

Waipiro Marina
Stakeholder Engagement Register
Mar-25

Entity			First Engagement	Summary of Engagement	Detailed Breakdown where applicable	Status of Engagement
Northland Regional Council	Geoff Crawford Marty Robinson Jonathan Gibbard Paul Maxwell Michael Payne Darryl Jones	Chair Local Councillor CEO Consenting Manager Policy Manager Economist	Apr-24	Have held numerous meetings with NRC staff and elected officials. Have met with the NRC editors of the NRC Moorings and Marinas Strategy to discuss their research in preparing the document and whether any of the thinking had change in the past decade - it has not changed. Met with Chair and local councillors to provide an overview of the proposal, to which we obtained positive feedback from the Chair and neutral feedback from local Councillor. We have requested multiple times that NRC provide more input into the current status of the Bay of Islands marinas and moorings situation - in order to utilise and tailor our solution to fit - however this is yet to be forthcoming. NRC CEO has advised that NRC must remain impartial on such projects and they will assess all the necessary information once an application is put forward. Refer Harbourmaster comments below.	Meeting with Paul Maxwell on 29/04/2024 Meeting with Michael Payne on 16/05/2024 Meeting with Daryl Jones on 31/05/2024 Meeting with Geoff Crawford and Marty Robinson on 16/05/2024 Follow emails sent to the above for further NRC input on 31/05/2024, 04/06/2024, 06/04/2024, 13/06/2024, 11/06/2024, 04/02/2025 Phone conversation with Jonathan Gibbard on 03/02/2025 Follow up emails sent to the above for further NRC input on 04/02/2025, 05/03/2025 Email from Jonathan Gibbard on 07/03/2025 providing additional background info from the NRC Moorings and Marinas Strategy. Also outlining the NRC requirement to remain neutral until an application proceeds.	Nothing further planned prior to Referral application
Far North District Council	Trish Routley Nick Williamson Nadia de la Guerre	Manager Resource Consents Team Leader - RC Team Leader - RC Engineering	Jan-25	Held initial meetings with FNDC RC and Engineering leaders to understand their position on the proposal. No red flags raised, and we spoke through the areas that will require engineering input from our consultants.	Meeting with Trish Routley 09/01/2025 Email with proposal overview to Trish Routley on 10/02/2025 Meeting with Trish Routley, Nick Williamson, Nadia de laGuerre on 19/02/2025	Nothing further planned prior to Referral application
Department of Conservation	Marie Payne	Senior Fast Track Consents Advisor	Dec-24	Refer DOC Fast track consultation letter		Nothing further planned prior to Referral application
Ministry for Primary Industries			N/A	We have strong connections with contractors and leaders in the Caulerpa response efforts for the Bay of Islands. However we are very aware that ensuring our proposal reflects the latest efforts to counter Caulerpa and other foreign invasive and/or damaging material is critical to the success of our proposal.		Nothing planned prior to Referral application
Heritage NZ	Bill Edwards	Area Manager Northland	Feb-25	Phone and email correspondence between Owen Burn (Applicant Planner) and Bill Edwards. Bill has followed up with his input regards to the requirement for more detailed archaeological assessment prior to the substantive application stage.		Nothing further planned prior to Referral application
MACA Claimants	Various - Pease refer CMT List for Waipiro Bay		Dec-24	We have distributed 2x emails to the list of MACA claimants for this area. Noting that the area in questions often falls within a much larger MACA claim area. The first email provided an overview of our proposal, and sought feedback. The second email provided preliminary reports of ecological and visual assessment for information and comment.	Emails sent to all claimants on 13/01/2025 with proposal overview. Follow up emails sent to all claimants on 21/02/2025 with more detailed reports for comment. 2x responses provided 24/02/25 and 03/03/2025 - each outlining some issues with the process and legislation of MACA and Fast Track and nothing specific about the Marina proposal.	Ongoing
Local Hapu - Ngati Kuta	Ngati Kuta leadership		Jan-24	Initially held an informal discussion with our hapu connections in January 2024, before meeting at Rawhiti with the two Hapu groups to discuss more formally our proposal in March 2024.	Email sent to representatives of each Hapu on 01/03/2024 with a proposal overview.	Ongoing
Local Hapu - Patukeha	Patukeha leadership		Jan-24	An overview document was circulated with the Hapu groups prior to this meeting and good discussion was had from both sides. The hapu groups committed to discussing the proposal in private and providing additional queries, concerns, questions for review and a follow up discussion with ourselves. Numerous emails have been provided to each Hapu, with little response. We continue to request more input from the Hapu groups, but they have yet to provide any formal feedback, positive or negative. Latest comms with Hapu were emails sent in February 2025 with copies of the preliminary Ecological, Visual/Landscape and Economic assessments for their information and discussion.	Meeting held Rawhiti with open invite to the two hapu and their members on 25/03/2024. Emails sent to Patukeha representatives seeking feedback and prompting more discussion on 29/03/2024, 09/04/2024, 13/05/2024, 09/01/2025, 01/02/2025. Emails sent to Ngati Kuta representatives seeking feedback and prompting more discussion on 29/03/2024, 09/04/2024, 19/04/2024, 13/05/2024, 20/06/2024, 19/09/2024 (following response), 09/01/2025, 01/02/2025.	Ongoing
Iwi	Ngapuhi		Feb-25	Email sent to Ngapuhi seeking their comment - overview document and preliminary Ecological and Visual Assessments also provided. Based on over 2 decades of development and management experience in the Bay of Islands, and in particular this exact location - it is clear that the iwi defer to the local Hapu groups for involvement in such development. Hence our efforts for engagement with Ngati Kuta and Patukeha. Note that informal conversations were held with Tupu Tonu to understand if this was something that would be of interest to their investment aims on behalf of Ngapuhi - the position was that the local Hapu were the primary decision makers on such a matter (i.e. the development proposal) whereas Tupu Tonu investment is on behalf of the entire Ngapuhi iwi.	Email sent to Ngapuhi 21/02/2025.	Ongoing

Northland Inc	Paul Linton Vaughan Cooper	CEO Head of Infrastructure and Investment	Feb-25	Have shared proposal overview with Northland Inc and had follow up meeting with CEO and Head of Infrastructure&Investment - this lead to a potential for collaboration on better understanding the positive economic and tourism effects of the proposal. Northland Inc currently reviewing our reporting and we will together devise a strategy for their expertise to assist in this aspect of the project.	Phone conversation with Paul Linton 05/02/2025 Email proposal to Paul Linton 05/02/2025 Meeting with Paul Linton and Vaughan Cooper 18/02/2025 Email to Paul and Vaughan on 18/02/2025, 05/02/2025 Email from Vaughan Cooper on 14/03/2025 outlining their ability to provide assistance with further economic analysis of marina benefits	Ongoing - assessing the best approach to working together to fully understand the benefits for Northland.
NZ Marina Operators Association	Chris Gailbraith	Chair	Jul-24	Letter of support from NZMOA has been provided for the project. Multiple discussions held with the Chair of NZMOA - Chris Gailbraith, who is also the Chair of Far North Holdings		Nothing further
Local Member of Parliament	Grant McCallum	MP	Jan-24	Letter of support from Grant McCallum has been provided for the project. Multiple discussions held with Grant McCallum to outline the proposal and the various effects of said proposal.		Ongoing
Coastguard	Jo Norgrove		Jan-25	Phone conversation had with customer representative. Follow up email and proposal document provided to Coastguard for feedback - January 2025.		Ongoing - awaiting formal feedback
Harbourmaster	Jim Lyle	Harbourmaster	Jan-25	Letter of input and Support from Harbourmaster NRC has been provided for the project. Generally supportive of the proposal and has great level of insight and feedback on consideration for the layout and facilities provided. More input welcomed as the project progresses. Noting that the Harbourmaster is an NRC employee.		Nothing further planned prior to Referral application
Immediate Neighbour - Cobblers Point	Les and Louise Keeper John and Rosaleen Yarrow	Former owners Current owners	Mar-24	Met with the owners of the residential property at Cobblers Point that directly overlooks the proposed marina site. This property has recently changed hands (October 2024) and the real estate agents had to disclose the status of the proposed marina during the sale process. We have met with the new owners (Yarrows) in February 2025 to discuss our plans and share the latest information with them.		Ongoing with current owners
Immediate Neighbour - Omarino Community	Various		Jan-24	Related parties - discussions have been held with community owners and they are generally supportive. Omarino Residents association has provided a letter of support for the project.		Ongoing

CMT List – Waipiro Bay

Name of Applicant	s 9(2)(a)	Contact Address for Applicant	General Area of Cover
Baker on behalf of Ngā uri o Tāreha Kaiteke Te Kēmara I Ngāti Kawa & Ngāti Rāhiri		C/- Dr Mary-Anne Baker	Bay of Islands
Thompson on behalf of the Rewha & Reweti Whānau		C/- C Hockly, Hockly Legal	Bay of Islands
Rameka on behalf of Ngāti Rāhiri & Ngāti Kawa		C/- D Naden, Tamaki Legal	Motukokako Island to Cape Brett, then along the coast south-west to Okiato Point, then to the peninsula and through Waikare and Waihaha, then to Ōpua, Paihia, to Waitangi and then to Wharau Point
Taurua on behalf of Ngāti Rāhiri Tangata Whenua ki Te Tii Waitangi ki Te Peiwhairangi		C/- Tony Sinclair	Bay of Islands
Kingi on behalf of Ngā Puhi nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngā Tahuu and Ngaitawake		C/- G Sharrock, RightLaw Limited	Miranda to Waikato Heads to Cape Reinga to Miranda. Appears to include the Three Kings and Kermadec Islands
Collier on behalf of Ngāti Kawanu & Te Waiariki Kororā		C/- Janet Mason, Phoenix Law Limited	Cape Reinga to Bombay Hills to South Auckland
Ngāti Kuta & Patukeha ki Te Rāwhiti		C/- J H Hakaraia	Motu Kōkako, Rāwhiti 2C and Rākaumangamanga, Rāwhiti 3B2.
Ngāti Rāhiri & Ngāti Kawa		C/- H Rameka	The common coastal marine area that starts at Motukokako Island, moves to Cape Brett, follows the coast south-west to Okiato Point, follows the peninsula round through Waikare, Waihaha, and then on to Opua, Paihia, and Waitangi. The northern-most point is Wharau Point. The area includes the many islands that can be found in the Bay of Islands

	s 9(2)(a)		and extends out 12 nautical miles from Motukokako Island.
Merehora Taurua Whānau		Merehora Taurua Whanau	The area from Rākaumangamanga to Kowhatuhuri Point out to 12 nautical miles.
Ngāti Kawau te Kōtuku, Te Uri o Te Aho, Ngāti Kurī, Te Waiariki Kororā ngā Hapū o Ngāpuhi-Nui-Tonu		C/- Phoenix Law	Bombay Hills to Cape Reinga.
Ngāpuhi Nui Tonu-Kota-toka-tutaha-moana o Whāingaroa		Ngatiruamahue Marae c/o Wainui Marae Wainui Valley Road RD 1 Kaeo 0478.	All of Auckland, Northland and Far North.
Ngāpuhi Nui Tonu (Te Kotahitanga Marae)		C/- J R Kingi	From Miranda the firth of Thames HAURAKI on the east coast to Cape Reinga far north Muriwhenua at the top of the North island and then down west to Port Waikato/Waikato River.
Te Kēmara I Whānau, Ngāti Kawa & Ngāti Rāhiri		C/- Dr Mary-Anne Cheryl Tapu Augustine Baker	Pouerua Maunga, Pouerua Mountain, Pākaraka areas, to Waitangi, to Rākaumangamanga, Cape Brett, including all islands and rivers and extending out to 12 nautical miles.
Rihari on behalf of Ngāti Torehina Ki Matakā Hapū/Iwi of Niu Tīreni		C/- John Kahukiwa, Corban Revell	Bay of Islands
Ngatiwai Trust Board		C/- Huhana Lyndon	Bay of Islands to Mahurangi
Hotere & Wikaira on behalf of Te Hikutū Hapū		C/- G Sharrock, RightLaw Limited	Hokianga Harbour, Matauri Bay to south of Whangarei, Mahurangi and Gulf Islands
Te Rūnanga o Ngāti Hine		C/- tepuna_omahu@hotmail.com	Bay of Islands to Whangārei
Ngāti Kuta & Patukeha ki Te Rāwhiti		C/- J H Hakaraia	Outer Bay of Islands
Dargaville on behalf of Ngaitawake		C/- G Sharrock, RightLaw Limited	Doubtless Bay to Matauri Bay, Bay of Islands to Auckland, Herekino Harbour to Whatipu
Ngāpuhi, Ngāti Wai, Hāki Pereki & Ngawhetu Sadler Whānau Trust		C/- Te Kiripute Sadler	Matauri Bay south to Lang's Beach, Hokianga Harbour south to Rehutai.

Pene Hēmi Kiwikiwi Whānau Trust	s 9(2)(a)	C/- M I C Henley	Pēwhairangi to Motukokako to Tuparehuia
Rewha & Reweti Whānau		Cameron Hockly	From Tāpeka in the Bay of Islands to Mimiwhangata in the south and out to 12 nautical miles.
Mita Pōmana & Takutai Moana Heke Pōmana Whānau		C/- M Pomana	Cape Brett, to the south and High to the north, and all the Islands and Reefs in between, also the Ruahine and the Kermadec sea beds.
Reti Whānau		C/- J Mason	From Bream Head to Bream Tail out to 12 nautical miles and including Whāngārei Harbour.
Ngāpuhi Nui Tonu (Awataha Marae)		C/- J R Kingi	Waitematā Harbour (Longitude: 174.6793 Lat: 36.8246 S) to Waitangi (Longitude 174.0797 E Latitude: 35.2706 S).
Te Kaunihera Māori o Te Tai Tokerau		C/- R Dargaville	2. Kaipara South to Manukau. 3. Tākou Bay to Ōkupe beach. 4. Ngunguru to Mangawhai. 5. Whāngāpē Harbour to Waipoua. 6. Whangaroa harbour to Tākou Bay.

17 February 2025

To Whom It May Concern,

Support for Waipiro Marina, Russell. Northland

I am writing to express my strongest support for the development and success of Waipiro Marina.

This project represents a valuable opportunity for the local community, bringing economic growth, and recreational benefits to the area. Waipiro Marina has the potential to enhance local tourism, create employment opportunities, and provide a safe and accessible space for boating, fishing, and other water-based activities.

Beyond its economic contributions, Waipiro Marina will serve as a vital hub for community engagement. It will fortify connections among residents and visitors alike, fostering a vibrant sense of community and shared experiences. This development is not just beneficial; it is imperative for the sustained growth and resilience of Northland.

I support Waipiro Marina and encourage you to recognise the positive impact this initiative will have. Please do not hesitate to contact me if further endorsement is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Grant McCallum'.

Grant McCallum
Member of Parliament for Northland

Wellington Office
Parliament Buildings, Wellington 6160
grant.mccallum@parliament.govt.nz

GRANT MCCALLUM
MP FOR NORTHLAND

Funded by the Parliamentary Service. Authorised by Grant McCallum, Parliament Buildings, Wellington.



31 January 2025

Kallam Brown
Azuma Properties

Dear Kallam

Proposed Waipiro Bay Marina – Harbourmaster comments on January 2025 Proposal

You have asked me to provide comments on the proposal based on your discussion Document January 2025, and our initial discussion on 28th January 25.

Please note that these comments relate solely to my role in navigational safety, and the maritime infrastructure available for Northland waters. All environmental considerations and consenting requirements are outside my scope of expertise or area of authority.

Comments:

General points

1. In general, there is a severe shortage of moorings, marina berths and available options for storing vessels in Northland and particularly in the Bay of Islands. Any increase in options will no doubt be well received by the boating community.
2. There is also a shortage of quality launch facilities, with associated parking available, and this is particularly the case in the Waipiro Bay area. The facilities proposed look similar in quality to the Marsden cove marina, which is now one of the most popular launch facilities available in Northland.

Specific Points.

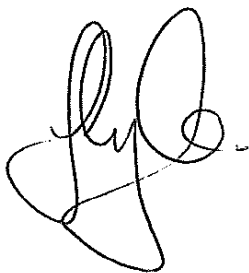
1. The proposed facility is close to a swing mooring area, we will need precise details and positions to determine if the mooring area is impacted, and any moorings affected.
2. There will likely be a requirement for lit beacons or buoys to mark an exit and entrance channel for day and night. These will be the responsibility of the facility owner to own and maintain.
3. We will need more details on the size of vessels proposed, and depths, manoeuvring room, and widths of channels to ensure the facility can be safely navigated.
4. I note there are ends of piers. In some marinas these have ended up being used for berths. If this is going to be the case, this must be determined at the planning stage, as use of the ends and breakwaters at other marinas have caused issues with widths of channels, and complaints of wash and wake. If to be kept clear, they must remain clear clearly in any consent.

Extras for your consideration

1. Whilst as stated above outside my area of expertise, two issues of concern for NRC are sewage and bio fouling.
2. Sewage pump-out facilities should be made available for all vessels to be able to use.
3. You mentioned no haul out facilities were to be considered. However, I do suggest looking into an option for a temporary lift, inspect and clean option for vessels, with an approved catch facility for bio growth. These are very limited in options in Northland and I'm sure if an option will be very well received, and potentially a separate business venture. Building in at the planning stage will make this a more viable option.

I look forward to receiving more detailed information as plans progress.

Yours Sincerely



Jim Lyle
Northland Regional Harbourmaster



18 February 2024

Kallum Brown

s 9(2)(a)

Dear Kallum,

RE: Waipiro Bay Marina Proposed Development

Thank you for approaching New Zealand Marina Operators Association (NZMOA) with information in relation to the proposed new marina development at Waipiro Bay, Bay of Islands.

Our Association was formed to support the professional development of the valued marina and boatyard sector, support and advance best management practices, promote the sector generally and advocate for a better regulatory environment that favours practical, sustainable management and development.

The Executive of NZMOA met in January this year and reviewed the proposed new marina development. While in its early stages of design, the quality of the proposed development resonated with the Executive. It was noted that the development is progressing with stakeholder and community consultation and that NZMOA were being approached for comment.

NZMOA supports all marina/boatyard development that enhances the boating public's access to facilities and services and that further supports peoples' engagement with the marine environment.

We wish you all the best with your application.

Yours faithfully,

A handwritten signature in black ink, appearing to be "Chris Galbraith", written in a cursive style.

Chris Galbraith CMM

Chair – New Zealand Marina Operators Association

24th June 2024

To whom it may concern

RE: Waipiro Bay Marina Proposal

On behalf of the Omarino Residents Association, I am writing to acknowledge our understanding of the proposed development scheme for a marina adjacent to Manawaora Road and the Omarino community, in Waipiro Bay.

While there is still considerable work required to finalize the scheme, we understand and accept the potential need to access the site via land at 285 Manawaora Road.

We look forward to continued collaboration and transparent communication with all stakeholders to ensure a successful outcome for this project.

Yours sincerely



Craig Heatley

Chairperson
Omarino Residents Association

ōmarino

BAY OF ISLANDS

