



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 has been 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 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 over look 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
- 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 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. Te Runanga o Ngati Rehia are engaged to provide the Cultural Impact Assessment as part of these applications.

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.

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
7/29/2001	FNH letter to Kerikeri Community Board Chairman Doug Turner re proposed redevelopment of Rangitane boat ramp.	
7/29/2001	Design plans for a double width boat ramp at Rangitane received by Community Board.	
8/25/2005	Incorporation achieved for Rangitane Residents Association (RRA)	
10/10/2016	NRC approved resource consent for existing jetty structure renewal, held by Residents Group.	
11/25/2018	Rangitane Residents Association offers to transfer the jetty to FNDC/ FNHL.	
12/04/2018	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.	
12/10/2018	RRA presentation to community board offering the Rangitane jetty to FNDC. Included petition with 210 signatures in support of transferring consent.	
3/04/2019	RRA dissolved by NZ companies office due to not submitting required paperwork.	
4/04/2019	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.
5/13/2019	Gordon Dellar (FNDC Asset Manager) emailed group re concept drawings.	Bruce, Richard, Ray, Doug T, Chris

7/01/2019	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.	
7/15/2019	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
9/11/2019	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.
9/29/2019	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.	
9/29/2019	Working group began collecting signatures in support of proposed development.	
10/12/2019	Some members of RRA concerned that a NIMBY group had hijacked the association. New Rangitane Recreation Association (Rec Association) formed.	
10/30/2019	RRA dissolution by NZ Companies Office revoked.	
11/04/2019	Rec Association met with Rachael Pull (Specialist Planner FNDC) and Chris Galbraith	Chris Galbraith (FNHL), Rachael Pull (FNDC)
11/05/2019	557 signatures in support of project achieved by Rec Association	

11/14/2019	Rec Association incorporated	
12/08/2019	Iwi support letter received from kaumatua Richard Civil as Kaitiaki of the Kerikeri River & Te Puna Mataitai	
12/11/2019	Chris Galbraith sent updated plans dated 28.11.2019	
12/11/2019	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.	
1/28/2020	Rec Association committee meeting Chris Galbraith shown petition map provided by association.	
2/26/2020	Rec Association committee meeting Chris Galbraith provided with info pack from association.	
3/01/2020	RRA consultation on reserve. Chris Galbraith invited and spoke about the project. Approx 50 residents in attendance.	
6/05/2020	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.	
7/02/2020	Rec Association presented to the community board	
7/07/2020	Shane Jones met with the Rec Association and visited the site	
7/24/2020	\$2.45M PGF funding announced at the Turner Centre.	

8/06/2020	RRA presented to the community board	
8/20/2020	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)
9/18/2020	Meeting John Carter at JBC to discuss jetty ownership	Rec Assn, RRA, Ngati Rehia, Chris Galbraith
10/23/2020	Meeting John Carter at JBC to discuss handing over jetty consent	Rec Assn, RRA, Ngati Rehia, Chris Galbraith
11/18/2020	RRA wrote to John Carter advising they won't hand over the RC.	
12/21/2020	Rec Association meeting at Hatches house. Alistair Wells attended on FNHL's behalf.	Rec Assn, Alistair Wells
12/22/2020	identify and contact key stakeholders:	
12/23/2020	Press release to local media, FNDC Councillors and FNDC Website	
1/15/2020	Met Cr Smith Kerikeri	
1/14/2021	Press release to local media, FNDC Councillors and FNDC Website	
1/16/2021	Public meeting on Rangitane green reserve hosted by FNDC to seek input into the community development plan. Residents and Recreation group in attendance.	
1/21/2021	Met Ngati Rehia representatives Ngati Rehia Offices Kerikeri	Nora Rameka, Chris Galbraith, Alastair Wells

1/22/2021	Met Civil Engineer to price infrastructure improvements	
1/27/2021	Met Cr Smith Kerikeri Ward District Councillor	
1/27/2021	Met Rec Association	
1/27/2021	Met Ray Hatch Rec Assn	
2/21/2021	Presentation to FNDC Bay of Islands Community Board	
2/18/2021	Met lane Ayr - Community Board Rep	
3/03/2021	Met Rangitane Residents Association	John Neison, John MacKinney, Jeff Christenson Alastair wells and one other
3/09/2021	Te Karere News	
3/17/2021	Brief BOI Office Department Of Conservation	Bronwyn Bauer-Hunt, Fleur Adcock, Kipa Munro, Lara ?
3/19/2021	Brief QEii National Trust	Jess Stevens, Greg Blunden, Alastair wells
3/23/2021	Brief Kerikeri Cruising Club General Committee	