

Response ID ANON-URZ4-5FGH-Y

Submitted to Fast-track approval applications
Submitted on 2024-05-03 16:42:45

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Glen Massey Wind Farm Ltd

2 Contact person

Contact person name:
Glenn Starr

3 What is your job title

Job title:
Director

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

12 Madden St, Auckland 0100

7 Is your address for service different from your postal address?

Yes

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The application site ("Site") refers to the following properties:
□ 459 Wilton Collieries Road, Glen Massey, which is comprised within the following titles:
o Lot 2 DP 555296 (311ha);
o Section 1 Block IX Newcastle Survey District, Section 4 Block X Newcastle Survey District and Lot 63F Section 8 Parish of Waipa (738ha);

- o Section 20 Block X Newcastle Survey District (105ha);
 - o Allotment 211-213 Parish of Waipa (17ha); and
 - o Allotment 222 Parish of Waipa (103ha).
- Two sites described as “Te Puroa Road, Ngarawhai” (by WDC planning maps) – legally described as:
- o Section 5, Section 8, Section 8A and Section 11-13 Block X Newcastle Survey District (607ha); and
 - o Part Section 9 Block X Newcastle Survey District (264ha);

The middle lot is the Te Puroa Scenic Reserve and does not form part of this project. The site is in hill country 20km southwest of Huntly, Stage 1 is to be built on existing pasture land while Stage 2 is to be located in an existing pine plantation. Details on staging are provided in following sections.

Insert Attachment 5 – Site Development Plan

File upload:

Attachment 5 - Site Development Plan.pdf was uploaded

Upload file here:

Attachment - Site location.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Attachment 1 - CT's.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

As per the CT's in Attachment 1, these are Pukemiro Farms Ltd (owning sites referred to as 459 Wilton Collieries Road in earlier section) and Oji Fibre Solutions (NZ) Limited (owning sites referred to as “Te Puroa Road, Ngarawhai” in earlier section).

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Option for Easement and Draft Easement to establish a wind farm including all supporting infrastructure

Section 2: Project details

What is the project name?

Please write your answer here:

Glen Massey Windfarm

What is the project summary?

Please write your answer here:

The project involves the construction and operation of a 41-turbine windfarm in rural Waikato, to be constructed and operated over two stages. The project also requires the construction of access tracks, ancillary infrastructure, laying of underground cable, and a new connection to the national grid.

What are the project details?

Please write your answer here:

The proposal will provide for renewable energy, and positive employment and economic outcomes through construction, and energy supply. The Project will contribute towards further decarbonisation of the electricity generation industry and assist with New Zealand's transition to a low emissions economy and toward achieving renewable energy targets.

In brief, the project will involve the following activities:

- The installation of 41 three-blade wind turbines, over two stages. Each turbine will have a maximum height of 230m to blade tip above existing ground level. Turbines will have 185m diameter rotors, at a minimum distance of 90m from all legal site boundaries;
- The installation of one sub-station;
- New and upgraded internal access roads with underground electricity and fiber optic cables running beneath;
- Ancillary infrastructure (operations and maintenance buildings and wind monitoring masts);

- Earthworks to establish the above;
- New transmission lines, where required, to connect to the adjacent National Grid; and
- Provision for ongoing farming and tree cultivation of land around the wind turbines, including use of the internal access roads.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Stage 1: Includes the construction of 24 Turbines, related access tracks and below ground cables; substation and connection to the grid, any other required ancillary structures/buildings and earthworks. This stage has the potential to produce 180MW.

Stage 2: Includes the construction of 17 Turbines, related access tracks and below ground cables, any other required ancillary structures/buildings and earthworks. This stage has the potential to produce 135MW.

Please refer to Site/Development plans in Attachment 5 for detail on staging.

Construction of Stage 1 is anticipated to begin in early 2028. Commencement of construction of Stage 2 is ideally to be built contemporaneously with Stage 1 – however we may delay Stage 2 depending on electricity market conditions.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource consents are sought under the Resource Management Act 1991.

Based on the Applicant's understanding of the Site, there are not anticipated to be any archaeological concerns with the Project. However, out of an abundance of caution the Applicant intends to apply to Heritage New Zealand Pouhere Taonga for an archaeological authority in advance of undertaking the earthworks required on Site. This authority is to allow for the prospect that unknown archaeological remains may potentially be discovered during construction. All works will be undertaken in accordance the conditions of such an Authority, when it is issued.

A Wildlife Act Authorisation will be obtained prior to the relocation of any birds/fish/lizards etc (should this be required as part of the resource consent), in accordance with the relevant Management Plan.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Waikato District Council and Waikato Regional Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Nil

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

The land to which the project relates is owned by a two third parties. Stage 1 land rights are fully secured with complete set of documents to build the project, Stage 2 land rights are in the form of an exclusivity agreement including investigation rights.

The applicant has applied to Transpower for connection into its network and is currently in the application stage

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

The following timeframe is anticipated:

- Contemplating approval by Mid 2025
- Completion of wind speed studies - end of 2025
- Detailed Design Mid 2026
- Grid connection approval end 2026
- Financing – Mid 2027
- Procurement of construction and turbines – End 2027
- Construction beginning early 2028

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Local Authorities:

- Waikato Regional Council;

• Waikato District Council
Transpower New Zealand
Iwi authorities whose area of interest includes the area in which the project occur are:
Te Kāhui Māngai – Directory of Iwi and Māori Organisations
• Waikato Tainui
Additional organisations noted by Waikato District Council:
• Ngati Tamaunipo

Please refer to Attachment 2 for a list of adjacent property owners who have the potential to be affected by the project.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

• Iwi Authorities – indicated that they wish to be consulted should the project proceed.

12 Dec 2023 - e-mail to Kahurimu.flavell@tainui.co.nz, requesting engagement in korero
12 Dec 2023 - e-mail to taiao@tainui.co.nz, requesting engagement in korero
18 Dec 2023 - email and phone call to Tainui representative Jaedyn Falwasser
17 January 2024 - Hui with Jaedyn Falwasser
9 Feb 2024 - email to Jaedyn requesting site visit
19 Feb 2024 - web enquiry to Taimainupo iwi
4 april 2024 - web enquiry to Taimainupo iwi
9 April 2024 - email to kimhuirama@gmail.com of

• Waikato District Council – outlined matters in respect to the District Plans which will require consideration.
• Transpower – Outlined the matters associated with the necessary connections to the national grid.

Upload file here:
ECM_4318897_v3_Pre Application Advice PRE0032 24 773602.pdf was uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable.

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Site does not comprise any land returned under a Treaty settlement. The site does not sit within any statutory acknowledgement areas.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Please refer to the AEE memorandum prepared as Attachment 3, and supporting specialists reports.

Upload file:

Attachment 3 - Assessment of Effects -incl attachments.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

Please refer to the NPS/NES memorandum prepared as Attachment 4

File upload:

Attachment 4 - NPS and NES Assessment.pdf was uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

If the fast track process was not available, resource consent would need to be applied for through local authorities and there is a certainty that it would require some degree of notification which would bring substantial delay and appeal risk.

The processing time under the Resource Management Act 1991 is expected to a minimum of 4 years from preparation and submission of the application through to resolving any Environment Court appeals.

By contrast, the consenting timeframe under the fast-track process is likely to be 6 to 12 months.

This is a significant time saving, compared to a standard process and will enable the national benefits (through renewable electricity supply) some 3 years ahead of a standard process.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

It will have a positive effect in terms of providing confidence to the developers of the likely timing of consents and remove uncertainty associated with dealing with the Councils

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

no

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

Yes. The proposal meets the definition of Regionally Significant Infrastructure under the Waikato RPS. It is also considered to be nationally significant given its potential power generation capability and ease to which it can be distributed throughout New Zealand.

Will the project:

Please explain your answer here:

The Project will not increase the supply of housing nor address housing needs, however the power generated by the project will contribute to the functioning of adjacent urban environments (i.e., Auckland and Hamilton) through the provision of power.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

While project specific details will be prepared for the Resource Consent application, economic benefits for windfarms of a similar size to that proposed are as noted below.

- Planning/Design/Project Management: 0.81FTE/MW – 255 FTE - estimated 24 months
- Construction: 1.79FTE/MW – 564 FTE – estimated 24 months
- Operation: 0.15 FTE/MW – 47 FTE - estimated 25 years

The expected capex is \$500M, which is made up of turbines and transport/balance of plant at \$320M and \$180M respectively. The development and balance of plant will mostly be sourced locally within the region.

The above indicates the expected economic benefits could be considered as significant.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Electricity is not a natural resource, however it is produced with the help of natural resources (i.e. wind).

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Greenhouse gases will be produced during the construction of the Project. These emissions will be typical of a construction project of this nature (material production and transport), however the transport emissions will be minimised due to the proximity of the site to an urban area (Hamilton and surrounding districts) that can supply the labour force and some materials and its relative proximity to Auckland or Tauranga Ports (for turbines). Once operational, the electricity generated by the wind farm will not release any greenhouse gases. The wind farm will provide a positive relationship for activities that are reliant on electricity to reduce their emissions.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

Access tracks and turbine platforms will require geotechnically engineered designs to ensure they are stable and are resilient to hazards.

Will the project address significant environmental issues?

No

Please explain your answer here:

It is considered the assessment of effects in Attachment 3 suitably addresses this and it can be concluded the project will not generate any significant environmental issues.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The Waikato Proposed District Plan – Appeals Version provides for large-scale wind farms and associated buildings/activities as a discretionary activity. The proposal is not identified in an “Identified Area” given no turbines, earthworks, infrastructure and access tracks are to be located in any of the SNA's or ONF's located within the site.

Anything else?

Please write your answer here:

The Project will have economic, power generation and greenhouse gas benefits. The proposed activities will have at worst, minor, adverse environmental effects. For these reasons, both the development itself and use of the fast-track legislation promotes the sustainable management of natural and physical resources.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The project is not one that is inherently vulnerable to natural hazards and climate change, comprising no sensitive or vulnerable activities. Although some areas of the site are subject to a flood hazard (streams) no turbines, buildings or access tracks will be located within these areas. The risk of land instability will be mitigated through geotechnically engineered design, with final turbine placements made accordingly. This will be suitably addressed as part of the Resource Consent.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

No compliance and/or enforcement actions have been taken against the applicant by a local authority under the RMA.

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Glenn Starr

Important notes