Response ID ANON-URZ4-5FK1-C

Submitted to Fast-track approval applications
Submitted on 2024-05-03 19:20:53

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
ImpactMarine (Te Huata) Limited

2 Contact person

Contact person name:
Aaron McCallion

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:

102 Hamilton Street
Tauranga

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

No

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:

49a Keepa Road

File upload:
49a Keepa Road 1.png was uploaded

Upload file here:
49a Keepa Road 2.png was uploaded

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

Yes

upload file:
284674_Title_Search_Copy.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Rangitaiki 28B9B2B Block

Denise Rangitewhakaipo Riini (also known as Dinny Rangitewhakaipo Riini), Lorraine Frances Te Arani Barrett, Phillip John Te Rere Riini and Witchell Ihaka Jaram (also known as Ihaka Jaram) as responsible trustees jointly no survivorship

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:

Impact Marine Te Huata Limited will have a legally binding lease agreement with the owners of the land, granting us exclusive rights to utilise the land on which the proposed project will occur. This lease agreement establishes our legal interest in the land, providing us with the necessary authority and entitlement to undertake the project activities outlined in the proposal.
The nature of our legal interest in the land significantly impacts our ability to execute the required work for the project. As the lessee, we will have the legal right to access, occupy, and utilize the land for the duration specified in the lease agreement. This includes the freedom to initiate construction, conduct
necessary site preparations, and implement any infrastructure or development activities essential for the project's completion.
Furthermore, our legal interest in the land ensures that we have the necessary legal standing to obtain permits, licenses, and approvals from relevant authorities for the proposed project. It provides assurance to stakeholders, including investors, partners, and regulatory bodies, that we possess the requisite rights and permissions to carry out the intended activities on the specified land parcel.
In essence, our lease agreement with South Island Industrial Fund establishes a solid legal foundation for our involvement in the project, enabling us to undertake the required work with confidence and compliance with applicable laws and regulations.

Section 2: Project details

What is the project name?

Please write your answer here:
Impact Marine: Sustainable and Climate-Resilient Aquaculture on Land in the Bay of Plenty

What is the project summary?

Please write your answer here:

IMPACTMARINE (TE HUATA) LIMITED plans to invest s 9(2)(b)(ii) in the Bay of Plenty to develop a Land Based RAS (Recirculatory Aquaculture System) Salmon Farm
on 15Ha of Land in Whakatane. The project encompasses hatchery, smolt, grow out and processing facilities.

What are the project details?

Please write your answer here:

Project Overview:
The proposed project aims to establish a state-of-the-art RAS (recirculating aquaculture systems) land-based salmon farm in Whakatane. This innovative facility will leverage cutting-edge technology to rear salmon in a controlled environment, offering a sustainable and climate resilient alternative
to traditional ocean-based salmon farming methods. Impact Marine Vision is to be the leading supplier of sustainable land-based salmon from NZ
Purpose:
The primary purpose of the project is to meet the growing demand for high-quality salmon while minimising the environmental impact typically associated with conventional aquaculture practices. By utilising a land-based RAS system, the project seeks to ensure the production of healthy, disease-free salmon in a controlled and efficient manner.
Objectives:
To establish a sustainable and environmentally responsible salmon farming operation in s 9(2)(a)
To leverage advanced RAS technology to optimise water usage, minimize waste, and mitigate environmental risks.
To produce high-quality salmon products for both domestic and international markets.
To create employment opportunities and support economic development in the local community.
To contribute to the long-term growth and sustainability of New Zealand's aquaculture industry.
Activities:

Secure all necessary regulatory approvals and permits, to commence construction and operation.
Construct a state-of-the-art RAS facility on the leased land, adhering to environmental standards and best practices for salmon.
Equipment Installation: Install RAS infrastructure suitable for farming salmon, including tanks, filtration systems, and water treatment facilities.
Operational Setup: Hire and train staff, develop operational procedures, and initiate fish stocking and husbandry practices.
Quality Assurance: Implement rigorous quality control measures to ensure the production of premium-grade salmon products.
Marketing and Sales: Develop marketing strategies to promote both salmon products locally and internationally, forging partnerships with distributors and retailers.
Community Engagement: Engage with the local community to foster positive relationships and address any concerns regarding the project's impact, emphasising the project's commitment to responsible farming practices for salmon species.
Generate a sustainable revenue stream through the production and sale of high-quality salmon products.
Establish the project as a model of environmentally responsible aquaculture, contributing positively to the local community and industry.

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

Please write your answer here:

Phase 1: Feasibility Investigations
Phase 2 Concept design (2 Months
Phase 3 Resource Consent Application preparation (5 Months)
Phase 4: resource consent process (3 Months)
Phase 5: Fish Farm License (2 Months)
Phase6: BOPRC Floodway adn Drainage by Law authority (1 Month)
Phase7: Detailed design & pre commencement Requirements (4 Months)
Phase 8: Contractor Procurement 9 weeks
Phase 9 : Construction 90 weeks
Phase 10: handover and defect notification period 24 weeks

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

Please write your answer here:

RESOURCE MANAGEMENT ACT 1991
Under the Resource Management Act 1991 (“RMA” or “the Act”) regional councils are responsible for the promotion of soil conservation, maintenance and enhancement of water quality and avoiding or mitigating natural hazards (including flooding) . District Council responsibilities include managing the effects of land use and subdivision.
The project involves activities which are controlled by both the Bay of Plenty Regional Council (BOPRC) and the Whakatane District Council (WDC). Relevant RMA planning documents are considered in the following sub-sections of this report.
NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH (NESCS)
The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (‘NESCS’) came into force on 1 January 2012. This standard applies to various activities including changes in land use and soil disturbance on land that has or has had an activity or industry described in the Hazardous Activities and Industries List (‘HAIL’) undertaken on it.
The primary aim of the NESCS is to ensure that land affected by contaminated soil is appropriately identified and assessed when soil disturbance and/or land development activities take place and, if necessary, remediated, or the contaminants contained to make the land safe for human use.
As discussed above, the site is not known to have been used for any activities listed on the HAIL and is not identified on BOPRC’s HAIL Register. The site is not considered to be a ‘piece of land’ therefore, the provisions of the NESCS are not applicable.
OPINION: The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) considerations are not foreseen as a planning restriction for the project based on the information available at this time.
NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES-F)
The Resource Management (National Environment Standards for Freshwater) Regulations (NES-F) came into force in 2020 as part of the Essential Freshwater package. The NES-F accompanies the National Policy Statement for Freshwater Management (NPSFM) and is focused on controlling certain farming practices, providing for fish passage, preventing the loss of the extent and values of rivers and managing activities in and around wetlands.
The activities controlled by the NES-F that are relevant to this project relate to the construction of a water take/discharge pipeline in or near the identified wetland area on the margins of the Whakatane River. Vegetation clearance, land disturbance or earthworks in, or within 10m of, a natural wetland require resource consent from BOPRC as a non-complying activity under Regulation 54 of the NES-F. As part of the consideration of a resource consent application under this regulation, the provisions of the NPSFM will be an important consideration. This is discussed further below.
OPINION: Based on the information available, it is considered that appropriate engineering solutions will be available (including careful route selection for access to water from the Whakatane River) to ensure the project meets the requirements of the NES-FM.
NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT (NPSFM)
The latest NPSFM came into effect in September 2020 and provides updated national direction to local authorities on the management of freshwater resources to provide for all values that are important to New Zealanders. Regional plans are required to give effect to national policy statements.
The NPSFM requires freshwater to be managed in a way which gives effect to Te Mana o te Wai through involving tangata whenua, developing long term visions in the regional policy statement and prioritising the health and wellbeing of waterbodies, followed by the essential needs of people and then other uses.
The key topics set out in Part 3 – Implementation of the NPSFM that are relevant to the project deal with activities in or near wetlands. The NPSFM requires regional councils to include a regional plan policy stating that the loss of extent of natural inland wetlands is to be avoided, their values are protected, and their restoration is promoted, except in specified circumstances. The construction of a water intake and discharge pipeline to supply the site is not covered by any of the specified circumstances.
In summary, any pipeline accessing the Whakatane River will need to avoid any loss of wetland extent and values to meet the requirements of the NES-F and NPSFM.
OPINION: Based on the information available, it is considered that appropriate engineering solutions will be available (including careful route selection for

access to water from the Whakatane River) to ensure the project meets the requirements of the NPSFM.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL)

The National Policy Statement for Highly Productive Land (NPS-HPL) came into effect on 17 October 2021 and will therefore be a relevant document in considering any resource consent application on this site. The purpose of the NPS-HPL is to protect highly productive land from inappropriate subdivision, use and development to ensure its availability for land-based food and fibre production.

The NPS-HPL directs regional councils to map highly productive land within the region and provides criteria for determining what is considered highly productive land. Until such time as a regional policy statement containing maps of highly productive land is operative, consent authorities must treat land that is zoned general rural or rural production and LUC 1, 2 or 3 land as highly productive land and apply the NPS-HPL accordingly.

In this case, the LUC soil classification for the property is Class 2 which is considered highly productive land under the NPS-HPL. Consideration of the provisions of the NPS-HPL is therefore required.

Section 3.9 of the NPS-HPL directs territorial authorities to avoid the inappropriate use or development of highly productive land for land uses which are not land-based primary production. A list of specific circumstances are provided where a non-productive use may be considered appropriate. At least one of these circumstances must apply for the activity to be acceptable.

"(2) A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied:

(a) it provides for supporting activities on the land:

(b) it addresses a high risk to public health and safety:

(c) it is, or is for a purpose associated with, a matter of national importance under section 6 of the Act:

(d) it is on specified Māori land:

(e) it is for the purpose of protecting, maintaining, restoring, or enhancing indigenous biodiversity:

(f) it provides for the retirement of land from land-based primary production for the purpose of improving water quality:

(g) it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land…."

In this case, clause (d) is applicable.

Clause (d) refers to specified Māori land, the definition of which includes Māori freehold land, which applies to the subject property (See Record of Title in Appendix 1).

On the basis that one or more of the criteria listed in clause (2) apply, the proposed use of part of the property for activities that are not land-based rural production may be considered appropriate under the NPS-HPL, subject to the adoption of measures listed in clause (3) to ensure that the proposed development:

(a) minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and

(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.

OPINION: Based on the information available at this time, it is considered that the project is able to meet the requirements of the NPS-HPL.

NEW ZEALAND COASTAL POLICY STATEMENT

The NZCPS contains policies to achieve the purpose of the RMA in relation to the coastal environment which applies to the area on the riverside of the Whakatane River stopbank. The objectives and policies of the NZCPS will be a relevant consideration for any surface water take or discharge from the Whakatane River and associated structures.

A number of general principles are set out in the NZCPS to provide for the special context of the coastal environment. The provisions of the NZCPS that are of particular relevance relate to:

• Safeguarding the functioning of ecosystems .

• Recognising the potential contribution of activities in the coastal environment to the social, economic and cultural wellbeing and their health and safety and recognising that there are activities that have a functional need to be in the coastal marine area .

• Protecting representative or significant ecosystems and indigenous biodiversity, including avoiding, remedying or mitigating adverse effects of activities on areas of indigenous vegetation .

• Preserving the natural character of the coastal environment and natural features and landscapes and protecting it from inappropriate subdivision, use and development .

• Promoting the restoration or rehabilitation of natural character by reducing or eliminating the discharge of contaminants .

• Avoiding adverse effects of activities on Outstanding Natural Features and Landscapes in the coastal environment .

As discussed previously, the wetland area on the margins of the Whakatane River is an IBDA – Area A site, which requires protection under Policy 11(a) of the NZCPS.

OPINION: Based on the information available at this time, it is considered that the project is able to meet the objectives and policies of the NZCPS, subject to careful route selection to gain access to water from the Whakatane River.

BAY OF PLENTY REGIONAL POLICY STATEMENT (RPS)

The Bay of Plenty Regional Policy Statement (RPS) is a statutory policy document that must be given effect to by regional and district plans. Relevant matters addressed in the RPS include:

• Coastal environment
• Energy and Infrastructure
• Integrated management
• Iwi resource management
• Matters of national importance
• Natural hazards

These matters are addressed in further detail within the relevant Regional Plans

OPINION: Based on the information available at this time, it is considered that the project is able to meet the objectives and policies of the RPS, subject to careful route selection to gain access to water from the Whakatane River.

REGIONAL NATURAL RESOURCES PLAN (RNRP)

Various chapters of the Regional Natural Resources Plan (RNRP) are relevant to the activities associated with the project, including Land Management, Discharges to Water and Land, Water Quantity and Allocation, Air Quality and Natural Hazards.

Rules in the RNRP which are relevant to the project control land disturbing activities (earthworks), the take and use of groundwater (including installation of bores) and discharges to land and water. The section of the Whakatane River adjacent to the site is within the coastal marine area and therefore

subject to the Bay of Plenty Regional Coastal Environment Plan (RCEP) rather than the RNRP. The Kopeopeo Canal is an artificial watercourse (upstream of the Keepa Road bridge) rather than a river or stream, meaning that the rules controlling activities in or on the beds of rivers and streams do not apply to this watercourse.OPINION: Based on the information available at this time, it is envisaged that appropriate environmental mitigation measures and engineering solutions will be available to ensure the project is able to meet the requirements of the RNRP.
BAY OF PLENTY REGIONAL COASTAL ENVIRONMENT PLAN (RCEP)
The site itself is outside the Coastal Environment and therefore not subject to the requirements of the RCEP. The land on the eastern side of Keepa Road is within the Coastal Environment and the section of the Whakatane River adjacent to this land is within the coastal marine area. On this basis the RCEP is a relevant consideration in respect of access to water from the river in this location.

FIGURE 14: BAY OF PLENTY REGIONAL COASTAL ENVIRONMENT PLAN MAP
The Whakatane River Estuary, including the land between the stopbank and the river edge is identified as a Significant Indigenous Biodiversity Area A in the RCEP. Area A sites are high value areas which meet the criteria under Policy 11a of the New Zealand Coastal Policy Statement. Activities are required to avoid adverse effects on the values of these areas.
The take and use of water from the Whakatane River estuary requires resource consent as a discretionary activity under the RCEP.
The construction and use of a surface water intake structure within the Whakatane River Estuary Indigenous Biological Diversity Area A area is a non-complying activity under Rule SO 15 and Rule SO 16 of the RCEP.
OPINION: Based on the information available at this time, it is envisaged that appropriate environmental mitigation measures and engineering solutions will be available to ensure the project is able to meet the requirements of the RCEP.

WHAKATANE DISTRICT PLAN (WDP)
The site is zoned Rural Plains in the Operative Whakatane District Plan. The western portion of the site is within the 300m Oxidation Pond Buffer Area, which is a buffer area surrounding the oxidation ponds within which dwellings are not permitted. The property is not subject to any other planning overlays or significant features identified on the Planning Maps.

FIGURE 15: OPERATIVE WHAKATANE DISTRICT PLAN MAP
The District Plan describes the Rural Plains Zone as including land which has the potential for high value production due to the inherent characteristics of the land including high ratings for versatility under the New Zealand Land Resources Inventory System (i.e. versatile land). The primary purpose of this zone is to retain the characteristics of the finite land resource and protect the rural production potential and economic growth of the District. There is also a need to provide for other activities which have a fundamental need to be located within the zone.
The proposed activities are likely to fall within the definition of intensive farming:
Intensive farming means farming that,
a. is not dependent on the qualities of the soils naturally occurring on the site; or
b. is undertaken predominantly within buildings or tightly confined structures.
Examples of intensive farming are;
i. mushroom farming;
ii. aquaculture;
iii. hydroponics;
iv. poultry farms;
v. pig farming of more than ten adult pigs; and
vi. animal feed lots.
Intensive farming is listed as a discretionary activity within the Rural Plains Zone .
The following performance standards apply to activities within the Rural Plains Zone.

OPINION: Based on the information available at this time, it is envisaged that appropriate environmental mitigation measures and engineering solutions will be available to ensure the project is able to meet the requirements of the Whakatane District Plan.
Bay of Plenty Regional Council's Flood Protection and Drainage Bylaws 2020 apply to all flood protection and drainage assets managed by, or under the control of, Bay of Plenty Regional Council. Areas subject to the bylaws are identified in Figure 16 above. A written bylaw authority from BOPRC is required to undertake earthworks, install infrastructure or buildings within the identified areas.
A bylaw authority will be required to construct a pipeline across the Whakatane River stopbank to connect the site to the Whakatane River.

OPINION: The Bay of Plenty Regional Council's Flood Protection and Drainage Bylaws 2020 are not foreseen as a planning restriction for the project based on the informational available at this time. It is envisaged engineering solutions are available to meet the necessary requirements for an authority to be granted.
It is anticipated that a joint resource consent application would be made to WDC and BOPRC. Depending on the final design for the facility, the range of resource consents required will include:
- Land use consent (WDC)
- Take and use of groundwater (BOPRC)
- Take and use of surface (Salt) water (BOPRC)
- Structures within the coastal marine area
- Earthworks within the significant indigenous biodiversity area (WDC & BOPRC)
- Discharge to surface water (BOPRC)
- Air discharge (if required) (BOPRC)

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

Please write your answer here:

Whakatane District Council
Bay of Plenty Regional Council

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

Please write your answer here:

Not Lodged

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

No

Please explain your answer here:

We will need a Land Based Fish farm License from MPI for Farming Chinook Salmon in Place. The application process for a Land based fish farm will begin after a resource consent is approved for the water take and discharge.

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

Please write your answer here:

Procurement of the contractor will commence and take nine weeks safter the receipt of consents and approvals. With funding already secured, construction activities can promptly commence upon contractor procurement. The anticipated timeline from the initiation of earthworks to project completion spans 90 weeks, totaling 700 days of construction.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The Land parcel for the project will be on eligible Māori Freehold Land.

In the Whakatane area, several Treaty settlements apply, primarily involving Ngāti Awa, Te Whānau-ā-Apanui, and Whakatōhea iwi. Each settlement aims to address historical grievances and breaches of the Treaty of Waitangi, providing redress and recognition for the affected iwi.

Ngāti Awa Treaty Settlement:
The Ngāti Awa Treaty Settlement, formalized through the Ngāti Awa Claims Settlement Act 2005, addresses historical grievances of Ngāti Awa iwi.
Key provisions include financial redress, the return of culturally significant sites, and statutory acknowledgments of Ngāti Awa's customary interests and rights.
Te Whānau-ā-Apanui Treaty Settlement:
The Te Whānau-ā-Apanui Treaty Settlement, established through the Te Whānau-ā-Apanui Claims Settlement Act 2012, addresses historical grievances of Te Whānau-ā-Apanui iwi.
Similar to Ngāti Awa's settlement, key provisions include financial redress, the return of culturally significant sites, and statutory acknowledgments of Te Whānau-ā-Apanui's customary interests and rights.
Whakatōhea Treaty Settlement:
The Whakatōhea Settlement aims to address historical grievances and breaches of the Treaty of Waitangi experienced by the Whakatōhea iwi.
Key components of the Whakatōhea Settlement may include financial redress, cultural redress, governance arrangements, statutory acknowledgments, customary rights recognition, and co-management arrangements.

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:

Consultation with relevant stakeholders has been a cornerstone of our project development process and is an ongoing process for 2024.

Pre-application Meetings:
We have conducted pre-application meetings with Whakatane District Council and Bay of Plenty Regional Council. These sessions allowed us to engage directly with regulatory authorities, discuss project details, and ensure alignment with regulatory requirements.
Engagement with Maori Partners:
Partnering with Te Huata Finfish, our Maori partner, has been instrumental. Te Huata Finfish has initiated a comprehensive program of consultations with various Maori stakeholders. These consultations aim to ensure that Maori perspectives, concerns, and aspirations are deeply integrated into our project planning process.
Community Engagement:
While community engagement is an ongoing process, we are committed to initiating community consultations as the project progresses further. These consultations will involve local residents, community groups, and other stakeholders. By gathering feedback, addressing concerns, and fostering meaningful dialogue, we aim to ensure that the project reflects the values and priorities of the communities it serves.
The engagement with stakeholders is playing a vital role in shaping our approach and design for the Whakatane project. Insights gathered from consultations will further informour decision-making processes, helping to identify potential impacts, mitigate risks, and incorporate cultural considerations into project planning and implementation. By actively involving stakeholders throughout the project lifecycle, we aim to build trust, foster collaboration, and ensure that the project meets the needs of all stakeholders.

Upload file here:
No file 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 Land Parcel for the project is eligible Māori Freehold Land for this project.

In the Whakatane area, several Treaty settlements apply, primarily involving Ngāti Awa, Te Whānau-ā-Apanui, and Whakatōhea iwi. Each settlement aims to address historical grievances and breaches of the Treaty of Waitangi, providing redress and recognition for the affected iwi.

Ngāti Awa Treaty Settlement:
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Key provisions include financial redress, the return of culturally significant sites, and statutory acknowledgments of Ngāti Awa's customary interests and rights.
Te Whānau-ā-Apanui Treaty Settlement:
The Te Whānau-ā-Apanui Treaty Settlement, established through the Te Whānau-ā-Apanui Claims Settlement Act 2012, addresses historical grievances of Te Whānau-ā-Apanui iwi.
Similar to Ngāti Awa's settlement, key provisions include financial redress, the return of culturally significant sites, and statutory acknowledgments of Te Whānau-ā-Apanui's customary interests and rights.
Whakatōhea Treaty Settlement:
The Whakatōhea Settlement aims to address historical grievances and breaches of the Treaty of Waitangi experienced by the Whakatōhea iwi.
Key components of the Whakatōhea Settlement may include financial redress, cultural redress, governance arrangements, statutory acknowledgments, customary rights recognition, and co-management arrangements.

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?:

No

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:

A cultural impact assessment for the project, led by an appropriate Māori organisation that will be engaged, our partner Te Huata Finfish is assisting with this component we anticipate completion of this by July 2024.

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:

Our Assessment of Environmental Effects is currently underway and will be Completed in July 2024

Upload file:
No file 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:

NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH (NESCS)
The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESCS') came into force on 1 January 2012. This standard applies to various activities including changes in land use and soil disturbance on land that has or has had an activity or industry described in the Hazardous Activities and Industries List ('HAIL') undertaken on it.
The primary aim of the NESCS is to ensure that land affected by contaminated soil is appropriately identified and assessed when soil disturbance and/or land development activities take place and, if necessary, remediated, or the contaminants contained to make the land safe for human use.
As discussed above, the site is not known to have been used for any activities listed on the HAIL and is not identified on BOPRC's HAIL Register. The site is not considered to be a 'piece of land' therefore, the provisions of the NESCS are not applicable.
OPINION: The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) considerations are not foreseen as a planning restriction for the project based on the information available at this time.

NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES-F)
The Resource Management (National Environment Standards for Freshwater) Regulations (NES-F) came into force in 2020 as part of the Essential Freshwater package. The NES-F accompanies the National Policy Statement for Freshwater Management (NPSFM) and is focused on controlling certain farming practices, providing for fish passage, preventing the loss of the extent and values of rivers and managing activities in and around wetlands.
The activities controlled by the NES-F that are relevant to this project relate to the construction of a water take/discharge pipeline in or near the identified wetland area on the margins of the Whakatane River. Vegetation clearance, land disturbance or earthworks in, or within 10m of, a natural wetland require resource consent from BOPRC as a non-complying activity under Regulation 54 of the NES-F. As part of the consideration of a resource consent application under this regulation, the provisions of the NPSFM will be an important consideration. This is discussed further below.OPINION: Based on the information available, it is considered that appropriate engineering solutions will be available (including careful route selection for access to water from the Whakatane River) to ensure the project meets the requirements of the NES-FM.
NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT (NPSFM)
The latest NPSFM came into effect in September 2020 and provides updated national direction to local authorities on the management of freshwater resources to provide for all values that are important to New Zealanders. Regional plans are required to give effect to national policy statements.
The NPSFM requires freshwater to be managed in a way which gives effect to Te Mana o te Wai through involving tangata whenua, developing long term visions in the regional policy statement and prioritising the health and wellbeing of waterbodies, followed by the essential needs of people and then other uses.
The key topics set out in Part 3 – Implementation of the NPSFM that are relevant to the project deal with activities in or near wetlands. The NPSFM requires regional councils to include a regional plan policy stating that the loss of extent of natural inland wetlands is to be avoided, their values are protected, and their restoration is promoted, except in specified circumstances. The construction of a water intake and discharge pipeline to supply the site is not covered by any of the specified circumstances.
In summary, any pipeline accessing the Whakatane River will need to avoid any loss of wetland extent and values to meet the requirements of the NES-F and NPSFM.
OPINION: Based on the information available, it is considered that appropriate engineering solutions will be available (including careful route selection for access to water from the Whakatane River) to ensure the project meets the requirements of the NPSFM.
NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL)
The National Policy Statement for Highly Productive Land (NPS-HPL) came into effect on 17 October 2021 and will therefore be a relevant document in considering any resource consent application on this site. The purpose of the NPS-HPL is to protect highly productive land from inappropriate subdivision, use and development to ensure its availability for land-based food and fibre production.
The NPS-HPL directs regional councils to map highly productive land within the region and provides criteria for determining what is considered highly productive land. Until such time as a regional policy statement containing maps of highly productive land is operative, consent authorities must treat land that is zoned general rural or rural production and LUC 1, 2 or 3 land as highly productive land and apply the NPS-HPL accordingly.
In this case, the LUC soil classification for the property is Class 2 which is considered highly productive land under the NPS-HPL. Consideration of the provisions of the NPS-HPL is therefore required.
Section 3.9 of the NPS-HPL directs territorial authorities to avoid the inappropriate use or development of highly productive land for land uses which are

not land-based primary production. A list of specific circumstances are provided where a non-productive use may be considered appropriate. At least one of these circumstances must apply for the activity to be acceptable.
“(2) A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied:
(a) it provides for supporting activities on the land:
(b) it addresses a high risk to public health and safety:
(c) it is, or is for a purpose associated with, a matter of national importance under section 6 of the Act:
(d) it is on specified Māori land:
(e) it is for the purpose of protecting, maintaining, restoring, or enhancing indigenous biodiversity:
(f) it provides for the retirement of land from land-based primary production for the purpose of improving water quality:
(g) it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land....”
In this case, clause (d) is applicable.
Clause (d) refers to specified Māori land, the definition of which includes Māori freehold land, which applies to the subject property (See Record of Title in Appendix 1).
On the basis that one or more of the criteria listed in clause (2) apply, the proposed use of part of the property for activities that are not land-based rural production may be considered appropriate under the NPS-HPL, subject to the adoption of measures listed in clause (3) to ensure that the proposed development:
(a) minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and
(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.
OPINION: Based on the information available at this time, it is considered that the project is able to meet the requirements of the NPS-HPL.
NEW ZEALAND COASTAL POLICY STATEMENT
The NZCPS contains policies to achieve the purpose of the RMA in relation to the coastal environment which applies to the area on the riverside of the Whakatane River stopbank. The objectives and policies of the NZCPS will be a relevant consideration for any surface water take or discharge from the Whakatane River and associated structures.
A number of general principles are set out in the NZCPS to provide for the special context of the coastal environment. The provisions of the NZCPS that are of particular relevance relate to:
• Safeguarding the functioning of ecosystems .
• Recognising the potential contribution of activities in the coastal environment to the social, economic and cultural wellbeing and their health and safety and recognising that there are activities that have a functional need to be in the coastal marine area .
• Protecting representative or significant ecosystems and indigenous biodiversity, including avoiding, remedying or mitigating adverse effects of activities on areas of indigenous vegetation .
• Preserving the natural character of the coastal environment and natural features and landscapes and protecting it from inappropriate subdivision, use and development .
• Promoting the restoration or rehabilitation of natural character by reducing or eliminating the discharge of contaminants .
• Avoiding adverse effects of activities on Outstanding Natural Features and Landscapes in the coastal environment .
As discussed previously, the wetland area on the margins of the Whakatane River is an IBDA – Area A site, which requires protection under Policy 11(a) of the NZCPS.
OPINION: Based on the information available at this time, it is considered that the project is able to meet the objectives and policies of the NZCPS, subject to careful route selection to gain access to water from the Whakatane River.

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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:

Our application is underpinned by a robust explanation of how the proposed project aligns with the objectives of the Bill to facilitate the timely delivery of climate resilient infrastructure and development projects with significant regional or national benefits. The fast-track decision-making process provided by the Bill offers a streamlined pathway for our project, ensuring it can be processed in a more timely
and cost-efficient manner compared to conventional approval processes. By expediting decision-making, the fast-track process enables us to navigate regulatory requirements more efficiently, reducing administrative burdens and associated costs.
This accelerated process is particularly advantageous for our project, which aims to establish a state-of-the-art RAS land-based salmon farm in Whakatane. The project holds significant potential to deliver regional and national benefits, including economic growth, job creation, and
enhanced food security and affordability.
Access to the fast-track process will enable us to expedite project milestones, from obtaining necessary permits to commencing construction and operational activities. By minimising delays and uncertainties, we can efficiently allocate resources and capitalise on opportunities for innovation and sustainable development.
Overall, the fast-track process provided by the Bill is essential for realizing the full potential of our project and ensuring its timely delivery, thereby contributing to the broader objectives of promoting economic development and prosperity for the benefit of our region and the nation as a whole."

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

Please write your answer here:

The proposed project is poised to have a positive impact on the efficient operation of the fast-track process outlined in the Bill. By engaging with this process, our project will not only benefit from expedited decision-making but also contribute to the overall effectiveness and success of the fast-track mechanism.
Firstly, our project aligns closely with the objectives of the fast-track process, as it embodies the spirit of delivering infrastructure and development projects with significant regional or national benefits in a timely manner. By adhering to the requirements and timelines set forth by the fast-track process, we ensure that our project progresses efficiently through the approval stages.
Secondly, our proactive engagement with the fast-track process demonstrates our commitment to streamlining regulatory procedures and minimising bureaucratic hurdles. By providing comprehensive documentation, conducting thorough assessments, and actively collaborating with relevant authorities, we facilitate smooth and expedited decision-making, thereby enhancing the operational efficiency of the fast-track process.
Furthermore, the successful implementation of our project under the fast-track process serves as a positive example of its efficacy in expediting critical development initiatives. By showcasing the benefits of streamlined decision-making and accelerated project delivery, our project reinforces confidence in the fast-track mechanism, encouraging other stakeholders to embrace its principles and leverage its advantages for future endeavors.
In summary, the impact of our project on the efficient operation of the fast-track process is twofold: it benefits directly from the streamlined procedures and expedited timelines provided by the process, while also contributing to its overall success and effectiveness through proactive engagement and successful project delivery."

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

Sector plan or strategy

Please explain your answer here:

The New Zealand government has set a target of reaching NZ$3 billion in annual sales by 2035 through its Aquaculture Strategy. Land-based aquaculture has been recognized as one of the sustainable growth pathways to help accomplish this goal. Currently, there are no commercially operational large-scale land-based salmon production facilities in New Zealand, beyond those used to produce fish to stock the inshore marine farms:
• This project aims to mitigate investment risks associated with such facilities through comprehensive research and strategic planning, yielding evidence-based recommendations, robust business cases, and advanced genomic insights.
• The project's outcomes will directly benefit the New Zealand aquaculture industry and its stakeholders by facilitating investment and sustainable implementation of large-scale closed-containment recirculated aquaculture systems in the country.
• Māori landowners and their communities will benefit directly as stakeholders from foreign direct investment in land-based salmon production facilities on their whenua or within their rohe.
• It will foster job growth, particularly in high-value positions, within regional and lower decile communities.
• The initiative will bolster New Zealand's aquaculture Gross Domestic Product without exacerbating environmental impacts associated with increased inshore marine aquaculture.
• Given its high-risk pre-commercial nature, the project requires accelerated support.
• Timely execution is imperative to position New Zealand within the rapidly expanding international wave of land-based aquaculture.

Will the project deliver regionally or nationally significant infrastructure?

National significant infrastructure

Please explain your answer here:

ImpactMarine's project secures s 9(2)(b)(ii) in Foreign Direct Investment funds for the development and operation of two aquaculture farms. One, spanning 10 hectares in Bluff on freehold leasehold industrial land, and the other, covering 15 hectares in Whakatane on Māori freehold land. These investments are projected to yield a combined gross annual revenue of s 9(2)(b)(ii) to s 9(2)(b)(ii) by 2030, significantly contributing to the New Zealand Government's aim of achieving NZ$3 billion in annual sales by 2035 through its Aquaculture Strategy.

The projected operational lifespan of these facilities extends to at least 50 years, demonstrating long-term commitment and sustainability. Furthermore, the global market demand for salmon products is anticipated to surpass supply due to factors such as climate change, diseases, and tightening environmental regulations on conventional inshore salmon aquaculture. ImpactMarine's ventures are poised to capitalize on this demand-supply gap, positioning them as regionally and nationally significant infrastructure developments with substantial economic benefits and long-term viability."

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

N/A

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

"ImpactMarine's project secures s 9(2)(b)(ii) in Foreign Direct Investment funds for the development and operation of two aquaculture farms. One, spanning 5 hectares in Bluff on leasehold industrial land, and the other, covering 10 hectares in Whakatane on Māori-owned land. These investments are projected to yield a combined gross annual revenue of s 9(2)(b)(ii) to s 9(2)(b)(ii) by 2030, significantly contributing to the New Zealand Government's aim of achieving s 9(2)(b)(ii) in annual sales by 2035 through its Aquaculture Strategy.

The projected operational lifespan of these facilities extends to at least 50 years, demonstrating long-term commitment and sustainability. Furthermore, the global market demand for salmon products is anticipated to surpass supply due to factors such as climate change, diseases, and tightening environmental regulations on conventional inshore salmon aquaculture. ImpactMarine's ventures are poised to capitalize on this demand-supply gap, positioning them as regionally and nationally significant infrastructure developments with substantial economic benefits and long-term viability.

The economic impact of the project extends beyond revenue generation. It is expected to create a significant number of jobs across various sectors, including construction, operations, administration, and ancillary services. Additionally, the s 9(2)(b)(ii) investment will result in substantial construction expenditure, stimulating economic activity in the construction sector and providing opportunities for local contractors, suppliers, and skilled workers. Overall, the project's substantial investment and development are anticipated to have far-reaching economic benefits, contributing to regional development and prosperity."

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

Yes, the project will support primary industries, including aquaculture, in New Zealand. ImpactMarine's initiative to establish land-based aquaculture facilities in Bluff and Whakatane represents a significant investment in the aquaculture sector. ImpactMarine has secured Foreign Direct Investment funds
of s 9(2)(b)(ii) for the development and operation of these aquaculture farms demonstrate a commitment to advancing aquaculture practices in New Zealand. By utilising closed containment recirculated aquaculture systems, the project aims to minimise environmental impacts while maximizing resource efficiency. Furthermore, the project's long-term operation, with a projected lifespan of at least 50 years, ensures sustained economic benefits for the aquaculture sector and the broader economy.
Additionally, the project's social and cultural implications are significant, with Māori landowners and local communities benefiting directly from foreign direct investment and job growth. Moreover, the project's innovative approach positions New Zealand as a global leader in land-based salmon production, with potential implications for future research, innovation, and industry growth.
In conclusion, our substantial investment, innovative approach, and strategic alignment with national goals make it a key contributor to supporting primary industries, including aquaculture, and advancing New Zealand's aquaculture sector towards sustainable growth and international leadership.

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

No

Please explain your answer here:

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

Yes

Please explain your answer here:

Yes, the project will support climate change mitigation efforts, including the reduction or removal of greenhouse gas emissions. By implementing closed containment recirculated aquaculture systems, the project aims to minimize environmental impacts associated with traditional inshore salmon aquaculture, which often contributes to greenhouse gas emissions and other environmental pollutants.
Closed containment systems significantly reduce the risk of escapees and disease transmission to wild fish populations, thereby preserving ecosystem integrity and biodiversity. Moreover, these systems utilize advanced filtration technologies to recover and recycle water, reducing the need for fresh water intake and minimising water pollution.
Additionally, the project's waste management strategies, such as recovering and repurposing soluble and suspended solid wastes as agricultural nutrient sources, contribute to reducing organic pollution and nutrient runoff into waterways, further mitigating environmental impacts.
Furthermore, the project's commitment to sourcing power from renewable energy sources, such as hydroelectricity and geothermal energy, reduces reliance on fossil fuels and associated greenhouse gas emissions. This transition to renewable energy aligns with global efforts to decarbonize the economy and combat climate change.
In conclusion, through the adoption of sustainable practices, advanced technologies, and renewable energy sources, the project actively contributes to climate change mitigation efforts by reducing greenhouse gas emissions and minimizing environmental impacts associated with aquaculture operations.

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

Yes

Please explain your answer here:

Yes, the project will support adaptation, resilience, and recovery from natural hazards. The implementation of closed containment recirculated aquaculture systems mitigates various risks associated with natural hazards, thereby enhancing the project's resilience and ability to recover from adverse events.
Closed containment systems significantly reduce the vulnerability of aquaculture facilities to natural hazards such as storms, floods, and extreme weather events. These systems are designed to withstand adverse environmental conditions, protecting fish stocks and infrastructure from damage or loss during disasters.
Furthermore, the project's strategic location on brownfield sites, such as leasehold industrial land in Bluff and Māori-owned land in Whakatane, minimizes exposure to natural hazards compared to traditional inshore aquaculture facilities. This reduces the project's susceptibility to coastal erosion,

tsunamis, and other coastal hazards.
Moreover, the project's waste management strategies, including the recovery and repurposing of solid wastes as agricultural nutrient sources, contribute to ecosystem resilience by reducing nutrient runoff and enhancing soil fertility. This supports ecosystem recovery and resilience in the event of natural disturbances such as soil erosion or nutrient imbalances.
Additionally, the project's commitment to sourcing power from renewable energy sources, such as hydroelectricity and geothermal energy, enhances energy resilience and reduces reliance on fossil fuels, which are vulnerable to supply disruptions and price fluctuations due to natural hazards.
In conclusion, by adopting closed containment recirculated aquaculture systems, strategic site selection, and sustainable practices, the project enhances adaptation, resilience, and recovery from natural hazards, thereby ensuring the long-term viability and sustainability of aquaculture operations in the face of environmental challenges.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Protecting Water Quality: Closed containment systems and the associated treatment systems prevent the discharge of pollutants into surrounding water bodies, safeguarding water quality and aquatic habitats.
Mitigating Disease Risks: By isolating fish populations from wild marine environments, closed containment systems eliminate the risk of disease transmission between farmed and wild fish, maintaining strong biosecurity measures and eliminating the spread of pathogens.
Conserving Energy: Closed containment recirculated aquaculture systems are designed to be energy-efficient, optimizing energy usage for water filtration, oxygenation, and temperature control, thus reducing overall energy consumption and associated environmental impacts.
Supporting Sustainable Fisheries: Land-based aquaculture reduces pressure on wild fish populations by providing an alternative source of seafood, contributing to the conservation and sustainable management of marine resources.
Promoting Responsible Sourcing: The project emphasizes responsible sourcing practices, including the use of sustainable fish feed sourced from certified suppliers and the adoption of traceability measures to ensure transparency and accountability throughout the supply chain.
Encouraging Innovation: The project encourages innovation in aquaculture technology and practices, driving advancements in sustainability, efficiency, and environmental stewardship within the industry.
Enhancing Waste Management: The project implements efficient waste management strategies, recovering and repurposing solid wastes as agricultural nutrient sources, reducing organic pollution, and enhancing soil fertility.
Promoting Biodiversity: The project's focus on sustainable practices and habitat protection promotes biodiversity in aquatic ecosystems, supporting the health and resilience of marine environments.

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

Yes

Please explain your answer here:

BAY OF PLENTY REGIONAL POLICY STATEMENT (RPS)
The Bay of Plenty Regional Policy Statement (RPS) is a statutory policy document that must be given effect to by regional and district plans. Relevant matters addressed in the RPS include:
• Coastal environment
• Energy and Infrastructure
• Integrated management
• Iwi resource management
• Matters of national importance
• Natural hazards
These matters are addressed in further detail within the relevant Regional Plans.
OPINION: Based on the information available at this time, it is considered that the project is able to meet the objectives and policies of the RPS, subject to careful route selection to gain access to water from the Whakatane River.

REGIONAL NATURAL RESOURCES PLAN (RNRP)
Various chapters of the Regional Natural Resources Plan (RNRP) are relevant to the activities associated with the project, including Land Management, Discharges to Water and Land, Water Quantity and Allocation, Air Quality and Natural Hazards.
Rules in the RNRP which are relevant to the project control land disturbing activities (earthworks), the take and use of groundwater (including installation of bores) and discharges to land and water. The section of the Whakatane River adjacent to the site is within the coastal marine area and therefore subject to the Bay of Plenty Regional Coastal Environment Plan (RCEP) rather than the RNRP. The Kopeopeo Canal is an artificial watercourse (upstream of the Keepa Road bridge) rather than a river or stream, meaning that the rules controlling activities in or on the beds of rivers and streams do not apply to this watercourse.
OPINION: Based on the information available at this time, it is envisaged that appropriate environmental mitigation measures and engineering solutions will be available to ensure the project is able to meet the requirements of the RNRP.
BAY OF PLENTY REGIONAL COASTAL ENVIRONMENT PLAN (RCEP)
The site itself is outside the Coastal Environment and therefore not subject to the requirements of the RCEP. The land on the eastern side of Keepa Road is within the Coastal Environment and the section of the Whakatane River adjacent to this land is within the coastal marine area. On this basis the RCEP is a relevant consideration in respect of access to water from the river in this location.The Whakatane River Estuary, including the land between the stopbank and the river edge is identified as a Significant Indigenous Biodiversity Area A in the RCEP. Area A sites are high value areas which meet the criteria under Policy 11a of the New Zealand Coastal Policy Statement. Activities are required to avoid adverse effects on the values of these areas.
The take and use of water from the Whakatane River estuary requires resource consent as a discretionary activity under the RCEP.
The construction and use of a surface water intake structure within the Whakatane River Estuary Indigenous Biological Diversity Area A area is a

non-complying activity under Rule SO 15 and Rule SO 16 of the RCEP.
OPINION: Based on the information available at this time, it is envisaged that appropriate environmental mitigation measures and engineering solutions will be available to ensure the project is able to meet the requirements of the RCEP.

WHAKATANE DISTRICT PLAN (WDP)
The site is zoned Rural Plains in the Operative Whakatane District Plan. The western portion of the site is within the 300m Oxidation Pond Buffer Area, which is a buffer area surrounding the oxidation ponds within which dwellings are not permitted. The property is not subject to any other planning overlays or significant features identified on the Planning Maps.
The District Plan describes the Rural Plains Zone as including land which has the potential for high value production due to the inherent characteristics of the land including high ratings for versatility under the New Zealand Land Resources Inventory System (i.e. versatile land). The primary purpose of this zone is to retain the characteristics of the finite land resource and protect the rural production potential and economic growth of the District. There is also a need to provide for other activities which have a fundamental need to be located within the zone.
The proposed activities are likely to fall within the definition of intensive farming:
Intensive farming means farming that,
a. is not dependent on the qualities of the soils naturally occurring on the site; or
b. is undertaken predominantly within buildings or tightly confined structures.
Examples of intensive farming are;
i. mushroom farming;
ii. aquaculture;
iii. hydroponics;
iv. poultry farms;
v. pig farming of more than ten adult pigs; and
vi. animal feed lots.
Intensive farming is listed as a discretionary activity within the Rural Plains Zone .
The following performance standards apply to activities within the Rural Plains Zone.

OPINION: Based on the information available at this time, it is envisaged that appropriate environmental mitigation measures and engineering solutions will be available to ensure the project is able to meet the requirements of the Whakatane District Plan.
BOPRC FLOODWAY AND DRAINAGE BYLAWS
Bay of Plenty Regional Council's Flood Protection and Drainage Bylaws 2020 apply to all flood protection and drainage assets managed by, or under the control of, Bay of Plenty Regional Council. Areas subject to the bylaws are identified in Figure 16 above. A written bylaw authority from BOPRC is required to undertake earthworks, install infrastructure or buildings within the identified areas.
A bylaw authority will be required to construct a pipeline across the Whakatane River stopbank to connect the site to the Whakatane River.

OPINION: The Bay of Plenty Regional Council's Flood Protection and Drainage Bylaws 2020 are not foreseen as a planning restriction for the project based on the informational available at this time. It is envisaged engineering solutions are available to meet the necessary requirements for an authority to be granted.

Anything else?

Please write your answer here:

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?

Yes

If yes, please explain:

NATURAL HAZARDS
The natural hazards which apply to the site are geotechnical site conditions and flood risk.

GEOTECHNCIAL SITE CONDITIONS
The site is relatively flat and does not exhibit any apparent land stability issues. A geotechnical investigation will be required to confirm the suitability of the soil conditions.
There are two identified fault lines located in the vicinity of the property
The Whakatane Fault mapping shows the known northern extent of the fault is to the south of the Landing Road Bridge. Due to potential inaccuracy of existing data and the incomplete mapping of the Whakatane Fault beyond the northern extent of the Landing Road Bridge it is possible that the fault may transect the site.
Geotechnical investigations have been undertaken on several neighbouring sites and have indicated that the land in this locality is potentially vulnerable to lateral spreading and vertical settlement during an earthquake event. As a result, these neighbouring sites have been assessed as TC 2 – TC 3 sites (as described in the MBIE Acceptable Solutions and Verification Methods document). This should only be considered as providing a general indication of the likely ground conditions and a site-specific geotechnical investigation will be undertaken by ImpactMarine on the land parcel.

FLOODING
The Keepa Road area is vulnerable to flooding and significant land areas were inundated during the 2004 flood event, including the western half of the site. The Whakatane River stop banks have been designed to provide a 1% AEP level of protection, however in extreme flooding events, the stopbanks are designed to overtop on the western side of the Whakatane River and overflow into the Keepa Road ponding basin, rather than the more densely developed Whakatane side of the river.
A flood level report has been obtained from the Bay of Plenty Regional Council and is included as Appendix 3. This report states that the 1% Annual Exceedance Probability (AEP) flood level in this location is 103m RL Whakatane Datum, which equates to 3m RL Moturiki Datum. This includes an allowance for freeboard. The elevation of the land within the property boundary ranges between 0.8 and 2.7 m RL MD. The areas of lowest elevation are represented by the yellow colour. The land at the eastern end of the property is higher and therefore requires less fill to form suitable building platforms. A topographical survey of the property will be undertaken to confirm ground levels in May 2024.

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:

None

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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:
Aaron McCallion

Important notes