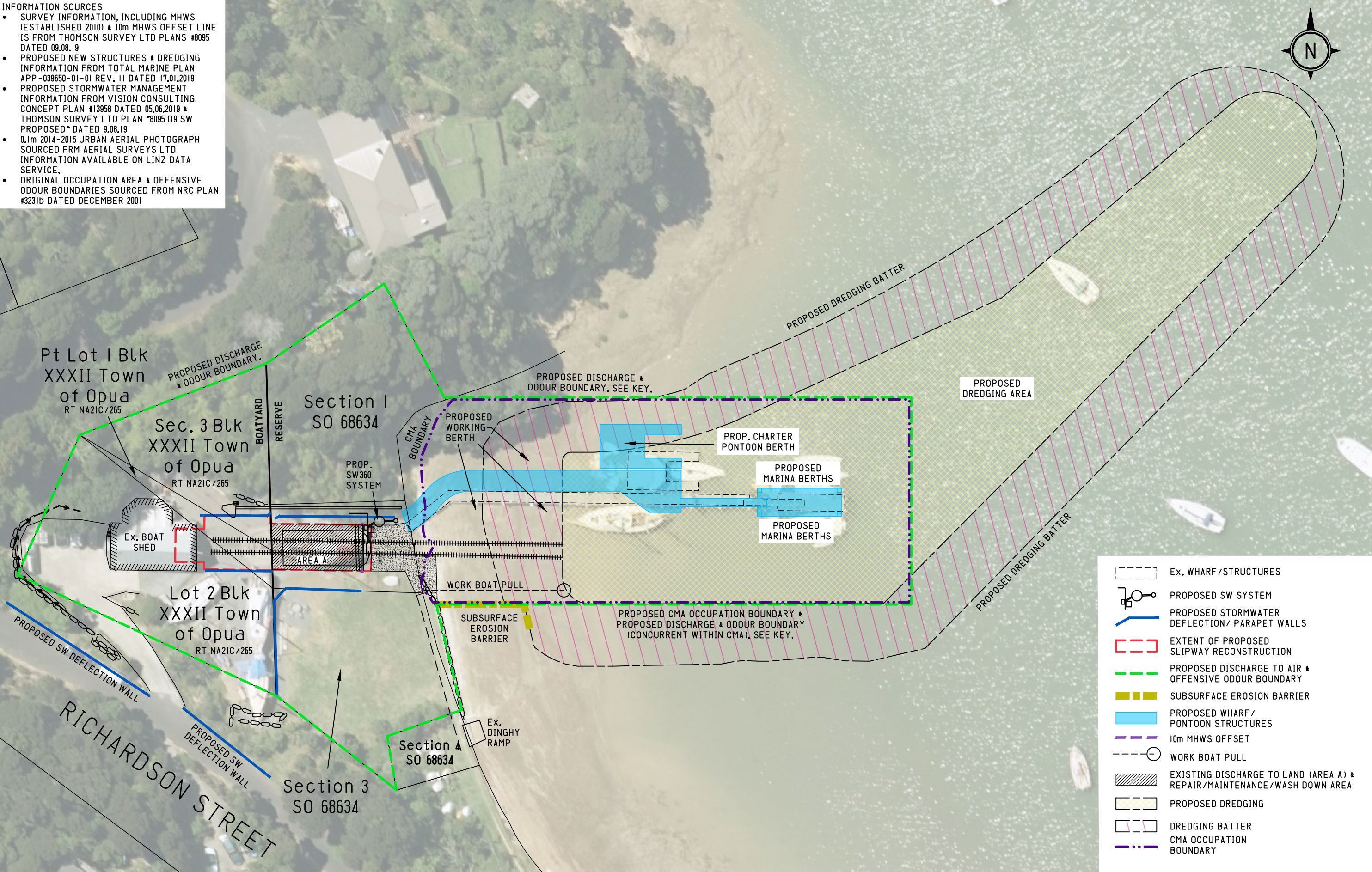


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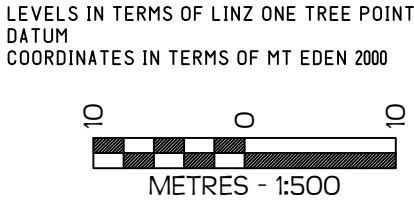
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- INFORMATION SOURCES
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 - PROPOSED NEW STRUCTURES & DREDGING INFORMATION FROM TOTAL MARINE PLAN APP-039650-01-01 REV. 11 DATED 17.01.2019
 - PROPOSED STORMWATER MANAGEMENT INFORMATION FROM VISION CONSULTING CONCEPT PLAN #13958 DATED 05.06.2019 & THOMSON SURVEY LTD PLAN #8095 D9 SW PROPOSED* DATED 9.08.19
 - 0.1m 2014-2015 URBAN AERIAL PHOTOGRAPH SOURCED FRM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - ORIGINAL OCCUPATION AREA & OFFENSIVE ODOUR BOUNDARIES SOURCED FROM NRC PLAN #3231b DATED DECEMBER 2001



- Ex. WHARF/STRUCTURES
- PROPOSED SW SYSTEM
- PROPOSED STORMWATER DEFLECTION/ PARAPET WALLS
- EXTENT OF PROPOSED SLIPWAY RECONSTRUCTION
- PROPOSED DISCHARGE TO AIR & OFFENSIVE ODOUR BOUNDARY
- SUBSURFACE EROSION BARRIER
- PROPOSED WHARF / PONTOON STRUCTURES
- 10m MHWS OFFSET
- WORK BOAT PULL
- EXISTING DISCHARGE TO LAND (AREA A) & REPAIR/MAINTENANCE/WASH DOWN AREA
- PROPOSED DREDGING
- DREDGING BATTER
- CMA OCCUPATION BOUNDARY

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PD	24.10.19	DRAFTING
PD	1.11.19	DRAFTING
PD	14.11.19	DRAFTING
MW	23.09.20	DRAFTING

BOAT YARD SITE PLAN COVER SHEET

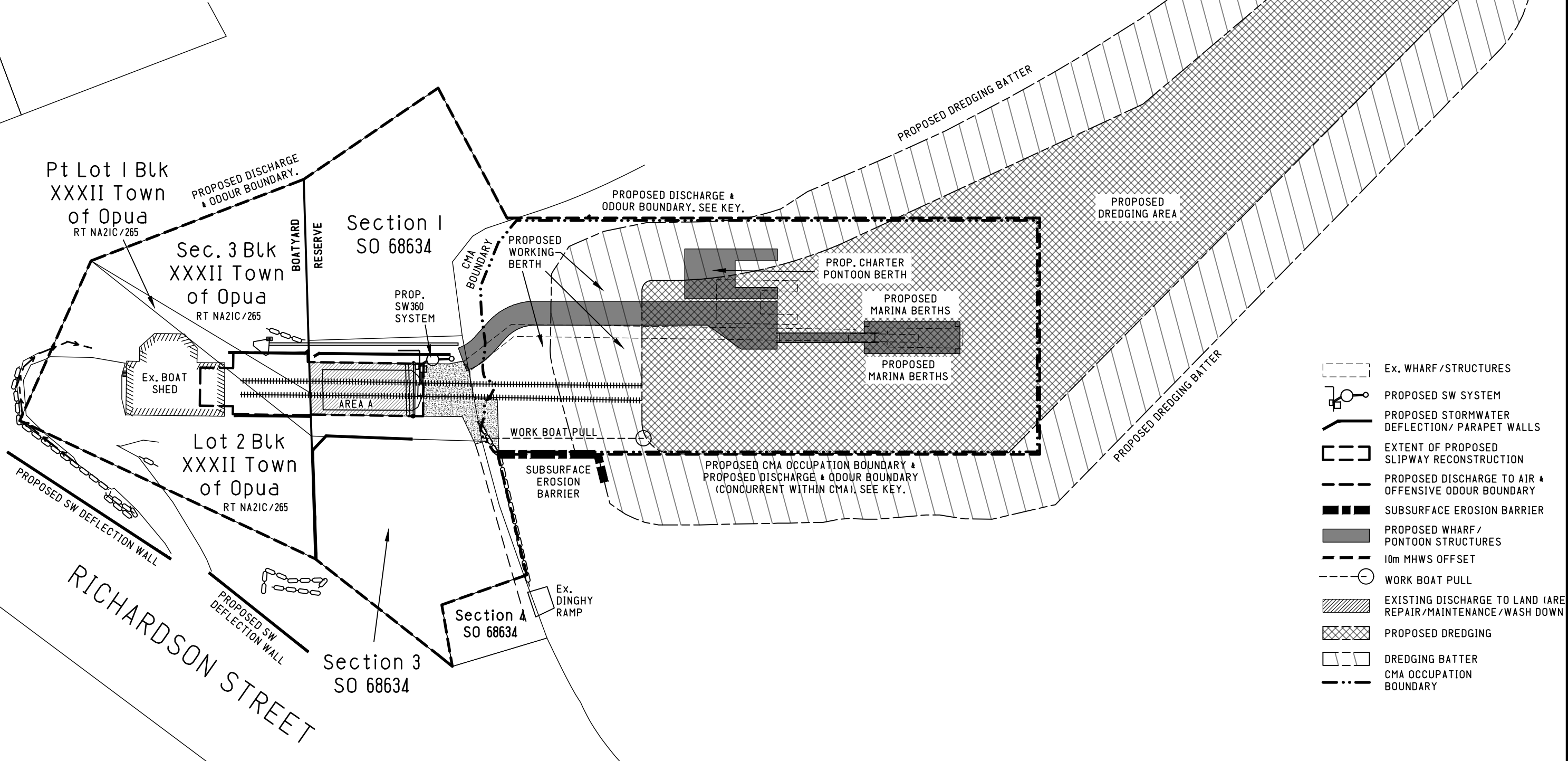
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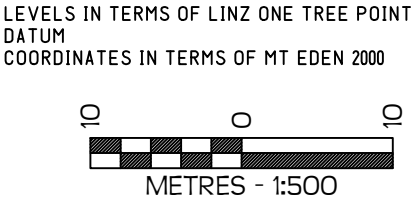
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 - PROPOSED STORMWATER MANAGEMENT INFORMATION FROM VISION CONSULTING CONCEPT PLAN #13958 DATED 05.06.2019 & THOMSON SURVEY LTD PLAN #8095 D9 SW PROPOSED* DATED 9.08.19
 - 0.1m 2014-2015 URBAN AERIAL PHOTOGRAPH SOURCED FRM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - ORIGINAL OCCUPATION AREA & OFFENSIVE ODOUR BOUNDARIES SOURCED FROM NRC PLAN #3231b DATED DECEMBER 2001



- GENERAL NOTES
- NO PART OF THIS PLAN MAY BE REPRODUCED, COPIED, OR AMENDED IN ANY FORM WITHOUT THE PRIOR PERMISSION OF REYBURN & BRYANT (1999) LIMITED.
 - DO NOT SCALE OFF DRAWINGS.
 - INFORMATION HAS BEEN COMPILED FROM PDFs BY OTHERS, AND IS THEREFORE INDICATIVE ONLY. SEE SOURCE NOTES THIS SHEET.

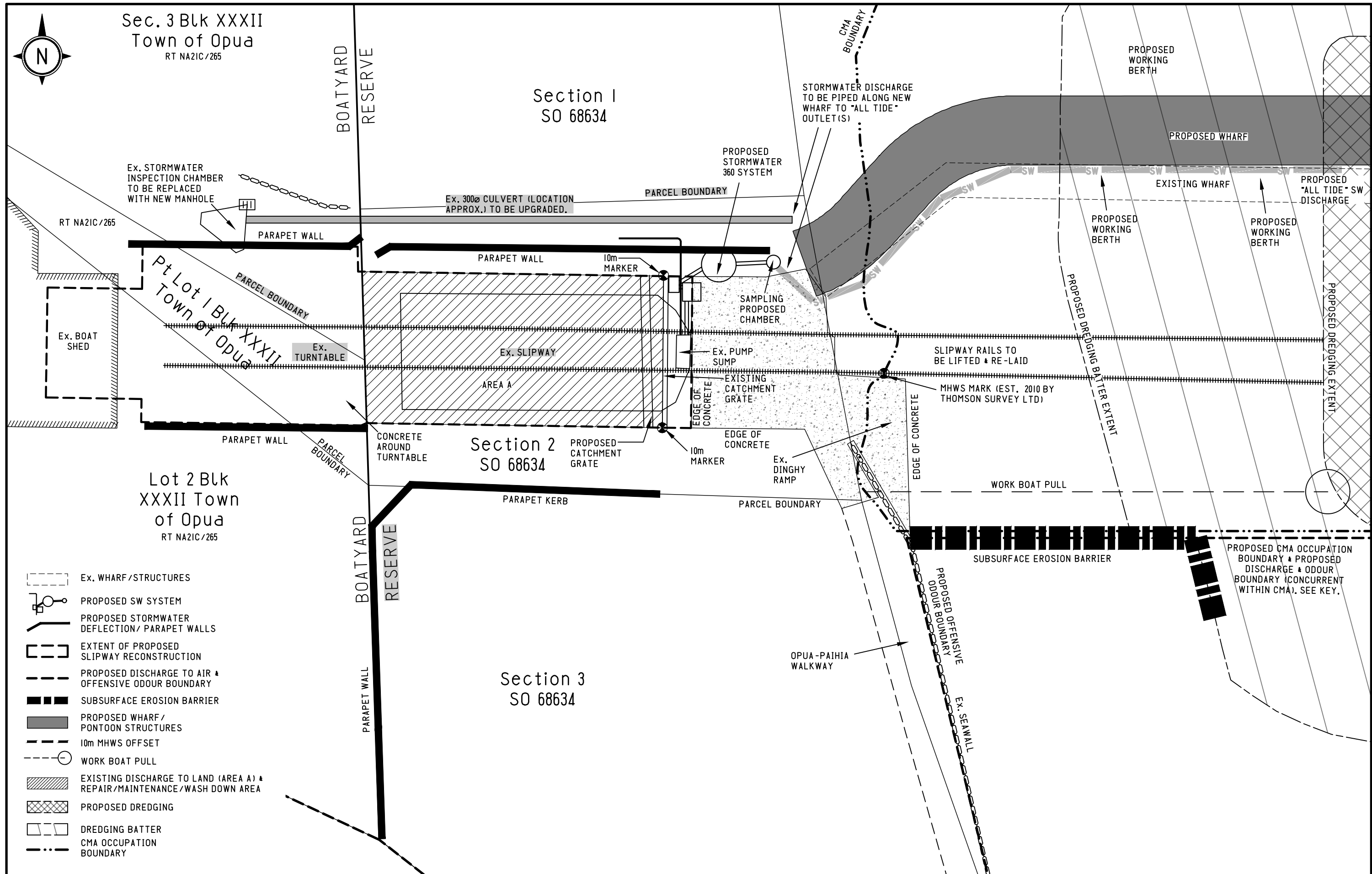


BY	DATE	NOTES
PD	22.05.19	DRAFTING
PD	24.10.19	DRAFTING
PD	1.11.19	DRAFTING
PD	14.11.19	DRAFTING
MW	23.09.20	DRAFTING

BOAT YARD SITE PLAN COVER SHEET

DOUG'S OPUA BOAT YARD
PROPOSED SLIPWAY 2019

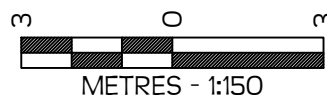
 Ph: 09 438 3563 7 Selwyn Ave, Whangarei PO Box 191, Whangarei 0140 www.reyburnandbryant.co.nz		DATE	23.09.20
		SCALE	1:500 @A3
		JOB	15241 SITE
		SHEET	2/3
		REV	E



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LEVELS IN TERMS OF LINZ ONE TREE POINT DATUM
COORDINATES IN TERMS OF MT EDEN 2000



BY	DATE	NOTES
PD	22.05.19	DRAFTING
PD	24.10.19	DRAFTING
PD	1.11.19	DRAFTING
PD	14.11.19	DRAFTING
MW	23.09.20	DRAFTING

BOAT YARD SITE PLAN SLIPWAY DETAIL

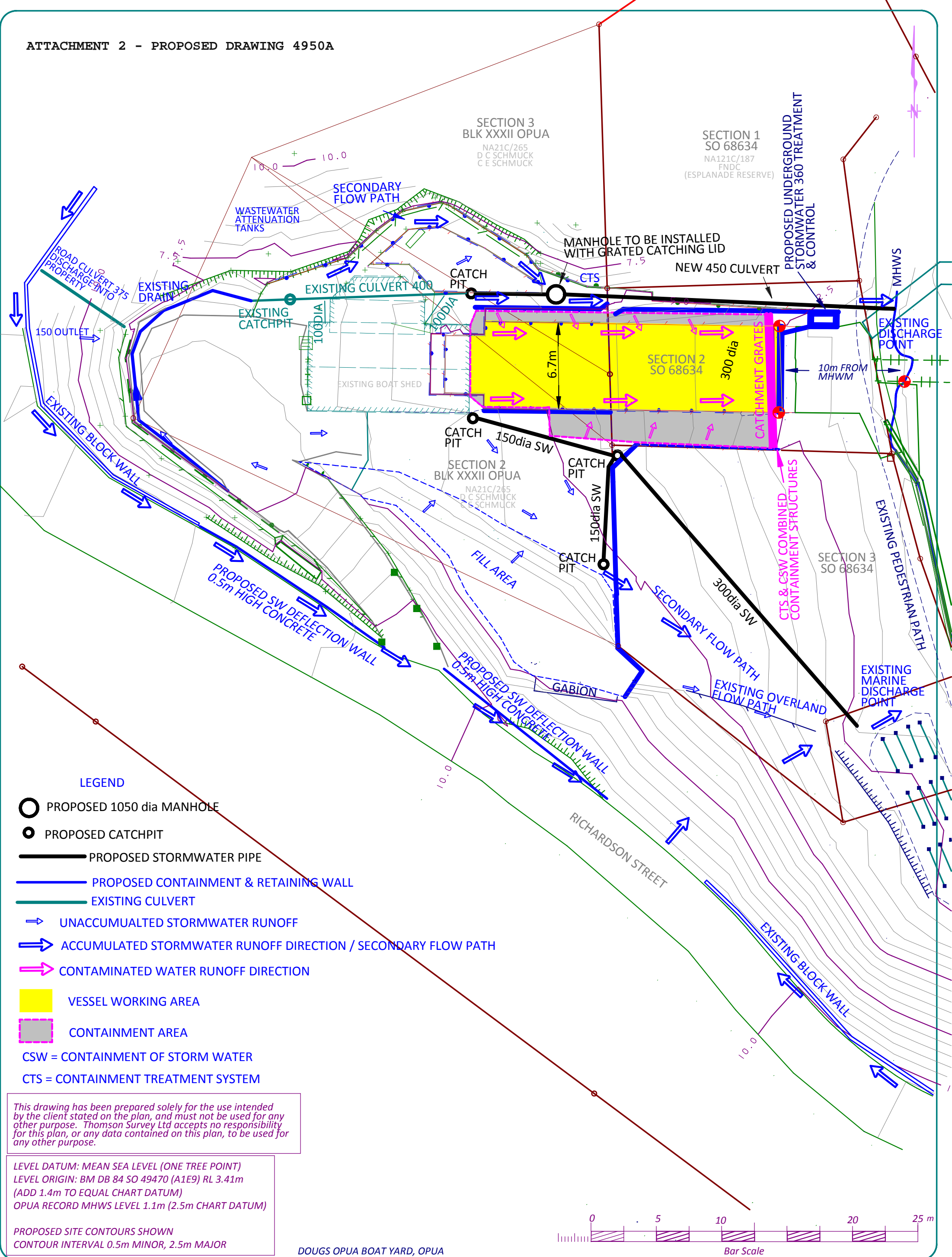
DOUG'S OPUA BOAT YARD
PROPOSED SLIPWAY 2019

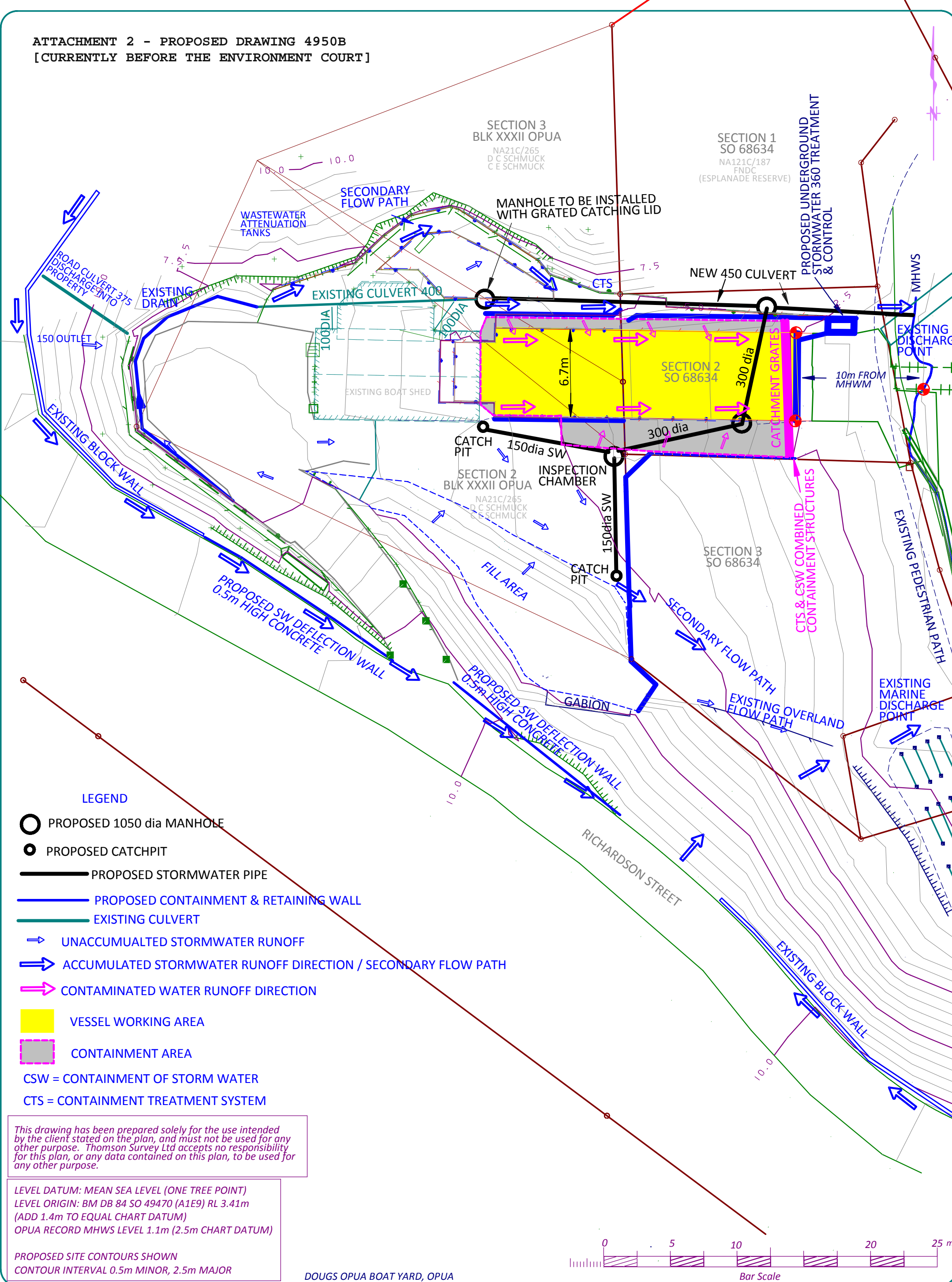
Ph: 09 438 3563
7 Selwyn Ave, Whangarei

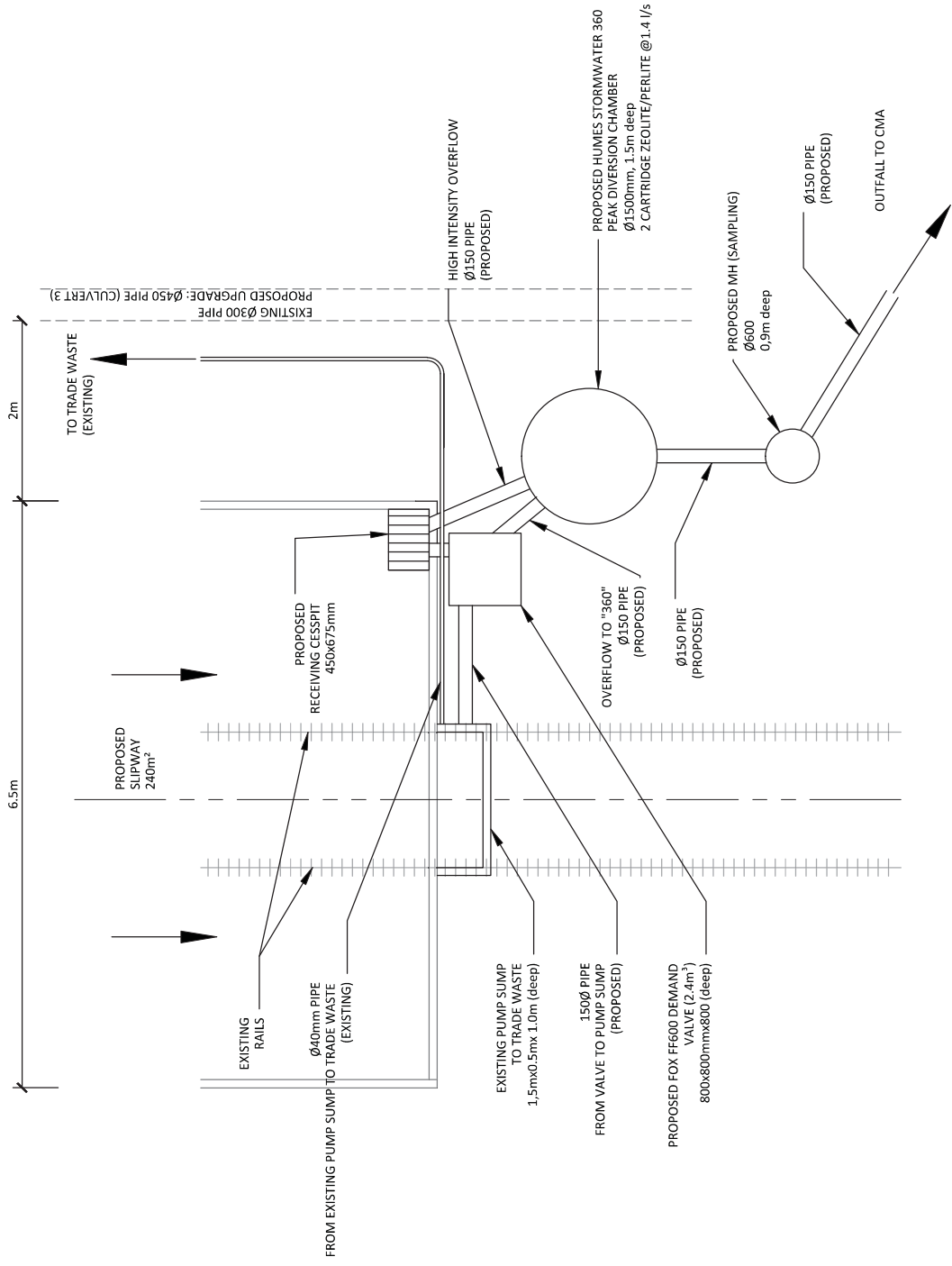
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www.reyburnandbryant.co.nz

DATE	23.09.20
SCALE	1:150 @A3
JOB	15241 SITE
SHEET	3/3
REV	E







	CLIENT	DOUG SCHMUCK	PROJECT	DOUGS OPIUA BOAT YARD PROPOSED SLIPWAY 2019	DRAWING TITLE	SW AND WW DISPOSAL CONCEPT PLAN	CONCEPT PLAN				
							SURVEY	DESIGN	DATE	BY	REVISION
							WP	05/06/2019	05/06/2019	05/06/2019	05/06/2019
							LP	05/06/2019	05/06/2019	05/06/2019	05/06/2019
							APPROVED WP	05/06/2019	05/06/2019	05/06/2019	05/06/2019