

RANGITANE RECLAMATION AND BOAT RAMP MARITIME DEVELOPMENT

Consultation Summary

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Executive Summary

Development of maritime infrastructure at Rangitane has been the subject of local discussion for most of the last decade. With the availability of funding from the Covid Recovery Fund the scope of potential development has grown from what was discussions around upgrading an existing jetty and boat ramp into a significant project encompassing improved safety, off street parking and modern facilities

While it is considered that there is broad support for such a development there are a number of key issues to be considered including:

- Road safety
- Footpaths
- Lighting (including street lights and light pollution)
- Use of the adjacent reserve for overflow parking
- Construction Traffic
- Traffic volumes and parking
- Noise
- Threat to Kiwi
- Speed limits

The feedback received to date has been passed on to the design and engineering teams and application to the Far North District Council was made through the Long Term Plan submission process to provide funding to mitigate any effects of the development on land based activity.

Introduction

The Kerikeri area has seen the fastest growth of any part of the Far North District and with this has come a concurrent increase in the amount of people wanting to access the water. Land around the coastline is becoming increasingly inaccessible due to development and the cost to acquire land for development of maritime facilities is becoming prohibitively costly.

In recent years the demand at existing facilities has seen problems with parking vehicles and trailers and has created pressure on on-shore infrastructure. Around 15 years ago the Far North District Council recognised these issues and started to look to develop access on the southern side of the Kerikeri Inlet and Windsor Landing/Rangitoto. This project is only now being realised highlighting the difficulty in developing coastal sites. While this development will help in accessing the Bay it will in no way meet the needs of the wider community. In the 2018-2028 Long Term Plan the Far North District Council allocated \$1.1M to investigate solutions to maritime access issues.

Investigations of possible new sites for maritime access have been undertaken in recent years but a lack of sufficient funding for development has meant that these had been confined to 'desk-top' studies and limited discussion with local stakeholders. With the introduction of the Government Provincial Growth Fund following the 2017 elections a

possible source of funding was identified leading to more robust identification of development options.

The Rangitane site was considered for redevelopment in 2003/4 to upgrade the existing boat ramp. No funding was available at that time but through the process a number of issues were highlighted. The ramp is short and steep and accesses directly onto the through road. The existing jetty is owned by the local Rangitane Residents Association and is in a state of disrepair and the association is not able to fund refurbishment. The Council were approached to take over the facility but at the time were unwilling to take over the liability. Parking for trailers is undefined on the edge of the carriageway posing a safety issue. This also poses a problem for pedestrians as there are no defined user areas.

Application to the Provincial Growth Fund (Covid Recovery Fund) in 2020 provided the funding to be able to develop much needed access to the marine area through upgrading the existing boat ramp and jetty at Rangitane and leading to the current proposal under consideration. The \$2.45M funding has allowed planning to encompass significantly more than repair of the existing jetty but the scale of the proposed development has raised questions within the local community leading to two distinct groups either for or against the proposed project.

The proposed development impacts on a wider array of parties than just the local residents as it effects a coastal marine area, is in an area of Kiwi population, creates a much-needed access point for mid north boaties and has importance for local access to kai moana.

From a development perspective the Rangitane area has distinct advantages over other sites in that it is centrally located, is at the end of the restricted 5 knot zone and is close to an underutilised reserve area.

Community Engagement

Following initial discussions with the community on refurbishing the jetty and upgrading the ramp the local community approached Far North Holdings to look at the wider development opportunities. While the local Residents Association were working on improvements to the jetty other local interests (including Iwi) encouraged the development of parking alongside improvements to the ramp and jetty.

This wider group worked towards developing a plan for maritime improvements with the aim to attract financial support from council.

In 2019 this working group sought to produce concept drawings to include an improved launching ramp with pontoons, a replacement jetty and appropriate car parking. This work was funded by Council and included a coastal hazards report and 3 concept plans. The working group considered the options and at that time decided to focus on the maritime facilities with a view to bring the associated issues of roading, toilets, footpaths and landscaping into the discussions at a later date.

In 2019 The Rangitane Residents Association, which at this time had been in abeyance for a number of years, reformed and the new committee were asked to comment on the proposals. It was made obvious at that time that the Residents Association leadership were opposed to the proposals. This created a division in the Association with members of the working group leaving the Association and subsequently forming a new Rangitane lobby group, calling itself the Rangitane Recreation Association. It should be noted that the main

drivers of opposition are two adjacent landowners whose properties directly overlook the proposed development.

The Rangitane Recreation Association has been very active in supporting a maritime redevelopment at Rangitane and has canvassed widely in Rangitane and the wider community to gather support for a full range of infrastructure to support the development.

This has meant that there are two groups within the Rangitane community actively lobbying for opposing goals, with both organisations seeking support for either no development, or for redevelopment.

With the allocation of \$2.45M from the PGF alongside the existing \$1.1M from the Council the proposition of redevelopment has become a reality for the local community and has led to some tension between the two groups.

From 2019 through to now a series of targeted and general communications with the community have presented proposals to the community. These are identified in Appendix 1.

These communications have identified a number of stakeholder organisations who have been engaged in discussions and briefings on the proposed developments. These include:

- Rangitane Residents Association
- Rangitane Recreation Association
- Far North District Council Bay of Islands Whangaroa Community Board
- Department of Conservation
- Queen Elizabeth ii Trust
- Aroha Island
- Te Runanga o Ngati Rehia
- Local Kaumatua Richard and Jo Civil
- Representatives from local Iwi - Hineira, Ngati Mau, Ngati Rangi, Uri taniwha
- Northland Harbour Master
- Kerikeri Cruising Club

In 2019 a series of community meetings identified issues that may impact the Rangitane community from the proposed development. These included:

- Road safety
- Footpaths
- Lighting (including street lights and light pollution)
- Use of the adjacent reserve for overflow parking
- Construction Traffic
- Traffic volumes and parking
- Noise
- Threat to Kiwi
- Speed limits

In addition to these concerns a further need for a public toilet facility and additional rubbish collection have also been identified.

Most of these issues fall within the jurisdiction of the local Far North District Council and a report made as a submission to the Councils Long Term Plan has been lodged outlining the investment required to mitigate any effects of the development in a wider context.

Engagement Approach

During 2019 and 2020 feelings in the community were divided on the development with the result that tensions formed between the Rangitane Residents Association and the Rangitane Recreation Association. On confirmation of the availability of funding in late 2020 a dedicated resource was identified to work with stakeholders.

The objectives of this engagement are to:

- Ensure stakeholders have an accurate understanding of the proposals and a point of contact to express their views
- Provide fair and equitable access to available information
- Ensure stakeholders have an accurate understanding of the consenting process and their opportunity to contribute
- Proactively approach identified stakeholders
- Respond promptly to arising and evolving issues
- Document engagement in a consultation register (Appendix 1)

Consultation with Tangata Whenua

Consultation with mana whenua has been ongoing throughout. There have been two aspects to this engagement. One, to develop a working relationship with local kaitiaki which has been achieved through the work of the Rangitane Recreation Association with local resident kaumatua and kuia Richard and Jo Civil and second, to engage with te Runanga o Ngati Rehia as the mana whenua of the wider western Bay of Islands area.

Far North Holdings Limited has a long standing working relationship with Ngati Rehia formed during the development of Rangitoto/Windsor Landing maritime development which has recently been completed.

Ngati Rehia are recognised as mana whenua for the Rangitane area by Ngapuhi as formalised through WAI 492 which relates to Ngati Rehia status as kaitiaki of Ngapuhi hapu in the rohe centred on Kororipo in the Kerikeri Inlet. This understanding was formalised following a hui at Whitiara Marae in February 1993 where the hapu requested formalising their role as kaitiaki with the wider Ngapuhi Iwi. Ngati Rehia state their role as providing manaakitanga, kaitiakitanga and support for whanau across their rohe, which is shown in the attached map.

The project recognises Ngati Rehia as mana whenua and defers to the hapu in terms of other groups who may also claim mana whenua status.

Other groups have claimed mana whenua status and have accused the applicant of not consulting adequately with Maori. To facilitate engagement with local Hapu a meeting took place on 17 June 2021¹ with Ngati Mau, Te Whiu, Ngati Hineira, Ngaitewake, Uri-Taniwha and Ngati Rangi. A working group of representatives from these hapu has met to develop the Cultural Impact Assessment (CIA) with Te Runanga o Ngati Rehia who are engaged to provide the CIA as part of these applications.

¹ Minutes are attached as Appendix 3



Figure 1 Te Riu o Ngati Rehia

Consultation with other key parties

Other key parties identified are included in section three above. In respect of local householders, the Rangitane Recreation Association, as part of its lobbying in support of the proposal, has undertaken a great deal of work with householders in Rangitane and the wider community including surveys, newsletters, presentations to local organisations including the Far North District Council and garnered letters of support from organisations.

Submission was made to the Far North District Council Long Term Plan for support for funding to mitigate any impact of the development on the wider community, particularly to: introduce an area of limited speed on Rangitane Loop Road, refurbish damaged guardrails, construct a boardwalk to connect the village to the reclamation and connect the reclamation to the reserve, new litter bins and a public toilet on the reserve. While a capital sum specifically for these projects was not voted through by the Council, they have made provision for the public toilet and the project team are working with Council to dedicate operational funding towards minor safety (vegetation management, road shoulder maintenance), litter and speed restriction signage.

Community Survey

During 2020 the Rangitane Recreation Association undertook to visit local residents to gauge support levels for the proposed project. To track responses, they marked up a map as shown in Figure 1. This has now been updated to May 2021 as new notifications have been received and transposed onto a cadastral map of the area showing the Rangitane village and adjacent catchment area as Figure 2. The Recreation Association has collected over 2200 signatures in support of the development from the Rangitane and wider catchment area.

Initial consultation for this was based on an earlier iteration of the project concept that was larger than the current proposal and included the jetty in the wider reclamation (Appendix 3). Following the meeting facilitated by the Far North District Mayor (John Carter) on 18 September 2020 the concept was reduced in scale. The Residents Association lobbied for less car and trailer parks and to remove the jetty (owned by the Residents Association). Following this meeting subsequent consultation to gauge support has been based on the current proposal.

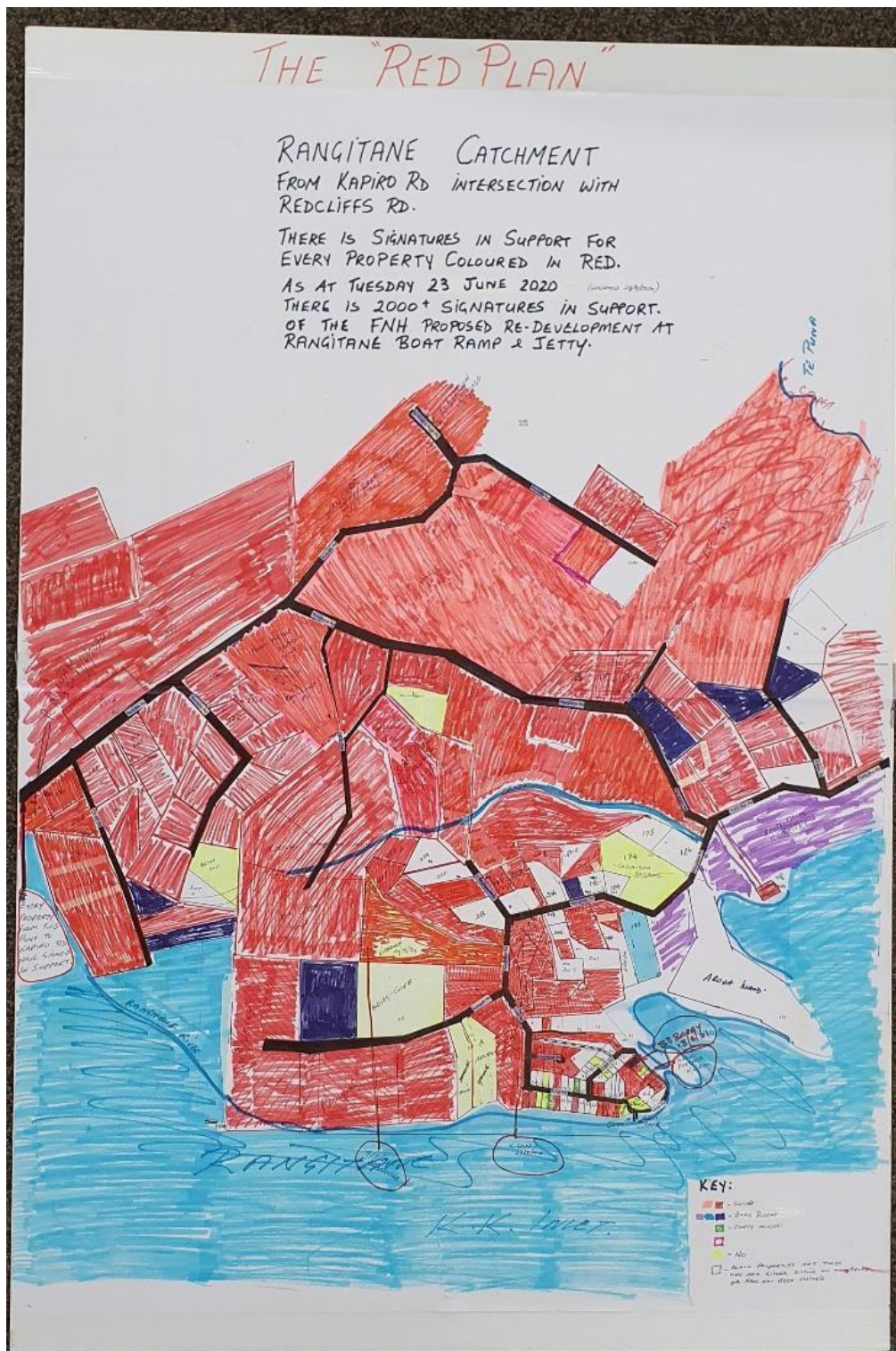


Figure 2 – Rangitane Recreation Association 'Red Map'

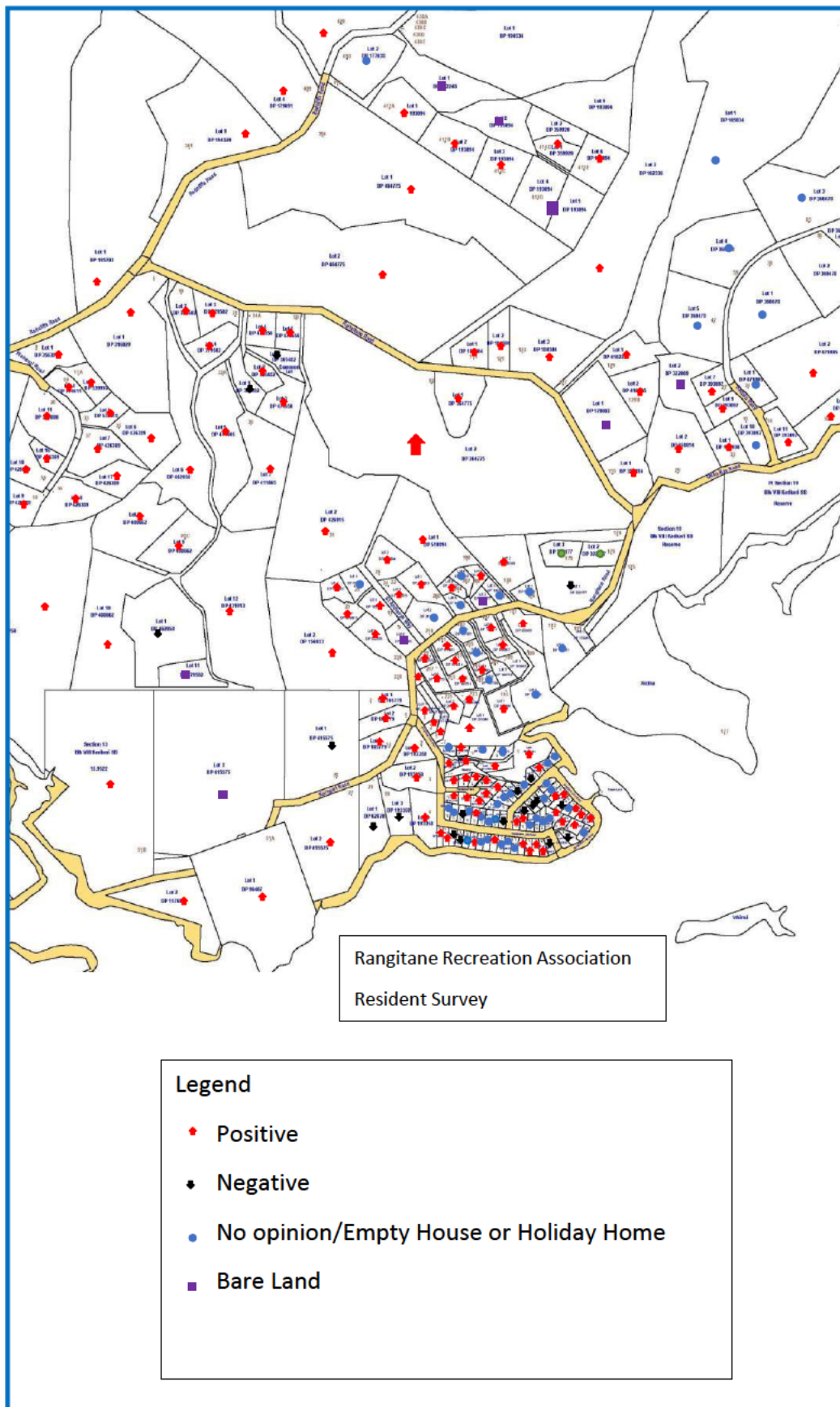


Figure 2 – Recreation Association Resident Survey

Summary

Consultation on developing facilities at Rangitane has been ongoing for a number of years, with discussions on this proposal building since mid-2020 with the allocation of funding from the Covid Recovery Fund. The proposed development has been canvassed widely in the local and wider community with both targeted and general communications with residents and identified stakeholder groups.

Appendix 1 - Consultation Register

Rangitane Consultation to Date		
Date	Summary	Attendees
29/7/2001	FNH letter to Kerikeri Community Board Chairman Doug Turner re proposed redevelopment of Rangitane boat ramp.	
29/7/2001	Design plans for a double width boat ramp at Rangitane received by Community Board.	
25/8/2005	Incorporation achieved for Rangitane Residents Association (RRA)	
10/10/2016	NRC approved resource consent for existing jetty structure renewal, held by Residents Group.	
25/11/2018	Rangitane Residents Association offers to transfer the jetty to FNDC/ FNHL.	
04/12/2018	RRA write to FNHL confirming committee resolution to transfer the resource consents held for the jetty over to FNDC, as confirmed at their 02.12.2018 committee meeting.	
10/12/2018	RRA presentation to community board offering the Rangitane jetty to FNDC. Included petition with 210 signatures in support of transferring consent.	
04/03/2019	RRA dissolved by NZ companies office due to not submitting required paperwork.	
04/04/2019	Meeting at Rangitane boat ramp to hear proposal of upgrade to include parking area by way of reclaiming an area adjacent to jetty.	Chris Galbraith (FNHL), Hugh Rihari, Richard Civil, Bruce Buckland, John Neison, John MacKinney, Ray Hatch and a couple of other locals.
13/5/2019	Gordon Dellar (FNDC Asset Manager) emailed group re concept drawings.	Bruce, Richard, Ray, Doug T, Chris

1/7/2019	Parking at Rangitane boat ramp identified as an issue in the FNDC 'Creating Great Places' flyer in the rates notices. Funding proposed in FNDC's next annual / LTP.	
15/7/2019	First drawing received by John Neison, Chair RRA. Hand drawn sketch of development.	
April-Sep 2019	Working group meetings held at Ray Hatch's home.	Ray Hatch, Bruce Buckland, John McKinney, John Neison, Doug Turner, Dough Kinnon, Jeff Christensen, Jo Civil
11/9/2019	Community meeting at ramp with main boat ramp users to talk about concept plans for boat ramp development and parking reclamation. Attendees given a copy of the plans, coastal hazard report and topo survey and asked to think about dinghy racks, picnic tables etc which would then be marked up in an updated plan which would go out to the wider Rangitane community.	Chris Galbraith, Aimee Page (FNHL) Richard Civil, Ray Hatch, John Neison, Doug Turner, and a couple of other locals.
29/9/2019	RRA AGM at Rangitane Reserve. Attendees advised that association intended to transfer jetty RC to FNDC. Copies of the plans on display along with a suggestion form and signature form for support.	
29/9/2019	Working group began collecting signatures in support of proposed development.	
12/10/2019	Some members of RRA concerned that a NIMBY group had hijacked the association. New Rangitane Recreation Association (Rec Association) formed.	
30/10/2019	RRA dissolution by NZ Companies Office revoked.	
4/11/2019	Rec Association met with Rachael Pull (Specialist Planner FNDC) and Chris Galbraith	Chris Galbraith (FNHL), Rachael Pull (FNDC)
5/11/2019	557 signatures in support of project achieved by Rec Association	

14/11/2019	Rec Association incorporated	
8/12/2019	Iwi support letter received from kaumatua Richard Civil as Kaitiaki of the Kerikeri River & Te Puna Mataitai	
11/12/2019	Chris Galbraith sent updated plans dated 28.11.2019	
11/12/2019	Ray Hatch requested approval to RRA committee to undertake repairs to jetty. This was declined and they voted he had a conflict due to his involvement in the Rec Association.	
28/1/2020	Rec Association committee meeting Chris Galbraith shown petition map provided by association.	
26/2/2020	Rec Association committee meeting Chris Galbraith provided with info pack from association.	
1/3/2020	RRA consultation on reserve. Chris Galbraith invited and spoke about the project. Approx 50 residents in attendance.	
5/6/2020	Rec Association meeting with Chris Galbraith- update on LTP and situation re boat ramp and jetty development. Assn provided condition report on public access to the Kerikeri inlet.	
2/7/2020	Rec Association presented to the community board	
7/07/2020	Shane Jones met with the Rec Association and visited the site	
24/7/2020	\$2.45M PGF funding announced at the Turner Centre.	

6/8/2020	RRA presented to the community board	
20/8/2020	Rec Association meeting at FNHL Office with FNDC via Zoom	Andy Finch, Kirsty Farrow, Jeanette England, Yusuf Khan (FNDC), Chris Galbraith, Aimee Page (FNHL), Jackie and Ray Hatch, Steve (Rec Assn)
18/9/2020	Meeting John Carter at JBC to discuss jetty ownership	Rec Assn, RRA, Ngati Rehia, Chris Galbraith
23/10/2020	Meeting John Carter at JBC to discuss handing over jetty consent	Rec Assn, RRA, Ngati Rehia, Chris Galbraith
18/11/2020	RRA wrote to John Carter advising they won't hand over the RC.	
21/12/2020	Rec Association meeting at Hatches house. Alistair Wells attended on FNHL's behalf.	Rec Assn, Alistair Wells
22/12/2020	identify and contact key stakeholders:	
23/12/2020	Press release to local media, FNDC Councillors and FNDC Website	
15/1/2021	Met Cr Smith Kerikeri	
14/1/2021	Press release to local media, FNDC Councillors and FNDC Website	
16/1/2021	Public meeting on Rangitane green reserve hosted by FNDC to seek input into the community development plan. Residents and Recreation group in attendance.	
21/1/2021	Met Ngati Rehia representatives Ngati Rehia Offices Kerikeri	Nora Rameka, Chris Galbraith, Alastair Wells

22/1/2021	Met Civil Engineer to price infrastructure improvements	
27/1/2021	Met Cr Smith Kerikeri Ward District Councillor	
27/1/2021	Met Rec Association	
9/2/21	Request meeting with RRA to discuss Jetty	
27/1/2021	Met Ray Hatch Rec Assn	
21/2/21	Advised stakeholders of geotech	
21/2/2021	Presentation to FNDC Bay of Islands Community Board	
18/2/2021	Met lane Ayr - Community Board Rep	
3/03/2021	Met Rangitane Residents Association	John Neison, John MacKinnety, Jeff Christenson Alastair Wells and one other
9/3/2021	Te Karere News	
17/3/2021	Brief BOI Office Department Of Conservation	Bronwyn Bauer-Hunt, Fleur Adcock, Kipa Munro, Lara MacDonald
19/3/2021	Brief QEii National Trust	Jess Stevens, Greg Blunden, Alastair Wells

23/3/2021	Brief Kerikeri Cruising Club General Committee	A Wells
8/4/21	Advise stakeholders plans had been lodged with MfE	A Wells
12/4/21	Recreation Association	Ray and Jackie Hatch
20/4/21	Request for Landscape Architect to view proposal from affected properties	58, 65/7, 71 and 73 Rangitane loop Road declined by 58 and 65
21/4/21	Submission to FNDC LTP	Council, A Wells
29/4/21	Deliver hard copy plans	RRA, Rec Assn, Doug Turner, 71 Rangitane Loop Road (71 were asked for meeting but declined)
12/5/21	Meet Recreation Association	Ray Jackie Hatch, A Wells
14/5/21	Discuss Kiwi mortality with local LandCare Group and DoC (email)	Dean Wright A Wells Cinzia Vestena
18/5/21	Discuss mana whenua issues with Ngati Rehia	Nora Rameka A Wells
24/5/21	Meeting with Ngati Rehia	Chris, Nora, Al
17/6/21	Meet Local Hapu	Representatives from six local Hapu to present development
1/7/21	Deliver project reports to Recreation and Residents Association	
9/7/21	Meet Recreation Association Kerikeri	RRA Inc, A Wells, C Galbraith

28/7/21	Meet representatives from Te Whiu, Ngati Mau	A Wells, H Rihari, TeRau Allen
3/8/21	Update Department of Conservation	A Wells, C Galbraith, B Bauer-Hunt
10/8/21	Site Meeting, FNDC Roding representative	A Wells S Beaven
16/8/21	Meeting with Recreation Ass – agenda item re Jetty for the Residents AGM	

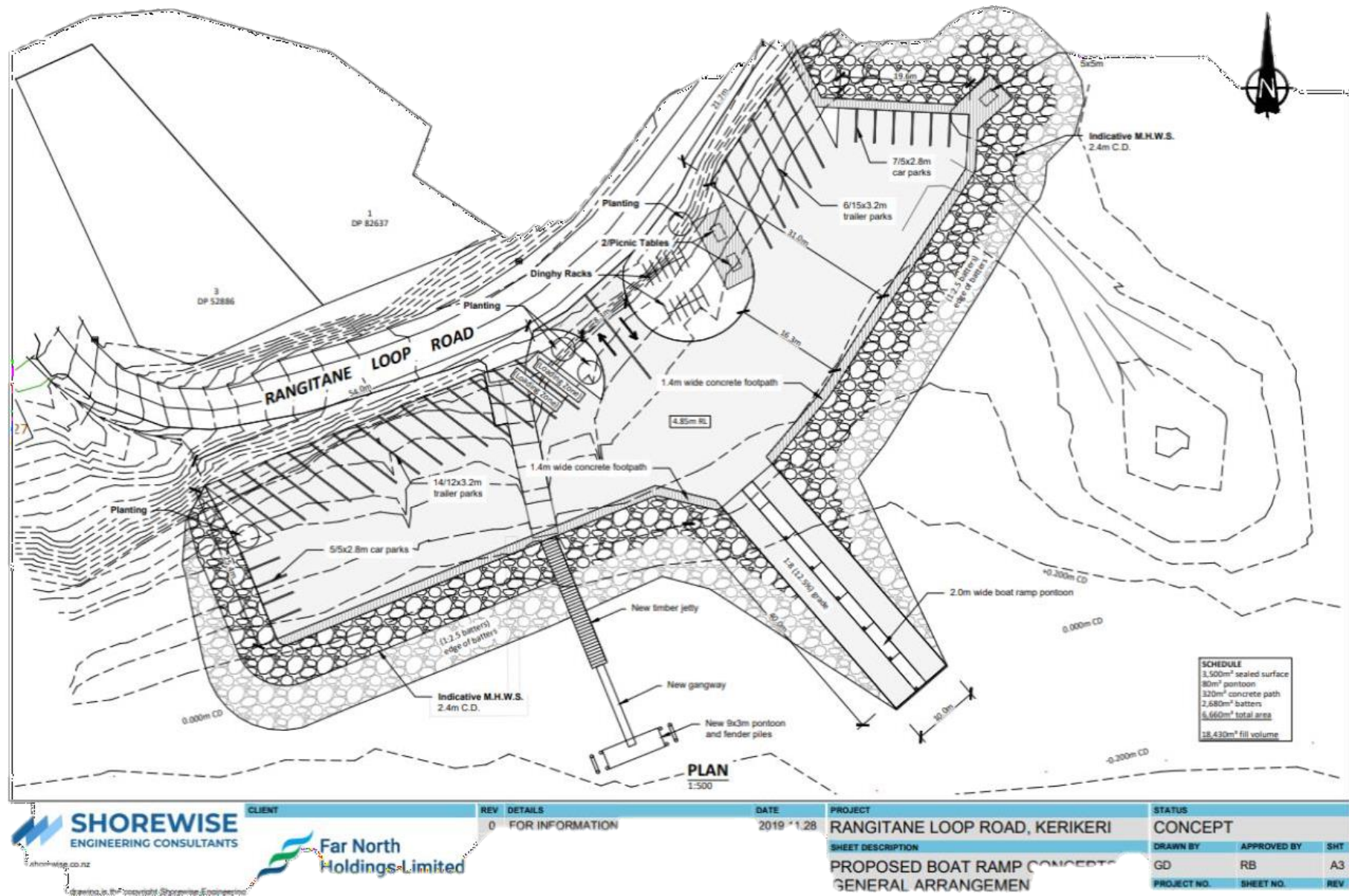
Appendix Two – Analysis of signatories by Post Code – Rangitane Recreation Association

Post Code Analysis of Signatures in
DOI - Whangaroa Community Board Ward

11 July 2020

[illegible]

Appendix 3 – Original Concept



Appendix 4 Iwi Meeting notes

Rangitane Hui at Kerikeri Cruising Club, Doves Bay

17 June 2021. 11am to 2pm.

Facilitated by Alastair Wells

Notes taken by Aimee Page

Attendees-

Name	Email	phone
Rio Greening		
Arnold Maunsell		
Ursula Beazley		
Rosemary Tipene		
D Martin		
Ziandra & Ricky Ashby		
Taura Allen		
Chris Beazley		
Cynthia Baker		
Makarini Baker		
Hone Mihaka		
Jo Civil		
Nora Rameka		
Emmy Shortland		
Moana Cross		
Annie Tango-Tautari		
Monica Derkson		
TeRau Arena		
Matire Amakura Arena		
Cynthia Perham		
Hugh Rihari		
Tania Nieper		

Discussion

- Meeting started with a karakia. Mihi from hapu members.
- Alastair introduced himself and showed a power point presentation with current engineering plans and drawings.
- Alastair showed the current concept plan and explained that there had been previous versions of the plan before this one. \$2.45M from Covid recovery fund and \$1.1M from FNDC. Final cost will be known at time of tender.
- \$384k of government funding earmarked for jetty- Govt clause that the \$384k to fix jetty is only available if jetty consent is transferred from the Rangitane Residents Association to FNDC. Money is there, but FNHL haven't applied for jetty RC. FNHL have had discussions with Resident's Association, they are aware of government terms of using funds for jetty.

- Community have asked why we aren't just repairing jetty and making the ramp safer? Al advised maintenance is ok, but any major upgrade triggers a resource consent and would need to meet district plan parking standards. So, to improve the ramp, we have to provide parking.
- Cross section of reclamation shown.
- Engineering drawing of reclamation – about 156m long and 56m wide reclamation.
- Jetty – makes sense to try to build the jetty at the same time as reclamation but is reliant on consent being transferred to FNDC.
- In order to fix the jetty, the consent needs to be transferred over to FNDC. Because the consent is owned by the Residents Association, government won't transfer money to fix the jetty until the consent is transferred to FNDC. If the residents don't want to transfer the jetty consent, they will need to pay for the repairs themselves. If jetty transferred to FNDC, then FNDC will maintain it.
- Asked why re Resident's Association own the jetty and not FNDC? Resident's Association own the jetty as they built it in 1992.
- Plan showing reclamation compared to channel. Al explained that many other sites further up the inlet aren't suitable due to channel depth and siltation.
- Photo simulations- Littoralis created simulations shown to group. Al advised existing Pohutukawa trees would stay, with additional Pohutukawa to be planted on the new reclamation. Trees shown in simulation are about 10 years old, so trees would be smaller when first constructed.
- Attendee asked if a landscaping plan would be produced? Confirmed landscaping will be included in the plan.
- Al explained that reclamation designed mostly for parking but would have a footpath and green space incorporated into the design.
- Talked about rock types on batter- FNHL will select rocks that oysters and shellfish will stick to.
- Al discussed FNDC's boat ramp study report, the purpose of this report was to look at options for improvements to boat ramp access across the district. One of the suggestions was a one way traffic system around Rangitane Loop Rd and showed carparking on green space. These ideas are not part of FNHL's proposal, and not our intention to make a one way system or make the reserve into a carpark. FNHL made a submission to the LTP about toilets and associated infrastructure- rubbish bins, footpath from sharp corner to the boat ramp, and then from the boat ramp to the green space. Also suggested speed restriction signage near St Anthony's Way and minor safety road improvements e.g. guardrails, 3 suggested, one of which is near the dinghy storage area. Funding requested in LTP not as specific projects, but FNHL still working with FNDC to see if we can get these projects approved.
- Reiterated that FNHL have no interest in the green space/ reserve or making a one way traffic system.
- Hapu advised that the correct name for the island is actually Wainiu.

Questions:

1. What is the red line around foreshore?- This is the current MHWS line.
2. Why doesn't development follow existing land contour? Al advised we can't build it on top of the existing jetty location as this is in the Resident Associations' consented area for the jetty. Earlier concept plans showed the reclamation being built over this area, but as FNDC don't own the jetty consent the plan had to be adjusted accordingly. Asked why we couldn't

build a piece of reclamation on the other side of the jetty too to help with water flow, with jetty in the middle of this? Al advised this scenario hadn't been considered before.

3. Hone asked what tide that aerial photo from the concept plan was taken at? Looks like close to low.
4. Question asked about Geotech testing for stability and that will combat flooding e.g. for events in 1981? Al advised Geotech, hydrology and ecology tests done. Engineers have designed reclamation in accordance with Geotech report. Richard advised the 1981 flood created a new channel in between Rangitane and Wainiu Island, which lead to more silting here. Alastair to provide Geotech information to the group.
5. Have environmental and CIA reports been done, and by who? Al advised they are close to being complete, and Ngati Rehia are doing the CIA.
6. Question about cultural framework which is legally required- concern that there may be some attendees who have been excluded from that process.
7. Is the consent process fast track? Government funding is coming from Covid 19 recovery fund. As part of that there is an opportunity to apply for a consent under the fast track consenting process. FNHL lodged an application with MfE at the start of April, to determine whether project could go through the fast track process. FNHL still waiting on decision from MfE as to whether the project will go through fast track and have been advised a decision is due in the next few weeks. Al acknowledged that a letter had gone out to the Residents Association from Minister for Conservation saying project had been approved to go through fast track, but that wasn't correct. If it goes to fast track, a panel of experts will assess and identify key stakeholders to provide comment. Inevitably Iwi, DOC, and directly affected neighbours will be asked to comment, but the panel decides who they ask to comment. It then goes through a process where panel makes a consenting decision. The key difference between normal resource consent is there is no right to appeal. If project is rejected from fast track, then it will be a publicly notified resource consent. Al will communicate decision from MfE once we have it and will provide technical documents to the group.
8. Is there a report from Heritage NZ? FNHL talked to Heritage NZ early in the project, they advised there are no known archaeological sites within the proposed site area. Heritage NZ have not provided a report but are aware of the project.
9. CIA by Ngati Rehia- can other hapu from the area have input into this? Alastair to ask and advise.
10. Landscape architect plan- an attendee wants to see cultural framework around that e.g. rock type, oysters. Asked for Input from hapu.
11. Advised that a Hui was held at Kerikeri Airport on 16 June 2021, where a recommendation was made that an independent analysis of the ecology report done by 4Sight and the environmental report done by Jeremy Gibb and John Booth (commissioned by hapu) is peer reviewed. The process to select the independent reviewer is to be agreed between FNHL and hapu. So hapu can then compare the 2 reports, peer review to be provided to Hugh Rihari, Te Whiu, Ngati Rangī and Ngati Hineira. Suggested this could be used to assist with the cultural impact assessment. A copy of this recommendation was provided at the meeting.
12. Has the plan been designed for climate change? Assessment of climate change done, Alastair will find the report and send it.
13. Asked if presentation could be sent out to the group? Al advised that these plans have already been sent out to the group, but he is happy to send again.

14. Nora advised that the CIA is being prepared by Ngati Rehia in support of Hineira- Jo and Richard Civil. Works started on this 2 years ago. Nora has extended an invite to hapu to ask questions.
15. Ngati Rangi advise they haven't been consulted about the project, and they only found out about today's meeting because of the Resident's association. Al advised he wants to find out today who he should talk to, who will share this information with the hapu.
16. Will the channel be dredged, and will larger vessels use the site? No larger vessels planned NRC have suggested they are looking at dredging further up the channel and are amenable to dredging, especially near Waipapa Landing, and maybe at this site, but they don't have the funding. FNHL not planning dredging as part of this proposal. Community would need to lobby NRC to fund dredging.

Lunch break

17. Why isn't proposal built at the cruising club? FNHL have investigated a number of alternative sites. Cruising club RC requires it to be available for public boat launching with 19 trailer parks.
18. How long is the term for RC? Too early to say but likely to be 30 years.
19. Once development is built, will be FNDC owned and maintained. FNHL is FNDC's commercial company and is responsible for project management on behalf of FNDC, on completion it is the property of FNDC.
20. What are the benefits for local hapu? Safer parking, easier and safer access to launch boats. Increases substrate available for shellfish to grow. Improved traffic safety in Rangitane. If the wharf can be repaired as part of this, then can fish off this.
21. Is the budget realistic? Yes. No indication so far that budget is inadequate but will be confirmed at tendering.
22. CIA- what is the budget for this? Al advised he didn't know and could ask.
23. Why doesn't reclamation include toilets and rubbish bins? FNDC have included toilets in their LTP, would be installed on reserve, scheduled for the next 2 years. Rubbish bins would be installed on parking reclamation.
24. Has a feasibility study been done on the use of the facilities i.e. how many people are using the facilities? Is currently limited, as only about 6-8 trailer parks on the side of the road. Development may encourage some people who currently use Opito and Waitangi to use Rangitane instead, so use of ramp predicted to increase. From FNDC's boat ramp study we know about the number of boats in the district and trailer parks.
25. Has an indepth study on Wainiu island effects been done? Hydrology report has been done which describes impact on surrounding environment. Al can send this out to the group. Hapu have asked for the hydrology report to be peer reviewed at the same time as the ecology report, this will be sent out to the 4 hapu kaumatua whose details were provided today.
26. Has the hydrology report covered current state of the seabed and channel and impact of development on this? Does this report cover the need for future possible dredging? Dredging hasn't been covered in any reports yet and is within NRC's remit. Small beach currently next to the jetty is likely held in place by the existing jetty and ramp. Al happy to answer further questions once the hapu have reviewed the reports.
27. What is the long term plan for Rangitane and the river? Are there any future developments planned? FNDC have conducted their boat ramp study across the whole of the far north. That report contains a list of options that could be perused if funding was provided but doesn't form an actual strategy. The report says that the demand for boat ramp access is

increasing, and the infrastructure isn't adequate. Many of the boat ramps were constructed by the community in the past. People are now owning larger trailer boats instead of yachts and launches.

28. Concern that changes in current may lead to silt deposition/ damage to Wainiu landing beach.
29. Moving forward- Nora extended an invite for hapu to be part of the CIA process.
30. TeRau advised that: Rose Komene, Ursula Beazley, Ricky and Ziandra Ashby, Hugh Rihari, Richard and Jo Civil, TeRau Arena to be part of the hapu group to work with Nora and Ngati Rehia on the cia. Hapu happy for the 4 hapu reps to be emailed the information from Al. Te Rau advised if Al emails him, he will pass it on to all the hapu. For general items, Al will continue emailing out to his whole email list. For specific hapu items, Al will send them out to the 4 mentioned Hapu kaumatua.
31. Hapu agree that Rangitane maritime facilities need improving, they aren't opposed to the idea of development. Hapu want to discuss the project and be part of the decision making process.
32. Hugh and TeRau will find an independent reviewer and pass their contact details on to Alastair.
33. Hapu may have aspirations to take over ownership of Aroha Island.
34. Suggestion that hapu should work together on a carving which would be installed on the development that represents them all. Al to ask FNHL about this.
35. Hone advised hapu aspire to co-manage the moana and these types of facilities.

Meeting finished at around 2pm.