



CON201005644(04-07)  
CON201105644(08-10)

# *Resource Consent*

*Pursuant to the Resource Management Act 1991, the Northland Regional Council (hereinafter called "the Council") does hereby grant a Resource Consent to:*

**FAR NORTH HOLDINGS LIMITED, PO BOX 7, OPUA 0241**

To carry out the following activities at Okiato Point, Bay of Islands at or about location co-ordinates 1701720E 6092570N.

*Note: All location co-ordinates in this document refer to Geodetic Datum 2000, New Zealand Transverse Mercator Projection.:*

## **Coastal Permits**

- (04) To use and occupy space in the coastal marine area with berthing piles and a walkway forming a facility comprising a ferry ramp berth and an overnight ferry berth.
- (05) To exclusively occupy approximately 6,500 square metres of the coastal marine area.
- (06) To carry out approximately 150 cubic metres of capital dredging for use as an overnight ferry berth.
- (07) To carry out maintenance dredging associated with an overnight ferry berth.
- (08) To place, use, and occupy space in the coastal marine area with a public boat ramp.

## **Land Use Consent**

*(Issued under the Transfer of Powers, Duties and Functions from the Far North District Council.)*

- (09) To place and use a portion of a public boat ramp landward of the line of mean high water springs.

## **Discharge Permit**

- (10) To discharge contaminants to the coastal marine area associated with the removal of algal growth from a public boat ramp.

Subject to the following conditions:

**The following general conditions apply to all resource consents CON201005644(04-07) and CON201105644(08-10)**

- 1 The Consent Holder shall maintain the structures covered by this consent in good order and repair.
- 2 The Consent Holder shall keep the coastal marine area free of debris resulting from the Consent Holder's activities.
- 3 No discharge of wastes (eg. sewage, oil, contaminated bilge water) shall occur from any vessel or from any other activity carried out by the Consent Holder in giving effect to these consents.
- 4 Except as provided for under Condition 4A, noise associated with activities associated with giving effect to these consents shall not exceed the following limits:

Time Period	All days	
	L <sub>10</sub>	L <sub>max</sub>
0700 hrs – 2200 hrs	55	-
2200 hrs – 0700 hrs	45	70 <sup>(1)</sup>

<sup>(1)</sup>Except for emergency service vehicles and the operation of emergency call-out sirens.

Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.

**Advice Note:** *The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20 metres from any part of any dwelling, or the legal boundary where this is closer to the dwelling.*

- 4A All dredging and ramp construction activities shall be conducted in compliance with the provisions of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise or any subsequent update of that standard. Sound levels arising from these activities shall be measured and assessed in accordance with the provisions of that standard.
- 5 The Consent Holder shall, for the purposes of adequately monitoring the consent as required under Section 35 of the Act, on becoming aware of any contaminant associated with the Consent Holder's operations escaping otherwise than in conformity with this consent:
  - (a) Immediately take such action, or execute such work as may be necessary, to stop and/or contain such escape; and
  - (b) Immediately notify the Council by telephone of an escape of contaminant; and
  - (c) Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the escape; and

(d) Report to the Council in writing within one week on the cause of the escape of the contaminant and the steps taken or being taken to effectively control or prevent such escape

6 The Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions annually during the month of November for any one or more of the following purposes:

- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
- (b) To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment; or
- (c) To review Condition 11, relating to the use of the ferry berth, if the results of monitoring indicate that beach contours have moved landward by more than 2 metres over at least two consecutive monitoring surveys.

The Consent Holder shall meet all reasonable costs of any such review.

**Advice Note:** *The Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions any time for the following purposes:*

- (i) *To provide for compliance with rules relating to minimum standards of water quality in any regional plan that has been made operative since the commencement of the consent; or*
- (ii) *To provide for compliance with any relevant national environmental standards that have been made; or*
- (iii) *Where there are inaccuracies in the information made available with the application that materially influenced the decision on the application and where the effects of the exercise of consent are such that it is necessary to apply more appropriate conditions.*

7 These consents shall lapse five years after the date of their commencement unless, before the consents lapse, the consents have been given effect to.

**Advice Note:** *An application can be made to the Council to extend the period after which the consent lapses pursuant to section 125(1)(b) of the Act. Such an application must be made before the consent lapses. The Council will take into account whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent when considering such an application.*

8 Prior to the expiry, cancellation, or lapsing of these consents, the Consent Holder shall remove all structures and other materials and refuse associated with these consents from the consent area and shall restore the consent area

to the satisfaction of the Council, unless applications for replacement consents have been properly made beforehand.

**The following conditions only apply to resource consent CON20100564404 berthing piles and walkway forming a ferry ramp berth and overnight ferry berth facility**

- 9 The berthing piles and walkway authorised by resource consent CON20100564404 relates only to the piles and walkway identified on NRC Plan No. **4398 (attached)**.
- 9A The Consent Holder shall erect and maintain signage at the landward end of the walkway attached to the berthing piles warning of the danger of using the walkway whilst the ferries are operating and advising that the public should not use the walkway during those times.
- 10 The Consent Holder shall mark the most seaward berthing pile with the number **5644** in black lettering on a white background clearly displayed and in such a manner as to be clearly visible from the sea.
- 11 The Consent Holder shall use the overnight ferry berth situated on the northern side of the berthing piles only for the overnight berthing of a ferry.
- 12 Maintenance or servicing of the ferries shall not be undertaken whilst the ferries are berthed overnight at Okiato Point.

**The following conditions only apply to resource consent CON20100564405 exclusive occupation**

- 13 The area authorised by resource consent CON20100564405 relates only to the area shown as Occupation Area on NRC Plan No. **4088A (attached)**.
- 14 Nothing in this consent shall act to exclude, diminish or supersede any other consented activity, existing at the date of commencement of this consent, within the area of occupation.
- 15 The Consent Holder shall not unreasonably exclude the public from the "Occupation Area" for the purpose of public access to and along the coastal marine area. Notwithstanding the generality of this, the "Occupation Area" shall be available for public access, free of charge, at all times, other than times when it is necessary to limit public access for reasons of safety or where facility or vessel operations are such that it is necessary to limit public access.

**The following conditions only apply to resource consents CON201005644(06-07) for capital and maintenance dredging**

- 16 The capital dredging and maintenance dredging authorised by these consents shall only be undertaken in the area identified on the **attached** Far North Holdings Limited's Plans entitled:
  - *"Intercity Group Okiato Ferry Berthage"*: Drawing Title *"Alternative Solution (Option A)"*, Project No. 61700-00, Revision 1.0, Sheet No. 01, Dated 15/02/11.

- *"Intercity Group Okiato Ferry Berthage"*: Drawing Title *"Plan and Sections"*, Project No. 61700-00, Revision A, Sheet No. 01, Dated 17/07/09.

- 17 The depth of capital and maintenance dredging carried out under these consents shall not exceed 1.5 metres below chart datum.
- 18 The Consent Holder shall notify the Council's Monitoring Manager in writing of the date dredging is intended to commence, at least two weeks beforehand, on each occasion. This notification shall include details of the dredging methods to be used, the name and contact details of the contractor undertaking the works, and the on-shore location of the dredge spoil disposal.
- 19 The Consent Holder shall notify the Council's Monitoring Manager in writing as soon as the dredging on each occasion is completed. This notification shall include details of the volume of dredged spoil removed on each occasion and the disposal location.
- 20 No discharge of wastes (eg. sewage, oil, bilge water) shall occur from any vessel associated with dredging.
- 21 Dredging shall only be carried out between 1 April and 30 November by a barge-mounted or shore based hydraulic excavator. For the avoidance of doubt these consents authorise any disturbance of the foreshore associated with that dredging activity.
- 22 All dredged spoil shall be fully contained upon being excavated and whilst being transported to the disposal site.
- 23 All dredged spoil shall be disposed of to land at an authorised disposal site.
- 24 Work associated with the dredging shall only be carried out during the hours between 7.00 a.m. and sunset or 8.00 p.m., whichever occurs earlier.
- 25 The Consent Holder shall use a sediment boom to minimise the dispersal of any sediment plume generated during capital and maintenance dredging activities.
- 26 Dredging may only be undertaken on an outgoing tide.

**The following conditions only apply to resource consent CON201005644(08-09) boat ramp**

- 27 These consents apply only to the boat ramp identified on NRC Plan No **4398 attached**.
- 27A The Consent Holder shall provide a design plan of the proposed boat ramp extension to the Council's Monitoring Manager at least one month prior to the commencement of construction activities. The design plan shall be prepared by an appropriately qualified and certified engineer. The design plans shall, as a minimum, show the design profile of the boat ramp extension and be similar to the profile of the existing foreshore over which the boat ramp is to be extended.

- 28 The Consent Holder shall notify the Council's Monitoring Manager in writing of the date on-site work associated with the construction of the new boat ramp is intended to commence at least two weeks beforehand, and as soon as the work is completed.
- 29 The Consent Holder shall ensure that a copy of this consent document and the design plan is provided to the person who is to carry out the boat ramp construction. A copy of the consent document and design plan shall be held on site, and available for inspection by the public, during construction.
- 30 Construction of the new portion of the boat ramp shall only be carried out during the hours between 7.00 a.m. and sunset or 8.00 p.m., whichever occurs earlier.
- 31 The Consent Holder shall exercise these consents in a manner which minimises the release of sediments and contaminants into coastal waters during boat ramp construction works. This shall include undertaking the boat ramp construction activities at low tide as far as is practicable.
- 32 Boat maintenance that is likely to cause contaminants to enter the coastal marine area shall not be carried out on the boat ramp (eg. hull wash down, removal or application of paint or antifouling, activities involving grease or oil).

**The following conditions only apply to resource consent CON201105644(10) boat ramp cleaning**

- 33 The Consent Holder shall notify the Council's Monitoring Manager in writing of the date boat ramp cleaning is intended to commence at least one week beforehand, and as soon as the work is completed.
- 34 The Consent Holder shall ensure that a copy of this consent document is provided to the person who is to carry out ramp cleaning work. A copy of the consent document shall be held on site, and available for inspection by the public, during ramp cleaning.
- 35 The Consent Holder shall exercise consent CON20110564410 no more than once in each calendar month.
- 36 The Consent Holder may use Calcium Hypochlorite at a maximum concentration of no more than 60% for boat ramp cleaning purposes.
- 37 The Consent Holder shall apply no more than 1 kilogram of the specified concentration of Calcium Hypochlorite to the boat ramp surface on each occasion.
- 38 The Consent Holder shall keep a log book and shall provide detailed records to the Northland Regional Council's Monitoring Manager of the:
  - (a) The date and time of boat ramp cleaning works;
  - (b) Amount of chemical applied;
  - (c) Name of the contractor/person carrying out the work;

no later than the last day of the months of January and July of each calendar year or within 24 hours of a request being made for a copy of the log book entries by the Northland Regional Council's Monitoring Manager.

**Surrender of resource consents CON20030564404 and CON20050564405**

**Advice Note:** *The Consent Holder intends to surrender resource consents CON20030564404 and CON20050564405 within one month of the date of commencement of these consents.*

**Monitoring Condition**

39 The Consent Holder shall carry out monitoring surveys of the site in accordance with Schedule 1 (**attached**) and shall submit a report on the Monitoring Survey to the Council's Monitoring Manager, within four weeks of each survey being undertaken. The Consent Holder may review and amend Schedule 1 in consultation with the Council's Monitoring Manager at any time during the period of the consent, but shall only undertake the activities authorised by these consents in accordance with the approved Monitoring Schedule or in accordance with any amendment agreed in writing by the Council's Monitoring Manager.

**Advice Note:** *This condition does not preclude the Council from monitoring the works at any time.*

<b>EXPIRY DATES:</b>	<b>CON201005644(06)</b>	<b>28 NOVEMBER 2016</b>
	<b>CON201005644(04, 05, 07) and</b>	<b>28 NOVEMBER 2046</b>
	<b>CON201105644(08-10)</b>	

This consent was granted on 29 November 2011 by Mr Rob van Voorthuysen and Mr Hugh Leersnyder who have signed the decision as Hearings Commissioners on 29 November 2011, being the date of the Hearings Commissioners' decision and, pursuant to section 133A of the Resource Management Act 1991 a minor correction has been made to the consent numbering throughout the document, including the expiry dates. This correction has been authorised under delegated authority from the Council by Allan Richards, Acting Consents Senior Programme Manager on 9 February 2012.

Please note that the date of commencement of the resource consent is 13 January 2012.

**Note:** *The plans attached to this consent are reduced copies and therefore may not be to scale and may be difficult to read. In the event that compliance and/or enforcement action is to be based on compliance with the attached plans, it is important that the original plans, are sighted and used. Originals of the plans referred to are available for viewing at the Council's Whangarei office.*

## **SCHEDULE 1: MONITORING SCHEDULE**

### **NUMBER OF AND TIMING OF MONITORING SURVEYS**

The Consent Holder will carry out surveys as follows:

- (a) As soon as is practicable after the completion of the capital dredging works; and
- (b) At six monthly intervals (in June–July and December–January) for the first two years of the consent, and annually thereafter.

**Note:** The survey carried out by Williams and King recorded on Williams and King contour and beach profile plans (two plans) titled "Hydrographic Survey/Okiato Landing", Plan No. 20946, Revision 1, Dated 4/11/2011 **attached**, forms the baseline survey.

### **DEFINITION OF SURVEY FOR MONITORING PURPOSES**

A "survey" is defined for the purposes of the monitoring of these consents as being a detailed 3-Dimensional topographic survey and a set of (at least) three beach profiles taken along repeatable transects as approximately shown in NRC Plan No. **4407**.

The 3-D topographical Survey(s) and profiles shall be certified by a licensed cadastral surveyor or a registered professional surveyor (RPSurv.) All profiles will be referenced to Mean Sea Level One Tree Point datum.

### **SURVEY LOCATION AND AREA**

The survey area of the area shown as "Boundary for Topographic Survey Boundary" on NRC Plan No. **4407** shall be surveyed.

### **IDENTIFY MHWS**

The survey shall identify the location of MHWS, as determined by using differential Geographic Positioning System (GPS), along those parts of the foreshore contained within the Survey Area identified on NRC Plan No. **4407**.

### **MONITORING SURVEY REPORT**

The Consent Holder shall submit a Monitoring Survey Report of each survey event as required by the conditions of the consent. Each Monitoring Survey report will include:

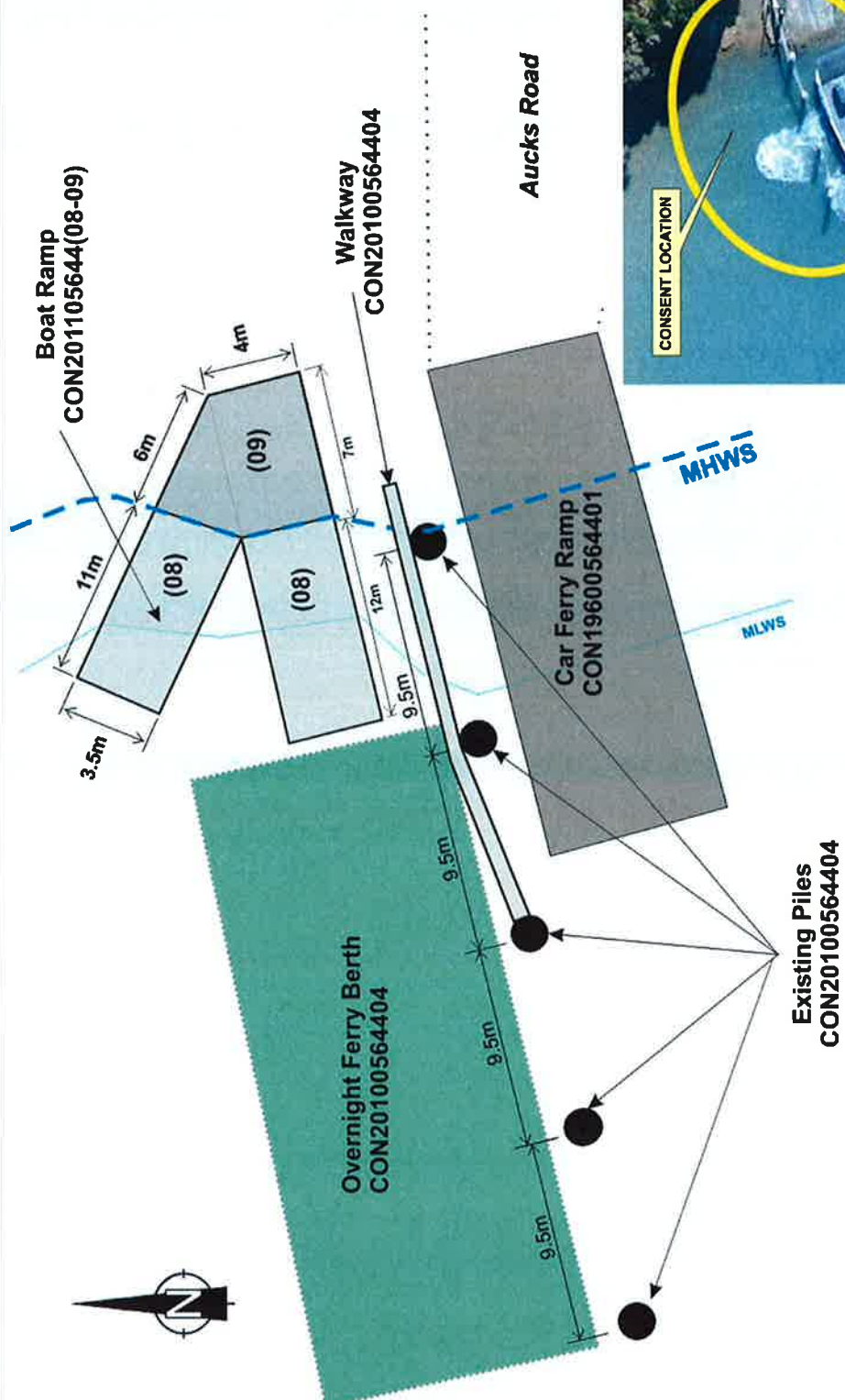
- (a) The date and time of the survey.
- (b) Details of the company/person who undertook the survey.
- (c) Plan(s) of the detailed 3-D topographic survey showing contours referenced to chart datum. One of the plans will include the 3-D topographic contours



and beach profiles overlain on a recent aerial/satellite photograph. Each plan will show the position of MHWS, the location of any existing hard structure; and the location of the beach profile transects/cross sections.

**ELECTRONIC DATA OF SURVEY AND REPORT TO BE SUBMITTED TO THE COUNCIL**

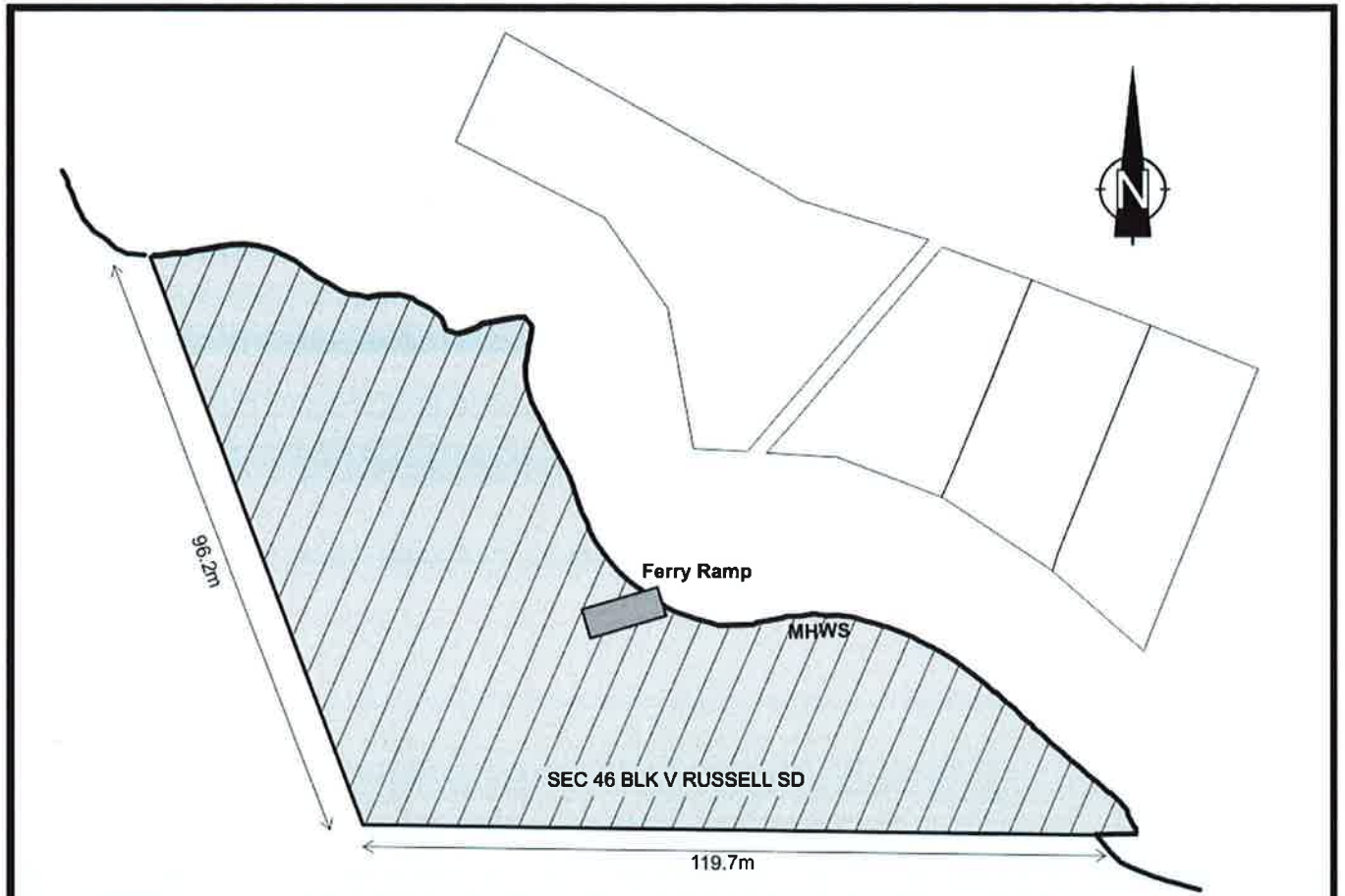
The report shall be provided to the Council's Monitoring Manager in hard copy and also in electronic format. Data from the detailed topographic surveys, including the Terrain Model (TIM) of the surveyed profiles shall be supplied electronically to the Council's Monitoring Manager in either 3D-DXF or 3d-DWG formats.



Scale:	N.T.S.
Drawn:	PAM
App'd:	11/11
Plan No.	<b>4398</b>

**RESOURCE CONSENT CON201105644(04,08-09)**  
 for  
**Far North Holdings Limited**  
 Overnight Ferry Berth, Berthing Piles, Walkway and Boat Ramp  
 Okiato Point





**Occupation Area**

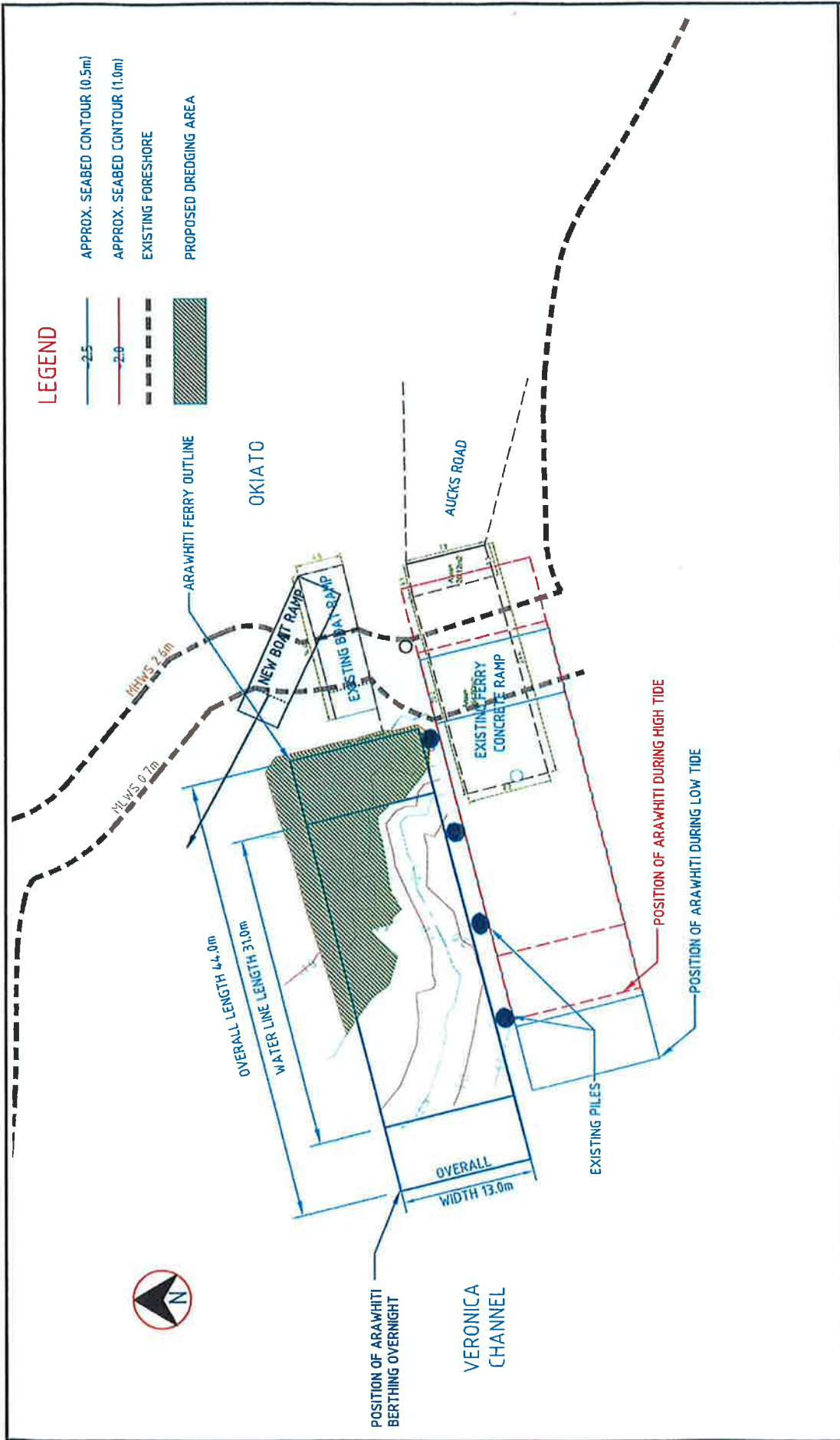


**Location Co-ordinates:**  
 Datum: NZTM  
 Easting: 1701695  
 Northing: 6092555

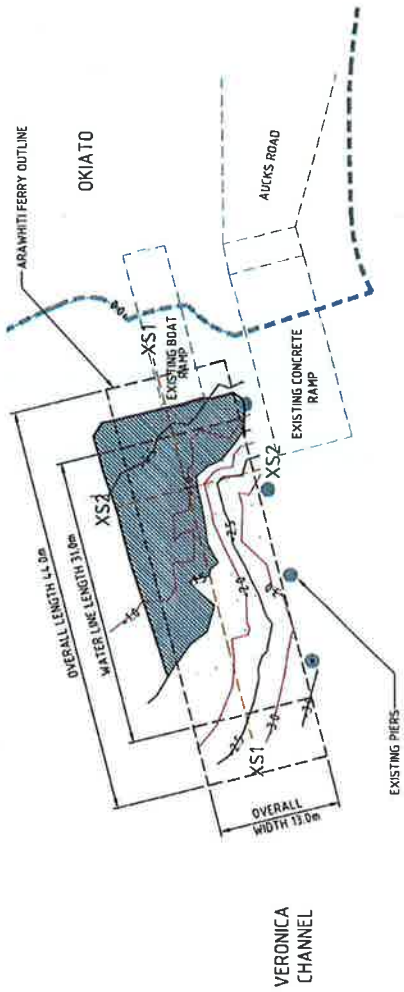


**RESOURCE CONSENT CON20100564405**  
 for  
**Far North Holdings Ltd**  
 Occupation Area  
 Okiato Point

Scale:	N.T.S.
Drawn:	PAM 06/11
App'd:	
Plan No.	<b>4088A</b>



v1.0	Drawing Status - Draft design	15/02/11	Survey:	Job Title:	 <p><b>Far North Holdings Limited</b>          Opua Marine Park          P.O. Box 7          Opua, 0241          Bay of Islands, New Zealand          Ph: (09) 402 5559          Email: enquiries@fnhl.co.nz</p>	<p>Drawing Title:  <b>ALTERNATIVE SOLUTION (OPTION A)</b></p>	
			Design: IMS	Project No. 61700-00			Rev. 1.0
			Drawn: KG	<p><b>INTERCITY GROUP</b>  <b>OKIATO FERRY</b>  <b>BERTHAGE</b></p>	<p>Project No. 61700-00</p>	<p>Rev. 1.0</p>	<p>Sheet No. 01</p>
			Checked: KG				
			Date: 15/02/11				
			Scale: 1:50@A4				
			CAD Filename: OFB_1.0				



**LEGEND**

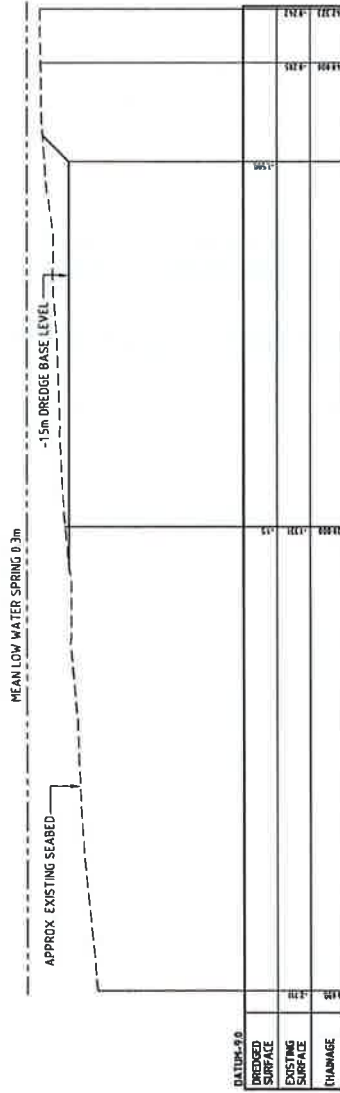
- 2.5' — APPROX SEABED CONTOUR (0.5m)
- 3.0' — APPROX SEABED CONTOUR (1.0m)
- - - - - EXISTING FORESHORE
- PROPOSED DREDGING AREA

**PLAN**

SCALE 1:500 (@ A3)

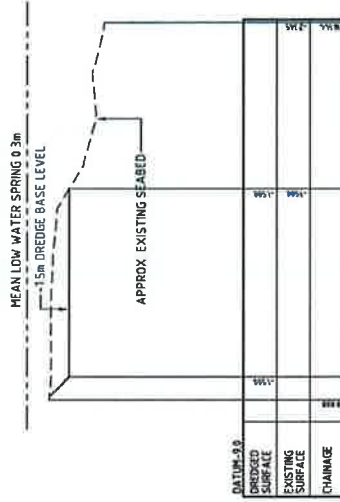


SCALE 1:500



**SECTION 1**

Scale 1:200 (@ A3)



**SECTION 2**

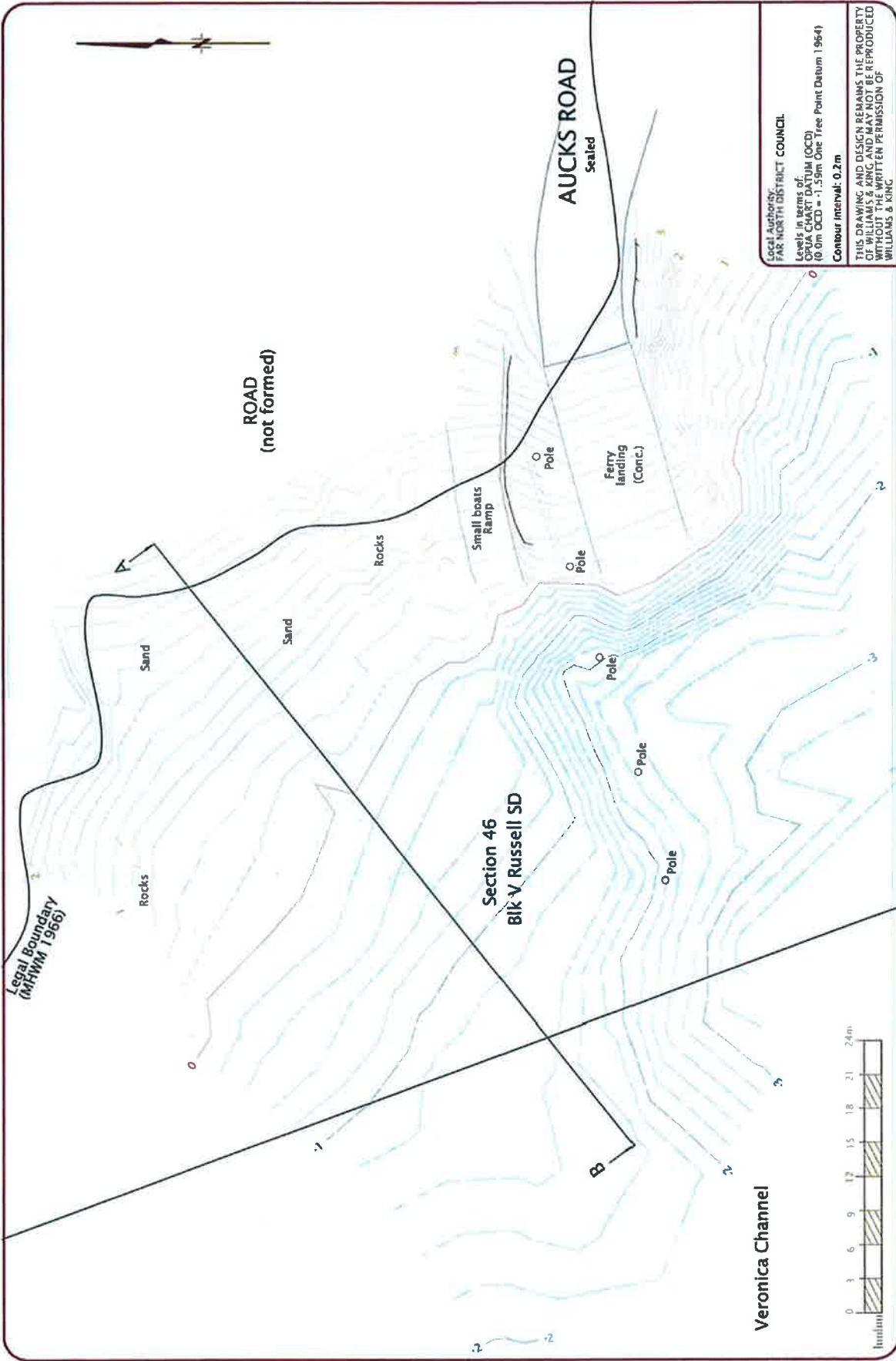
Scale 1:200 (@ A3)

**DRAFT**

No.	Revision	Date	By	Chk.	Date
A.	ISSUED FOR RESOURCE CONSENT				

Survey:	CUU	Job Title:	INTERCITY GROUP OKIATO FERRY BERTHAGE
Design:	CUU	Drawing Title:	PLAN AND SECTIONS
Drawn:	CUU	Client:	Far North Holdings Limited
Checked:	CG	Address:	One Marine Park P.O. Box 7 Okia, 0241 New Zealand Ph: (01) 422 5239 Email: info@farholdings.co.nz
Date:	15/07/09	Project No.:	61700-00
Scale:	AS SHOWN (@ A3)	Rev.:	A
CAD Reference:	61700-001.DWG	Sheet No.:	01





Local Authority:  
**FAR NORTH DISTRICT COUNCIL**

Levels in terms of:  
**OPWA CHART DATUM (OCD)**  
 10.0m OCD = -1.59m One Tree Point Datum 1964)

Contour Interval: 0.2m

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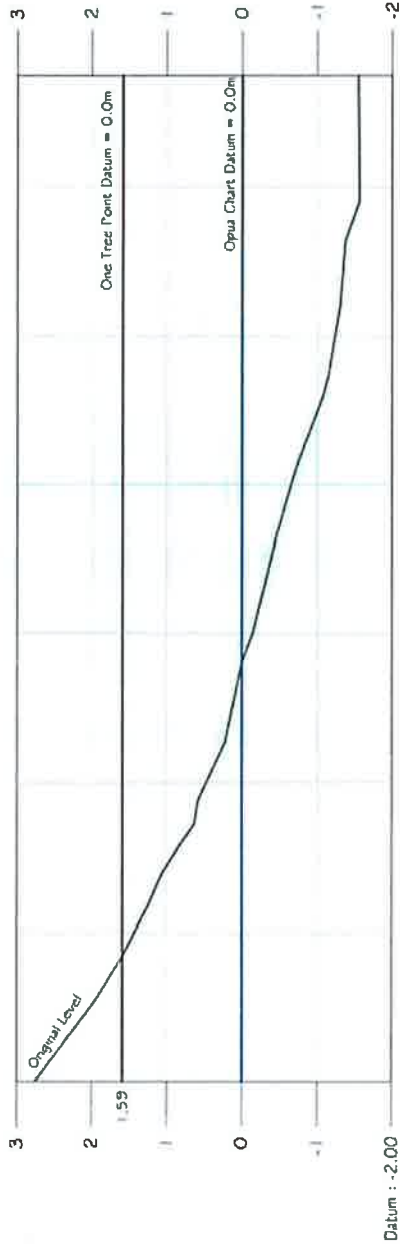
NO	DATE	SCALE	SHEET	SIZE
20946	16/07/11	1:300	A3	

20946  
 Far North  
 Holdings

# HYDROGRAPHIC SURVEY | OKIATO LANDING



**WILLIAMS AND KING**  
 Registered Land Surveyors, Planners &  
 Development Consultants  
 P.O. Box 937 Kaitiaki  
 PO Box 937 Kaitiaki  
 Email: keller@williamsandking.co.nz



Distance	0.00	1.43	10.00	20.00	30.00	40.00	50.00	60.00	67.53
Original Level	2.76	1.43	1.00	0.46	-0.14	-0.65	-1.24	-1.56	-1.54

Horizontal Scale 1 : 300  
Vertical Scale 1 : 60

Local Authority:  
FAR NORTH DISTRICT COUNCIL

Level in terms of:  
Opua Chart Datum (OCD)  
0.0m OCD = -1.59m One Tree Point Datum 1964)

Contour interval: 0.2m

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**WILLIAMS AND KING**  
Registered Land Surveyors, Planners, &  
Engineering Consultants  
Ph: (09) 407 6030  
Fax: (09) 407 6032  
Email: [kentker@surveysandplanning.co.nz](mailto:kentker@surveysandplanning.co.nz)

# HYDROGRAPHIC SURVEY | OKIATO LANDING

Name	Date	ORIGINAL SCALE	SHEET SIZE
Surveyor	16/11/21		
Drawn	16/11/21	1:300H	A3
Rev.	16/11/21	1:60V	

**20946**  
Far North  
Holdings