

Response ID ANON-URZ4-5FBU-7

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:47:39

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Far North Holdings Limited

2 Contact person

Contact person name:
Chris Galbraith

3 What is your job title

Job title:
General Manager, Maritime

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:
s 9(2)(a)

7 Is your address for service different from your postal address?

Yes

Organisation:
Far North Holdings Limited

Contact person:
Chris Galbraith

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
General Manager, Maritime

Please enter your service address:
s 9(2)(a)

Section 1: Project location

Site address or location

Add the address or describe the location:

Mangonui Wharf
Beach Road, Mangonui

File upload:

Imagery of project location Mangonui.jpg was uploaded

Upload file here:

No file uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Resource Consent.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The Crown

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Far North Holdings Limited is the commercial trading and asset management arm of the Far North District Council and is a CCTO. Far North Holdings Limited holds a maritime contract with the Far North District Council enabling it to deliver key community marine infrastructure projects.

Section 2: Project details

What is the project name?

Please write your answer here:

Inshore Fishing Infrastructure Northland

What is the project summary?

Please write your answer here:

Far North Holdings Limited wishes to proceed with the development of Mangonui Wharf, the primary wharf in Northland serving the inshore fishing fleet. The project provides critical service infrastructure to the inshore fishing fleet. It also enhances public amenity values and uses.

What are the project details?

Please write your answer here:

The project will have significant regional benefits and will support primary industries, including aquaculture.

The development proposes a 50m extension of the main wharf providing the same with berthing space and 750m² of wharf deck space. In addition, a 70m pontoon on the inside of the wharf will serve to service a number of smaller vessels in the fleet.

Mangonui Wharf was in part built in the 1950s and has been one of the busiest commercial wharf facilities outside of Whangarei. The fishing industry is a significant contributor to the district economy and Moana New Zealand are an integral part of the development. Moana holds a 10-year lease over part of the wharf.

The proposed development includes the provision of berthage and wharf space that will improve the efficiency of the fishing fleet and provide greater speed to market of catch. It provides an opportunity for small processing facilities and/or commercial retail experiences.

The wharf attracts thousands of visitors annually and many childhood memories are of fishing off this wharf. This proposal seeks to have areas for public use that mitigates the risk associated with the commercial activities. The large lower pontoon can be made available for recreational fishing. Provisioning such combined use safely will enhance visitor activities in the area.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

- Detailed design, consultation to be undertaken with all stakeholders
- Hapu engagement and support
- Consent approvals
- Procurement
- Funding, commercial modelling including sector support, agreements
- Contracting
- Facility commissioning

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Northland Regional Council and Far North District Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Mangonui large vehicle park
Pukenui, Unahi, and Rangitane maritime facilities developments

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

Northland Regional Council

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

High-level timeline

Detailed design: 1 July 2024
Procurement: 1 December 2024
Funding: 30 June 2025
Site works commencement: 1 August 2025
Completion: 1 August 2026

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Far North District Council
Mangonui Waterfront Committee
Moana Fisheries Limited
Ngati Kahu

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

The Mangonui Waterfront Development Committee comprises community representatives and includes Hapu representations. Their feedback has been included in the project.
Moana Fisheries Limited are an existing tenant and main operator at the wharf and have been included in the preliminary design.
On-going consultation is to take place for the project.

Upload file here:

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

N/A

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

No claims for customary title have been approved.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Minor seabed disturbance in relation to wharf piling during construction.

Upload file:

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Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The development is an extension to an existing activity.

NZCPS provisions apply as does NES.

Full assessments to be done.

File upload:
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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Fast-track consenting would save costs for RMA hearings and any related mediation.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

N/A

Has the project been identified as a priority project in a:

Central government infrastructure priority list

Please explain your answer here:

Fast-track Approvals Bill, Clause 2 (d) the project would have significant regional benefits and 3 (e) will support primary industries, including aquaculture.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The fishing industry is a significant contributor to the regional economy of Northland. This sector will continue to grow and with the changes occurring in the inshore fishing activity in Auckland, demand on infrastructure will also grow. There is limited commercial infrastructure available. Mangonui has been the main commercial port servicing the fishing fleet in addition to Opuia. The wharf has seen a trebling of demand for service in the past 7 years. Mangonui is the appropriate harbour to develop this infrastructure and the existing wharf is well supported by Moana – New Zealand's largest fishing company.

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

A positive effect of the development is the ability to better manage the conflict between commercial and recreational use of the facility. The Recreational and Charter boat fleet will also have better access to services such as fuel, ice and berthage.

The wharf attracts thousands of visitors annually and many childhood memories are of fishing off this wharf. This proposal seeks to have areas for public use that mitigates the risk associated with the commercial activities. The large lower pontoon can be made available for recreational fishing.

Provisioning for such combined use safely will enhance visitor activities to the area.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Fish revenues and tourism are significant contributors to the Northland economy. Economic assessment underway.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

It will provide efficiencies for the inshore fishing industry.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

No

Please explain your answer here:

Will the project support adaptation, resilience, and recovery from natural hazards?

No

Please explain your answer here:

Will the project address significant environmental issues?

No

Please explain your answer here:

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

Access and use of the moana.

Anything else?

Please write your answer here:

No thank you.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

The height of the wharf will provide for any sea level rises.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Abatement notice

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Chris Galbraith

Important notes