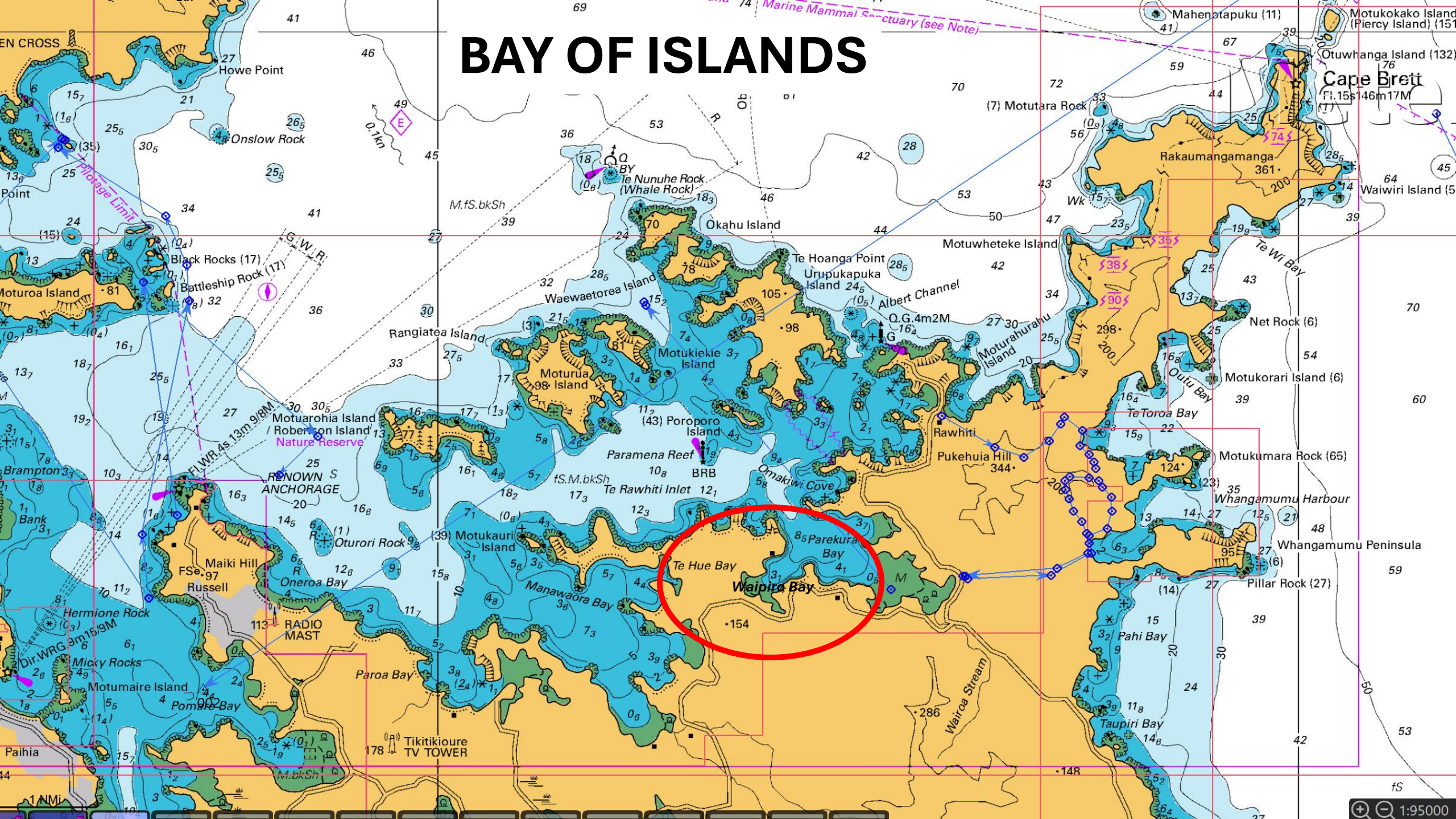


An aerial photograph of Waipiro Bay, showing a large body of water with numerous small, forested islands and peninsulas. In the foreground, a large, dark, forested peninsula juts into the water, with a small sandy beach and a few buildings. Several sailboats are anchored in the bay. A red prohibition sign (a circle with a diagonal line) is overlaid on the upper right portion of the image, covering the text 'Stop Waipiro Bay Marina'.

**Stop Waipiro
Bay Marina**

**Protect and Preserve
the Eastern Bay of Islands**

BAY OF ISLANDS

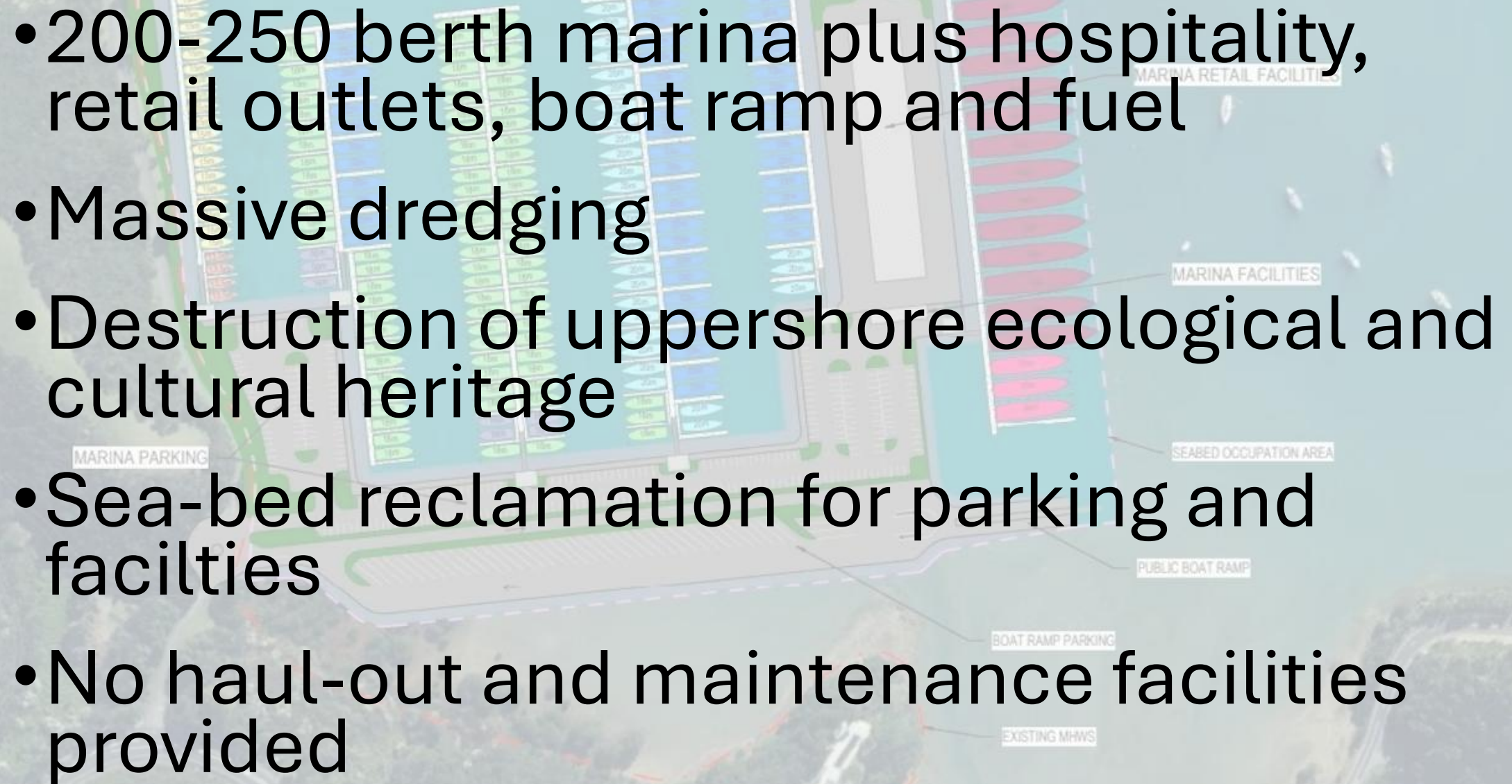


Mauri of Waipiro Bay

- Peaceful, undisturbed natural habitat and shelter located in rural Northland
- Birds, fish, mangroves, cockles, dolphins
- Difficult to access
- Important reserve of kai moana
- Rich cultural heritage
- Important storm anchorage for visiting boats due to excellent anchor holding

The Proposal



- 
- The background image is an aerial photograph of a coastal area with a proposed marina development overlaid. The marina is shown with numerous blue and green berths arranged in rows. To the right of the berths is a red-colored area labeled 'MARINA RETAIL FACILITIES'. Below the berths is a grey-colored area labeled 'MARINA PARKING'. To the right of the parking area is a light blue area labeled 'SEABED OCCUPATION AREA'. Below the seabed area is a green-colored area labeled 'PUBLIC BOAT RAMP'. To the right of the boat ramp is a grey-colored area labeled 'BOAT RAMP PARKING'. At the bottom of the map is a brown-colored area labeled 'EXISTING MHWS'. A scale bar at the bottom left indicates distances from 0 to 100 meters.
- 200-250 berth marina plus hospitality, retail outlets, boat ramp and fuel
 - Massive dredging
 - Destruction of uppershore ecological and cultural heritage
 - Sea-bed reclamation for parking and facilities
 - No haul-out and maintenance facilities provided

The background of the slide is a collage of various New Zealand banknotes. Visible denominations include 50, 20, 10, and 100 dollars. The notes feature portraits of historical figures and the text 'RESERVE BANK OF NEW ZEALAND' and 'TE PŪTEA MATUA'.

Start saving up.....

- 12m berth - \$200,000**
- 18m berth - \$530,000**
- 30m berth – \$1,200,000**

The background of the image is a collage of various New Zealand dollar banknotes. Visible denominations include 50, 20, 10, and 100 dollars. The notes feature portraits of historical figures and the Reserve Bank of New Zealand logo. The text is overlaid on this background.

Est. sales value of berths **\$100 million +**

Est. cost of marina **50 million**

Profit (tax free??) **\$ 50 million +**

Political donations **\$150,000**

Timeline Suggested in Application

- 
- The background image shows a large barge with a crane on the water. Two workers are visible on the barge deck. The barge has the name 'PALMERA' on its side. The water is blue and there are some structures in the background.
- **Fast track application made** **March 2025**
 - **Ministerial approval & referral to expert panel** **6 June 2025**
 - **Fast-track approval** **Dec 2025**
 - **Commence construction** **July 2026**
 - **Completion** **Sept 2028**


Why Chris Bishop Should Deny Fast-Track

- Does not provide **significant regional** or **national benefit**
- Application is **one-sided**, biased & pro development
- Disregards existing regional planning
- Rushes through decisions that will have permanent consequences to our community and the environment
- Broad community and hapu opposition
- Lack of transparency – no public access to information

➡ Results in **bad destination management**

DESTINATION MANAGEMENT

IN AOTEAROA NEW ZEALAND

- 
- Collaborative approach to determine how tourism is planned, developed and managed
 - Considers social, cultural, environmental and economic opportunities and challenges
 - Supports communities to shape tourism in ways that reflect their values, aspirations and priorities

Waipiro Marina - Key Issues

- 1st large scale commercial development in eastern Bay of Islands will have dramatic impact
 - Impacts broader area, not just Waipiro Bay
- Free transfer of permanent seabed rights to private interests for estimated \$50 million private profit
- \$200k to \$1.2m marina berths do not serve the local community
- Economic benefits questionable - environmental cost is real

Harms Bay of Islands Economy

- Boating and tourism businesses in Opua and Pahia are already struggling
- Marina will take away business from these existing commercial centres making these businesses less economically viable
 - Boats will go to Whangarei instead of Opua for maintenance services
 - Charter businesses operating in Waipiro bay will take business away from Pahia and Russell.

.....Bad destination management

Waipiro Marina – Even More Issues...

- Would set a national precedent for seabed reclamation for a parking lot
- Area roads are inadequate to support increased traffic including boat trailer traffic
- Increased congestion on Opua-Okiaito ferry crossing
- Marina berths do not generate rates revenue to offset higher costs to council
- Would displace an important storm anchorage

Hapu Submissions

“The importance of this area cannot be understated. It is significant not just to the hapu, and to the Northland community, but to the nation as a whole for its natural beauty and wonder. The Eastern Bay of Islands as a whole is celebrated for this. The Project fails to sufficiently show how this natural amenity value will be maintained or upheld by the implementation of the Project.”

An aerial photograph of a coastal region, likely in New Zealand, showing green hills, a bay with several small boats, and a small settlement. The image is used as a background for the text.

Far North Mayor Moko Tepania, May 2025

“I am opposed to...fast-tracking that does not follow normal resource management processes to ensure that iwi, hapū, community, council and key stakeholders can have a say, and that the process will be transparent.”

Northland Regional Council – April 2024

- Fast-Track effectively elevates infrastructure and development projects over environmental, social, cultural, or economic concerns
- Projects that have significant adverse impact could be approved provided significant benefits are demonstrated
- Cuts across robustly developed local planning regimes
- Significant risks created by lack of independent expert consideration for project applications and uncertainty over the level of scrutiny applied

What Our Local Experts Say....

Victoria Froude, PhD, Environmental Science

- The Waipiro Bayhead and fringing native vegetation has high natural character and ecological significance
- Marina removes wildlife habitats, including habitats probably used by species listed as at-risk or threatened
- The proposal essentially removes or otherwise destroys high natural character of subtidal and intertidal habitats



To be Bulldozed and Dredged Away?

Photo courtesy of Chris Richmond

What Our Local Experts Say....

John Booth – PhD, Marine Ecology

- Effects on the significant harvestable cockle beds
- Vulnerable pre-Contact Māori middens and living sites
- Rare upper shore ‘chenier-like’ spits at points of water inflow
- Impacts on the mangrove microcosm
- Loss of natural habitat for native fish, birds and other animals
- Biosecurity risk - invasive species, such as Mediterranean fan worm and Eudistoma (white jelly droplets), that thrive in marinas

Our local kōtuku-ngutupapa



Photo – Sandra Scowen 2025

What Our Local Experts Say....

Dr Ingrid N. Visser, PhD, Orca Research Trust

- Declared a marine mammal sanctuary in 2021
- Threatens both Orca and Bottlenose Dolphins
- The marina will destroy, exclude and/or limit the animals' use of the area



- Physical damage increase in boats can have through aspects such as boat strike

Rule-breaking boaties threaten Bay of Islands dolphin sanctuary – New Zealand Herald, 26 May 2025



Photo – Department of Conservation

What Our Local Experts Say....

Bob Drey, Russell Protection Society

- **Inner and Outer Bays Concept** - outer bays and islands kept in natural state to serve as primary attraction for tourism
- Undermines Council and ratepayers by taking away our decision making powers invested in the proposed District Plan
- Complex project that could result in effects that may not be evident at first
- Does not factor in the loss of natural amenity and its attractiveness for the multi-million dollar tourist industry in the Bay of islands
- Future of this area should be decided by the Far North community

What Our Local Experts Say....

Sandra Scowen, Eastern Bay of Islands Preservation Society

- Attacks our 50+ year history of advocating for preservation of the natural ecology and beauty of the area against large scale commercial development
 - Helped prevent 300-bedroom luxury hotel in Otehei Bay
 - Helped stop re-zoning of land to allow high density subdivision development
 - Helped stop the proliferation of private wharves and jetties

And now we are proud to stand together with our community to **STOP the Waipiro Bay Marina**

Faulty Economics....

Fraser Colgrove – Economic Expert Opinion

- Retained by EBOIPS to provide independent economic analysis
- No credible case for significant regional or national economic benefits
- Fails to meet the key economic threshold for Fast Track referral
- Speculative and flawed demand analysis
- Proposal inconsistent with established regional strategies, which focus on consolidating marine development around more central, better-served hubs

Help Make Our Community's Voice Heard




Sign the Survey

To: Ministry for the Environment, MPI, DOC, NRC,
FNDC, MBIE, The NZ Government

Protect Waipiro Bay: Do not fast-track approve the proposed 200–250 Berth Marina



Campaign created by
BOI Ipipiri Community 



14,216 of 15,000
signatures

JM signed
8 minutes ago

RB signed
11 minutes ago

BR signed
12 minutes ago

Sign here

First Name *

Last Name *

Email *

Postcode (use 0000 if outside of New

Email or Write Ministers and Others

Hon. Chris Bishop, Infrastructure Minister C.Bishop@ministers.govt.nz

Hon Shane Jones S.Jones@ministers.govt.nz

Tama Potaka, Minister for Māori Development T.Potaka@ministers.govt.nz

Jonathan Gibbard, CEO – NRC jong@nrc.govt.nz

Paul Linton, CEO, Northland Inc. Paul.Linton@northlandnz.com

