



MFE BRF-142

DOC 21-B-0453

12 July 2021

Far North District Council and Far North Holdings Limited  
C/- Chris Galbraith  
General Manager  
Far North Holdings Limited  
Email: [s 9\(2\)\(a\)](#)

Dear Chris Galbraith

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Rangitane Maritime Development**

Thank you for your application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Rangitane Maritime Development project (the Project) to an expert consenting panel (a panel) for consideration under the FTCA.

I am writing to you on behalf of both myself and Hon Kiritapu Allan, Minister of Conservation, as the Project is partly within the Coastal Marine Area (CMA).

The Project is to construct a new public boat ramp facility via the reclamation of approximately 7,400 square metres of land within the CMA. The new facility will upgrade existing access and capacity at the site for (primarily) recreational users, and will comprise a double width boat ramp and central floating pontoon, sealed parking area, dinghy storage area, public walkway, picnic facilities and landscaping. The Project site is located adjacent to Rangitane Loop Road, Kerikeri, and within the Rangitane Loop Road legal road reserve.

The Project involves activities such as vegetation clearance, including removal of mangroves in the CMA, earthworks on land, drainage and reclamation of parts of the foreshore and seabed, excavation/dredging of the foreshore and seabed, deposition of fill on the foreshore and seabed, construction of structures in the CMA, discharge of stormwater to the CMA, construction of parking, walkway and picnic facilities, and landscaping, and associated works.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

We can only refer the Project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes our being satisfied the Project will help achieve the FTCA's purpose.

We have decided the Project meets the referral criteria in section 18 of the FTCA and we consider it will help to achieve the FTCA's purpose as it has the potential to:

1. Have positive effects on social wellbeing by providing employment, maintaining and enhancing public access to the coastal marine area and providing facilities to support community connection and recreational opportunities
2. Generate employment by providing approximately 30 Full Time Equivalent (FTE) jobs over a 9 month construction period, and additional jobs during the design and consenting phase
3. Progress faster by using the processes provided by the FTCA than would otherwise be the case, provided that the applicants lodge their applications for resource consent with the Environmental Protection Authority in a timely manner following referral.

Any actual and potential effects on the environment, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, can be considered and determined by a panel having regard to Part 2 of the RMA and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, we have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the Project to a panel.

*Information required to be submitted with your resource consent applications*

In accordance with section 24(2)(d) of the FTCA, we have also decided that you must provide the information listed in Appendix A of this letter, additional to the requirements of clause 9 Schedule 6 of the FTCA, with any resource consent application for the Project lodged with the EPA under clause 2 Schedule 6.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the Environmental Protection Authority (EPA) under the FTCA. The information should be provided in sufficient detail to correspond to the scale and significance of effects (see clause 14 of Schedule 6). A panel has the ability to seek further information from you as it considers necessary to determine the application.

*Persons or groups a panel must invite comments from*

In accordance with section 24(2)(e) of the FTCA, we have also decided that a panel must invite comments on any resource consent application for the Project lodged with the EPA from the persons or groups, additional to those specified in clause 17 Schedule 6 of the FTCA, who are listed in Appendix A of this letter.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

The FTCA requires that:

1. We provide a copy of our decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. Our decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

In addition, we have also decided to provide a copy of this decision to the following parties:

1. Representatives of the Taiāmai ki te Takutai Moana Trust
2. Representatives of Ngā Hapū o Takutai Moana
3. Representatives of 14 marae of the Taiāmai ki te Marangai takiwā: Tauwhara, Oromāhoe, Parawhenua, Rāwhiritoa, Te Tii Waitangi, Waitangi National, Ngāwhā, Mātauri, Whangaere, Hiruhārama Hou, Mātoa, Tākou, Whitiara, Kororāreka
4. Representatives of the Rangitane Residents Association Incorporated
5. Representatives of the Rangitane Recreation Association Incorporated
6. The relevant applicants for customary marine title and/or protected customary rights in the Project area, under the Marine and Coastal Area (Takutai Moana) Act 2011 (as specified in the Section 17 Report).

We will progress an Order in Council through the Executive Council for the Project. Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take our decision to refer the Project as an indication or direction that the determination of those approvals will be successful. Additionally, our decision does not in any way endorse any related planning decisions that may affect the Project.

Please do not publicly release our decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

Please contact the Fast-track Consenting Team at the Ministry for the Environment ([fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker  
**Minister for the Environment**

cc Ministers of/for:

Infrastructure; Māori Crown Relations—Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Economic and Regional Development; Defence; Transport; and Climate Change

Local Authorities: Far North District Council, Northland Regional Council

Other Parties: Representatives of the Taiāmai ki te Takutai Moana Trust, Representatives of Ngā Hapū o Takutai Moana, Representatives of 14 marae of the Taiāmai ki te Marangai takiwā: Tauwhara, Oromāhoe, Parawhenua, Rāwhiritoa, Te Tii Waitangi, Waitangi National, Ngāwhā, Mātauri, Whangaere, Hiruhārama Hou, Mātoa, Tākou, Whitiara, Kororāreka, Representatives of the Rangitane Residents Association Incorporated, Representatives of the Rangitane Recreation Association Incorporated, the relevant applicants for customary marine title and/or protected customary rights in the Project area, under the Marine and Coastal Area (Takutai Moana) Act 2011 (as specified in the Section 17 Report).

Relevant iwi authorities and treaty settlement entities: Te Rūnanga-Ā-Iwi-O-Ngāpuhi

Environmental Protection Authority

The Panel Convener

Released under the provisions of  
the Official Information Act 1982

## **Appendix A – Requirements specific to applications lodged by Far North District Council and Far North Holdings Limited for Rangitane Maritime Development**

### ***Information required to be submitted with your application***

In accordance with section 24(2)(d) of the FTCA, we have also decided that you must provide the following information with any application:

1. a traffic impact assessment of the impact of the Project on the surrounding transport network and local road users
2. an acoustic assessment, including consideration of both construction and operational noise and vibration, underwater noise effects on fauna, and details of any appropriate mitigation measures
3. an assessment of the effects of the Project on the landscape, natural character, visual and amenity values in the project area
4. a coastal processes and coastal hazard assessment, including but not limited to:
  - a. consideration of the Northland Regional Council's Coastal Flood Hazard Zone 3 scenario (representing a 100-year 'rapid sea level rise' projection)
  - b. an assessment of how hydrodynamic changes arising from the Project may impact storm surges and the extent to which the proposed structure will be resilient in the future
5. an assessment of effects on water quality
6. an ecological assessment
7. an archaeological assessment
8. an assessment of options for reducing and mitigating greenhouse gas emissions related to construction and earthworks activities
9. a planning assessment including, but not limited to, specific consideration (with supporting information) of the New Zealand Coastal Policy Statement 2010 (including Policy 10) and the Proposed Regional Plan for Northland (including Policy D.5.20).

We draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information they can seek it from you under clause 25 Schedule 6 of the FTCA.

### ***Persons or groups a panel must invite comments from***

In accordance with section 24(2)(e) of the FTCA, we have also decided that a panel must invite comments on any consent application for the Project from the following additional persons or groups:

1. Representatives of the Taiāmai ki te Takutai Moana Trust
2. Representatives of Ngā Hapū o Takutai Moana
3. Representatives of 14 marae of the Taiāmai ki te Marangai takiwā: Tauwhara, Oromāhoe, Parawhenua, Rāwhiritoa, Te Tii Waitangi, Waitangi National, Ngāwhā, Mātauri, Whangaere, Hiruhārama Hou, Mātoa, Tākou, Whitiora, Kororāreka
4. Representatives of the Rangitane Residents Association Incorporated
5. Representatives of the Rangitane Recreation Association Incorporated
6. Minister for Economic and Regional Development.