

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

To undertake the following activities in the coastal marine area at Opuā between approximate location co-ordinates 1701931E 6091760N and 1701996E 6091289N.

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

**OPUA STAGE 1 MARINA:**

- AUT.008385.01.04** Use and occupy space with marina structures for the mooring of vessels, including:
- Floating breakwaters, marina piers, associated finger pontoons, and gangways, along with piles for positioning the structures and vessels.
  - Utility services, including electricity and water in the marina structures.
  - Rock revetment and concrete retaining walls including stormwater outfalls.
  - Jetties and pontoons (including those associated with the Selwyn Jetty).
- AUT.008385.02.02** Use and occupy space with a piled platform approximately 750 square metres, for a building and improved access and public use on the southern end of Opuā Wharf at or about location co-ordinates 1701948E 6091741N.
- AUT.008385.03.09** Use and occupy space with a two storey building with a ground floor of approximately 400 square metres for offices and commercial businesses and residential use at or about location co-ordinates 1701948E 6091741N.
- AUT.008385.04.03** Use and occupy space with a boardwalk and a dinghy pontoon facility between the Opuā Wharf and Opuā Store at or about location co-ordinates 1701893E 6091731N.

- AUT.008385.06.02** Use and occupy space with a pontoon, inclusive of fuel delivery and dispensing facilities, and a sewage pumpout facility at and about location co-ordinates 1701981E 6091659N.
- AUT.008385.09.02** Discharge up to 650 litres/second of treated stormwater in total from marina car parking areas, access roads and a marina amenities building into the coastal marine area from six outfalls.
- AUT.008385.25.02** Discharge contaminants to the coastal marine area associated with the removal of algal growth from the Opuia Marina public boat ramp.
- AUT.008385.28.02** Erect and display eight signs on the external surrounds of the Opuia Maritime Building.

Subject to the following conditions:

**General Conditions – The Following Conditions Apply to all Resource Consents:**

- 1 These consents apply only to the activities, structures and facilities identified on and within the areas identified on the **attached** Northland Regional Council Plan Nos. **4647A, 4651A, 4652/1A, 4652/2A, 4746, 4653** and **4654**.
- 2 The Consent Holder shall keep the coastal marine area free of debris resulting from the Consent Holder's activities.
- 3 The Consent Holder shall maintain all facilities and structures covered by these consents in good order and repair.
- 4 The Consent Holder shall at least two weeks prior to any demolition or maintenance works commencing on the marina provide a procedure for dealing with spills (oil or sewage) that may occur during maintenance or operation of the marina to the Regional Harbourmaster for Northland for his approval.
- 5 Noise levels associated with the exercise of these consents shall not exceed those set out in Schedule 1, **attached**.
- 6 The Consent Holder shall, for the purposes of adequately monitoring these consents 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 these consents:
  - (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's Monitoring Manager in writing within one week on the cause of the escape of the contaminant and of the steps taken or being taken to effectively control or prevent such escape.

In regard to telephone notification, during the Council's opening hours, the Council's assigned monitoring officer for these consents shall be contacted. If that person cannot be spoken to directly, or it is outside of the Council's opening hours, then the Council's Environmental Hotline shall be contacted.

**Advice Note:** *The Environmental Hotline is a 24 hour, 7 day a week, service that is free to call on 0800 504 639.*

- 7 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 of these consents annually during the month of May for the following purposes:
- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consents and which it is appropriate to deal with at a later stage;
  - (b) To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment.

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.*
- 8 Prior to the expiry, cancellation, or lapsing of each consent, the Consent Holder shall remove all structures and other materials and refuse associated with that consent from the consent area, and shall restore the consent area to the satisfaction of the Council, unless an application for a replacement consent has been properly made beforehand.
- 9 For the purposes of the lapsing provisions of section 125 of the Act, these consents shall not lapse until their expiry date.

### **Operation of Marina and Maintenance of Vessels in Marina Berths**

- 10 Notwithstanding any other conditions of these consents, any discharge arising from the marina facility operation shall not cause the water quality of the receiving waters at the Mixing Zone Boundary, shown on Northland Regional Council Plan No. **4655**, to fall outside the following:
- (a) The natural water temperature shall not be changed by more than 3° Celsius;
  - (b) The natural pH of the waters shall not be changed to more than 0.2 unit and at no time shall be less than 6.7 or greater than 8.5;
  - (c) There shall be no destruction of natural aquatic life by reason of a concentration of toxic substances nor shall the waters emit objectionable odours;
  - (d) The natural colour and clarity of the waters shall not be changed to a conspicuous extent; and
  - (e) Faecal Coliforms – based on not fewer than five samples within a 30 day period the median faecal coliform count shall be less than 150/100 ml and 80%ile less than 600/100 ml.

- (f) The concentrations of heavy metals shall not exceed the following:

Metal	Grams per Cubic Metre
Total Copper	0.0013
Total Lead	0.0044
Total Zinc	0.015

- 11 Notwithstanding any other conditions of this consent, any discharge arising from the marina or its maintenance shall not cause the sediment quality at or beyond the Mixing Zone Boundary, shown on Northland Regional Council Plan No. **4655** to exceed the following:

Metal	Milligrams per Kilogram
Total Copper	65
Total Lead	50
Total Zinc	200

- 12 Any boat maintenance that is likely to cause contaminants to enter the coastal marine area shall not be carried out at the marina facility (e.g. removal or application of paint or antifouling, activities involving grease or oil on vessels at berths).
- 13 Maintenance of vessels using the marina berths authorised by these consents shall be limited to minor maintenance activities that do not give rise to discharges of contaminants to the coastal marine area or the potential for these to occur.
- 14 The Consent Holder shall prohibit berth holders, as a condition of berthage, from discharging wastes (e.g. sewage, oil, contaminated bilge water) within the marina facility. If/when the Consent Holder establishes that a berth holder has discharged wastes within the marina facility, the Consent Holder shall notify the Council immediately and within 24 hours of giving that notification expel those berth holders that are occupying the berth on a casual or short term basis from the marina facility.
- 15 The Consent Holder shall not allow any visiting vessel to use any marina berth for overnight accommodation, unless either:
- The vessel is equipped with a sewage treatment system which is specified in Schedule 5 and 7, or is compliant with Schedule 6, of the Resource Management (Marine Pollution) Regulations and which is installed, maintained, and operated in accordance with the manufacturer's instructions; or
  - It is equipped with a sewage holding tank that has an effective outlet sealing device installed to prevent sewage discharges, this device remaining activated in the sealed state or position at all times while the vessel is moored; or
  - It is equipped with a portable toilet on board. For the purposes of this condition a portable toilet is defined as a sewage containment device constructed of impermeable materials which is fully self-contained and removable, and consists of two independently sealed chambers comprising a water holding tank and a sewage holding tank separated by a slide valve; or
  - The vessels sewage holding tank(s) have been sealed by the Consent Holder to prevent use whilst the vessel is used for accommodation at the berth.
- 16 The Consent Holder shall make the existing marina laundry toilet facilities available to the public between sunrise and sunset or between 08:00 hours and 21:00 hours (whichever occurs earlier).

- 17 The Consent Holder shall also install and maintain a sewage pump out facility. Access to and use of this sewage pump out facility shall be available at all times to the public.
- 18 The Consent Holder shall provide and maintain a minimum of 60 dinghy racks for the use of the public, free of charge. These racks shall be identified as being for free public use and be appropriately apportioned between 'A Pier' and the south side of the Ashby Boat Yard facility.

### **Monitoring of Marina Structural Integrity**

- 19 The Consent Holder shall have the structures associated with the marina facility inspected at five yearly intervals by a suitably qualified person or Chartered Professional Engineer to ensure its ongoing structural integrity. The inspection report shall be provided to the Council's Monitoring Manager within two weeks of completion of the inspection. The inspection report shall identify any maintenance that is required, the timeframe within which this maintenance is required to be carried out and shall confirm, or otherwise, the ongoing structural integrity and security of the structures. The structures shall also be inspected immediately following any significant storm event by a suitably qualified person.
- 20 Without limiting the generality of Condition 19, the Consent Holder shall carry out all maintenance required as a result of inspections under that condition within the timeframe prescribed by the inspection report.
- 21 In the event of failure or loss of structural integrity of any part of the marina facility, the Consent Holder shall immediately:
  - (a) Retrieve all affected marina facility elements and debris that might escape from the facility and dispose of these on land where they cannot escape to the coastal marine area; and
  - (b) Advise the Regional Harbourmaster for Northland and the Council's Monitoring Manager of the event and the steps being taken to retrieve and dispose of the affected marina facility elements and debris.

**Advice Note:** *The purpose of this condition is to avoid navigation safety and the environment being compromised by debris.*

### **Maintenance of Facilities**

- 22 All facilities authorised by these consents shall be adequately maintained. Replacement of piles covered by these consents may be carried out during the term of these consents without further approval being required under the Resource Management Act 1991 provided:
  - (a) The position of replaced piles is not altered from the original position;
  - (b) No discharge or deposition of contaminants occurs into the coastal marine area; and
  - (c) There is no use of explosives.
- 23 The Consent Holder shall notify the Council in writing of the date maintenance work is to commence at least two weeks beforehand. At the same time, the Consent Holder shall contact the Regional Harbourmaster for Northland to initiate the issue of any Notice to Mariners regarding navigation warning arising from the marina maintenance activities.

## Biosecurity

- 24 Prior to maintenance requiring piling equipment from outside of the Bay of Islands area commencing, the Consent Holder shall lodge a Biosecurity Management Plan (BMP) with the Council's Biosecurity Manager. The BMP shall address measures to avoid the introduction of any unwanted or risk species through the use of construction plant and equipment which is to be bought to the site from other locations. The BMP shall include details regarding the cleaning and inspection of machinery and plant brought into the Bay of Islands and on staff training, monitoring and reporting mechanisms.

Prior to the first use of any introduced construction plant and equipment as referred to above, the Consent Holder shall arrange inspection of the same for infestation of any unwanted or risk species and certification of it having been treated and inspected as required by this condition by a suitably qualified and experienced person. A copy of this certification shall be provided to the Council on request. The Consent Holder shall not allow any construction plant and equipment under its control or direction associated with the proposal to be used that is not certified as having been treated and inspected as required by this condition.

The BMP shall have the following objectives:

- (a) To avoid the introduction of any unwanted or risk species into the Bay of Islands in the construction phase of the development;
- (b) To ensure effective treatment of all construction plant and equipment used in association with the construction phase of the development to ensure it does not become a vector for the spread of any unwanted or risk species; and
- (c) To set out a staff biodiversity monitoring and reporting system.

## Navigation Lighting

- 25 The Consent Holder shall obtain approval for the proposed navigation lighting at the marina from the Director of Maritime Safety, Maritime New Zealand (MNZ), by making application through the Regional Harbourmaster for Northland. The Consent Holder shall provide a copy of the MNZ authority to the Council's Monitoring Manager and shall install the navigation lighting specified in that authority within in the time frame required by that authority.

**Advice Note:** *Application to establish Aids to Navigation may be made using Maritime Safety Authority form MSA16006.*

- 26 Lighting, other than navigational lighting required by the Director of Maritime Safety to meet international hydrographic standards for navigational safety purposes, shall:
- (a) Be the minimum required for its purpose – pathway, surface signage illumination;
  - (b) Be entirely of fully shielded full cut off fittings to contain all light below the horizontal from fittings or masts no higher than 4 metres; and
  - (c) Restrict all spillage to no more than 20 metres from the boundary of the marina deck.

## Monitoring of Water and Sediment Quality

- 27 Monitoring and testing shall be carried out by the Council. Various elements of the approved monitoring and testing programme may be carried out by the Consent Holder with the agreement of the Council.

The testing programme associated with the monitoring shall generally follow that set out in Schedule 2. The testing programme may, upon consultation between the Council's Monitoring Manager and the Consent Holder, be amended, subject to the agreement of the Council's Monitoring Manager.

### Monitoring of Seabed

- 28 The Consent Holder shall carry out a seabed monitoring programme to physically determine any change in the adjacent seabed levels due to the development of the marina, in accordance with the following:
- (a) The Consent Holder will fund a three yearly survey of the seabed to monitor any change in the seabed levels due to the development of the marina. The area to be surveyed shall be the Marine 4 Management Area as shown on map B14 of the Regional Coastal Plan for Northland, between the area of the Opuia Wharf and Ashby's Boatyard;
  - (b) The data comprising the survey together with a report will be provided to the Opuia Marina Liaison Committee and to Northland Regional Council as soon as practicable after the survey has been undertaken and in any case no more than two months after the physical survey on each occasion;
  - (c) If the seabed levels show little change arising from the development of the marina and if the Opuia Marina Liaison Committee and Northland Regional Council's Monitoring Manager agree, the frequency of the surveys may be altered to five yearly surveys.
- 29 The Consent Holder shall maintain an Environmental Fund for the duration of these consents. The purpose of the Fund is to support activities which will lead to an enhancement of the mauri, health and vitality of the Taumarere River and tidal waters in the vicinity of Opuia.

The Consent Holder shall fund the Environmental Fund in the amount of at least \$5,000 (adjusted annually from 1998 according to the Consumers Price Index) for each successive year of the consents for the Opuia (Stage 1) Marina.

The Environmental Fund shall be jointly administered by the Consent Holder and Opuia Marina Liaison Committee or their successors.

**Advice Note:** *The Fund is intended to give practical recognition to kaitiakitanga. Its uses may include (but not be limited by) projects to enhance the quality of the waters, hapu or iwi management plans with direct relevance to the quality of the waters, and scholarships for training local people in skills which will assist in meeting the objective of the Fund.*

- 30 The Consent Holder shall establish and maintain an Opuia Marina Liaison Committee and shall convene a meeting at least every six months with the Opuia Marina Liaison Committee, unless a lesser frequency is determined by the Opuia Marina Liaison Committee. In the event of a special request from the Opuia Marina Liaison Committee to the Consent Holder, a meeting shall take place within one month of such a request.
- (a) The purpose of meetings between the Consent Holder and the Opuia Marina Liaison Committee shall be to administer the Environmental Fund and to provide an ongoing point of contact between the Consent Holder and the community;

- (b) The Opuia Marina Liaison Committee shall consist of up to four representatives of tangata whenua who have a kaitiaki relationship with and mana whenua/mana moana over the marina area (i.e. the hapū of Te Roroa, Ngati Manu, Ngati Hine and Te Kapotai shall have the opportunity to have a representative on the Liaison Committee), plus two representatives from the Opuia community;
- (c) It shall be the responsibility of the Consent Holder to convene the meetings and to cover the direct costs of running the meetings;
- (d) The Consent Holder shall provide an annual report to the Northland Regional Council's Monitoring Manager and Far North District Council by 30 June each year on the outcomes of the Environmental Fund activities over the preceding year. The report shall include, but not necessarily be limited to:
  - (i) Statements on achievements resulting from the application of the Environmental Fund in the past year and comparison of these with those planned; and
  - (ii) The actual total expenditure from the Environment Fund in the past year and comparison with that planned; and
  - (iii) The planned programme for the next year in respect of the Environment Fund and the budgeted funds to achieve this.

**Advice Note:** *The strong interests that the tangata whenua and the Opuia community have in the development of the Opuia waterfront area are recognised. The Liaison Committee is intended to be an ongoing point of contact between the Consent Holder and these interest groups, to ensure that development (both now and in the longer term) is carried out in an appropriate way and that channels of communication are kept open.*

*It is anticipated that the Liaison Committee will formulate its own protocols in respect of its role. Its functions may include, but not be limited by:*

- (i) Replacement of Committee members with appropriate representatives.*
- (ii) Giving advice on appropriate protocols which may be carried out during the construction and operation of the marina to address cultural and spiritual issues.*
- (iii) Having input into the landscaping plan for the marina development.*
- (iv) Receiving progress reports from the Consent Holder including the results of any monitoring required by conditions of consents.*
- (v) Providing feedback to the Consent Holder on any issues which may arise from the community as being of concern during the construction and operation of the marina development.*
- (vi) Having input into future concepts for waterfront development proposed by the Consent Holder in the Opuia area.*
- (vii) Developing criteria for and administer the Environmental Fund in association with the Consent Holder.*



## **AUT.008385.06.02 – Fuel Pontoon and Associated Facilities**

- 31 This consent applies only to fuel pontoon and fuel dispensing and delivery facilities identified on the **attached** Far North Holdings Limited plan entitled “*Proposed Fuel Pontoon Modifications*”, Project No: 3014, Sheet No: 1, Revision: 1, dated 15/10/13 also identified referenced as Northland Regional Council Plan No: **4654**).
- 32 The Consent Holder shall mark the fuel pontoon covered by this consent with the number **8385–06** in black lettering on a white background so that it is clearly visible from both the land and sea.
- 33 The fuel transfer system shall include the following:
- (a) A suitable drip tray placed at the reel /bowser location. Appropriate oil absorbent material shall be securely placed in the drip tray;
  - (b) The drip tray shall be adequately maintained, including the regular replacement of the oil absorbent material;
  - (c) An automotive shut off valve located at the fuel dispenser to ensure supply is stopped immediately if the fuel dispenser is damaged;
  - (d) A dispenser activated solenoid valve to isolate the pipeline from the storage tank when the dispenser is not being operated;
  - (e) An “in–line accumulator” to absorb the increased line pressure from thermal expansion thereby preventing the nozzle from dripping;
  - (f) Leak detectors that will operate to prevent the dispensing of fuel if there is significant pressure drop in the line;
  - (g) A breakaway coupling on the dispenser hose so that if a vessel moves away from the pontoon with the nozzle still in the vessel, the hose will break away rather than pulling away the fuel dispenser;
  - (h) A nozzle cap at the end of the dispenser nozzle; and
  - (i) An emergency stop button at the fuel dispenser, which when operated, will stop any fuel being dispensed.
- 34 Signage containing the information detailed in Schedule 3 **attached** shall be permanently displayed in a prominent position immediately adjacent to the fuel dispenser so as to be able to be read at a distance of five metres.
- 35 A spill kit suitable for the site and its intended operation shall be placed and maintained close to the fuel dispenser. Where there are concerns about the kit or its contents being pilfered, the spill kit may be placed in a convenient secure location nearby. If this latter option is chosen, the kit shall be available for retrieval at all times that the site is in operation.
- 36 This consent shall not be exercised without a current Tier One Oil Spill Contingency Plan being in place that has been approved by the Regional On–Scene Commander for Northland.

**Advice Note:** *The Regional On–Scene Commander for Northland may be contacted through the Council’s Maritime Department.*

**AUT.008385.09.02 – Discharge of Stormwater from Marina Car Parking Areas, Access Roads and a Marina Amenities Building**

- 37 Each outlet from the storm water system shall effectively dissipate the energy of the storm water to prevent scouring of the seabed or foreshore. The location of each outlet shall be generally as shown on Northland Regional Council Plan **No. 4655**.
- 38 The Consent Holder shall ensure that the discharge of stormwater associated with the exercise of this consent occurs in a manner which ensures that water quality of the Taumarere (Kawakawa) River, at any point 10 metres from the stormwater outlets, always meets the following standards:
- (a) No production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
  - (b) No reduction in the natural hue by more than 10 Munsell units;
  - (c) No reduction in visual clarity of more than 20% of background visual clarity at the time of measurement, as measured using a secchi disk or another Council approved alternative method at an appropriate and representative upcurrent location;
  - (d) Turbidity shall not be increased by more than 20% of background turbidity at the time of measurement as measured at an appropriate and representative upcurrent location;
  - (e) Suspended solids shall not exceed 40g/m<sup>3</sup> above the background measurement at the time of measurement as measured at an appropriate and representative upcurrent location;
  - (f) No emission of objectionable odour;
  - (g) The destruction of natural aquatic life by reason of a concentration of toxic substances;
  - (h) The natural temperature shall not change by more than 3 degrees Celsius;
  - (i) The natural pH of the waters shall not be changed to more than 0.2 units and shall be within the range 6.5 to 9.0 except where due to natural causes;
  - (j) The concentration of dissolved oxygen shall not be reduced below 80 percent saturation;
  - (k) Faecal Coliforms – shall be less than 150/100 ml above a background measurement taken at the time of sampling, as measured at an appropriate and representative upcurrent location;
  - (l) The concentration of the heavy metals at any point in the seawater and beyond a 10 metre radius of each stormwater outfall shall not exceed:

Metal	Grams per Cubic Metre
Total	0.0013
Copper	0.0044
Total Lead	0.015
Total Zinc	

Source: ANZECC 2000 Guidelines: 95% specie level of protection for slightly–moderately disturbed systems.

- 39 Notwithstanding any other conditions of this consent, any stormwater discharge authorised by this consent shall not cause the sediment quality at or beyond the Mixing Zone Boundary, shown on Northland Regional Council Plan No. **4655**, to exceed the following:

Metal	Milligrams per Kilogram
Total Copper	65
Total Lead	50
Total Zinc	200

### Monitoring of Water and Sediment Quality

- 40 Monitoring and testing shall be carried out by the Council. Various elements of the approved monitoring and testing programme may be carried out by the Consent Holder with the agreement of the Council.

The testing programme associated with the monitoring shall generally follow that set out in Schedule 2 **attached**. The testing programme may, upon consultation between the Council's Monitoring Manager and the Consent Holder, be amended, subject to the agreement of the Council's Monitoring Manager.

### AUT.008385.25.02 – Removal of Algal Growth from Opuia Marina Public Boat Ramp

- 41 The Consent Holder shall exercise this consent no more than once in each calendar month.
- 42 The Consent Holder shall notify the Council in writing of the date ramp cleaning activity is intended to commence on each occasion at least two weeks beforehand.
- 43 The Consent Holder shall ensure that a copy of this consent is provided to the person who is to carry out the work, prior to the commencement of works on each occasion. A copy of the consent shall be held on site, and available for inspection by the public, during the cleaning process.
- 44 The Consent Holder shall only use one of the following chemicals during each cleaning occasion at no more than the maximum concentrations listed in the table below:

Concentration of chemical
Calcium hypochlorite – 60% w/w
Hydrogen peroxide – 60% w/w
Sodium hypochlorite – 15% w/w

- 45 The Consent Holder shall apply no more than 1 kilogram of the specified concentration of chemical to the boat ramp surface on each occasion when the tide is out.
- 46 The Consent Holder shall keep a log book and shall provide detailed records to the Northland Regional Council of the:
- The date and time of works;
  - Type of chemical applied;
  - Amount of chemical applied; and
  - 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 a Northland Regional Council officer.

- 47 The Consent Holder shall exercise this consent in a manner which ensures that the quality of the receiving waters, as measured at any point 50 metres from the lowest point of the boat ramp, when compared to the water quality (background level) measured before the discharge occurs, always meets the following standard during boat ramp cleaning activities:

<b>Standard</b>	<b>General Water Quality Standard</b>
Natural visual clarity	Not reduced more than 20%.
Natural hue	Not changed more than 10 Munsell units.
Oil/grease film, scum, foam, odour	No conspicuous oil or grease film, scums or foams, floatable or suspended materials, or emissions of objectionable odour.
pH	within the range 6.5 to 9.0

#### **AUT.008385.28.02– Opuia Maritime Building Signage**

- 48 This consent applies only to the signs identified on the Northland Regional Council Plan No. **4653 (attached)**.
- 49 The signs shall not be of the neon type, nor shall any of the signs protrude beyond the side of the building by more than the depth of the material from which the sign is constructed.
- 50 The content of the signs shall reflect the name, nature and services of the tenants within the building.

**EXPIRY DATE: ALL CONSENTS 30 MAY 2049**

**These changes to conditions are granted this Fifth day of July 2017 under delegated authority from the Council by:**

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Stuart Savill  
Consents Manager

# SCHEDULE 1

## ENVIRONMENTAL STANDARDS – NOISE

### CONSTRUCTION NOISE – MARINA MAINTENANCE

The noise from all construction activities seaward of the line of Mean High Water Springs (MHWS) shall comply with the construction noise limits prescribed in NZS6803:1999 “Acoustics – Construction Noise” when measured at or within any site in the Residential, Coastal Residential zone or at or within the notional boundary of any other dwelling in any other rural or coastal zone not under the control of Far North Holdings Limited.

Construction noise associated with maintenance activities shall comply with, and be measured and assessed in accordance with, the requirements of the Standard.

### CONSTRUCTION VIBRATION

Vibration generated by construction activities shall comply with the provisions of DIN4150–3:1999 “Structural Vibration – Effects of Vibration in Structures”, including the limits stated therein for buildings and structures when measured and assessed on any building, structure or infrastructure not under the control of Far North Holdings Limited.

### OPERATIONAL NOISE

For operational noise generated by activities in the marina seaward of the line of MHWS, the following noise limits shall be complied with when measured at or within the notional boundary of any dwelling not under the control of Far North Holdings Limited:

0700 to 2000 hours	$L_{Aeq}$ 50 dB
2200 to 0700 hours	$L_{Aeq}$ 45 dB and
At all times	$L_{Amax}$ 65 dB

Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of Environmental Sound, and assessed in accordance with NZS 6802:2008 “Acoustics – Environmental Noise”.

## **SCHEDULE 2**

### **TESTING AND TESTING PROGRAMME FOR WATER QUALITY**

#### **DURING MAINTENANCE**

During Maintenance, Temperature, pH, Salinity, Clarity, Faecal coliforms, Suspended solids, Turbidity and Dissolved oxygen in the construction area, should be checked not less than three times.

#### **DURING OPERATION**

Testing will be carried out for Faecal Coliforms for compliance with the standard.

Testing for Faecal Coliforms will be based on not fewer than five samples within a 30 day period.

Samples will be taken at no less than five sites within the Opuia (Stage 1) Marina, Samples will be taken at five sites within the marina, these being at the mid point of the five marina fingers, and two sites outside the marina, being the Opuia Cruising Club dinghy pontoon and midway along the outside of the western attenuator.

The testing will be carried out between 1 December in one year and 1 April in the following year.

Sampling may be undertaken as part of the monitoring programme for the Opuia Marina (Stage 2) consent.

Two other one-off sampling runs will be carried out during each year.

Sampling will be carried out at the same time for, Temperature, Salinity and Dissolved Oxygen.

Testing for metals in the water column in the marina and at the stormwater discharge locations will be carried out once a year.

Testing for metals in seabed sediments at stormwater discharge locations will be carried out every year.

The stormwater discharges will be sampled after a moderate rainfall event after an extended dry period. They will be sampled 10 metres down-current of the discharge outfalls, at the point of discharge and at suitable control sites.

## SCHEDULE 3

### SIGNAGE FOR REFUELLING FACILITY

The appropriate sign will include the following information:

- 1 Information regarding emergency procedures. The emergency procedure information must detail how to respond to a product spillage, a fire or an equipment failure. In all cases the procedures for keeping people safe, stopping the refuelling operation and minimising pollution of the marine environment is to be clearly displayed.
- 2 The location and access details for spill response equipment held on site, such as sorbent materials.
- 3 Emergency response organisation contact details for the following organisations:
  - The refuelling site operator's 24 hour contact number;
  - The Northland Regional Council's environmental hotline number 0800 504 639;
  - The Rescue Coordination Centre of New Zealand (Maritime New Zealand contact) 0508 472 269; and
  - The New Zealand Fire service 111.
- 4 The delivery nozzle is to be attended at all times when being operated.
- 5 A note stating that no wastes are to be discharged while craft are refuelling and moored.

*Note: The information listed above was correct at the time this consent was granted, and is subject to change.*

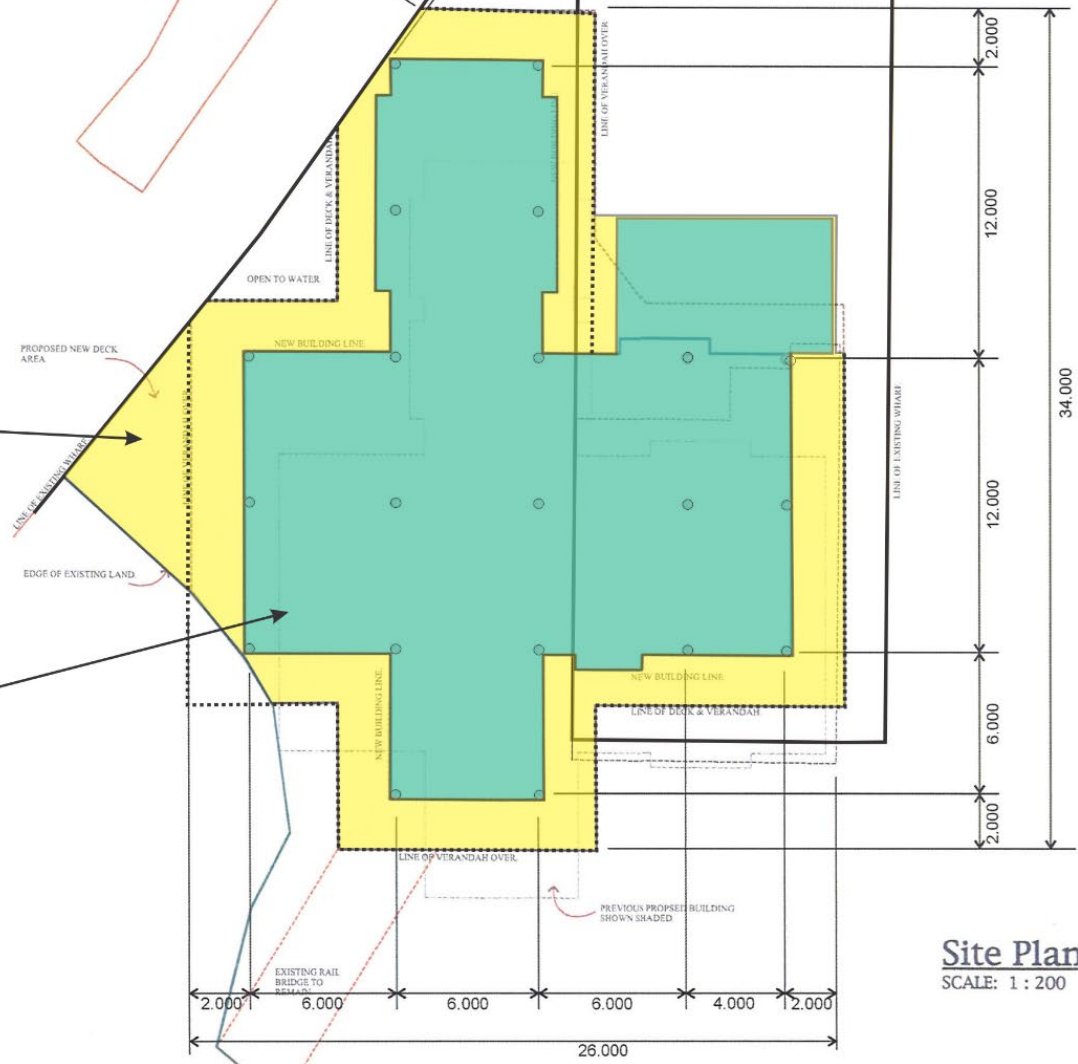
# Opua Wharf



approx. 10.0  
 $\approx 0.5$  approx  
 OPEN TO WATER

**Piled Platform  
 AUT.008385.02**

**Opua Maritime Building  
 (shaded area shown excludes veranda)  
 AUT.008385.03**



Dimensions shown in metres

**Location Co-ordinates:**  
 Datum: NZTM  
 Easting: 1701948  
 Northing: 6091741

**Site Plan**  
 SCALE: 1 : 200

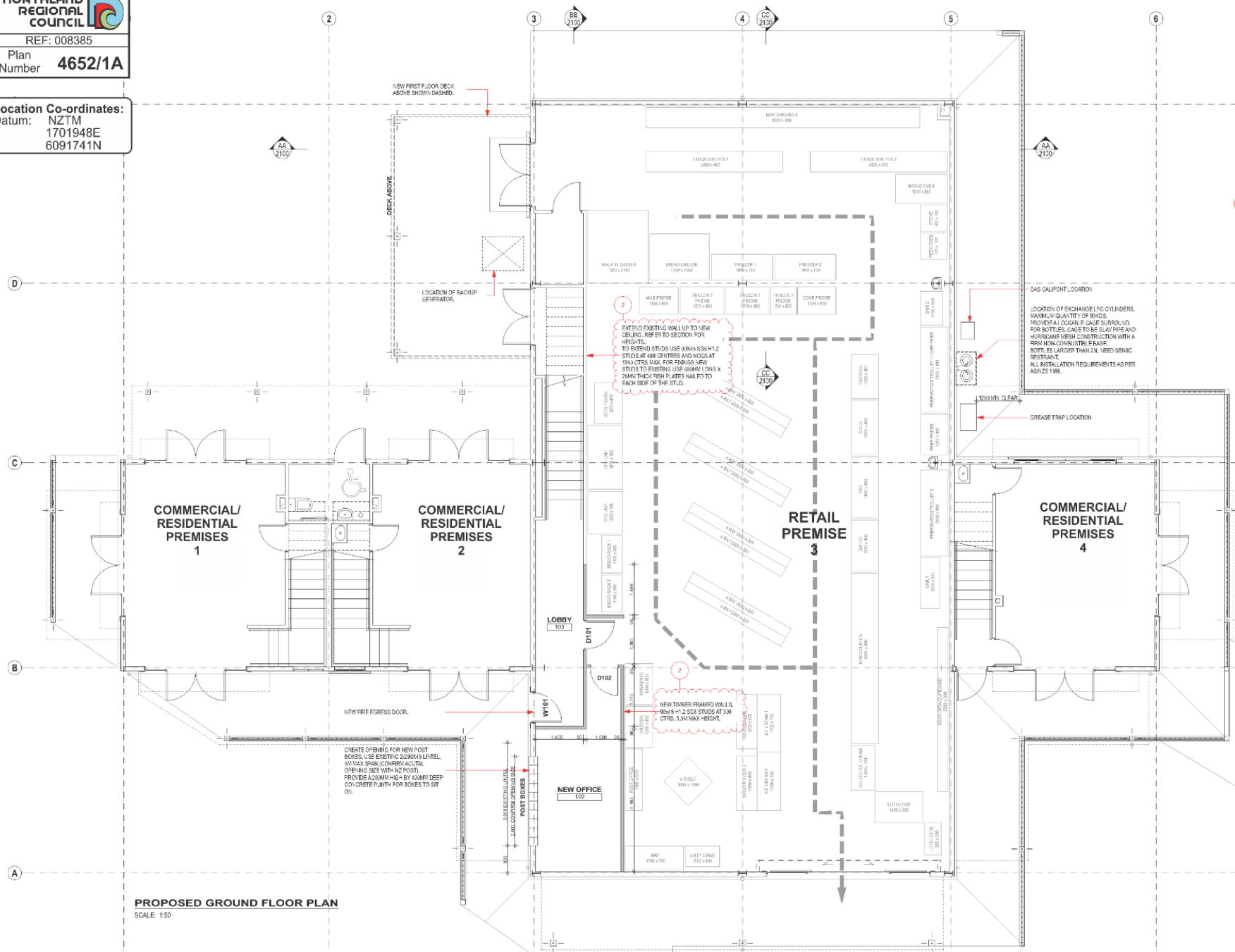
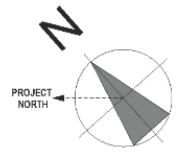
**NORTHLAND REGIONAL COUNCIL**

REF:008385

Plan Number **4651A**



Location Co-ordinates:  
 Datum: NZTM  
 1701948E  
 6091741N



**LEGEND**  
 - - - - - EXISTING WALL FRAMING  
 = = = = = NEW TIMBER WALL FRAMING

**MINIMUM TIMBER FRAMING SIZES**  
 NEW TIMBER FRAMED WALLS: 200x45x1.2  
 SCS STUDS AT 300 CTRS. 3.0M MAX HEIGHT  
 NEW TIMBER FRAMED WALLS: 200x45x1.2  
 SCS STUDS AT 400 CTRS. 4.0M MAX HEIGHT

— ACCESSIBLE ROUTE FOR NEW GROUND FLOOR RETAIL

**NOTES**

**FRINGS**

1. ALL FRINGS TO NZS4064:2011 UNLESS STATED OTHERWISE
2. ALL EXTERNAL EXPOSED FRINGS AND BRACKETS TO BE 316 STAINLESS STEEL
3. BOTTOM 1/4" SET FRINGS: ANCHORS SHALL BE WITH 80% SET WITHIN 15MM OF EACH END OF THE PLATE, SPACED AT A MAXIMUM OF 900MM CENTRES.
- 4) FOR INTERNAL AND EXTERNAL WALLS, WHERE THE SLAB EDGES ARE FORMED WITH IN-SITU CONCRETE, ANCHORS SHALL BE SET NOT LESS THAN 50MM INTO THE CONCRETE, MAINTAINING A MINIMUM EDGE DISTANCE OF 50MM

**NOTES FOR ACCESSIBILITY**

1. ACCESSIBLE ROUTE TO BE 1200MM MIN WIDE.
2. DOORS WITHIN ACCESSIBLE ROUTES TO HAVE A MINIMUM 200MM CLEAR OPENING. DOORS NEED TO BE OFFSET FROM THE WALL A MINIMUM 150MM.
3. ACCESSIBLE STAIRS: RISES, TREADS, LANDINGS AND HANDRAILS TO COMPLY WITH NZBC D1.
4. NO CHANGE IN FLOOR LEVELS GREATER THAN 20MM UNLESS A RAISED THRESHOLD IS PROVIDED REFER TO NZBC D1.
5. FLOORING ON ACCESSIBLE ROUTES TO COMPLY WITH THE SPECIFIED SLIP RESISTANCE IN NZBC D1.
6. SIGNAGE TO COMPLY WITH NZBC A515B
7. PUBLIC COUNTERS TO COMPLY WITH NZS 4121:2017

DI	01	1	FOR INFORMATION
02	02	2	REVISED NOTES

- NOTES**
1. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE.
  2. THE CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND INSTALLATION DOCUMENTATION

**Far North Holdings Limited**

**HR ARCHITECTURE**  
 ARCHITECTS/ENGINEERS  
 100-108 BRUCE ST  
 AUCKLAND 1  
 PH: 09 300 0044  
 FAX: 09 300 0044  
 WWW.HRARCHITECTURE.CO.NZ

**BC AMENDMENTS**  
 16 SEP 2017

**FNHL**  
 OPUA WHARF MARITIME BUILDING ALTERATIONS

**Detailed Design**

PROPOSED GROUND FLOOR PLAN

NO	DATE	DESCRIPTION	BY	CHECKED
5305	1300	02		

REVISED BY: 5305  
 REVISED DATE: 1300  
 REVISED TIME: 02

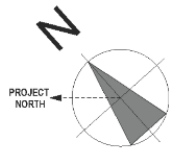
**PROPOSED GROUND FLOOR PLAN**  
 SCALE: 1:50



REF: 008385

Plan Number **4652/2A**

Location Co-ordinates:  
Datum: NZTM  
1701948E  
6091741N



**LEGEND**

- EXISTING WALL FRAMING
- NEW TIMBER WALL FRAMING

**MINIMUM TIMBER FRAMING SIZES**  
NEW TIMBER FRAMED WALLS 90x19 Hx1.2 SGR STUDS AT 400 CTRS. 3.0M MAX HEIGHT

NEW TIMBER FRAMED WALLS 90x30 Hx1.2 SGR STUDS AT 400 CTRS. 4.0M MAX HEIGHT

ACCESSIBLE ROUTE FOR NEW GROUND FLOOR RETAIL

**NOTES**

**FIXINGS**

- ALL FIXINGS TO NZS3904:2011 UNLESS STATED OTHERWISE
- ALL EXTERNAL EXPOSED FIXINGS AND BRACKETS TO BE 316 STAINLESS STEEL
- BOTTOM PLATE FIXINGS AND ANCHORS SHALL BE M12 BOLTS SET WITHIN 15MM OF EACH END OF THE PLATE, SPACED AT A MAXIMUM OF 900MM CENTRES.
- FOR INTERNAL AND EXTERNAL WALLS, WHERE THE SLAB EDGE IS FORMED WITH IN-SITU CONCRETE, ANCHORS SHALL BE SET NOT LESS THAN 100MM INTO THE CONCRETE, MAINTAINING A MINIMUM EDGE DISTANCE OF 50MM.

DATE	ISSUE	CHK BY	DESCRIPTION
01	01		
02	02	2	REVISED NOTES

**NOTES**

- THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE.
- THE CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTALLATION DOCUMENTATION.

**Far North Holdings Limited**

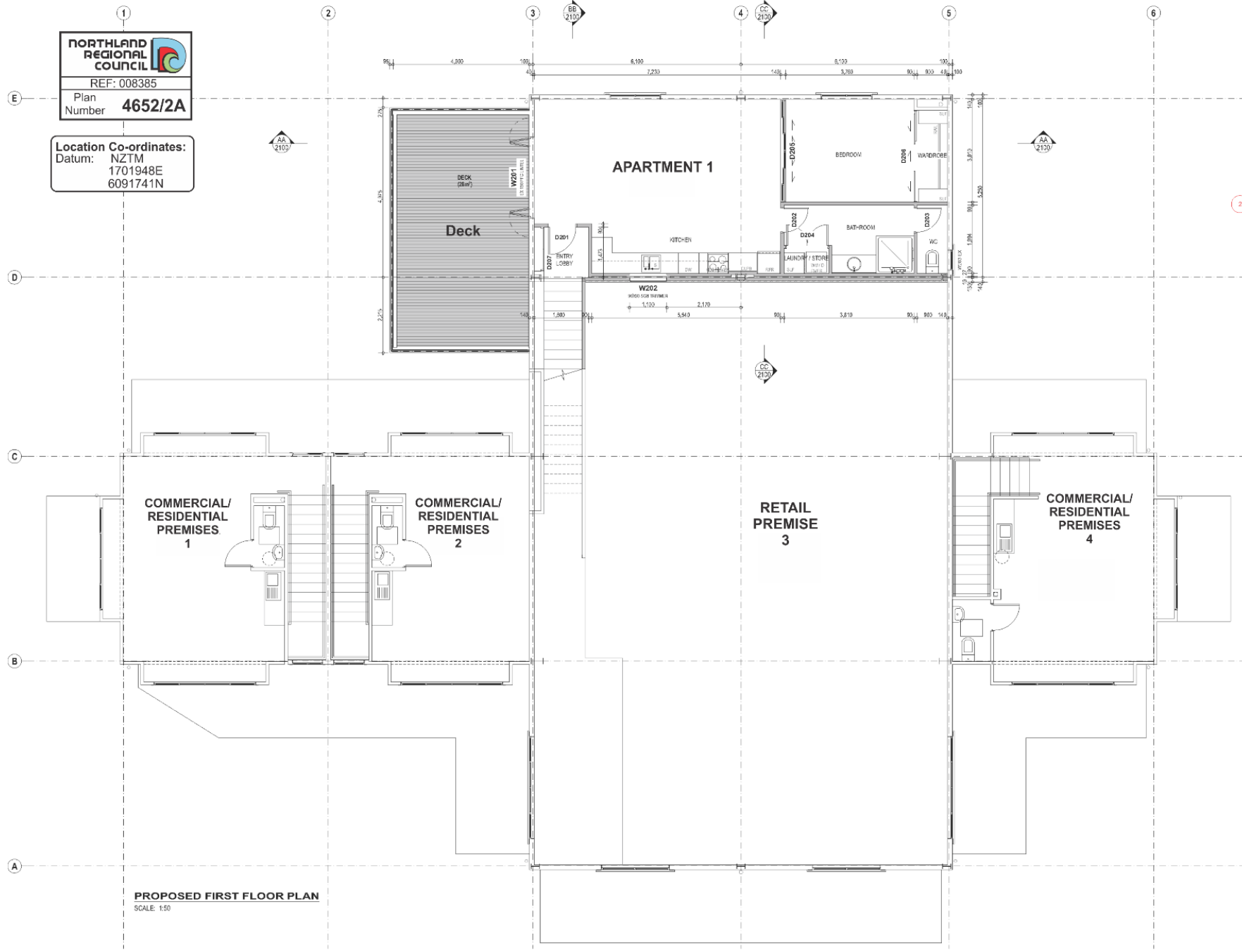
100 RAILWAY STREET  
MANGAWA  
P.O. BOX 670  
MANGAWA 5140  
PH: 06-852-8888  
FAX: 06-852-7447  
www.far-north-holdings.co.nz

**BC AMENDMENTS**  
FNHL

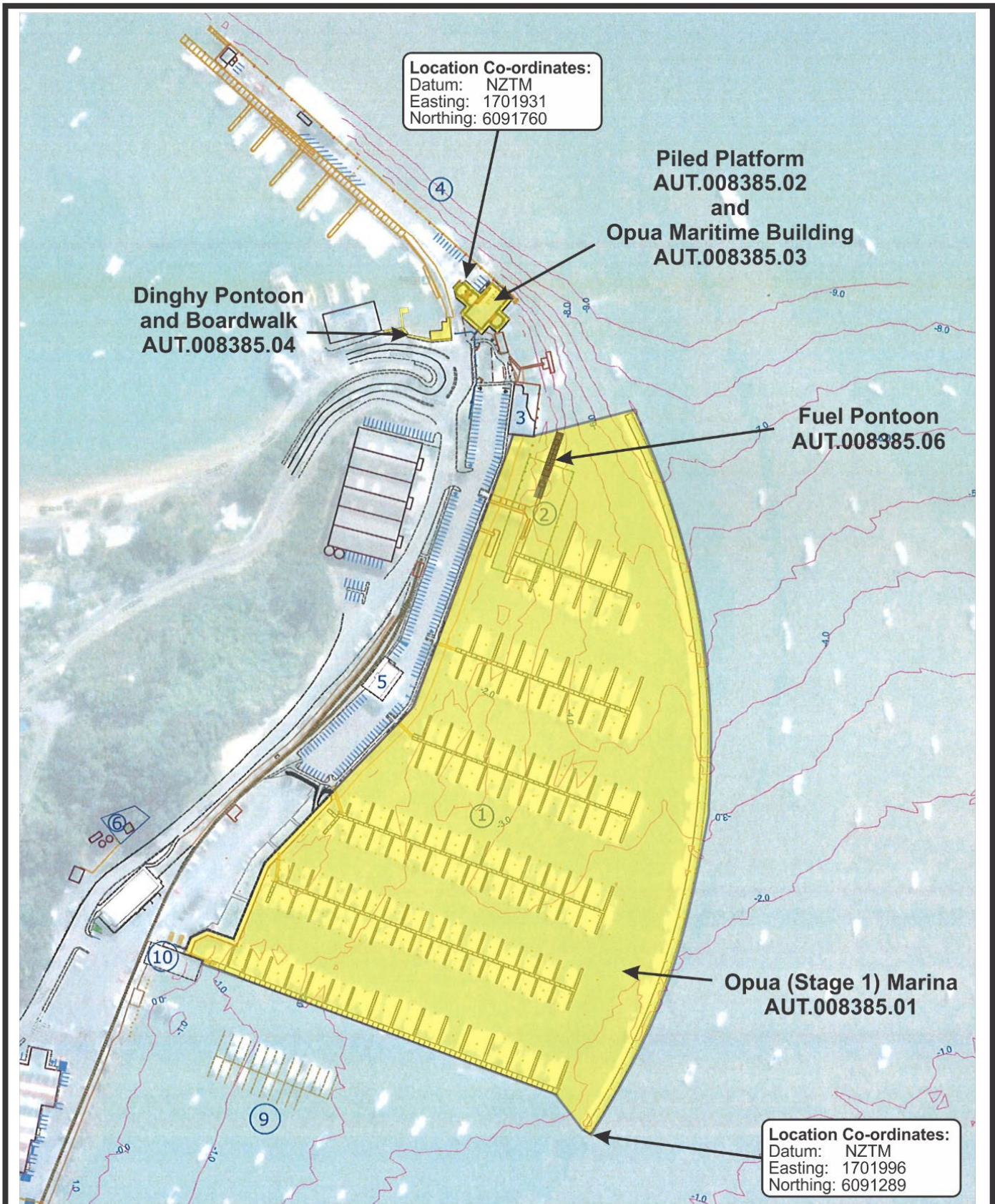
OPUA WHARF MARITIME BUILDING ALTERATIONS

**Detailed Design**

NO.	DATE	DESCRIPTION	BY	CHK
5305	1301	02		



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1:50



**RESOURCE CONSENT AUT.008385.01.04  
and Others  
for  
Far North Holdings Limited  
Opua (Stage 1) Marina and Associated Facilities  
Opua Marina**

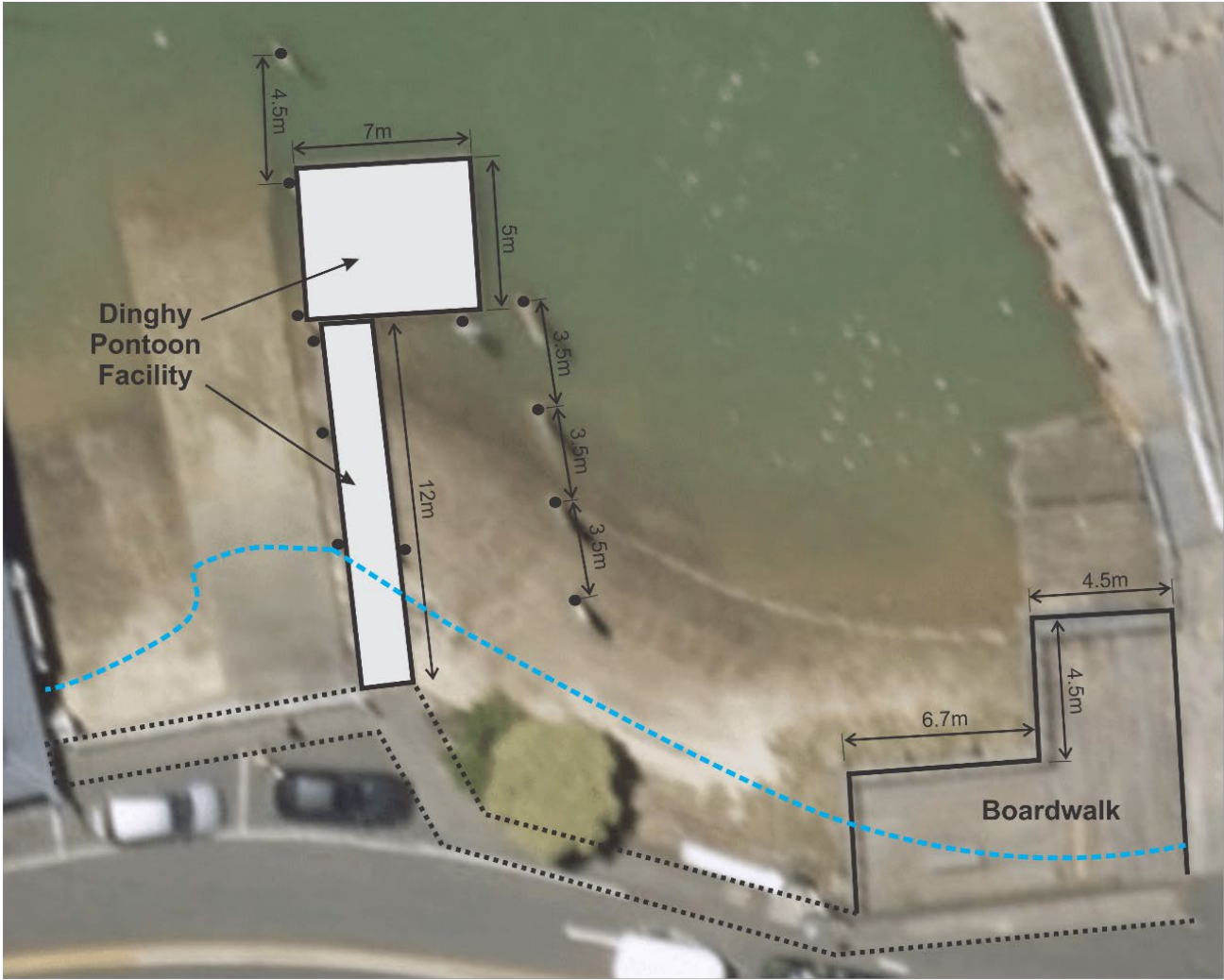
Scale: N.T.S.

Drawn: PMAX 06/17

App'd:

Plan No.

**4647A**



**RESOURCE CONSENT AUT.008385.04.03**  
 for  
**Far North Holdings Limited**  
**Dinghy Pontoon Facility and Boardwalk**  
 Opua

Scale: N.T.S.  
 Drawn: PMAX 06/17  
 App'd:  
 Plan No.  
**4746**

**SIGNAGE AREAS:**

<b>TENANT 1:</b>	
NORTH ELEVATION	- 2,400.8 + 1,440.0 M.
WEST ELEVATION	- 2,400.8 + 1,440.0 M.
<b>TOTAL</b>	<b>- 2,880.0 M.</b>
<b>TENANT 2:</b>	
EAST ELEVATION	- 2,400.8 + 1,440.0 M.
WEST ELEVATION	- 2,400.8 + 1,440.0 M.
<b>TOTAL</b>	<b>- 2,880.0 M.</b>
<b>TENANT 3:</b>	
NORTH ELEVATION	- 0.00 M.
EAST ELEVATION	- 3,001.05 + 3.75 SQ.M.
SOUTH ELEVATION	- 0.00 M.
WEST ELEVATION	- 3,001.05 + 4.20 SQ.M.
<b>TOTAL</b>	<b>- 7.95 SQ.M.</b>
<b>TENANT 4:</b>	
SOUTH ELEVATION	- 2,400.8 + 1,440.0 M.
WEST ELEVATION	- 2,400.8 + 1,440.0 M.
<b>TOTAL</b>	<b>- 2,880.0 M.</b>
<b>TOTAL BUILDING SIGNAGE:</b> 16,620.0 M.	



**NORTH ELEVATION**  
SCALE: 1:100



**EAST ELEVATION**



**SOUTH ELEVATION**  
SCALE: 1:100



**WEST ELEVATION**

**Location Co-ordinates:**  
Datum: NZTM  
Easting: 1701948E  
Northing: 6091741N



**RESOURCE CONSENT AUT.008385.03.07 and  
AUT.008385.28.02**

**for  
Far North Holdings Limited  
Opua Maritime Building and Signage  
Opua Marina**

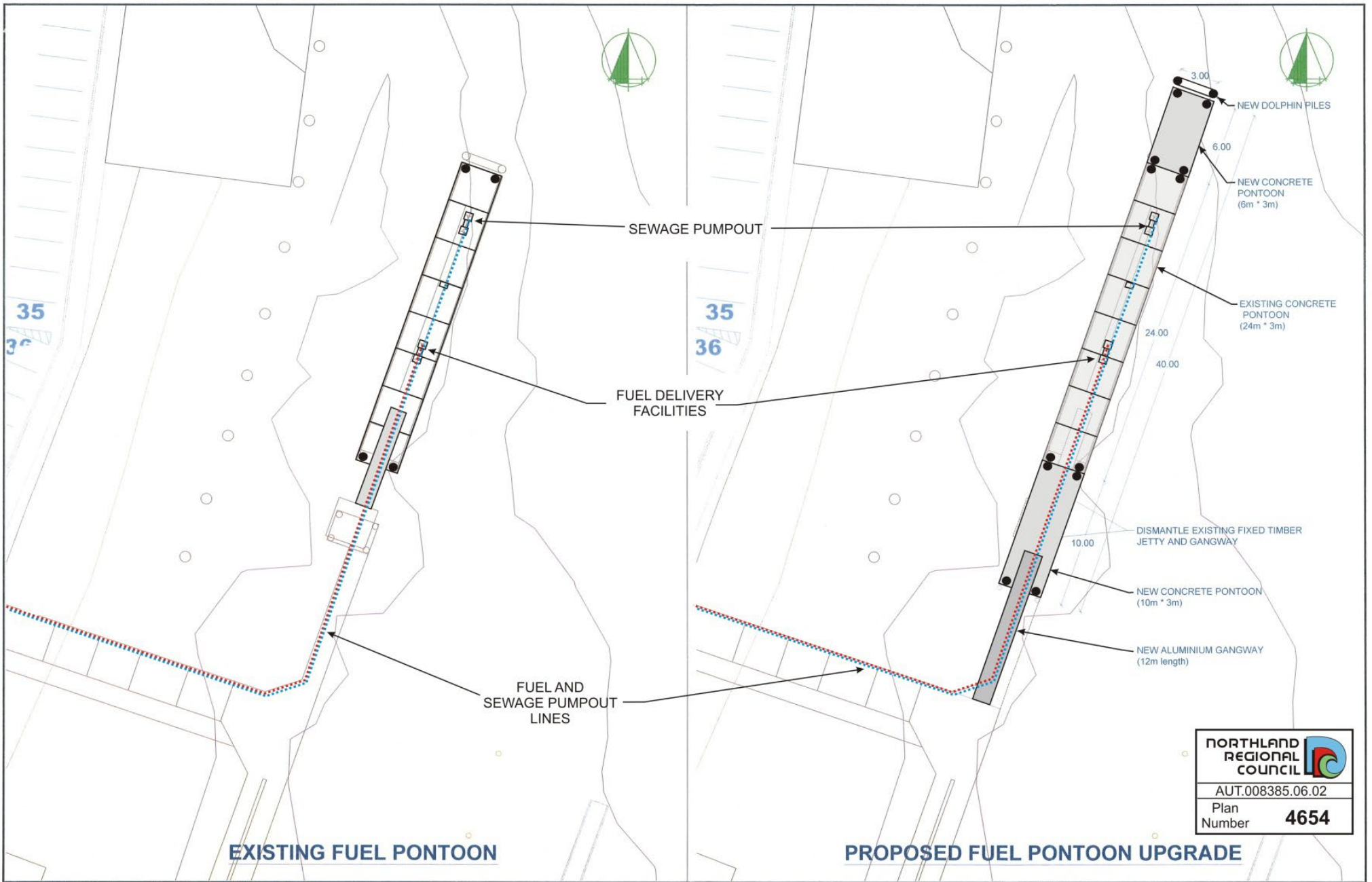
Scale: N.T.S.

Drawn: PMAX 09/15

App'd:

Plan No.

**4653**



**NORTHLAND REGIONAL COUNCIL**

AUT.008385.06.02

Plan Number **4654**

**EXISTING FUEL PONTOON**

**PROPOSED FUEL PONTOON UPGRADE**

R1	Drawing Status - Proposed Upgrade	15/10/13	Drawn: IS	Job Title. <b>OPUA MARINA SELWYN JETTY</b>	 <b>Far North Holdings Limited</b> <small>Opua Marine Park P.O. Box 7, Opua, 0241 Ph. (09) 402 5659 Email: enquiries@fnhl.co.nz</small>	Drawing Title. <b>PROPOSED FUEL PONTOON MODIFICATIONS</b>		
			Checked: GS Date: 15/10/2013 Scale: 1:2000@A3 CAD Filename: FNHL-OPM			Project No. <b>3014</b>	Rev. <b>1</b>	Sheet No. <b>1</b>