Northland Planning Development

From: [redacted]
Sent: Wednesday, 3 August 2022 10:05 am
To: admin@kahukuraariki.iwi.nz
Cc: [redacted] Northland Planning Development
Subject: Kingfish Lodge Applications
Attachments: 6.Memo re Ngati Kahu ki Whangaroa FINAL.pdf

Good Morning [redacted]

I am the planner currently putting together applications for Kingfish Lodge located at the South Head of the Whangaroa Harbour.

We are currently working on both a Regional Council consent to renew the lodge's existing structures within the coastal marine area, which includes an update and renewal of the moorings and to reduce the number which currently hold consent, renew the discharge consent for wastewater, and also renew the existing water take consent. We are also working on a DoC Concession application for structures and works within the marginal strip which adjoins the coastal marine area.

To date most of our correspondence on any development at the site has been with Kana (who we understand is now in a nursing home) and members from Te Ukaipo from Ngati Kahu ki Whaingaroa. Both the Regional Council and the Department of Conservation have directed us to speak with you from Kahukuraariki Trust as the mandated respondent of the Statutory Acknowledgement area now that the development consents encroach or immediately adjoin this area.

We understand that [redacted] is also part of Kahukuraariki Trust. Kingfish Lodge have held a meeting with [redacted] previously to discuss the DoC concession application. As a result of this application an action point of this was for both DoC and Kingfish Lodge to undertake some research on whether the bay outside of Kingfish Lodge was previously a fishing reserve. DoC at the time were unable to find any detail on this, and Kingfish Lodge engaged [redacted] to undertake the research. She was able to find some historic fishing reserves in the Whangaroa Harbour, and further discussions post receiving a copy of her findings noted that these areas were not within close proximity to Kingfish Lodge itself. A copy of this research was provided to [redacted] by [redacted] the owner of Kingfish Lodge and is reattached for your consideration as well.

Given the history of discussions with [redacted] we have sent him through a draft regional council application to him for comment on. He has provided an email response objecting to the application but did not provide any further detail on the reasons for the objection.

We would like to understand the reasons for the objection and would like to work with both him and the trust now and in the future.

Kingfish Lodge has been instructed by both the Regional Council and DoC to lodge applications without further delay (Regional Council have specified timeframes for the renewal of an existing consent and DoC would like a staged application to cover some proposed and some historic uses of the marginal strip which has been a work in progress for some time). To keep these agencies happy, we will be lodging applications, however as part of this we will be acknowledging that both will require some input from the trust when they are being processed.

What I would like to suggest/organize is a hui with all the various parties such that all matters across all consents can be discussed and all information can be shared such that we can find the best possible solution between all parties. This will likely have flow on effects across both consents and will likely result in some changes along the way.

I would also like to include the whanau who affiliate to the land on the southern side of the harbour as part of this hui, as they will also be involved with the applications. Any discussions at the hui will also impact upon them so I think it's best if they are also present. My hope is that having everyone together in the same room we can cover off all aspects of the consents so that everything is clear to all, and at the same time understand any concerns from local hapu and work to remediate these.

Is this approach ok with you and would you be happy to help assist me to ensure we have all the right people present at this hui.

Cheers.

Regards,

[redacted]
Northland Planning & Development 2020 Limited
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