Response ID ANON-URZ4-5FTR-P

Submitted to Fast-track approval applications
Submitted on 2024-05-03 14:56:39

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Mamaku Renewables Limited

2 Contact person

Contact person name:
Dwayne Roper

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:

PO Box 2585
Tauranga 3144

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

Yes

Organisation:
Aurecon New Zealand Limited

Contact person:
Stephen Gascoigne

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Manager, Environment and Planning

Please enter your service address:

PO Box 487
Hamilton 3240
New Zealand

Section 1: Project location

Site address or location

Add the address or describe the location:

The proposed Mangapapa Wind Farm (the Project) is located in the Western Bay of Plenty District, and the Bay of Plenty Region of New Zealand.

The Project is located within the Kaimai Mamaku Conservation Park; in an area immediately south of Omanawa Road and west of Pyes Pa Road (State Highway 36) which connects Tauranga and Rotorua (the Project Site). Ngongotahā is approximately 13 km to the southeast from the Project Site, with Rotorua approximately 20 km southeast, Tirau approximately 23 km to the west, and the Upper Tauranga / Lower Kaimai area defined by Pyes Pa approximately 18 km to the north. The TECT All Terrain Park is 2 km east of the Project Site.

Limited rural dwellings / development is located within 10 km of the Project Site, the closest rural dwelling being approximately 3 km from the nearest proposed wind turbine.

The Project Site is within a rural environment on a highly modified plateau, characterised by a mix of plantation pine forest and exotic pasture for grazing. Numerous streams originate within the Project Site. The landscape drops steeply into gullies towards the Mangapapa River and Ōmanawa River which are located within 300 m of the nearest proposed wind turbine. These rivers drain into the Wairoa River in the Tauranga Harbour catchment.

Areas of indigenous vegetation (comprised of tawa forest and mixed shrubland) and numerous named and unnamed streams and rivers surround the Project Site; further details of which are included within the accompanying Preliminary Landscape and Visual Effects Assessment and Preliminary Ecological Assessment at Appendices D and E of this application.

A Project Location Plan illustrating the Project Site boundary relative to key features and underlying land parcels has been developed and is included at Appendix A. Further contextual images are also included in that appendix illustrating the Project at a contextual regional level, and in proximity to natural features.

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3052024 Mamaku Renewables_Application for Sched. B Listing_Fast-Track Approvals Bill - For Lodgement (Partially Combined).pdf was uploaded

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

Yes

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3052024 Mamaku Renewables_Application for Sched. B Listing_Fast-Track Approvals Bill - For Lodgement (Partially Combined).pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

- Koromiko Dairies Limited
- Omanawa Farms Limited
- Mangapapa Forestry LP
- His Majesty the King
- His Majesty the King, OTTP New Zealand Forest Investments Limited
- Te Tahuhu O Tawakeheimoa Trust Custodian Company Limited
- Tauranga City Council, Western Bay of Plenty District Council

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:

Mamaku Renewables Limited (Mamaku Renewables) is a company formed by the Directors of Mangapapa Forestry LP; the owners of Lot 1 DP 544334, part of the Project Site. Mamaku Renewables has established a shared interest partnership with the owners of Koromiko Daries Limited and Omanawa Farms Limited to undertake the investigation of, and thereafter concept design, consent and construction feasibility for a potential wind farm at the Project Site, being the Mangapapa Wind Farm Project.

The Directors in Mamaku Renewables include Dwayne Roper (Zariba Developments) and Matthew Lagerberg (Classic Group of companies), in addition to John McKay (a Partner in HOBEC, one of the Bay of Plenty's largest Law firms).

Zariba Developments and Classic Group are Tauranga based companies with experience in delivering significant residential and business land at scale within the sub-region. Zariba's projects include the Terrace Views Special Housing Area project, the Te Puna commercial zone, the Trustpower / Mercury Energy building, Durham Street redevelopment in the Central Business District, as well as Tauriko Industrial developments. Classic Group is a top tier residential builder and developer in New Zealand by volume, with more than 7,000 homes built over 25 years. Classic Group operate nationwide with operational headquarters in Tauranga. Both Classic Group and Zariba Developments are continuously growing, innovating, developing a diverse collection of businesses and partnerships.

Mangapapa Forestry LP, Koromiko Dairies Limited and Omanawa Farms Limited are the majority landowners across the Project Site, with the land owned by these parties proposed to host wind turbines, the two primary substations, battery facility and operations and maintenance infrastructure. Remaining properties comprising the Project Site are subject to potential access and transmission infrastructure within the Concept Design (Appendix A).

An exclusive contractual agreement is proposed between Mamaku Renewables and Mangapapa Forestry LP, Koromiko Dairies Limited and Omanawa Farms, which will enable Mamaku Renewables to undertake all intrusive environmental investigations for the purpose of informing any detailed approvals process. In addition, contractual agreements are proposed to be developed for remaining landowners in the Project Site.

Subject to the Project being scheduled in the Fast-track Approvals Bill, Mamaku Renewables is in a position to progressively sign further contractual agreements (regarding final turbine / infrastructure royalties and lease matters) with the underlying landowners, enabling the physical development of the Project.

The Project Site has an enviable position to host turbines at the indicative size as it is located in a Class 1 area of the Kamai Range. It also benefits from its proximity to key National Grid transmission infrastructure, a supportive District and Regional level regulatory framework and a combination of formed and paper roads that lead to highly modified plateaus identified as being the suitable location for wind turbines. Mamaku Renewables are in the position to engage a project team with all necessary resource consent and approvals disciplines which can be rapidly mobilised to advance detailed consent design, reporting and Management Plans should the Project be supported into the fast-track consenting and approvals pathway.

Section 2: Project details

What is the project name?

Please write your answer here:
Mangapapa Wind Farm

What is the project summary?

Please write your answer here:

The construction, operation, and maintenance of a new wind farm () south of Pyes Pa, comprising up to 63 wind turbines with a maximum blade tip height of approximately 250m, substations, battery facility, internal transmission infrastructure (including pylons), connection to the National Grid and associated infrastructure such as access roading (the Project).

What are the project details?

Please write your answer here:

Purpose:

The purpose of the Project is to construct, operate and maintain a new wind farm by installing up to 63 new wind turbines; maximising the efficiency and productivity of the available Class 1 wind resource. The Project is expected to contribute immediate and ongoing economic benefits and employment to the New Zealand economy, will contribute towards the further decarbonisation of the electricity generation industry and will assist with New Zealand's transition to a low emissions economy.

Objectives:

 To efficiently leverage the high value natural wind resource at the Project Site and the immediate proximity to the National Grid to significantly increase the supply of renewable energy from the wind farm to the National Grid;
 To utilise the Fast-Track Approvals Bill (and any subsequent Act) to accelerate the resource consenting process and enable the construction and release of Project investment and benefits faster than traditional Resource Management Act 1991 (RMA), Heritage New Zealand Pouhere Taonga Act 2014, Wildlife Act 1953, or other available two-stage processes;
 To generate employment and economic benefits and continue to drive investment within the Western Bay of Plenty District, and the broader Bay of Plenty Region;
 To make a meaningful contribution to New Zealand's efforts to mitigate climate change and enable the transition towards a low-emissions economy in accordance with Central Government Policy.

Activities involved in the Project:

The Project will include, but is not limited to, the following:
 Works to construct and operate up to 63 new three-bladed turbines (subject to selection of a final turbine model) with a blade tip height of appropriately 250m.
 Works to construct, widen and/or upgrade existing site access roads, bypass roads (during blade and component-lift procedures) and to establish new onsite access roads including the placement of culverts.
 External public road improvements to facilitate access to the Project Site and the transport of over-dimension turbine and substation components.
 Works to construct new turbine foundations and permanent pads, and temporary construction hardstands for blade-lift.
 Works to construct associated infrastructure including hardstand areas, battery facility, underground electrical and telecommunication cabling, overhead internal transmission lines and installing substation plants to the Point of Connection (to the National Grid).
 Temporary component storage and laydown sites, temporary construction office / compound, crane and plant maintenance sites and concrete batching compounds.

 Bulk ancillary works including earthworks, limited vegetation clearance and non-plantation forestry clearance, ecological habitat enhancement and temporary water takes.

In addition, the Project will include a micro-siting area allowance (as part of any later approvals process) being a limited radius in which to adjust a final turbine location. This radius will be established by the conclusions of the technical acoustic, ecological and landscape and visual effects assessments, in addition to external boundaries and underlying ground conditions.

Turbine Options:

The conceptual stage design for the Project has been developed on the basis of a maximum 63 turbine layout set by the spacing requirements for models with a blade height of approximately 250m (with a rotor diameter of approximately 180m). This forms an envelope within which the turbines must be sited and fit and will be subject to detailed design.

The control for determining effects, in addition to the turbine sound power level, is set by the maximum height of the blade tip above ground level and the blade clearance above ground level, within which the hub height and blade length may be adjusted. This envelope will be ultimately specified in conditions of approval as part of the substantive application process.

Promoting a flexible envelope to turbine sizing at the approval stage enables competition between the available turbine suppliers and maximises potential generation capacity from the Project Site. This approach is becoming commonplace within wind farm developments currently progressing under the RMA in New Zealand and ensures developments are not unreasonably technically or economically constrained at turbine procurement stage prior to progressing into construction.

The envelope presented in this listing application ensures that where a particular aspect of the Project layout has an issue derived from turbine sound power level or size that cannot be resolved, an alternative type of turbine can be presented; all of which will be considered by the relevant environmental specialists advising Mamaku Renewables.

Grid Connection:

Mamaku Renewables is exploring physical options for connection of the Project into Transpower's Tarukenga to Kaitemako 220kV double circuit line (HAI_TRK_A) and will develop a fixed proposal through the Connection Investigation process managed by Transpower. Initial discussions with Transpower commenced in September 2023 and confirmed the transmission line currently has the capacity to accommodate approximately 450 MW of generation.

The concept design for the Project includes up to two separate substations in the Project Site. Options currently being considered for connection include a loop in loop out (under-crossing) or spur that distributes power to the north and south of Kaitemako. The first option includes additional independent pole or pylon and associated ground clearance structures.

An envelope that provides flexibility for all connection options will be included in any later application and the actual and potential environmental effects addressed at that stage.

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

Please write your answer here:

The construction of the Project is a standalone activity and can commence following a detailed engineering design and procurement process; subject to receiving favourable resource consents / approvals and associated conditions.

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

Please write your answer here:

The following resource consents, permits and authorities are expected to be required (under the current statutory approval regime) and would be sought as a bundled application submitted to the Expert Consenting Panel should the Project be listed under Schedule 2A of the Fast-track Approvals Act:

Resource Management Act 1991 approvals:

The applicant seeks all resource consents necessary for the project under the RMA. These include all District and Regional consents.

Under the National Environmental Standards for Freshwater 2020
 Construction of Specified Infrastructure as a Discretionary Activity including but not limited to the following activities:
 Vegetation clearance within, or within 10m from, a natural inland wetland;
 Earthworks or land disturbance within, or within a 10m setback from, a natural inland wetland;
 Earthworks or land disturbance outside a 10m, but within a 100m, setback from a natural inland wetland where the activity results, or is likely to result, in the complete or partial drainage of all or part of the natural inland wetland;
 The taking, use, damming, or diversion of water within, or within a 100m setback from, a natural inland wetland; and
 The placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area subject to conditions.

Under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
 Soil disturbance of a Piece of Land potentially contaminated by agricultural activities in accordance with a Detailed Site Investigation and Draft Remedial Action Plan as a Controlled Activity.

Under the Bay of Plenty Natural Resources Plan
 Land disturbance including bulk earthworks (cut, fill, cut to waste), vegetation clearance (including but not limited to non-plantation forestry) and quarrying within or adjacent to the riparian management zone (not with a Water Supply Classification or Schedule 1 stream classification) and not within the erosion hazard zone with volumes exceeding 5000m3 and / or a slope between 0 and 35o as a Discretionary Activity.
 Discharges of contaminants (flocculants) and sediment to surface water and / or land and any discharge of groundwater and / or surface runoff water including stormwater to surface water as a Discretionary Activity.
 Works, disturbance and /or structures (including but not limited to culverts) adjacent to or within the bed of ephemeral watercourses as a Discretionary Activity.
 Remediation or disturbance of contaminated land which may result in the contaminant entering water as a Restricted Discretionary Activity.
 The take and use of water from any surface water body for concrete batching and temporary erosion sediment control management, where the water has a temperature of less than 30º Celsius and exceeding the quantity and abstraction rates as a Discretionary Activity.
 Modification of a wetland for the maintenance or enhancement of a wetland and / or modification of a wetland for any other purpose as a Discretionary Activity.
 The extension, replacement and / or upgrade of any existing lawfully authorised structure in, on, under or over the bed of a river or stream, and the construction of any new culvert outside of the urban area and in, on, under or over the bed of a river or stream as a Discretionary Activity.
 In addition to the above, the following Discretionary Activities:
 The use, erection, reconstruction, placement, alteration, and extension of a surface water intake structure in, on, under or over the bed of a river, stream or lake, and associated bed disturbance.
 The use, erection, reconstruction, placement, alteration or extension of any overhead line, cable, ropeway and associated structures, including any telecommunication line as defined in section 2(1A) of the Telecommunication Act 1987, over the bed of a river, stream, or lake.

Under the Western Bay of Plenty District Plan
 The establishment of a wind farm including associated and ancillary structures and buildings, for bulk power supply as a Discretionary Activity; including but not limited to the following activities:
 New above ground lines for conveying electricity (for distribution or transmission) that exceeds 110kV and/or 20m in height.
 New below ground lines for conveying electricity in compliance with Rule 10.4.a.
 New substations and switching stations conveying electricity at a voltage including and in excess of 110kv and ancillary buildings not exceeding 50m2 gross floor area.
 Electrical depots for maintenance, upgrading, alteration, construction or security of lines or pylons provided they are situated within a substation property.
 New meteorological buildings with a mast height of greater than 10m as a Non-Complying Activity.
 Land disturbance including bulk earthworks (cut, fill, cut to waste), vegetation clearance (including but not limited to non-plantation forestry), tracking and roading which is undertaken in association with an activity for which resource consent as a Discretionary Activity is required.
 Activities that increase the use of existing crossings onto Strategic Roads as a Controlled Activity.
 Land disturbance including bulk earthworks, native vegetation removal, destruction, or clearance, and works and network utilities within a Significant Ecological Area as a Restricted Discretionary Activity.

Heritage New Zealand Pouhere Taonga Act 2014 authorities:
 Authority to undertake an activity that will or may modify or destroy the whole or any part of any archaeological site or sites within a specified area of land, and application for a specified person to undertake the works subject to that authority.

Wildlife Act 1953 authorities:
 Authority (General) to disturb, catch, handle and / or release protected wildlife at one site, catch and / or hold protected wildlife for rehabilitation, or catch, handle and / or hold and release protected wildlife in accordance with translocation activities.

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

Please write your answer here:

Resource consents including indicative approvals to be sought (as listed above) under the RMA are relevant to the following Regional and Territorial Authorities:
 Bay of Plenty Regional Council;
 Western Bay of Plenty District Council.

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

Please write your answer here:

There are no concurrent applications being processed by Western Bay of Plenty District Council or Bay of Plenty Regional Council in relation to this Project.

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

Yes

Please explain your answer here:

Building consents under the Building Act 2004 will be sought from Western Bay of Plenty District Council for ancillary structures at any temporary site compound, permanent operations and maintenance compound, battery facility and substations. Wind turbines do not require building consent subject to

design, installation, and certification by a Chartered Professional Engineer.

During construction, temporary road closures or prohibition of access will be required to parts of Omanawa Road, Ngawaro Road and Galaxy North Road (including paper road) that traverse the Project Site. Formal processes to either formally stop a road or paper road, or to temporarily close a road under the requirements of a Construction Traffic Management Plan, will be subject to Western Bay of Plenty District Council resolutions under the Local Government Act 1974 (Schedule 10).

The Civil Aviation Rules (Part 77) require an application for proposals with a height of 60m or greater to be lodged with the Civil Aviation Authority no less than 90 days prior to the commencement of construction for the purpose of setting conditions on the design and operation of structures that may be a hazard within navigable airspace. That application, and additional consultation with Airways, will be completed prior to the lodgement of any detailed approvals application package for the Project.

Physical connection between substations within the Project Site and Transpower's HAI-TRK-A 220kV double circuit line will be required to be consented separately by Transpower under the National Environmental Standards for Electricity Transmission Activities 2008. This process is facilitated by contracting Transpower to commence detailed investigation and procurement processes which is normally undertaken when the resource consent process has largely been completed.

Over-dimension permits will be sought from New Zealand Transport Agency Waka Kotahi to convey turbine blades, tower sections, nacelles, batteries and transformers from the Port of Entry (Port of Tauranga) to the Project Site. Permits will be secured and provided in conjunction with the Project's Construction Traffic Management Plan subject to any approvals and consents being obtained and any final approved conditions.

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

Please write your answer here:

Mamaku Renewables holds sufficient funding capability to resource all aspects of the approvals phase design and consenting activities as well as the following site preparation phases of works for the Project. Preliminary ecological and landscape and visual effects assessments and technical due diligence have been completed and can be readily expanded to inform the necessary consent and approval applications.

Should the Project be listed in the preferred Schedule 2 -Part A, it is expected that the application process (from start through to the decision by the Joint Ministers) can be completed by December 2025. The following dates indicate a prospective programme following that process:

 Detailed engineering design, certification, and completion of Transpower design process:
 Start January 2026, Completion January 2027;
 Final Investment Decision: June 2027
 Turbine procurement: April 2027
 Construction Works:
 Preparatory Works commence: June 2027
 Bulk earthworks commence: September 2027
 Completion of construction and commissioning: September 2029

It is expected that the conditions will allow certain enabling works activities to be commenced in preparation for bulk earthworks and foundation laying works. Some ecological survey and any capture and relocation activities have the potential to occur concurrent to detailed design.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Persons and/or organizations directly affected by the Project are limited to the following:

Local Authorities:
 Bay of Plenty Regional Council;
 Western Bay of Plenty District Council.

Iwi Authorities and Treaty Settlement Entities:
 Te Maru o Kaituna River Authority
 Te Maru o Kaituna River Authority
 Te Rūnanga o Ngāti Ranginui Iwi - Ngai Tamarawaho hapū, and Ngāti Ruahine hapū
 Te Maru o Ngāti Rangiwewehi Iwi Authority
 Tapuika Iwi Authority
 Te Kapu O Waitaha
 Te Komiti Nui o Ngāti Whakaue
 Te Tāwharau o Ngāti Pūkenga

Landowners:
- Koromiko Dairies Limited
- Omanawa Farms Limited

- Mangapapa Forestry LP
- His Majesty the King
- His Majesty the King, OTTP New Zealand Forest Investments Limited
- Te Tahuhu O Tawakeheimoa Trust Custodian Company Limited
- Tauranga City Council, Western Bay of Plenty District Council

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:

Local Authorities:

The applicant has been consulting with Western Bay of Plenty District Council who are the relevant local authority, and also part-owner and operator of the nearby TECT Park facility, shared with Tauranga City Council.

TECT Park is a large recreational park used as a dedicated space for recreational activities that require large amounts of space, for example motocross, shooting and four-wheel driving. The agreement between Western Bay of Plenty District Council (WBOPDC) and Tauranga City Council (TCC) is that WBOPDC will manage the operational and management of the Park. It is proposed that TECT Park would also host some roading infrastructure, authorised by a legal easement.

A meeting was held with s 9(2)(a) then WBOPDC Deputy CEO and General Manager for Infrastructure Services, responsible for overseeing TECT Park operations. The meeting was initiated with a view to also including TECT Park within the applications site, however due to the zoning TECT Park was unable to be included within the project site.

Feedback from WBOPDC included general support for the Project, and an interest in the facility being a future source of electricity necessary for planned development in the sub region, as well as the opportunity to provide power to TECT Park and its various user groups. This later aspect is still to be explored. Records of this consultation are available on request.

TCC are part owner of TECT Park and feedback has been sought from TCC on the Fast Track Application. Like WBOPDC, TCC have a central role in the provision of infrastructure to support growth in the sub-region.

The Applicant has provided Bay of Plenty Regional Council (BOPRC) with a copy of the initial concept. Feedback from BOPRC indicated interest in the Project and consultation will be progressed in this regard.

The applicant confirms that technical engagement with Regional and District Council staff will occur in relation to both District and Regional consenting aspects of the Project before lodgement of the application through the fast-track process.

Iwi Authorities and Treaty Settlement Entities:

The applicant has been in contact with Ngai Tamarawaho and a Cultural Impact Assessment (CIA) is being prepared in support of the application. Correspondence records of this are available on request.
To date no matters of cultural concern have been raised through the engagement completed to date. Matters such as Section 6, Section 7 and Section 8 matters under the RMA will need to be considered as part of the application.

There are also a number of other iwi and hapū who have an interest in the site. These parties, as listed below, have been contacted by consultant Buddy Mikaere on 2 May 2024 via email, to advise of the project and the intention to submit an application for Fast-track. Each party has been advised that consultation will continue via a hui to discuss the preliminary design and receive their feedback.

- Te Maru o Kaituna River Authority contacted via s 9(2)(a)
- Te Rūnanga o Ngāti Ranginui Iwi Ngai Tamarawaho hapū, contacted via s 9(2)(a) , and Ngāti Ruahine hapū contacted via s 9(2)(a)
- Te Rūnanga o Ngāti Ranginui Iwi Ngai Tamarawaho hapū, contacted via s 9(2)(a) , and Ngāti Ruahine hapū contacted via s 9(2)(a)
- Te Maru o Ngāti Rangiwewehi Iwi Authority contacted via their office
- Tapuika Iwi Authority - contacted via s 9(2)(a)
- Te Kapu O Waitaha contacted via s 9(2)(a)
- Te Komiti Nui o Ngāti Whakaue contacted via Taumata office
- Te Tāwharau o Ngāti Pūkenga contacted via s 9(2)(a)

The applicant plans to continue undertaking consultation with all of these groups. Te Rūnanga o Ngāi Te Rangi Iwi Trust - Ngā Pōtiki hapū are also noted on Western Bay of Plenty District Council maps as having an interest in the northern aspects of the site. The latest advice from Buddy Mikaere Independent Consultants, who is consulting on behalf of Mamaku Renewables, is that Ngāi te Rangi's interests are restricted to the eastern side of the Tauranga Harbour, Matakana Island, and the northern end of the harbour.

Underlying Landowners:

Koromiko Dairies Limited is one of the landowners with proposed wind turbines and related infrastructure on their land. The owners of Koromiko Dairies have been consulted over a number of meetings, the records of which are available on request.

Koromiko Dairies have also been informed of the intention to apply to have the project listed in the Fast-track Approvals Bill. This took place by letter,

emailed to Koromiko Dairies Limited on 1 May 2024.
Omanawa Farms Limited is another landowner proposed to host wind turbines and related infrastructure. The owners of Omanawa Farms have also been consulted over a number of meetings, the records of which are available on request.

Omanawa Farms have also been informed of the intention to apply to have the project listed in the Fast-track Approvals Bill. This took place by letter, emailed to Koromiko Dairies Limited on 1 May 2024.
Mangapapa Forestry LP is also proposed to host turbines and related infrastructure. The shareholders which make up the applicant, also own shares in Mangapapa Forestry LP. As such the applicants are also landowners in the project.

His Majesty the King is proposed to host roading infrastructure by way of a legal easement. The Crown's agents have been corresponded with via a letter emailed to Group Manager Crown Property at Land Information New Zealand on 1 May 2024 and a similar letter was sent to the Commissioner of Crown Lands emailed via Land Information New Zealand also on 1 May 2024. The letters contain a summary of the project and notified the recipient that the applicant would be seeking a listing in the Fast-track Approvals Bill.

OTTP New Zealand Forest Investments Limited is also proposed to host roading infrastructure on their land by way of a legal easement. Their Tauranga office has been posted a letter with a summary of the project and the intention to apply for listing in the Fast-track Approvals Bill. The letter is dated 1 May 2024.

Te Tahuhu O Tawakeheimoa Trust Custodian Company Limited is also proposed to host related infrastructure on their land. A letter to Te Tahuhu O Tawakeheimoa Trust Custodian Company Limited has been emailed to Michael Hancock, care of Tarimano Marae, Ngongotaha. The letter includes a summary of the project and the intention to apply for listing in the Fast-track Approvals Bill. The letter is dated 1 May 2024.

Co-owners of TECT Park (being Tauranga City Council, Western Bay of Plenty District Council) are currently proposed to host roading infrastructure for the Project. This is subject to detailed design. Consultation with the Councils is outlined above and will be ongoing.
The applicant will continue to engage with all landowners as part of the consultation process necessary prior to the application being lodged.

Adjoining Land-owners:

As detailed above, the applicant has corresponded with the Commissioner of Crown Lands, OTTP New Zealand Forest Investments Ltd, Tauranga City Council and Te Tahuhu O Tawakeheimoa Trust as adjoining land owners.

The Department of Conservation (DOC) is also an adjoining landowner, via the Gammons Block Conservation Area and the Kaimai Mamaku Conservation Area. DOC's Resource Management Regulatory Delivery Manager has been made aware of the project and the intention to apply for listing in the Fast-track Approvals Bill. This letter was emailed to the Resource Management Regulatory Delivery Manager on 1 May 2024.

Government Ministries and Departments:

Initial consultation in relation to the Project has occurred with the Commissioner of Crown Lands, Land Information New Zealand, and the Department of Conservation as detailed above.
As the site is located in proximity to nearby Crown and conservation land (including the adjacent public conservation land), feedback has been sought from these agencies on the project and the Fast-track Application.

New Zealand Transport Agency (NZTA) have also been informed of the project, given that access to the site is via State Highway 36. NZTA's environmental planning team have been made aware of the project via a summary letter, emailed on 1 May 2024. This letter was acknowledged with interest and noted that the project would be allocated to another staff member for further discussion.

A copy of this schedule summarising the number, type, and responses of landowner interactions to date is attached at Appendix C. Council and Iwi / Hapū engagement are also listed in the Schedule for completeness.

Upload file here:
Appendix C - Consultation Documents.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:

No processes under the Public Works Act 1981 are required to facilitate the Project.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The following Te Tiriti o Waitangi Settlements apply to the Project Site:
- Tapuika Claims Settlement Act 2014;
- Ngāti Rangiwewehi Claims Settlement Act 2014.

An outline of the Settlement and assessment of the Project against the principles and provisions of those Settlements (including Statutory Acknowledgement Areas) follows:

Tapuika Claims Settlement Act 2014

The Crown and Tapuika signed a Deed of Settlement on 16 December 2012. The Deed of Settlement sets out all historical claims of Tapuika resulting from acts or omissions by the Crown and is made up of a package that includes:
 An agreed historical account, acknowledgements of that account and consequences of Crown actions, and a Crown apology;
 Cultural redress; and
 Financial and commercial redress.

The Claims Settlement Act includes statutory acknowledgements and further accompanying statements of association in respect of the Kaituna River and its tributaries within the area of interest and a number of conservation areas.

Pursuant to section 114, the Claims Settlement Act established Te Maru o Kaituna River Authority, which is a co-governance entity responsible for managing the Kaituna River. The purpose of the Authority is the restoration, protection, and enhancement of the environmental, cultural, and spiritual health and well-being of the Kaituna River. The authority comprises representatives from Tapuika Iwi Authority Trust, Te Kapu Ō Waitaha, Te Pumautanga o Te Arawa Trust, Te Tāhuhu o Tawakeheimoa Trust and Te Komiti Nui o Ngāti Whakaue, and council representatives from the Bay of Plenty Regional Council, Rotorua Lakes Council, Western Bay of Plenty District Council and Tauranga City Council. Six proposed wind turbines are located within the Authority area as it overlaps the Project Site.

The area of interest recognised in the Deed of Settlement includes the Project Site. The Ohaupara Stream (which is a tributary of the Kaituna River) is located approximately 50 metres south of, but not within, the Project area. It is the closest Statutory Acknowledgement Area to the Project site.
No redress in the Claims Settlement Act or Deed of Recognition affect natural and physical resources relevant to the Project or the Project Site.

Ngāti Rangiwewehi Claims Settlement Act 2014:

The Crown and Ngāti Rangiwewehi signed a Deed of Settlement on 16 December 2012. The Deed of Settlement sets out all historical claims of Ngāti Rangiwewehi resulting from acts or omissions by the Crown and is made up of a package that includes:
 An agreed historical account, acknowledgements of that account and consequences of Crown actions, and a Crown apology;
 Cultural redress; and
 Financial and commercial redress.

The Claims Settlement Act includes statutory acknowledgements and further accompanying statements of association in respect of the Kaituna River and its tributaries within the area of interest and a number of conservation areas, including the Part Mangorewa Conservation and Ecological Area.

The area of interest, being the Part Mangorewa Conservation and Ecological Area, is recognised in the Deed of Settlement and includes the Project Site. The Part Mangorewa Conservation and Ecological Area is located within the southern extent of Lot 5 DP 345266. No wind turbines or associated infrastructure are proposed in the extent of this area of interest.

No redress in the Claims Settlement Act or Deed of Recognition affect natural and physical resources relevant to the Project or the Project Site.

Notable non-statutory areas of interest and iwi affiliations:

In addition to Tapuika and Ngāti Rangiwewehi, who are identified as having Deeds of Settlement relevant to the Project area, the Western Bay of Plenty District Maps indicate that Ngāi te Rangi - Ngā Pōtiki and Ngāti Ranginui also have an interest in the Project area. These iwi authorities (Ngāi te Rangi - Ngā Pōtiki and Ngāti Ranginui) do not have Statutory Acknowledgements or land returned under Treaty Settlement relevant to the Project Site. The Ngāti Ranginui hapū of Ngāi Tamarāwaho and Ngāruahine have land owning interests in the nearby Taumata area, adjacent to TECT park. These two hapū act independently of Ngāti Ranginui.

The latest advice from Buddy Mikaere, who is an independent consultant acting on behalf of Mamaku Renewables, is that Ngāi te Rangi's interests are restricted to the eastern side of the Tauranga Harbour, Matakana Island, and the northern end of the harbour.

Mamaku Renewables is committed to identifying and engaging all affected parties as part of the detailed approvals process. This includes accurately identifying potential and actual cultural effects and benefits that may arise from the proposed development or operation of Mangapapa Wind Farm to the listed Iwi / hapū.

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?

No

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:
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Section 5: Adverse effects

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

Please describe:

Preliminary technical assessments have been undertaken by independent consultants engaged by Mamaku Renewables to inform this application as to whether there is potential for the Project to have significant adverse environmental effects. Regard has also been given as to how the Project meets the purpose of the Bill.

The following provides a general description of the potential adverse environmental effects of the Project in sufficient detail to inform the Fast-track Advisory Group's recommendations to the Joint Ministers. For the purpose of this assessment, a baseline turbine layout was developed consisting of 63 turbines with a tip height of approximately 250m in an optimal configuration to avoid wake or curtailment between turbines. All technical assessments provided are based on this preliminary layout, however these sites are subject to a further detailed evaluation / optimisation process and the layout will be refined prior to any subsequent approvals process.

Economic Impacts:

Economic impacts of the Project have been assessed against several factors including the proposed turbine size, applicable economic research on windfarms, and Aurecon's internal market research. The impacts can be split into the following categories:

 Construction
Based on Aurecon's internal market research, it is anticipated that the capital expenditure for one 7MW turbine inclusive of sourcing materials, transportation, road works, erection of the turbine, connection to the electricity grid and any other associated infrastructure required to support the turbine would be in the order of s 9(2)(b)(ii) . This is assuming costs will be linear for each of the wind turbines. With 63 wind turbines proposed, total capital expenditure is estimated to be s 9(2)(b)(ii) . Aurecon has calculated these costs based on an internal cost estimation tool which factors in the various components that are required for construction. Costs have been sourced from published market data and confidential internal data held by Aurecon.

It is anticipated that once all required statutory approvals are in place, it will take approximately three years to construct the Project. During this time a significant injection of capital expenditure and associated economic activity will occur in the Bay of Plenty region, with national spending also occurring try to secure the resources required to deliver the construction programme. Based on Aurecon's experience with previous projects of a similar nature and scale, up to 30% of the capital expenditure cost could be spent in the New Zealand economy contributing around s 9(2)(b)(ii) to Gross Domestic Product (GDP) over the construction period. This will ultimately result in short term boosts to the regional and national economies.

 Operation
Once established, the wind farm is expected to have an average annual operational cost of s 9(2)(b)(ii) , approximately s 9(2)(b)(ii) per MW which is typically subject to 3-5% variance. These costs have been benchmarked against other smaller wind farm projects Aurecon have been involved with and monitor that has the same type of maintenance and operational requirements, which has then been upscaled to reflect the size and scale of the Project.

The level of electricity generated from the Project is approximately 1.545 million MWh per year, based on a 40% capacity factor. Electricity pricing fluctuates based on multiple variables, however based on Electricity Authority data the average wholesale price of electricity has been valued at s 9(2)(b)(ii) over the 2023 calendar year . It is considered that at this price, acknowledging the recurrence in price fluctuations is sufficient for the Project to be economically sustainable.

 Employment
To both construct and operate the Project, a diverse array of jobs with a variety of different skills is required. Typically, construction is when the bulk of these jobs need to be fulfilled, with an estimate of 0.8 full time equivalent (FTE) workers required in a New Zealand context per MW installed . On this

basis, with 63 7MW turbines proposed to be installed, a total of 353 FTE employees would need to be employed for construction.

From an operational and maintenance standpoint, indirect and direct employment is expected to maintain approximately 90 FTEs across a range of sectors including operators, technical personnel environmental experts and management. In addition to the direct employment created from the construction and operation of the Project, it is anticipated that indirect employment will be generated for industries supplying inputs for wind farm construction/operation or add value to its outputs, as well as for other sectors of the Bay of Plenty region from increased consumption with incomes derived from wind farm construction / operation and suppliers.

Overall, the impacts are assessed as being wholly positive for the above reasons. A detailed economic impact assessment will be submitted alongside the applications for the Project should the Project proceed into the detailed approvals phase.

Landscape and Visual Effects:

A Preliminary Landscape and Visual Effects Assessment has been prepared by Wayfinder Limited, to support the feasibility works for the Project Site and this application. The Preliminary Landscape and Visual Assessment is included at Appendix D and includes a Zone of Theoretical Visibility (ZTV) map illustrating the extent of visibility of the proposed turbines within a 5km radius of the Project Site.

The Project Site is situated between the Kaimai Mamaku Conservation Park area and Pyes Pa Road; centrally positioned on the Mamaku Plateau to State Highways 36, 5 and 27. The Project Site currently comprises intensively grazed pastoral farmland with a varied topography that excludes any native forest or conservation land. The surrounding area is characterised by steep hills dominated by native scrub and production pine forest with some pastoral farmland. A series of high-country plateau, including the Mamaku Plateau, are present in the surrounding area along with the localised peaks of Hiwiroa and Otuarika. Multiple waterways divide or intersect these existing landscape features. The locale is sparsely populated, with roading predominately for forestry operations, farming and recreational four-wheel driving.

Whilst frequently occupied recreational activities are available in the wider area (e.g. TECT All Terrain Park and Gammons Block Conservation Area), the nearest rural residential settlement is located approximately 5km north of the Project Site (Ōmanawa Falls) with the nearest urban settlements being Ngongotahā approximately 13km to the southeast, Mamaku approximately 11km to the south, and Pyes Pā approximately 18km to the north.

Based on the landscape context, the Project will be undertaken on land that consists of highly modified pastoral land in a remote landscape; positioned to avoid native forest and any significant ecological features. The construction and ongoing operation and/or maintenance of the turbines can utilise existing farms tracks within the Project Site to minimise the extent of earthworks required. Vegetation clearance and/or disturbance will be required during construction for specific works (e.g., road upgrades and transmission infrastructure) with its appearance resembling firebreaks, a regular feature in this area and able to be readily subsumed in the values and amenity of the landscape. While remote, given the historic modification of the area by forestry, pastoral farming and the more recent recreational land uses the introduction of wind turbines is not anticipated to compromise the existing landscape values attached to the area. Overall, for these reasons the landscape effects from the Project are considered to be low (equivalent to an RMA effects rating of Less than Minor).

A ZTV map has been prepared to identify the potential, theoretical, visual catchment of the wind turbines within a 5km radius of the Project. Inherently due to the remoteness of the Project Site, and lack of rural residential or urban settlement within close proximity, the assessment considers there are limited opportunities for noticeable visual change. Ngatuhoa Lodge, located to the north of the Site within a distance of 3km, is a facility to accommodate school groups, families and other groups recreating in the Kaimai Mamaku Conservation Park. Views of wind turbines are likely to be seen from certain positions at the lodge, however due to the nature of the topography combined with the vegetation surrounding the lodge screening of the turbines will occur minimising visual effects to a low-moderate (Minor) extent.

It is noted that existing farm buildings are located within 3km of the proposed turbines, however the majority of these are situated in the Project Site, with Mamaku Renewables actively engaging with these landowners finding them generally supportive of the Project at this stage. Engagement is ongoing and will continue as detailed design progresses.

The remaining buildings within a 5km radius that are of a residential nature will be subject to obscured views of the wind turbines due to their low elevation, surrounding topography and property orientation, meaning the visual effects will be low-very low. Beyond a 5km radius views of the wind turbines will be able to be seen from various locations, they will simply reflect one of the features present in an already highly modified environment reducing the potential for dominance in the visual landscape. In general, any visual effects are expected to be low-very low (equivalent to a RMA effects rating of Less than Minor) arising from the Project. Further investigation of the Ngatuhoa Lodge, farm buildings and the associated visual effects from the proposed wind turbines is required to better characterise the extent of effects and if any additional management is required which will be undertaken at a later detailed approvals phase.

Overall, it is considered that any landscape or visual effects can be managed so the effects are less than minor which will be informed by further investigations.

Ecological Effects:

A preliminary (desktop) ecological review and assessment of the Project has been prepared to support this application by Wildlands Consultants Limited and is attached (Appendix E).

Three habitat types are present within the Project Site including terrestrial vegetation, potential wetlands and streams largely forest remnants within gully areas. The value attributed to these habitats vary greatly from low to very high ecological value and several small sections. These areas of high to very high ecological value include Tawa forest, potential wetlands, streams and indigenous scrub. All other areas on the Project Site that form terrestrial habitat are classified as being moderate to very low for their ecological value.

Indigenous fauna potentially present or utilise existing habitat at the Project Site includes birds, long tailed bats, lizards and frogs which are subject to a range of 'Threat Classification Status' from not threatened to threatened-national critical species. Due to the presence of streams and the suitability of their habitat on the Project Site, the assessment has identified the likely presence of longfin eel (at risk – declining), short-jaw kokopu (threatened – nationally vulnerable), freshwater crayfish and common bully (both not threatened). The ecological values assigned to both indigenous and freshwater fauna is overall very high due to the identification of at risk and threatened species.

During construction, minor effects associated with road widening, transmission infrastructure, road upgrades and/or extensions to enable the turbines to be transported, constructed and connected to the grid are anticipated. To facilitate changes to the existing roads, small portions of indigenous vegetation clearance may be required. Generally all vegetation disturbance will be confined to grassland habitats, exotic-dominant scrub and plantation forestry. This will avoid damage to, or removal of, indigenous plants and the habitat they provide to indigenous fauna. Bird breeding season pre-construction surveys will confirm the presence of active nests in the area so that these can be avoided.

In addition to streams, ephemeral flow paths, and any presence of potential natural inland wetlands, sufficient setbacks and erosion and sediment control measures will be applied to mitigate any temporary adverse effects on wetland ecosystems and water quality during construction.

Once operational, the key effect from the wind turbines will be the risk of turbine collision with flying animals, specifically bats, birds of prey and species that are strong fliers known to cross open habitat between forest patches. Comparatively, smaller birds are less likely to be impacted as they fly at lower altitudes for shorter distances. The proposed turbines at concept design stage have been positioned outside of the forest edge to avoid the turbine blades from passing directly through the forest canopy.
Overall, based on evaluation of existing information and knowledge of the site, and detailed knowledge of the wider environment, the ecological assessment concludes the Project Site is appropriate for the construction and operation of a wind farm.

Acoustic Effects:

The generation of noise from the construction and operation of a wind farm or any land development activity is an inevitable component of a project which can have actual or potential effects on the surrounding amenity and character.

The construction noise generated from the wind farm including any associated works (e.g. roading upgrades) is expected to be able to comply with the construction noise standards under NZS 6803:1999 Acoustics – Construction noise. This will be appropriately managed through a combination of consent conditions and the implementation of a construction noise and vibration management plan as part of the approvals process.

From an operational standpoint, the model of turbine selected will have a tip height of approximately 250m and will be comprised of several components that act to minimise noise emissions generated. The concept design has been progressed on the basis of ensuring a 40 dB noise contour emanating from any turbines do not encompass external /non-involved residential dwellings, and therefore has established a layout that is considered to present an acceptable noise environment.

The actual noise emitted will vary based on wind speed, however it is anticipated that the operation of the wind turbines will comply with NZS 6808:2010 – Wind farm noise which limits noises levels to LA90 by more than 5 dB, or a level of 40 dB LA90, whichever is greater. This will be achieved through the implementation of considered design including positioning of the turbines, turbine location, and materials.

Other operational noise associated with the wind farm such as substation noise, operational and maintenance facilities and road traffic noise is expected to comply the permitted activity limits under the Western Bay of Plenty District Plan (WBOPDP).

A detailed acoustic assessment and model will be prepared as the design is further progressed to confirm the associated noise effects from the construction and operation of the wind turbines are acceptable in the receiving environment, and the management measures to be employed to control any adverse noise effects generated from the Project.

Erosion and Sediment Control:

Erosion and sedimentation can result in reduction in surface water quality and loss of cultural, ecological and/or amenity values. Bulk earthworks (i.e. cut and fill) and deposition, construction of temporary and permanent laydown areas, vegetation disturbance or removal, tracking from the movement of plant equipment, and the batching and discharge of concrete for use in turbine and substation foundations can be managed through appropriate erosion and sediment controls.

Earthworks and other activities anticipated for the Project are a standard feature of major developments, with the expectation of employing and adapting standard management techniques developed and tested on comparative large-scale projects. These activities do not necessitate any bespoke or high-risk management options.

The earthworks, as currently anticipated, are of a nature and scale that can be appropriately managed using the Bay of Plenty Region's best practice erosion and sediment control techniques detailed in Bay of Plenty Regional Council's 2010/01 'Erosion and Sediment Control Guideline for Land Disturbing Activities'. This includes the preparation of an earthworks management plan with an appropriate erosion and sediment control plan for the Project Site.

Erosion and sedimentation effects will be controlled and contained within the Project Site, with appropriate buffers and controls between surface waterbodies, wetland and other sensitive environments protected and clearly delineated from work areas. Earthworks effects are short-term, minor, or negligible, and can be managed through appropriate consent conditions. The highest risk effects, such as those associated with concrete batching and use, can be avoided through the careful placement of such activities within the Site, well away from sensitive areas such as water bodies.
Any resource consent applications sought for the Project will be accompanied by a comprehensive Assessment of Effects and Erosion and Sediment Control Management Plan prepared by a suitably qualified and experienced erosion control practitioner.

Land Transport Network Effects:

The key actual and potential effects on the land transport network with a Project of this scale principally relate to functionality of the network, road surface condition, and safety of the local road network; including for residents, pedestrian, and cycle-oriented users of the network.

Transport generation effects associated with the Project will largely be short-term and confined to the construction period where temporary intensive construction traffic movements far exceed the baseline traffic movements of forestry or farming land uses in the area. In addition, the effects (prior to mitigation) from the transport of over-dimension and / or over-weight turbine and substation components can be more than minor but are not significant.

Several options are available to manage construction trip generation increases and network impacts which may include, but are not limited to, the following:
 Turbine Component Transport Management Plan and permit obtained through NZ Transport Agency Waka Kotahi;
 Undertaking any localised pavement widening, marking and signage improvements to primary and secondary access routes;
 Undertaking any required strengthening works to bridges needed to be crossed with components to access the Site;
 Upgrading or installing culverts around the existing farm tracks to provide sufficient sizing for conveyance of stormwater to minimise the potential for washout or damage to the Site's internal roading networks;
 Temporary closure of public and paper road areas to through traffic; and
 Encouraging pool car / group transport alternatives when procuring Contractors.

The Project Site benefits from having base roading materials available for quarrying onsite via borrow sites setup to support the existing forestry activities which have the potential to reduce traffic volumes substantially. Further work is required include through a detailed traffic model to confirm final volumes of material and locations.

Overall, impacts on the transport network are ultimately limited to a fixed time period and it is anticipated construction generated impacts will be minor. A comprehensive Integrated Traffic Impact Assessment will be prepared in support of the resource consent application. Operationally, the Project will have minimal impact and limited to observational, general operations and maintenance activities.

Archaeological and Cultural Effects:

The Project Site does not have any publicly mapped or recorded archaeological sites or find locations. Due to the highly modified landscape created over time by historic activities undertaken at the Project Site (e.g., ploughing, recreating, disturbance due to forestry, tracking and grazing) it is expected any potential surface-level archaeological material may be heavily modified or destroyed.

Whilst the likelihood of uncovering an archaeological site is anticipated to be low, a precautionary approach will be taken for sub-surface material that could be present and / or discovered during works. This will require archaeological assessment by a suitably qualified and experienced archaeologist prior to the lodgement of any approval application for the Project. This review and assessment will take into account involvement of Iwi / Hapū interests in the Project Site.

Any approvals application will also include specifications for the monitoring of soil disturbance activities, the recording and handling of discovered archaeological material prior to removal, and the implementation of any other cultural or heritage management measures necessary.

Any likely or potential archaeological effects are considered to be less than minor, subject to these provisions.

It has been agreed with Iwi representatives that a Cultural Impact Assessment (CIA) will be prepared to support the required resource consent application. The CIA will assess potential cultural effects associated with the Project and how these can be addressed by the Applicant. Recommendations raised in the CIA will be implemented by the Applicant as part of the consenting process.

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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:

A detailed National Policy Statement (NPS) and National Environmental Standard (NES) analysis is included at Appendix F of this application. Summaries of the applicable assessments are included below:

NPS on Freshwater Management 2020:

 Large areas of indigenous vegetation (comprised of tawa forest and mixed shrubland) and numerous named and unnamed streams and rivers surround the Project Site. The co-existence of streams with pockets of indigenous vegetation suggests the likely presence of unmapped natural inland wetlands. A preliminary (desktop) ecological assessment (Appendix E) identified approximately 20 potential wetland areas within the Project area from aerial imagery. Numerous streams originate within the site, including tributaries of the Mangapapa River, Ōmanawa River, and Ngatuhoa Stream, which are located within 50m of the nearest proposed wind turbine. These rivers drain into the Wairoa River in the Tauranga Harbour catchment.

 Provided the Project is designed appropriately to avoid streams and wetlands where possible, and best practice environmental controls are implemented, it is not anticipated that there would be significant impacts on freshwater quality, or that the NPS FM would create a barrier to consenting the Project. Engagement with Iwi / Hapū is fundamentally required to address compatibility with Policy 1, with detailed ecological assessment and classification and delineation of wetlands required prior to lodgement of any Impact Assessment. Best practice erosion and sediment control measures will be implemented to minimise sediment discharging to waterways.
 Buddy Mikaere, on behalf of Mamaku Renewables, is engaging with Tapuika and Ngāti Rangiwewehi in relation to the Project. Buddy Mikaere, on behalf of Mamaku Renewables, will continue to provide Project information to these parties in order to ensure cultural values are provided for in any future detailed approvals application process.

NPS on Renewable Electricity Generation 2011:

 Amendments are impending to this legislation and include stronger and more directive policy in relation to the important role of renewable electricity generation activities in achieving emission reduction targets and mitigation of climate change. In addition, the NPS seeks to provide further direction on amenity effects, including allowing activities where there are potential adverse effects on local amenity values, so long as effects are avoided, remedied, or mitigated to the extent practicable.
 Of relevance to the Project Site, the NPS introduces new policy direction, recognising and providing for Māori interests, including early, meaningful engagement and supporting tangata whenua aspirations. Further engagement with Iwi / Hapū to address policy alignment will be undertaken during the detailed approvals stage of the Project.
 Based on the conclusions of the Preliminary Landscape and Visual Effects Assessment the effects of the Project are substantially acceptably below the Significant threshold. The Project will have a low level of effect in relation to the Kaimai Mamaku Conservation Park's biophysical values, perceived character, values, and associative / amenity values. Importantly, the Project would have an overall low level of visual effect in relation to nearby activities and residential properties.

NPS on Electricity Transmission 2008:

 The NPS ET effectively permits the growth and upgrade of the National Grid network subject to limited considerations or controls. It is acknowledged that further consultation and engagement will be undertaken with Transpower to ensure that the Project is undertaken in a manner that does not impact Transpower assets, and a connection application process commenced by Mamaku Renewables. Co-lodgement with Transpower to utilise the NPS ET is considered an option to accelerate the investigations process and will be canvassed with this party.

NPS for Highly Productive Land 2022:

 The majority of the Project Site is not considered to be highly productive land. However, there is one area of the Project Site which are classified as LUC3 under the broad NZLRI mapping scale which falls into the highly productive land category. Six wind turbines are proposed within this area.
 Any wind farm activities that do take place on highly productive land will have a limited footprint, are expected to rehabilitate temporarily disturbed surfaces following construction, and will generally allow productive land uses to continue. Further, the NPS-HPL provides that where there is a functional need to be on such land, and it is for the expansion of specified infrastructure (the wind farm would likely fall within this definition), the land use would not be considered inappropriate.
 Considering the national importance given to renewable electricity activities under other national policies, it is not expected the NPS HPL would create a barrier to consenting the Project, subject to demonstrating functional and compelling need requirements.

NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011:

 A Detailed Site Investigation will be progressed to confirm there are no prior or current land uses identified through historical aerial photography that may bring the NES CS into play, to identify (through intrusive testing) whether contaminant hotspots exist at certain historic use locations, and to otherwise confirm whether accidental discovery and remediation protocols employed at hot spot locations will be a suitable solution (to be subject to consent conditions).

NES for Freshwater 2020:

 It is considered that the Project will meet the definition of specified infrastructure, qualifying under (a) lifeline utility and / or (b) regionally significant infrastructure. Under such circumstances, resource consent can be sought as a Discretionary Activity for a range of soil and vegetation disturbance works, drainage and water take and use within or adjacent to a natural inland wetland.
 It is likely consent will be required for any installation of culverts (potentially required for the upgrading of the site access), particularly at localised wetland crossings and streams within the Project area.
 Detailed ecological assessment and classification and delineation of wetlands will be undertaken by the Project's ecological consultants prior to lodgement of any Impact Assessment and resource consent application.

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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:

The Project will progress through a significantly faster process by being listed under Schedule 2A of the Fast-track Approvals Bill 2024 as opposed to utilising the standard RMA framework.

Subject to the Project being listed in the priority schedule (Schedule 2A), the resultant fast-track process is estimated to be completed (to point of decision) in approximately 12 months; considerably faster than the current RMA process. This includes time expended on preparing the necessary application documents and detailed Management Plans to obtain all approvals listed in response to Section 2 of this application, and the completion of the Panel Review and Recommendation process.

Historically, under the RMA, wind farms and associated infrastructure have taken on average between 20 and 24 months to obtain resource consents via Regional and District Council hearings processes. This timeframe excludes Environment Court appeals (and any subsequent appeals) which are frequent and can delay the ability of developers and Gen-tailers to proceed into construction for a significant period.

While the Project could proceed through the two-stage fast-track consents process that remains 'live' under the now repealed Natural and Built Environments Act 2023, a significant number of projects are understood to be currently at the referrals stage and are progressing very slowly through the process. It is likely there would be resultant delays (at Panel appointment stage and in preparing, lodging, and processing stages of both referral and consenting stages) that would result in decisions on the Project being significantly behind the anticipated timeline of a single stage approvals process.

Projects of a similar nature and scale within the renewable energy generation industry have noted significant reductions in consenting costs between traditional hearings processes and the Covid-19 Recovery Fast-track Consenting Act 2020 process (up to a 65% reduction – mostly associated with expert panel costs). Mamaku Renewables has observed similar statements in submissions on the proposed Bill which reference cost and processing time efficiencies. Considering the process and timeframes sought by the Bill (e.g., 25 working day process for expert panel), further cost efficiencies will likely be realised especially with the combined application process.

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

Please write your answer here:

Listing of the project under Schedule 2A will enable the Project to accelerate into a consenting phase; building on the preliminary design and technical environmental assessments progressed to date by Mamaku Renewables that can be adapted and expanded into consent-ready documents. Mamaku Renewables is developing its engagement with landowners, Iwi / Hapū and the local authorities and will be enabling the inclusion of these parties' inputs into the application documents, technical assessments and consent conditions, as well as enabling public engagement.

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

Central government plan or strategy

Please explain your answer here:

The NPS on Renewable Electricity Generation came into force in 2011. The stated objective of the NPS is to "recognise the national significance of renewable electricity generation activities by providing for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities, such that the proportion of New Zealand's electricity generated from renewable energy sources increases to a level that meets or exceeds the New Zealand Government's national target for renewable electricity generation".

By having renewable energy generation activities elevated at the NPS level, the Government is sending a clear signal that the Project, and other similar developments, should be prioritised and adequately provided for at the legislative level.

In addition to the above, the following documents have been assessed as relevant non-statutory Government policy relevant to the Project:

New Zealand Energy Efficiency and Conservation Strategy 2017-2022:

The New Zealand Energy Efficiency and Conservation Strategy 2017-2022 (NZEECS) sets the overarching policy direction for the promotion of energy efficiency, conservation, and the use of renewable sources of energy. It is acknowledged that this strategy expired as of mid-2022, but no updated version has as yet been released.

The goal of the NZEECS is identified as: New Zealand has an energy productive and low emissions economy.

There are three objectives, one for each key group of energy users (businesses, individuals, and the public sector). Notably, businesses should make renewable energy investments, and the public sector should demonstrate leadership through the adoption of greater energy efficiency and renewable energy.

The NZEECS sets out three targets - the first relates to industrial emissions, the second to use of electric vehicles and the third to the use of renewable energy. Of particular relevance to the Project, the third target is: Ninety per cent of electricity will be generated from renewable sources by 2025 (in an average hydrological year), providing security of supply is maintained.

The NZEECS seeks to recognise the importance of renewable energy and focuses on making investments and decisions that will continue unlocking New Zealand's energy productivity and renewable potential. It is acknowledged that this will be assisted through the increasing uptake of efficient technologies and additional renewable generating capacity. Furthermore, renewable energy is identified as an important pathway for achieving economic growth and climate change goals.

Overall, it is considered that the Project is strongly supported by the NZEECS and in turn, strongly supports the goals and targets set out the NZEECS. The

Project will increase renewable energy capacity by 1544 GWh / year, assuming a capacity factor of 40%. In addition, the turbine technology will be able to manage the changing climate patterns productively (being able to operate in a large range of wind speeds), ensuring continuing adaptation to the effects of climate change, while participating in the wider decarbonisation of the energy industry. Consequently, the Project is strongly consistent with the policy direction set out by the NZEECS.

Aotearoa New Zealand's first Emissions Reduction Plan: Towards a more productive, sustainable and inclusive economy:

Aotearoa New Zealand's first Emissions Reduction Plan (ERP) contains strategies, policies, and actions for achieving New Zealand's first emissions budget, as required by the Climate Change Response Act 2002. In doing so, it also outlines how the New Zealand Government intends to play their part in global efforts to limit warming to 1.5˚C above preindustrial levels. It is the first statutory plan, under the Climate Change Response Act, to require the Government to act to reduce emissions right across the economy and support all New Zealanders to make the most of the transition and seize the opportunity to lower the cost of living and improve living standards.

The ERP contains several chapters, which are based on 5 principles outlined in the strategy for reducing emissions (Playing our Part, Empowering Māori, Equitable Transition, Working with Nature, and A Productive, Sustainable and Inclusive economy).

Key components of the ERP, relevant to the Project, include recognising the importance that Mātauranga Māori plays within the transition to a climate-resilient society, accelerating the development of new renewable electricity generation across the economy to increase the electrification of other sectors, increasing access to low emission vehicles, decarbonising the heavy transport and freight industry, supporting businesses to improve energy efficiency and move away from fossil fuels and reduce the amount of waste going to landfills.

Overall, it is considered that the Project demonstrates strong consistency with the provisions and the strategy outlined in the ERP. The Project will directly increase renewable energy supply, enabling the further electrification of other sectors currently dependent on fossil fuels. By diversifying electricity production through significantly adding to the existing renewables contributions to the region and country, energy resilience is improved.

Collier Consultants, on behalf of Mamaku Renewables, have commenced engagement through the relevant Iwi / Hapū Authorities to ensure their values and aspirations are represented in its management of Mangapapa Wind Farm. Involvement in the Project will continue to be enabled and supported by Mamaku Renewables should the Project proceed into the detailed approvals phase.

Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi / Adapt and thrive: Building a climate-resilient New Zealand – New Zealand's first national adaptation plan:

The Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi / Adapt and thrive: Building a climate-resilient New Zealand – New Zealand's first national adaptation plan (NAP) seeks to support all New Zealanders to adapt, live and thrive in a more damaging climate. It looks at the impacts of climate change now and into the future and sets out adaptation measures. The NAP recognises that climate change will increase the severity and frequency of natural hazards. The NAP contains Government-led strategies, policies and proposals that will help New Zealanders adapt to the changing climate and its effects.

There are four priorities identified, being enabling better risk-informed decision-making, driving climate-resilient development in the right places, laying the foundations for a range of adaptation options (including managed retreat) and embedding climate resilience across government policy. The Government has identified a series of objectives that drive the actions. These relate to either system-wide issues or the outcome areas above.

Wind farms contribute to the overall resilience of the national infrastructure system. Solar, wind and hydro are each reliant on different natural variations. By diversifying electricity production through significantly adding to the existing renewables contribution to the region and New Zealand via the Project, energy resilience is improved. It is further acknowledged that renewable energy generation from sources including but not limited to wind turbines support offset of carbon emissions as a result of fossil fuel energy generation and enhance the efficiency and reliability of the electricity network within New Zealand, contributing towards overall efforts to mitigate climate change.

Overall, it is considered that the Project is complementary with the strategies and policy direction of the NAP.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Project will deliver regionally significant infrastructure and is given priority as 'specified infrastructure' in the context of applicable national policy and environmental standards (such as the National Environmental Standards for Freshwater 2020).

At the regional level, Section 2.3.2 of the Bay of Plenty Regional Policy Statement recognises renewable electricity generation activities as nationally and regionally significant infrastructure, citing that such infrastructure is critical to the social, economic, and cultural well-being of the region's communities and their health and safety. The Project will generate approximately 450 MW of renewable electricity based on the capacity sought to be enabled by the preliminary turbine envelope.

Furthermore, the Western Bay of Plenty District Council encourages electricity generation from renewable sources as a key priority outlined in the WBOPDP (District-Wide Issue #2). Acknowledging the potential benefits, the WBOPDP emphasises the importance of utilising renewable energy resources within the District to supply a significant portion of electricity to the Region's communities. Given the limited opportunities for development and transmission of renewable energy, the WBOPDP recognises that a careful balance must be struck between the advantages of renewable energy utilisation and potential conflicts with other activities such as recreation, cultural significance to tāngata whenua, and conservation of natural areas (Issue 10.1(9)).

Objective 10.2.1(11) aims to facilitate the establishment of infrastructure for electricity generation and transmission of renewable energy while ensuring that adverse impacts on Identified Significant Features and other ecological, cultural, and amenity values are avoided, remedied, or mitigated. In evaluating applications for new renewable energy infrastructure, the benefits against site selection limitations, including functional, locational, technical, and operational constraints will be given particular regard. This assessment will be conducted in accordance with Policy 10.2.2(11), which prioritises the protection of natural and cultural assets through measures to avoid, remedy, or mitigate any potential adverse effects.

Economic benefits of the Project have been estimated as significant, with the Project expected to contribute up to 353 FTE jobs nationally (assessed over three years and including existing employment sustenance and new role creation) and generate approximately s 9(2)(b)(ii) in GDP to the national economy during construction.

Will the project:

increase the supply of housing, address housing needs

Please explain your answer here:

The Project does not relate directly to housing or the urban environment. Any contribution to housing in the context of the Project is through induced impacts (i.e., employees of Mamaku Renewables and supplier firms are paid a wage, and the firms generate profits, some of which is then spent on consumption in the Region).

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The Project will deliver significant economic benefits. These benefits are the employment and GDP contributions to the economy directly as a result of the Project's expenditure during both the construction and operational phases. A summary of anticipated economic benefits is provided below:

 The Project is projected to provide approximately 450 MW of installed capacity and generating 1544 GW per year, helping New Zealand meet its greenhouse gas emission targets and providing significant economic benefits through both increased employment opportunities and increasing GDP.
 Calculations based on recent projects of a similar scale and nature indicate that the project is likely to generate approximately s 9(2)(b)(ii) in GDP to the New Zealand economy. This is an initial preliminary figure which is based on published market data and confidential internal data held by Aurecon.
 During construction, the Project is estimated to support up to 353 FTE employees across New Zealand and once operating, the wind farm will maintain approximately 90 FTE employees.

Further to the above:

 The Project will significantly increase renewably generated energy output from the Bay of Plenty Region, strengthening the Region's position in the renewable energy industry.
 The Project strongly supports Government policies around climate change and transitioning to a low emissions economy.

Overall, the Project is expected to make a significant economic contribution to New Zealand and meets the Purpose of the Fast-track Approvals Bill in that regard, bringing forward investment which will in turn support the regional economy and provide employment opportunities.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

The Project will not prevent the existing land uses (forestry, carbon farming and dry-stock grazing) from continuing following construction and is therefore neutral.

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

No

Please explain your answer here:

The Project will involve sourcing of sand, gravel, and cement products within the Region at the time of construction for turbine foundations and component haul routes, economically supporting primary industries involved in quarrying and producing these materials.

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

Yes

Please explain your answer here:

New Zealand has an all-of-Government framework which drives climate change policy towards low greenhouse gas emissions and climate resilience. This framework supports New Zealand's commitments under the Paris Agreement, including reducing emissions by 30% below 2005 gross emissions (or 11%

below 1990 emissions) for the period between 2021 and 2030.

The programme includes emissions budgets, a NAP, an ERP, an Emissions Trading Scheme (and the International Carbon Markets Project), reducing emissions from agriculture, offsetting emissions through forestry, adapting to the impacts of climate change and investing in climate change action.

The key benefits of the Project related to climate change mitigation and reduction of greenhouse gases include:

 The Project will enable the further electrification of sectors and activities that are currently dependant on fossil fuel combustion.
 Given the location of the Project in the southern extent of the Kaimai Mamaku Ranges, the establishment of additional wind generation capacity at a Class 1 site will prove significantly valuable for New Zealand in order to meet its broader decarbonisation commitments. The location of the Project in the region equates to a capacity factor of 40% which is consistent with the long-run average at the national scale.

It is acknowledged that to construct and operate the Project, existing planted carbon sequestration forestry will need to be modified, and sections of the plantations removed to allow for the establishment of corridors for transmission lines and associated turbine foundation areas. Mamaku Renewables will work with turbine suppliers and landowners to minimise any plantation forestry clearance in order to meet the requirements of the Emissions Trading Scheme.

It is worth noting that the benefits associated with the development of the Mangapapa Wind Farm for climate change offset or mitigation will significantly outweigh the temporary effects of development. Carbon offsets are planned for any permanent loss of carbon credits caused by the removal of carbon sequestration forestry.

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

Yes

Please explain your answer here:

The Project will contribute to the mitigation and/or offset of greenhouse gas emissions that contribute to the acceleration, frequency and severity of natural hazards caused by climate change.

Wind farms contribute to the overall resilience of the national infrastructure system. Solar, wind and hydro are each reliant on different natural variations. By diversifying electricity production through significantly adding to the existing renewables contribution to the Region and New Zealand, energy resilience is improved; wind generation can fill gaps in generation when hydro lakes are low, or the sun does not shine.

Potential associated effects of climate change and the reducing supply of fossil fuels may see more stringent policies and pricing for such fuels, with potential shortages or supplies being uneconomic to utilise. Additional wind generated electricity through projects such as this will help provide additional supply to the National Grid. It is estimated that no less than 6.5% of renewable electricity generated within New Zealand is derived from windfarms, however the Ministry for Business, Innovation and Employment suggest that wind will account for between 20% and 55% of all new renewable electricity generation to enable fossil fuel transition.

The additional generation capacity of the Project will significantly contribute towards the 17-35% additional renewable energy required to meet New Zealand's energy demands by 2035.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Overall, the preliminary environmental effects of the Project are considered to be at levels that are acceptable and appropriate in the context of the receiving environment. No environmental effects (as determined by the preliminary technical assessments) of the Project will be Significant, or unable to be either offset or compensated.

It is noted that the preliminary Landscape and Visual Effects Assessment (Appendix D) identifies that primarily the amenity effects of the Project are anticipated to be low or less than minor. This is due to the Project area being within a remote landscape that is highly modified, using existing farm tracks for access for construction and operation. There are very few residential buildings within 3km of the Project Site (only one outside of the Project site has been identified through this assessment), and also relatively few within 3-5km. The Project does not propose to establish wind turbines within protected areas such as the Kaimai Mamaku Conservation Park, Gammons Block Conservation Area, Puwhenua Forest, or within any Significant Ecological Areas.

Furthermore, there are mitigation measures that may be employed to reduce the overall rating; including by colouring, mitigation planting or by bringing landowners into the Project by way of agreements. Mamaku Renewables will work through these matters with all landowners as part of the next stage of the process, and in conjunction with turbine suppliers.

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:

Section 2.3 of the Regional Policy Statement section outlines regionally significant issues in respect of energy and infrastructure and contains broad guidance for managing activities associated with these.

The Project is recognised as infrastructure of national and regional importance in the Regional Policy Statement through:
 Objective 5 provides for energy efficiency and conservation by promoting the use and development of renewable energy sources.
 Objective 6 recognises the social, economic, cultural and environmental benefits of, and the use and development of nationally and regionally significant infrastructure and renewable energy.
 Objective 7 promotes the management of any adverse environmental effects created by the construction and operation of infrastructure and associated resources, including any reverse sensitivity effects.
 Policy EI 1B actively promotes the use and development of renewable energy sources for electricity generation purposes and the transmission of electricity generated from renewable energy sources from its point of generation to the point of demand.
 Policy EI 3B provides for the protection of the ability to develop nationally and regionally significant infrastructure from incompatible use or development. Furthermore this Policy ensures that where potentially incompatible use or development is proposed near regionally significant infrastructure, it should be designed and located to avoid potential reverse sensitivity effects.
 Policy EI 4B provides support for national and regional plans and strategies that recognise and provide for the social, economic, cultural and environmental benefits of regionally significant infrastructure and renewable energy, including national policy statements, national and regional energy and economic strategies.
 Policy EI 5B gives priority to managing adverse effects of regionally significant infrastructure on matters of national importance, while recognising that in some circumstances avoidance of adverse effects may not be practicable and it may be appropriate for the new or upgraded regionally significant infrastructure to occur in areas where these values could be compromised.
 Policy EI requires that the planning, development and operation of infrastructure and any associated resources need to be carefully managed to ensure that potential adverse effects (including reverse sensitivity effects) are appropriately avoided, remedied or mitigated.

The construction and development of a wind farm that would contribute to the secure and efficient supply of energy in the Bay of Plenty, therefore, would be consistent with the Regional Policy Statement.

Western Bay of Plenty District Plan:

The WBOPDC provides for the Project as critical in supporting economic growth and development in the District and encourages electricity generation from renewable energy resources.

Where the location of such infrastructure conflicts with the protection provisions for significant ecological, landscape, and cultural values, this will necessitate the balancing of the benefits of the generation and transmission of renewable energy (Issue 10.1(8)). However, the District Plan specifically acknowledges the potential significant contribution of electricity to be supplied to the Region's communities through the utilising renewable energy resources (Issue 10.1(9)). The WBOPDC recognises there are limited opportunities for utilisation and development of renewable energy in the District and therefore encourages opportunities to increase electricity generation where it is available.
The benefits and need for renewable energy are recognised through objectives, policies and methods (including rules) that provide for the development, maintenance, operation and upgrading of renewable energy activities in the District.

The following sets out those particularly relevant to the Project:
 Objective 10.2.1(2) recognises that that infrastructure and network utility systems and services provide both direct and indirect local, sub-regional and national benefits (social, economic, cultural and environmental).
 Objective 10.2.1(8) encourages the sustainable utilisation and management of the District's natural and physical resources for electricity generation and associated critical infrastructure whilst ensuring that adverse effects are avoided, remedied or mitigated.
 Objective 10.2.1(11) provides for the establishment of infrastructure associated with electricity generation and transmission of renewable energy where the actual or potential adverse effects on Identified Significant Features, and other ecological, cultural and amenity values can be avoided, remedied or mitigated.
 Policy 10.2.2(3) outlines that, where infrastructure or network utilities have a functional, locational, technical or operational need for a particular location, such facilities should, as far as practicable, be located and designed so as to avoid, remedy or mitigate adverse effects.
 Policy 10.2.2(7) recognises the opportunity for electricity generation from the District's natural and physical resources, particularly those of a renewable nature while avoiding, remedying and mitigating adverse environmental effects.
 Policy 10.2.2(11) requires Council to carefully consider the benefits of new renewable energy infrastructure against site selection limitations, including functional, locational, technical, and operational constraints.

In the rural zone, a significant issue is the protection of land for rural primary production (Issue 18.1(1)). The rural environment's distinctive character and associated amenity is what makes the District an attractive area to live and work (Issue 18.1(3)). This includes the prevalence of natural features over man-made ones, limited urban infrastructure, ample open spaces, farm animal presence, and extensive areas of pasture, forestry, and indigenous vegetation.

The District Plan allows for development of the rural zone, guided by the following relevant objectives and policies:
 Objectives 18.2.1(1), (3), (5), (6), and (9): Retain rural land resource and capability for rural production activities, while providing for non-rural activities that have a legitimate need to be in a rural location. Wind farms have a legitimate need for locating within rural areas. Activities are considered in respect to how they maintain the rural character and amenity values, and any effects on the ecological, landscape, cultural, heritage and other features of the site. This includes acknowledging and respecting the special relationship of Māori with their ancestral land.
 Policies 18.2.2(1), (10), (12), and (15): Use and development of versatile land shall retain the productive rural potential, while providing for non-rural activities where it has a functional or legitimate need and ensuring adequate roading and infrastructure is provided to service it. The activity is not an urban activity and is appropriate in a rural location. The impact on rural land use is minimised because existing land uses including production forestry

and farming will be able to continue under the Project.

Overall, there is a clear focus in the District Plan that highly productive versatile land in the District is protected for horticulture and agricultural use. The Applicant's Site is not considered suitable for such uses given its elevation and overall land use classification. Regarding existing land uses including forestry and farming, these activities will continue under the Project.

The construction and development of a wind farm that would contribute to the secure and efficient supply of energy in the Western Bay of Plenty, therefore, would be consistent with the policy direction, provided that adverse effects related to the Project are managed. The productive capacity of the rural environment will not be compromised.

Draft SmartGrowth Strategy 2023 – 2073:

The Draft SmartGrowth Strategy is a spatial plan which anticipates housing and employment growth in the Western Bay of Plenty over the next 50 years, while balancing social, cultural, economic, and environmental needs.

The Strategy has commitment through the formal partnership between Bay of Plenty Regional Council, Tauranga City Council, Western Bay of Plenty District Council, tāngata whenua, Central Government and other key organisations. The partnership is also underpinned by Te Tiriti o Waitangi principles of partnership, making informed decisions, and active protection.

The Western Bay of Plenty is identified as one of the fastest growing areas in New Zealand. Increased demand for housing compounded by population growth over the next 50 years is expected to lead to an increased power demand driven both by population growth and electrification and decarbonisation of transport and industry. The SmartGrowth Strategy has identified electricity infrastructure as a key enabler (and also a constraint) for achieving sustainable development and growth.

The Project provides an opportunity to play a major role in increase capacity and reliability of power supply, enabling the reduction of greenhouse gas emissions and increasing renewable energy sources to address the effects of climate change.

Anything else?

Please write your answer here:

Refer to the comprehensive assessment in the attached application documents.

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:

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:

The Applicant does not have an existing track record of compliance and / or enforcement actions by any Agency with any enforcement powers under an Act listed in the Fast-track Approvals Bill 2024.

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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:
Stephen Gascoigne

Important notes