

Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Subdivision |
| <input type="radio"/> Change of Consent Notice (s.221(3)) | <input type="radio"/> Existing Use Certificate (s.139A) |
| <input type="radio"/> Certificate of Compliance (s.139) | <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| <input type="radio"/> Extension of time (s.125) | |
| <input type="radio"/> Other (please specify) <input type="text"/> | |

**The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

3. Would you like to opt out of the fast track process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Top Energy Limited - Taryn Collins

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? Yes No

If yes, please provide details.

6. Address for correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Barker & Associates - Alice Sturrock

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Postcode

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

--

7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Multiple addresses

Property address/
location:

8. Application site details

Location and/or property street address of the proposed activity:

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

2009 2023

10. Would you like to request public notification?

Yes No

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? Yes No Don't know

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? Yes No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below: **Refer to AEE.**

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. Assessment of environmental effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application Yes

15. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

16. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)	Barker & Associates - Alice Sturrock
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	 Postcode

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)	Alice Sturrock	
Signature: (signature of bill payee)		Date 22-May-2026

MANDATORY

17. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

18. Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name (please write in full)	Alice Sturrock	
Signature		Date 22-May-2026

A signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

*Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application.
Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.*



Kerikeri to Kaitāia 110Kv Transmission line and 33kV Kāeo Spur

Far North District Council – Resource Consent

Assessment of Environmental Effects and Statutory Analysis

18 May 2026

B&A
Urban & Environmental

Prepared for:
Top Energy Limited

B&A Reference:

26493

Status:

Final Revision

Date:

22 May 2026

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1.0 Applicant and Property Details

To:	Far North District Council
Site Address:	Multiple addresses, see table provided as Appendix 1 .
Applicant Name:	Top Energy Limited
Address for Service:	Barker & Associates Ltd PO Box 1986, Shortland Street, Auckland 1140 Attention: Alice Sturrock
Legal Description:	Multiple titles, included as See Appendix 2 .
Site Owner:	Multiple owners, see table provided as Appendix 1 .
District Plan:	Operative Far North District Plan (ODP) and Proposed Far North District Plan (PDP) .
ODP Zoning:	Rural Production.
PDP Zoning:	Rural Production, Horticulture and Māori Purpose Zone.
ODP Overlays & Controls:	Outstanding Landscape (noting the line does not pass through this portion of the site to which this applies).
PDP Overlays & Controls:	Outstanding Natural Landscape (noting the line does not pass through this portion of the site to which this applies).
Designations:	TE 247 (Wiroa Substation, Kerikeri), TE 248 (Omaunu Road Substation, Kāeo) T2 346 (Pāmapūria Substation, Kaitāia).
Additional Limitations:	None
Locality Diagram:	Refer to Appendix 4
Brief Description of Proposal:	To construct, operate and maintain new 110kV and 33kV overhead powerlines and undertake associated indigenous vegetation clearance and earthworks.
Summary of Reasons for Consent:	ODP: Indigenous vegetation clearance associated with the construction of the powerline and associated earthworks – discretionary activity

PDP: Indigenous vegetation clearance within a Significant Natural Area associated with the construction of the powerline and associated earthworks – **discretionary activity.**

2.0 Introduction

This report has been prepared to address a resource consent application submitted by Top Energy Limited (hereafter referred to as '**Top Energy**') for the installation of a new overhead 110kV powerline and 33kV Kāeo Spur, connecting the power supply between Kerikeri and Kaitāia via the east coast. This report is intended to address the relevant matters under the Resource Management Act 1991 ('**RMA**').

2.1 Background

Top Energy owns and operates the electricity lines network within the Far North District servicing an area of 6,822km² and serving over 34,500 customers. Top Energy's current electricity network has a total system length of 4,016km and includes seventeen substations that are subject to Designations. Top Energy's network is considered by the RMA as a physical resource and considered by the Regional Policy Statement ('**RPS**') of Northland as regionally significant infrastructure.

The existing 110kV overhead transmission line from Kaikohe GXP (grid exit point) to Pāmapūria substation in Kaitāia via the Mangamuka was acquired by Top Energy from Transpower and is over 60 years old. To improve the Far North's energy security and resilience, in 2010 Top Energy proposed TE2020; a new 110kV overhead line linking Kaikohe to Kaitāia via the east coast providing an alternative to the existing line.

Top Energy undertook initial design to plan a route taking great care to avoid where possible sensitive areas, Public Conservation Land and Māori owned land. In 2020 Top Energy commenced works on the construction of Stage 1 & 2 of the TE2020 project, Kaikohe Substation to Wiroa Substation.

Over 90 easements were required to formalise the route for the Wiroa Substation to Pāmapūria Substation and an appeal to the Supreme Court of easements required to facilitate a 7km section of the line mean that Stage 3, which was meant to follow on immediately from Stages 1 & 2 was delayed.

In addition to the easements, Top Energy had also obtained the necessary planning approvals from Far North District Council ('**FNDC**') and Northland Regional Council ('**NRC**') which included a certificate of compliance ('**CoC**') under section 139 of the RMA for the majority of Stage 3. Three separate resource consents were sought for parts of the site where the overhead line passes through Outstanding Landscape and Conservation zoned land and as such could not be achieved as a permitted activity. Resource consent was also obtained from NRC for works within a wetland.

Unfortunately, the RMA does not provide for the extension of lapse dates of CoCs and Top Energy were unable to commence works on Stage 3 prior to the lapse date in 2025, unhelpfully this coincided with the notification of the Proposed Far North District Plan. The implications of this being that neither an extension of the existing, or a new CoC could be sought. Regardless, it has now been established that indigenous vegetation clearance across the line route may not have been appropriately considered in the CoC.

Over the past year, Top Energy has put further efforts into minor realignments to the positioning of poles within the easements and altering intended construction approach to further reduce impacts on indigenous flora and fauna.

Top Energy now seeks resource consent from FNDC for the sections of Stage 3 previously covered by the CoC including the 33kV line from Wiroa Substation to Kāeo Substation referred to hereon as the '33kV Kāeo Spur'.

Top Energy wishes to highlight to FNDC and interested parties, that at the forefront that they have worked hard to design the line in a way that is feasible from a constructability point of view, whilst avoiding sensitive areas to minimise adverse effects as much as is practicable. With all easement agreements now obtained from all private landowners and administrators of public land required to facilitate the line, there is no flexibility in the route from that sought as part of this application.

The following sections provide further context on the existing approvals that are still relevant to the project.

2.2 Approvals History

2.2.1 Certificate of Compliance

As noted above, Top Energy obtained a CoC pursuant to section 139 of the RMA on 7 May 2020, (FNDC reference 2200462-RMACOC). As noted above, no extension date is referenced, accordingly as per section 125 and s139(12), the lapse date is five years from the date of issue meaning that the CoC lapsed on 7 May 2025.

The following works associated with the proposal were covered by the now lapsed CoC:

- The construction of 278 new pole structures (Ranging from 16 meters to 26 meters in height);
- Installing 110kV lines, insulators, and conductors;
- Installing a combined earth and fibre optic cable;
- Minor earthworks for the erection of the poles;
- Minor earthworks to create temporary access to pole construction sites; and
- Minor removal of vegetation (both indigenous and non-indigenous).

2.2.2 Resource Consents

The following provides a summary of the relevant resource consent history for the project:

- **RMALUC 2180630:** FNDC granted this land use consent on a non-notified basis for a discretionary activity to Top Energy Ltd on 4 July 2018 for a section of the 110kV transmission line at 823A–823B Puketotara Road, Kerikeri. This section of the line crosses Conservation zoned land (with the poles located in the adjoining rurally zoned land) as such, construction could not be achieved as a permitted activity pursuant 17.2.6.1.3. An extended lapse date of 15 years was approved for this consent meaning that it lapses 4 July 2033.
- **RMALUC 2180631:** FNDC granted this land use consent on a non-notified basis as a discretionary activity to Top Energy Ltd on 5 July 2018 for a section of the 110kV transmission line at Wiroa Road, Kerikeri. This section of the line crosses Conservation zoned land (with the poles located in the adjoining rurally zoned land) as such, construction could not be achieved as a permitted activity pursuant to 17.2.6.1.3. An extended lapse date of 15 years was approved for this consent meaning that it lapses 5 July 2033.

- **RMALUC 2160479:** FNDC granted this land use consent on a non-notified basis to Top Energy on 25 March 2019 for the construction, operation and maintenance of a new 110kV transmission line at Otangaroa Road, Kāeo. This section of the line passes through Outstanding Landscape as such; construction could not be achieved as a permitted activity pursuant 17.2.6.1.3 or 17.2.6.4(d). The resource consent also addressed a breach to 12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding Landscapes. An extended lapse date of 10 years was approved for this consent meaning that it lapses 5 July 2029.
- **AUT.037245.01.01:** NRC granted a land use consent to Top Energy on 21 November 2014 for construction of a 66 kilometre power line over indigenous wetlands between Wiroa Road, Kerikeri and Kaitāia, including branch lines to Taipa and Kāeo. The consent authorised the transmission line while avoiding direct disturbance within indigenous wetlands, including restrictions on structures, vehicle access, earthworks, vegetation removal and drainage within those areas. Importantly, this land use consent has lapsed as of 30 November 2024.
- **RMANES 2260280:** Granted by FNDC on 19 December 2025, this consent provides approval under Regulation 9(1) of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health for earthworks within a HAIL site being Wiroa Substation. The earthworks facilitate the upgrade of the substation to accept the 110kV line. An Outline Plan of Works pursuant to s176A of the RMA was issued to FNDC as part of the same application.

See **Appendix 3** for approved plans and decisions of the listed resource consents and CoC.

2.2.3 Easements

As already noted, over 90 easements are required to facilitate the project. The easements all vary in width to accommodate the aerial space required to address line sway which is dictated by the separation distance between poles (span length). Generally, these widths range between 15 and 80 m wide.

In most cases, Top Energy reached voluntary agreements with landowners. In these cases, a caveat will be registered on the title preventing the registered landowners from selling the property until the easement agreement is signed by the new landowners. As is standard practice for this type of work, the easements will be registered on the titles once works have been completed and surveyed.

For a small section of the line, the land was compulsorily acquired under 186 of the RMA, the Public Works Act 1981 and easements registered on the title as part of this process.

The easements and easement agreements provide Top Energy the legal mechanism to undertake the works within the easement, and any necessary vegetation clearance required to establish access, and present a clear record of the landowners understanding of the works to be undertaken on their property.

Further, it is highlighted that as part of the legally binding agreement the landowners have agreed that they will not object to any resource consent applications required to support the transmission line. Accordingly for the purposes of this resource consent written approvals are not considered necessary from the landowners within the transmission line route.

These documents include commercially sensitive information and have not been included as part of the application.

2.2.4 Department of Conservation Concessions

The proposed route passes through and over public conservation land including conservation land, marginal strips, scenic reserve land, and Crown land. Where this occurs, Top Energy has existing concessions and easement instruments from the Department of Conservation ('DoC') granting Top Energy permission to convey electricity over public conservation land.

The details of the concession documents are as follows:

- 45815 OTH – Kaiaka Quarry Scenic Reserve
- 59854 OTH – Mangawhero Stream
- 39262 OTH – Puketotara Stream
- 48112 OTH – Waipekakoura

These documents can be provided on request.

2.2.5 Crown Land Grant

A Deed of Easement was granted by the Commissioner of Crown Lands 13 June 2017 to convey electricity across unregistered Crown Land at Tipa Tipa road vested in Her Majesty the Queen (now King). This document can be provided on request.

2.2.6 Summary

While Top Energy are now seeking a new resource consent for the remainder of Stage 3 (not covered by the resource consents referenced above), the record of approvals listed above highlights that FNDC has had an understanding of this project since at least 2018.

Further, on review of the resource consents listed above, that FNDC agreed the project was of 'regional significance' and played an important part in ensuring the resilience and security of the Far North electricity supply.

It is important to note that while Top Energy could not give effect to the CoC prior to the lapse date due to easement negotiation issues, they have completed Stage 1 and 2 of the wider project. Accordingly, consenting and completing Stage 3 of the project is now of critical importance to Top Energy and the District to realise the investment in Stages 1 and 2, and to achieve the improved resilience required in the network.

2.3 Pre Lodgement Consultation

Iwi / Hapū

FNDC's Te Hono team were approached to assist in identifying the appropriate contacts for iwi / hapū whose rohe the transmission line would pass through. Top Energy sent an email and supporting information to the contacts provided on 18th May 2026 raising awareness of the intended resource consent lodgement and the intent to send the full application to iwi and hapu at the same time, and an offer to meet and discuss the proposal.

The supporting information included links to the transmission line route as included as **Appendix 5** to this Application, and a covering email and flyer both of which are included in **Appendix 9**.

FNDC

On the 16 April 2026 Top Energy has a pre application meeting with FNDC to refamiliarise FNDC with the project. The project presentation and meeting minutes prepared by FNDC are attached to this application as **Appendix 9**.

In general, the meeting was positive with FNDC acknowledging its history with the project and confirming B&A's interpretation of Proposed District Plan rule IBR-4 as applied in this application (see rules assessment **Appendix 8**).

FNDC also noted the need for vehicle crossing permits for temporary construction access, and corridor access request for works within public road. Top Energy acknowledges these requirements and will seek the necessary approvals separately.

Heritage New Zealand Pouhere Taonga

An email was sent to Heritage New Zealand Pouhere Taonga (HNZPT) raising awareness of the project and the pending resource consent application. A meeting was organised for the week of the 28th of May to talk through the design route with HNZPT staff members Stuart Bracey and James Robinson.

Department of Conservation

As per FNDC, DoC has had awareness of the project since at least 2018 when the concession documents for parts of the line that span over public conservation land were approved. Contact was made with the DoC Northern North Island Statutory Team on the 23 February 2026 via email and it established that a local team would engage on receipt of the AEE. This application has been sent to DoC concurrently to enable further conversations.

3.0 Site Context

3.1 Application Site Description

The application site extends over 70km from Wiroa Substation in Kerikeri, north to Kāeo substation before tracking in a north westerly direction through Taipa to Peria, and across to the Pāmapūria substation outside of Kaitiāia.

The project site comprises multiple properties. Included as **Appendix 1** is a spreadsheet with each of the titles and the relevant interests to this consent noted (assessed under **Section 12.1** of this application), and a summary of the sites and road reserve with poles and corresponding pole numbers.

The records of titles are included in **Appendix 2**, we note that the application site includes road reserve which do not have records of titles. Given the scale of the project site the following provides a general overview for each of the sections of the transmission line travelling south to north.

3.1.1 Wiroa Substation to Pungaere Road

Wiroa Substation is situated on 498 Wiroa Road in Kerikeri. From the substation, the line route travels in a northerly direction along the eastern edge of Lake Waingaro through land zoned Rural Production farmland (with some parcels becoming Horticulture zoned land under the PDP as

shown in **Figure 2** below). The line route then intersects land zoned 'Conservation' and 'Lake and Rivers' legally described as Crown Land SO Plan 6127 shown in **Figure 1 & 2** below. Existing resource consent 2180631 provides approval for the section of line passing this portion of land, accordingly it does not form part of the project site to which this application relates.

The route then continues north in a slightly easterly direction over Puketotara Roads to a portion of land zoned 'Conservation' legally described as Crown Land SO Plan 55477. Existing resource consent 2180631 provides approval for the line to cross this portion of land, accordingly as above, it does not form part of the application site. The line then continues north across farmland over Mangakaretu Road up to Pungaere Road.

3.1.2 Pungaere Road to Kāeo Substation

From Pungaere Road, the line route skirts around the eastern extent of Puketi Forest through areas of vegetated land to the east of Waiare Road before crossing Waiare Road and traveling in a westerly direction. At Lot 1 DP 530521 (Bramley) the 33kV line spurs off and takes a northerly route reconnecting with Waiare Road before heading northwest towards Matawherohia Road and into the Kāeo Substation located in Lot 1 DP 496549. Part of this section of the 33kV Kāeo Spur route follows and replaces an existing 11kV line.

This section is entirely zoned Rural Production under both the ODP and PDP. A part of Lot 1 DP 530521 is subject to the Outstanding Landscape overly in the PDP and Outstanding Natural Landscape in the ODP; the transmission line route does not pass through this portion of the property.

This section of the transmission line requires indigenous vegetation clearance within the transmission line easement and for access and includes pole KAO-04 which is to be located within a wetland and KAO-06 located within 10m of a wetland.

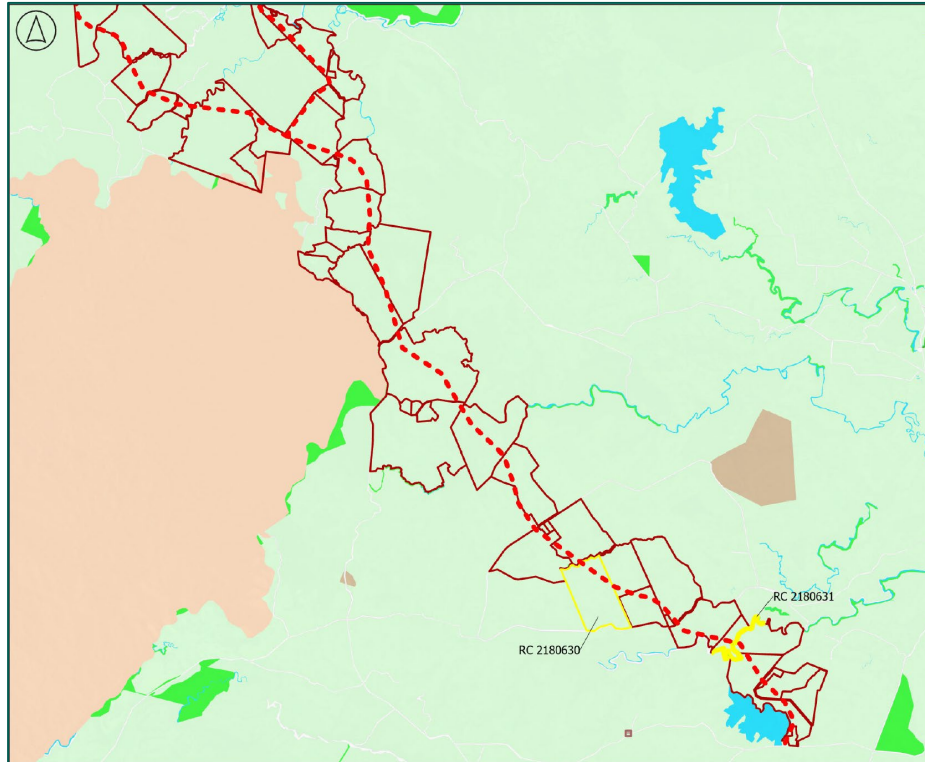


Figure 1: Wiroa Substation to Kāeo Substation section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the ODP zoning. Full scale image included as Appendix 4 'Locality Plans'.

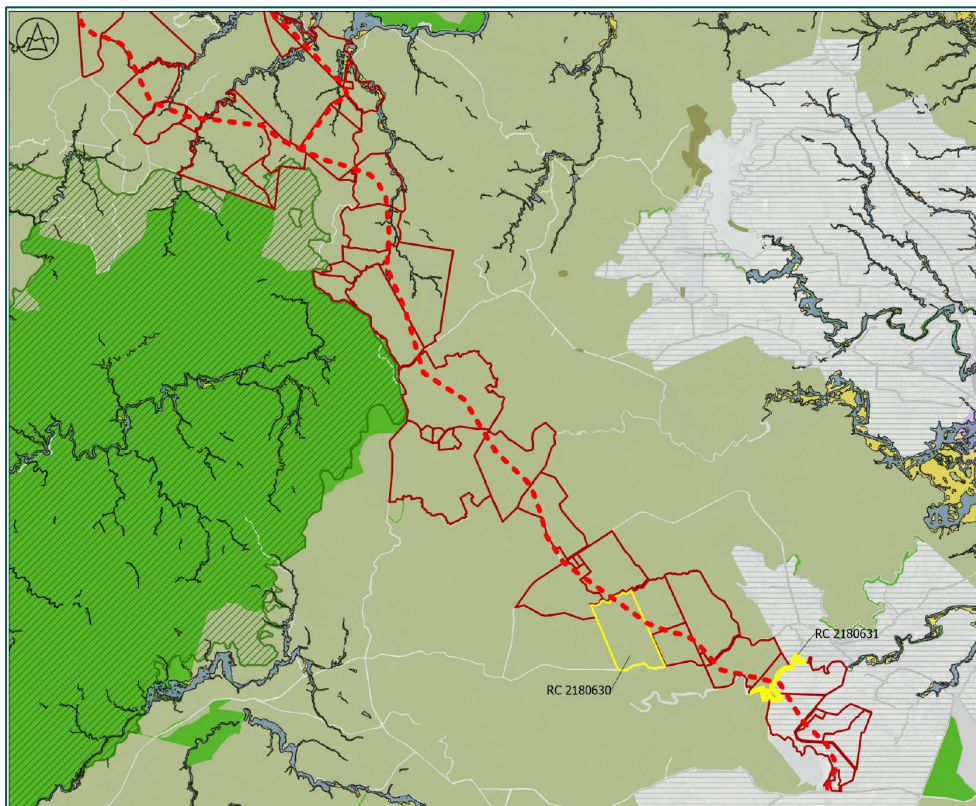


Figure 2: Wiroa Substation to Kāeo Substation section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the PDP zoning. Full scale image included as Appendix 4 'Locality Plans'.

3.1.3 Kāeo Spur tee off to Tipa Tipa Road

From Lot 1 DP 530521, the 110kV transmission line continues northwest crossing Matawherohia Road near its termination point then continues north to cross Omanu Road through farm land and into title 1B2 Otangaroa (Karena) which is subject to Outstanding Landscape Overlay in the ODP and Outstanding Natural Landscape in the ODP. Existing resource consent 2160479 has been obtained for the part of the line passing through this property; title 1B2 Otangaroa does not form part of the application site.

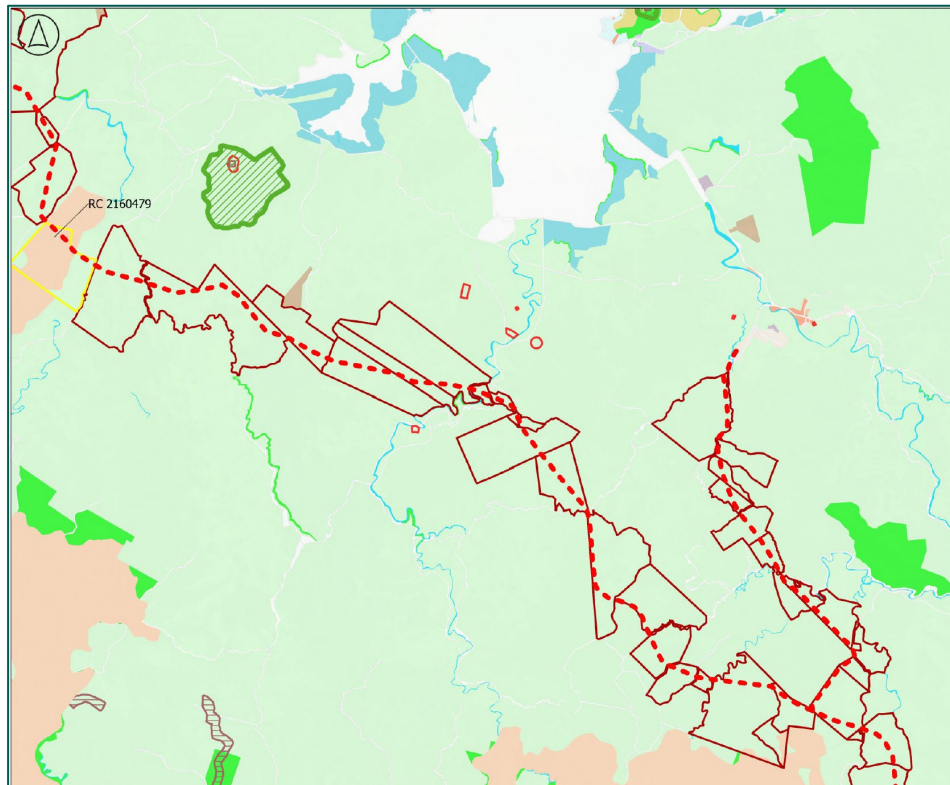


Figure 3: 33kV Kāeo Spur tee off to Tipa Tipa Road section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the ODP zoning. Full scale image included as Appendix 4 'Locality Plans'.

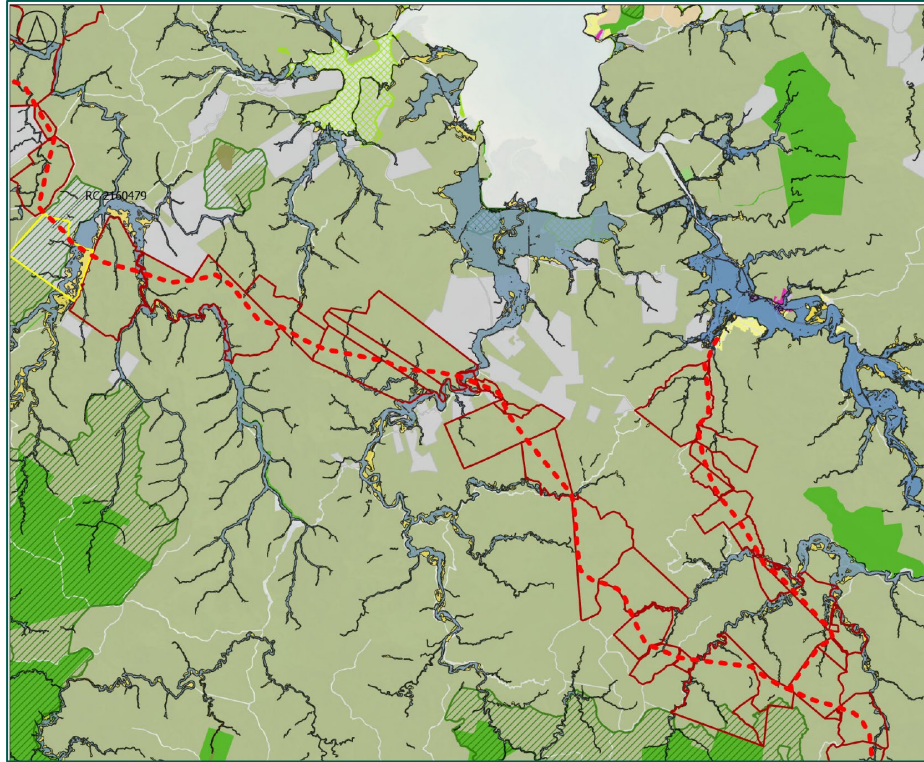


Figure 4: Kāeo 33kV Spur tee off to Tīpa Tīpa Road section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the PDP zoning. Full scale image included as Appendix 4 'Locality Plans'.

3.1.4 Tīpa Tīpa Road to Pāmapūria Substation via Dangen Road

From Tīpa Tīpa Road the transmission line continues in a northerly direction over Tīpa Tīpa Road and through a triangular piece of Crown Land measuring approximately 423m² to which the Deed of Grant referred to in Section 2.2.5 relates. The transmission line continues its trajectory north across farmland, over Goshen Valley Road where the line turns at a right angle to the southwest towards Kohumaru Road where it travels west to Dangen Road, Peria.

From Dangen Road, the transmission line route then travels west following the general direction of Oruru, Peria and Fairburn Roads to State Highway 1 to Lot 1 and 2 DP 136112 being the Pāmapūria Substation.

This section passes through Rural Production zoned land with some parcels in the Dangen Road to Pāmapūria Substation zoned 'Maori Purpose' under the PDP.

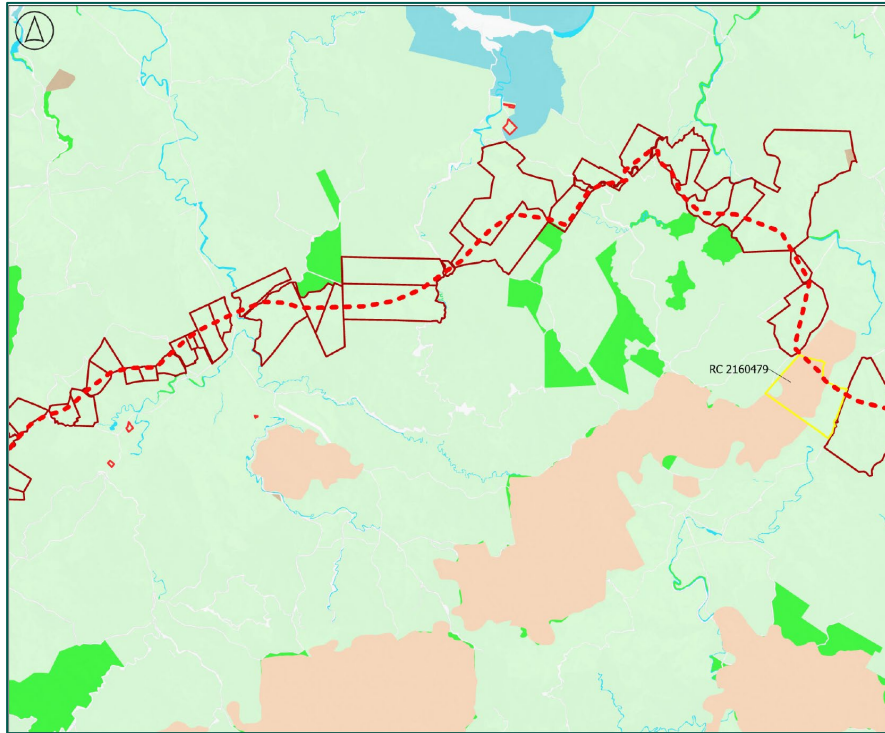


Figure 5: Tipa Tipa Road to Dangen Road section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the ODP zoning. Full scale image included as Appendix 4 'Locality Plans'.

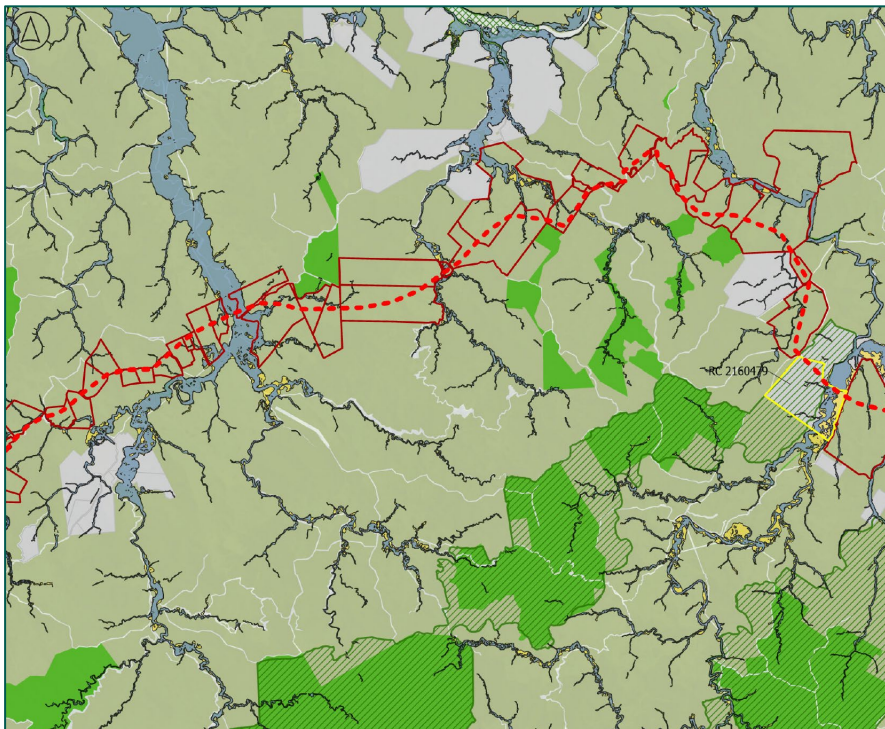


Figure 6: Tipa Tipa Road to Dangen Road section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the PDP zoning. Full scale image included as Appendix 4 'Locality Plans'.

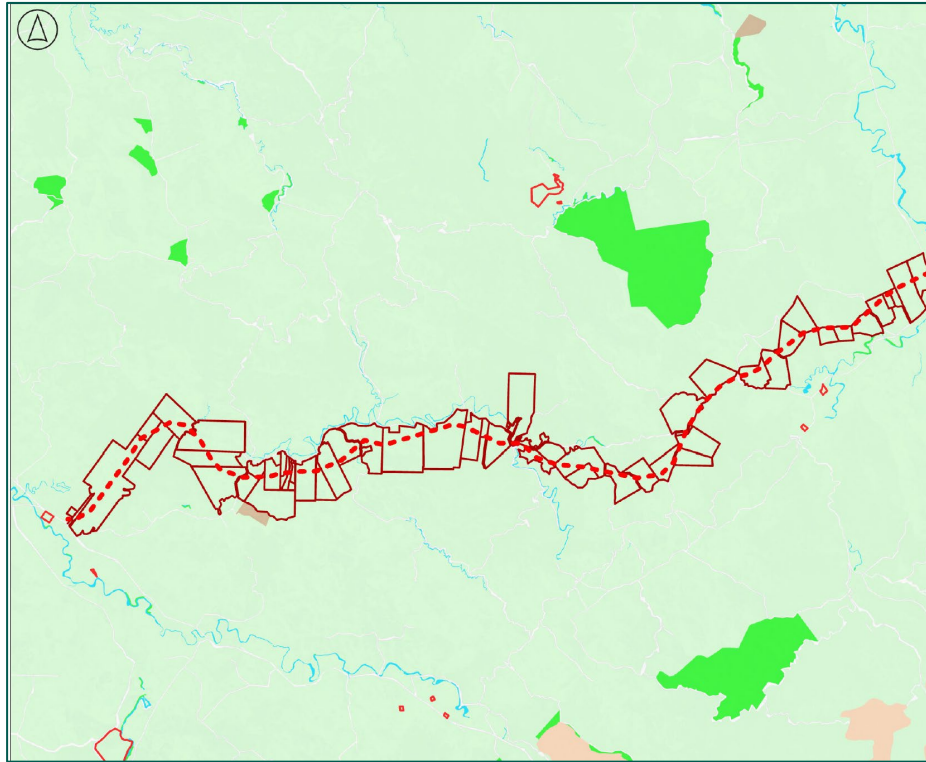


Figure 7: Dangen Road to Pāmapūria Substation section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the PDP zoning. Full scale image included as Appendix 4 'Locality Plans'.

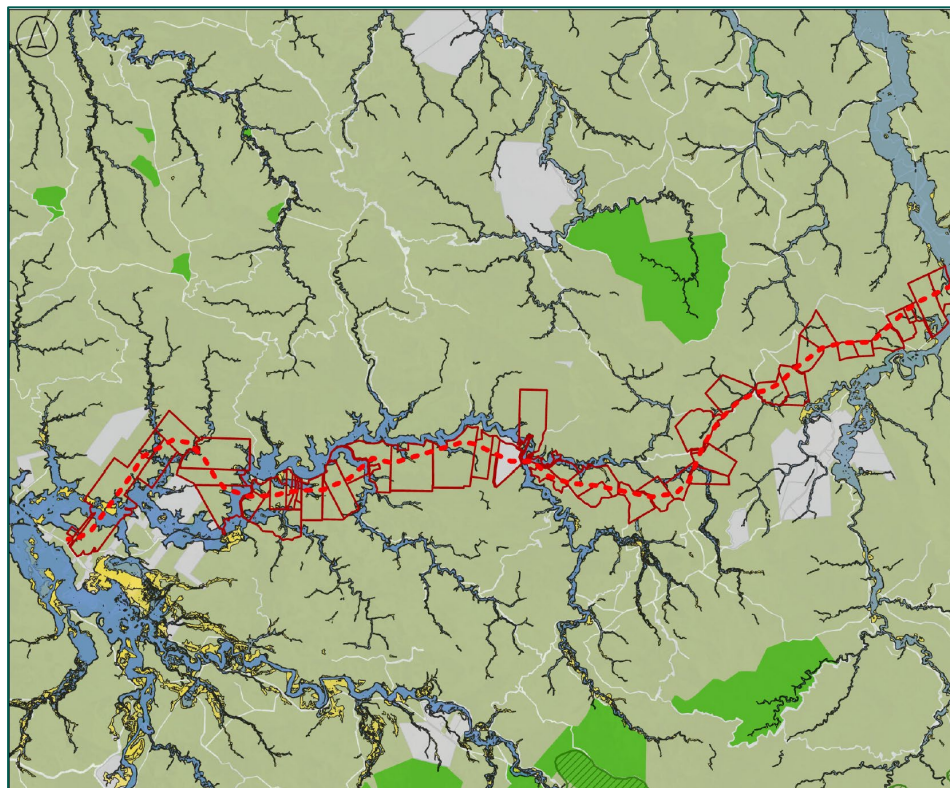


Figure 8: Dangen Road to Pāmapūria Substation section of Stage 3 (red dash) the titles that are covered by existing resource consents (outlined in yellow) and the PDP zoning. Full scale image included as Appendix 4 'Locality Plans'.

3.1.5 Application Site Ecological Values

The proposed alignment intersects and/or adjoins several areas of indigenous vegetation that are identified as Protected Natural Areas ('PNAs') or potential Significant Natural Areas ('SNAs'), and/or meet the significance criteria set out in Appendix 5A of the Northland Regional Policy Statement.

At multiple points the transmission line route traverses above streams and rivers, no works within the riverbeds are required to facilitate the proposal.

The application site also contains multiple wetlands, 179 of which are within 100m of the transmission line itself. Refinement of design has been undertaken to avoid works within wetlands as far as possible with only one pole positioned within a wetland (KAO-04) and one within 10m of a wetland (KAO-06).

An Ecological Assessment prepared by Wild Ecology is included as **Appendix 7** to this application;

- Section 4 provides a description of flora values within the application site;
- Section 5 describes the wetland values including maps; and
- Section 6 describes the fauna values including which includes avifauna, fish fauna, herpetofauna and bats.

For efficiency, these descriptions have not been repeated here and it is instead requested that the Ecological Assessment be referred to for this information.

3.1.6 Natural Hazards

As noted above the transmission line route passes over several waterbodies and surrounding areas which are mapped by NRC as being subject to flood hazard. This mapping was adopted into the ODP; the affected portions of the line route can be seen in **Figures 2, 4, 6 and 8** above indicated by the blue overlay. The transmission line does not appear to pass through any 'Erosion Prone' land as mapped by NRC.

Works within flood mapped areas will be addressed as part of a separate resource consent application to NRC.

3.2 Surrounding Locality

In general, the locality surrounding the line route can be described as 'rural' in nature largely comprising open pasture or vegetated land that varies in topography. The majority of the route avoids settlements (except for the 33kV Kāeo Spur) and instead generally travels through sparsely populated areas.

4.0 Proposal

A summary of the key elements of the proposal is set out below. More detailed descriptions on particular aspects of the proposal are set out in the specialist reports and plans accompanying this application.

The proposal seeks resource consent for indigenous vegetation clearance associated with the construction of a new overhead 110kV transmission line and 33kV Kāeo Spur under both the Operative and Proposed Far North District Plans.

While the transmission line and support structures can be constructed as a **permitted activity**, the following includes a detailed description of the powerline construction to ensure that the permitted activity status is formally acknowledged by Council given the pending transition phase between the ODP and PDP.

The transmission line extends some 70km from Wiroa Road Substation to the outskirts of Kāeo with a 33kV Kāeo Spur extending into Kāeo substation. The 110kV line continues north to Taipa, then heads east through Peria to the Pāmapūria Substation outside of Kaitāia.

- Construction will likely occur sequentially along the route and include the following activities:
- Enablement works including earthworks for access formation and vegetation clearance;
- Establishment of temporary construction/storage yards and site office;
- Foundation construction;
- Erection of 344 steel and concrete structures comprising 491 poles in a single, double or triple configuration measuring up to 28m above ground level;
- Installation of phase conductors, optical ground wires (fibre), earth wires, insulators, fittings and associated hardware;
- Conductor stringing (generally by helicopter); and
- Commissioning.

Works required at the substations will be addressed separately by way of Outline Plan of Works which will be applied for separately as needed.

A Construction Methodology has been included as **Appendix 6** with further detail on the above. Key components of the proposal from a resource consent perspective are described in further detail in **section 4.1** and **4.2** below.

4.1 Enablement Works

Enablement works comprising earthworks and vegetation clearance will be required prior to commencement of construction activities.

4.1.1 Earthworks

Earthworks are required for access and pole foundations. Calculations undertaken confirm that combined earthworks, per site will be less than 5,000m³ and 1.5m cut face/height and as such will be a **permitted activity** under rule 12.3.6.1.1 of the ODP. Further detail regarding earthworks is provided below.

All earthworks will be carried out in accordance with the Accidental Discovery Protocol, and conditions of any Authority to Modify deemed necessary to meet the obligations of the Heritage New Zealand Pouhere Taonga Act 2014.

Access

Access for construction workers, machinery (e.g. diggers, trucks and utes) and materials delivery to easements, and ongoing maintenance once the line is established will be required. In most cases access will be achieved overland either from public road and existing farm tracks, in some instances new access tracks will require formation, and in a few locations, helicopters will be used. New access tracks will require cut, fill and scraping and some maintenance of existing tracks may be required.

Based on calculations undertaken, total volume of earthworks (cut and fill) for formation of new access, and remedial work on existing tracks across the project site is estimated to be 36,000m³. All cut material will be retained on site, no cut and fill faces of greater 1.5m are required.

Pole Foundations

Excavation will also be required for pole foundations for the 110kV poles and embedment of the 33kV poles. Steel pole foundation holes will be augered and are generally 3.7m to 6.9m in depth (depending on pole type) requiring up to 8m³ of excavation which will be retained on site and as such has been counted as 'fill'. The Kaeo 33 kV spur line predominantly uses concrete poles. Concrete poles will be direct buried and do not require an inground foundation. The excavation depth is generally 2.0m to 3.3m depth and 1.0m in diameter requiring up to 2.5m³ of excavation which will be retained on site and as such has been counted as 'fill.'

Erosion and Sediment Control

Erosion and sediment control measures designed in accordance with best practice will be implemented prior to the commencement of works and monitored during works to ensure functionality. It is anticipated that an Erosion and Sediment Control Plan will be prepared by the successful contractor and submitted to NRC for certification as part of a Construction and Environmental Management Plan.

4.1.2 Indigenous Vegetation Clearance

During initial route selection Top Energy identified a route that avoided all Public Conservation Land and, almost entirely avoided Landscape and Natural Features as mapped in the ODP and PDP (noting the small sections covered by existing resource consents). Several further refinements to the design and construction methodology have been made in response to feedback from Wild Ecology which has resulted in further avoidance, of adverse effects on ecological values.

Across the 70km extent of the transmission line, approximately 11.37ha of indigenous vegetation clearance and trimming is required for the following purposes:

- Creation of new, and clearance of existing access tracks for construction and maintenance;
- Clearance for pole footprint; and
- Trimming and clearance within the easement to achieve safe separation distances.

For several of the properties/sites across the transmission line route, the clearance will be undertaken as permitted activity due to it being associated with the clearance of existing farm tracks/access¹ or being less than 100m² in area (being the more onerous threshold). These

¹ See rule 12.2.6.1.1(d) of the ODP and IB-R1(13) of the PDP.

properties/sites have not been considered further in terms of the Ecological Assessment or the AEE, and the clearance is not included, or required to be included, as part of this application given that the ODP and PDP address clearance per 'site'² as opposed to a per project or activity.

52 of these properties/sites require more than 100m² (associated with creation of new access tracks and the construction of the transmission line) within an SNA being the more onerous of the indigenous vegetation clearance thresholds between PDP and ODP³. The estimated total area of trimming and clearance on these 49 properties/sites is 11.25ha and ranges between 113m³ and 1.96ha per site, broken down as follows:

- Two sites with more than 1ha;
 - Lot 3 DP 20333 1.96ha
 - Part Moaku 1 Block – 1.29ha
- 10 sites between 2,500m² and 5,098m²;
- 13 sites between 2,499m² and 1,000m²;
- 8 sites between 500m² and 999m²; and
- 16 sites with less than 499m² being the ODP permitted threshold.

The Ecological Assessment prepared by Wild Ecology is included as **Appendix 7** to this application;

- The legal description of the 49 and the indigenous vegetation clearance per properties/site associated with each of the activities is set out in Table 1; and
- Section 4 provides a site-by-site analysis of each of the 49 properties/sites with accompanying maps showing affected areas and a description of flora values.

For efficiency, these descriptions have not been repeated here, and it instead it is requested that the Ecological Assessment be referred to for this information.

As noted throughout the Ecological Assessment, due to the scale of the project, quantifying the indigenous vegetation clearance required has been based on desktop assessment with a conservative approach applied presenting a worst-case scenario. While it is acknowledged that this presents some uncertainty, the following factors are highlighted:

- Clearance required for pole placement has a high degree of certainty and the location and area of the poles is a known factor;
- Trimming and/or clearance for the line to achieve safe separation distances has been based on modelling using the recent LiDAR survey data and has a high degree of certainty, however, whether its cleared or trimmed will have to be confirmed at the point of construction; and
- Indigenous vegetation clearance for new access construction is based on assumption and has less certainty.

² The section of the definition of site in the ODP of relevance is (paraphrased) an area of land which is composed of one allotment in one certificate of title or two or more contiguous allotments held together in one or more certificates of title.

³ All remnant forest has been captured as SNA for the purposes of the Ecological Assessment and quantifying indigenous vegetation clearance meaning that applying 100m² threshold of PDP IB-R3 captures the 500m² remnant forest clearance permitted threshold in the ODP.

Trimming and clearance are not differentiated in terms of applying the thresholds in IB-R3, accordingly, the figures represented in the ecological assessment capture both. However, from an ecological effects perspective there is a significant difference. Of the total 11.25ha of vegetation clearance and trimming required, at this stage it is estimated that approximately 38% of this is trimming.

While this application for resource consent seeks approval to undertake 11.25ha of indigenous vegetation clearance and trimming across 49 properties/sites within the application site, Top Energy will only undertake what is required to facilitate the construction of the line and compliance with safe separation distances. Accordingly, the proposed approach is that any biodiversity off-setting and compensation be based on actual indigenous vegetation clearance above that achievable as a permitted activity to be quantified during construction.

This approach is discussed further in the Ecological Assessment (**Appendix 7**) and Section 4.6 of this application.

4.2 Construction

The initial construction phase includes pole foundation excavation and concrete pouring for the 110kV poles followed by installation of the poles where access is suitable, poles and concrete will be delivered to site by road, where this is not practical a helicopter will be used.

Once the 110kV poles are bolted in place on top of concrete foundation and the 33kV poles dug in, the second phase of construction will commence. This includes stringing the conductors and is generally done by helicopter.

Construction works will be managed to ensure compliance with the permitted construction thresholds referenced in 8.6.5.1.7. Helicopter use is also anticipated to comply with the **permitted** activity thresholds for the Rural Production zone required by rule 8.6.5.1.7.

Helicopter landing areas will be temporary in nature, regardless it is noted that they can be achieved as a **permitted activity** in the Rural Production zone under 8.6.5.1.8 and that noise generated from the helicopter movements is therefore permitted.

Construction traffic will be limited in nature, regardless the CEMP (offered as mitigation measure as part of this application) will include a Traffic Management Plan detailing measures to ensure appropriate management.

4.3 Structures

Structures associated with the project include concrete and steel poles, conductors, temporary site offices and culverts. A summary of these elements is provided below with further detail included in the Construction Methodology (**Appendix 6**).

4.3.1 Poles & Conductors

The 110kV circuit will be constructed between Wiroa and Kaitāia substations with a 33kV circuit between Wiroa and Kāeo. The two circuits are on common poles to the point where the 33kV Kāeo spur deviates from the main transmission line route and connects to Kāeo Substation.

A total of 344 structures made up of 491 poles will be utilised across the transmission line. The 33kV Kāeo Spur circuit will predominantly use concrete poles measuring 11m – 18.5m including

embedment depth as these structures are dug in. These will generally be single ‘Busck’ pole with some ‘H’ structures as shown in **Figure 9** below.

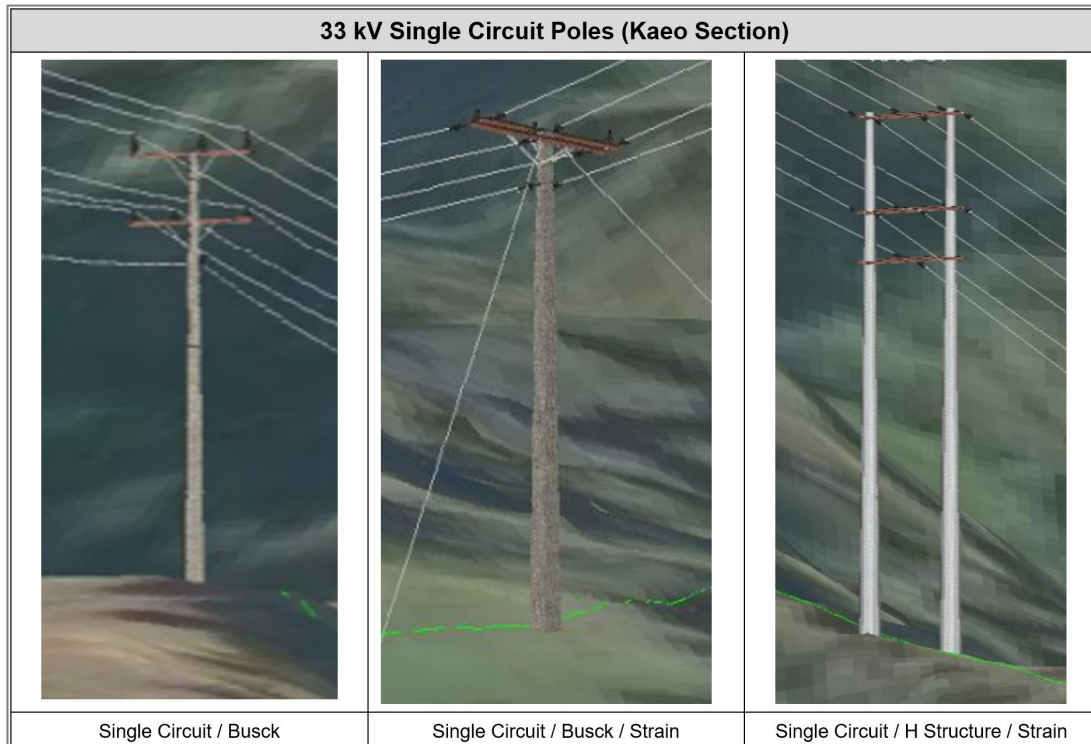


Figure 9: 33kV Kāeo Spur indicative pole type. Source: Construction Methodology (Appendix 6).

The 110kV transmission line will comprise multiple different poles dictated by span between poles, topography and range in height from 14m to 28m above ground.

The pole types likely required for each of the sections are as follows:

- Wiroa section: double circuit (110kV and 33kV), single and double poles; and
- Peria and Kaitāia sections: single circuit (110kV) single poles, double poles, and triple poles.

Figure 10 below shows some of these arrangements.

Further detail on the pole types and additional imagery is included in the Construction Methodology (**Appendix 6**).

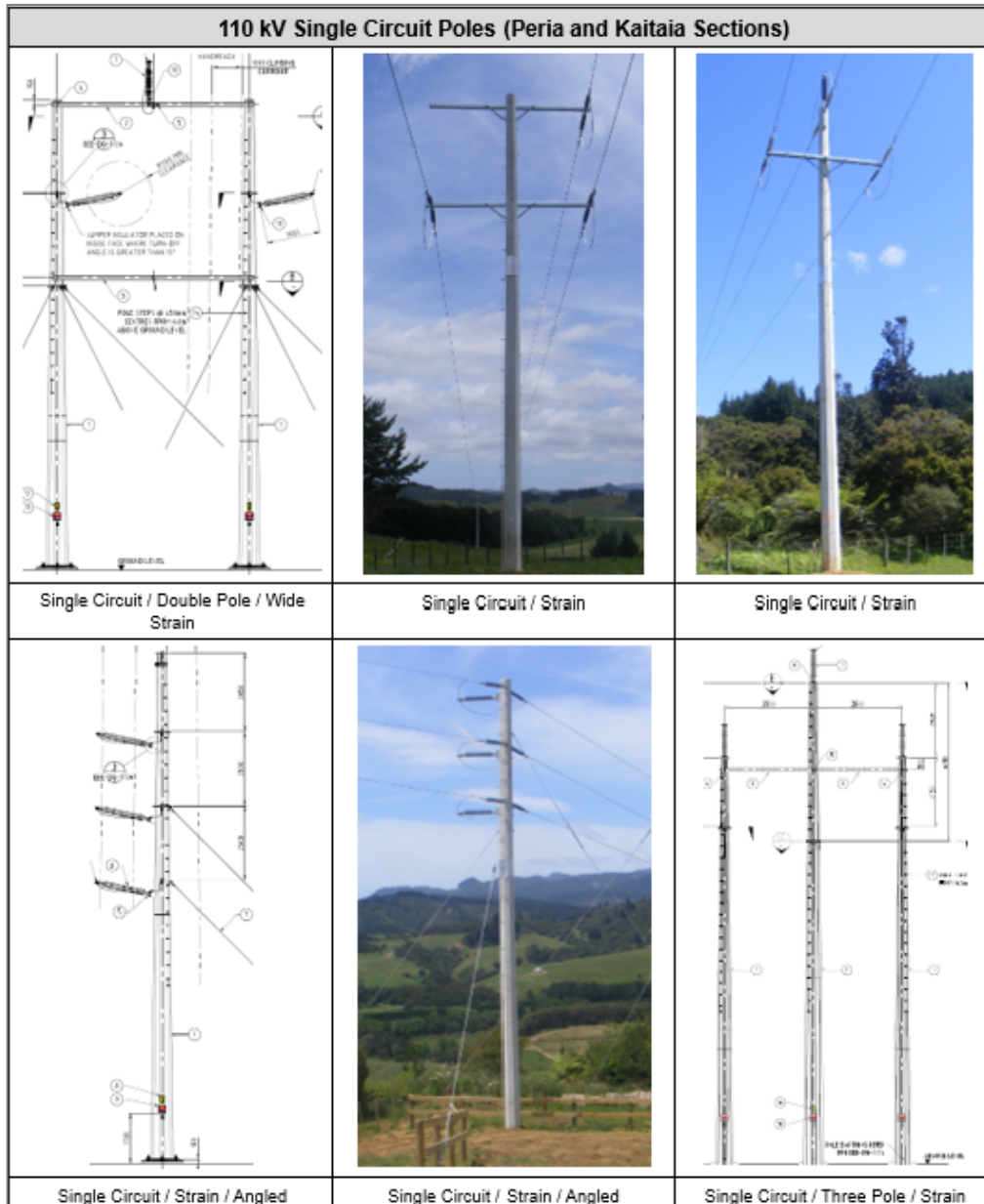


Figure 10: 110kV spur indicative pole type. Source: Construction Methodology (Appendix 6).

4.3.2 Temporary Site Offices and Storage Yards

Temporary site offices and storage yards may be required throughout the project. At this stage it is anticipated that they will be temporary portacom type structures that will be delivered to site. Need and location for temporary site offices will be decided by the contractors once engaged. It is anticipated that these will be achievable as a permitted activity.

4.3.3 Culverts

Several culverts need replacing on existing access to be utilised during construction, and some new culverts will be required.

4.4 Structures and Works within Proximity to Waterbodies

The Ecological Report has identified 179 potential wetlands within 100m setback of the transmission line route. The proposed line route has been designed, as far as practicable, to avoid direct vegetation clearance or disturbance within identified wetland areas.

Through iterative design refinement, all poles initially located within wetlands or within a 10 m setback have been repositioned outside this buffer where feasible and practicable such that only a single pole (KAO-06) remains located approximately 9 m from a mapped wetland edge and one pole within a wetland (KAO-04).

The line will also traverse over a number of streams and some rivers, in some instances poles will be located within a 30m setback.

The poles are utility service structure and less than 5m in area; accordingly, they are exempt from the setback requirements in Chapter 12.7, and all works are outside of wetlands. As such the structures and works in proximity to waterbodies are considered a **permitted activity** under this provision.

4.5 Mitigation Measures Offered

The following mitigation measures are offered as part of this resource consent application:

- Construction Management Plan to be submitted to FNDC for certification prior to the commencement of works.
- Accidental Discovery Protocol advice note.
- Mitigation measures described in the Ecological Report (**Appendix 7**) including:
 - Pre-commencement ecological induction;
 - Ecological supervision of all vegetation clearance within an SNA, works within proximity to wetlands and other identified sensitive habitats;
 - Erosion and sediment control measures around waterbodies and use of temporary bridging structures work;
 - Fauna Management Plan;
 - Preparation of a Lizard Management Plan;
 - Preparation of a Bat Management Plan; and
 - Construction ecological completion report.

Draft conditions of consent to ensure the above are yet to be drafted but can be once the proposed approach is agreed with FNDC.

The ecological assessment also includes a recommended approach for measures to compensation and off-set adverse effects. These are outlined in Section 9 of this application and considered as positive environmental effects.

4.6 Ecological Offset

Measures to avoid and minimise effects on ecological values have been embedded into design through alignment selection, use of existing access routes, siting of poles in previously modified

areas where possible, and limiting clearance to the minimum extent required for safe construction and operation.

However, given the nature and scale of the project, some residual effects on indigenous biodiversity remain resulting from direct loss of habitat through clearance. This application seeks resource consent for 11.25 ha of indigenous vegetation clearance and trimming across 49 properties/sites within the transmission line route. As noted earlier in this application and throughout the ecological assessment this is a worst-case scenario based on desktop assessment.

It is proposed that the extent be refined prior to the commencement of works through pre-construction ecological surveys enabling more accurate delineation and quantification of vegetation types and clearance required, and further micro siting input (pole location) where feasible and practicable. However, the final footprint of clearance and trimming can only be confirmed following completion of construction.

Biodiversity offsetting and/or biodiversity compensation is proposed in accordance with the relevant principles of the National Policy Statement for Indigenous Biodiversity ('NPS-IB') 2023 (as amended in December 2025). Given the uncertainty of the final footprint of clearance required it is proposed that an Offset/Compensation Management Plan be prepared following the completion of construction based on principles set out in Section 8.0 of the Ecological Assessment. The following highlights the key parameters.

- Biodiversity offsetting of the residual is to occur at the following rates:
 - Higher-value mature or old-growth indigenous forest (including kauri-dominant and mature broadleaved canopy forest) proposed to be offset at a ratio of 1:3, reflecting their greater ecological complexity, slow regeneration potential, and higher irreplaceability; and
 - Regenerating indigenous vegetation, such as mānuka-kānuka scrubland and early successional SNA vegetation, is proposed to be addressed at a ratio of 1:1, reflecting its comparatively higher resilience and capacity for natural recovery.
- Where practical restoration opportunities are not available or are less effective, a financial contribution mechanism may be used, with payments directed to an appropriate biodiversity fund based on the estimated cost of restoring or establishing equivalent indigenous vegetation values, including establishment, maintenance, and long-term management requirements.
- In all cases, offset and compensation measures will be designed to ensure additionality, avoid leakage, and deliver measurable ecological gains beyond those that would otherwise occur. Long-term ecological outcomes will be secured through appropriate funding, management, and monitoring arrangements, with the aim that outcomes persist for at least as long as the effects and preferably in perpetuity.
- The offset and compensation approach will also account for landscape context, prioritising ecological enhancement within the same ecological district and considering habitat connectivity, species interactions, and ecosystem function across the wider landscape. Time lags between biodiversity loss and ecological gain will be minimised where possible by initiating restoration early and selecting sites and methods that accelerate establishment.

- The plan will clearly distinguish between full ground clearance and trimming-only activities and will identify the extent of mature forest and early successional regenerating vegetation affected, ensuring that offsetting and compensation requirements are proportionate to the actual ecological impacts and accurately reflect the vegetation types affected.

It is anticipated that a condition of consent requiring the completion of the Offset/Compensation Management Plan with provision for this to be certified by FNDC and/or a suitably qualified ecologist.

5.0 Reasons for Consent

5.1 Operative Far North District Plan (ODP)

A rules assessment against the provisions of the ODP is attached as **Appendix 8**.

The site is located within the Rural Production Zone under the ODP. The proposal requires resource consent under the ODP for the matters outlined below.

Chapter 12.2 – Indigenous Flora and Fauna

- **Rule 12.2.6.1.2 – Indigenous Vegetation Clearance in the Rural Production and Minerals Zone.** For several sites within the application site, indigenous vegetation clearance in remnant forest is required that can either not comply with 12.2.6.1.2(a) or (b), which is a **discretionary activity**. These sites and the clearance required are detailed in in Table 1 of the Ecological Report (**Appendix 6**).

5.2 Proposed Far North District Plan (PDP)

FNDC publicly notified the PDP in July 2022, and it has progressed through submissions, further submissions, and hearing processes. At the time of submitting this application, the PDP – decisions version had not yet been released, accordingly only those rules with immediate legal effect require consideration.

A rules assessment against the applicable provisions of the PDP is attached as **Appendix 8**.

Ecosystems and Biodiversity

- **Rule IB-R3 - Indigenous vegetation clearance and any associated land disturbance within a Significant Natural Area:** For several sites within the application site, indigenous vegetation clearance within a significant natural area that cannot comply with IB-R3(PER-1), which is a **discretionary activity**. These sites are listed in section 4.1.2 above, with the clearance per site detailed in in Table 1 of the Ecological Report (**Appendix 7**).

5.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES: CS)

The substations with the application site have HAIL activities being undertaken within them. Resource consent for soil disturbance for works associated with the project have already been obtained for the Wiroa substation site.

At this stage no works are proposed as part of this application at the Kāeo or Pāmapūria substations. If it transpires that works are required, these will be addressed by way of Outline Plan of Works and a land use consent under the NES:CS if necessary.

One property at Lot 1 DP 520577 has a consent notice 11589845.5 (Condition 2) that identifies the site as having had a HAIL activity undertaken within it. Earthworks required within the site will comply with the permitted thresholds under the NES:CS.

With the above in mind, no resource consents are sought or required as part of this application under the NES:CS.

5.4 National Environmental Standard for Freshwater (NES:FW)

As noted earlier in this application, the application site contains 179 wetlands which will likely meet the definition of 'natural inland wetland' within 100m of the area of works. KAO-04 is located within a natural inland wetland, and KAO-06 located within 10ms of a wetland. The application also includes the replacement of existing and placement of new culverts. Accordingly, the NES:FW is of relevance.

The proposed transmission line meets the definition of specified infrastructure, resource consent will be sought under Regulation 45 as a **discretionary activity** to address activities within the setbacks. Resource consent may also be required under Regulation 71 where culverts cannot meet the specifications in Regulation 70. The application for necessary resource consents under the NES:FW will be made separately to NRC.

5.5 Activity Status

Overall, this application is for a **discretionary activity** for a infringement of the indigenous vegetation clearances rules under both the ODP and PDP provisions.

5.6 Lapse Date

Given the scale and significance of this project, an extended lapse date of **15 years** is sought.

6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

6.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

6.1.3 Step 3: If not required by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be no more than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

The resource consent application is for indigenous vegetation clearance to enable the construction of Regionally Significant Infrastructure, the built form of which is otherwise provided for as a permitted activity in the ODP in this zone and therefore anticipated and provided for.

With the above in mind, it is considered that there is nothing noteworthy about the proposal. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the ‘permitted baseline’) may be disregarded.

In the permitted baseline is of particular relevance in this case and includes:

- Overhead powerlines and structures up to 110kV in the Rural Production Zone
- Earthworks of up to 5,000m³ per site/Record of Title in the Rural Production; Zone with cut/fill faces of up to 1.5m in height;
- Indigenous vegetation clearance of up to 500m² of remnant forest per site/Record of Title (ODP);
- Indigenous vegetation clearance of up to 100m² per site/Record of Title in an SNA (PDP); and
- Clearance of indigenous vegetation, including within an SNA associated with existing access and farm tracks (ODP and PDP).

It is considered that the above is a non-fanciful baseline and should be applied to the proposal, and has been in the assessment below.

- Trade competition must be disregarded.

This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

No persons have provided their written approval for this proposal and no written approvals are considered necessary given that the overhead powerline and supporting structures are a permitted activity, and the enablement works within private land have been agreed by landowners by way of easement agreements (as discussed in earlier section).

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties and an assessment of adverse effects.

6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), properties adjacent and adjoining the properties within the transmission line route have been excluded from the following assessment.

6.4 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Rural character and amenity;
- Ecological values;
- Cultural values;
- Heritage values
- Natural hazards; and
- Construction effects.

These matters are set out and discussed below.

6.4.1 Rural Character and Amenity

As noted throughout, the application site is located within the Rural Production Zone. The transmission line will include structures of up to 28m above ground level and will traverse across ridge lines and through rural areas where built form is sparse in the landscape. There will be multiple points across the route where views of the new transmission line will be achievable from outside of the application site, including from public roads.

However, as established throughout this application, the overhead line and supporting structures are provided for as a permitted activity within the Rural Production Zone. This reflects an acknowledgement that the provision of efficient and effective utility services is a necessity for the economic and social wellbeing of the District, and that the expansive nature of the zone is the most appropriate place for it. For this reason, Top Energy has designed the route so that it is almost entirely contained within the Rural Production Zone and for this remaining section, entirely outside of sensitive environments following the clear direction of the PDP that this environment is the appropriate location for this lifeline utility.

The reality of operational requirements and subsequently design, is that overhead powerline structures will be visible on the landscape. However, in this instance, any adverse effects generated by the built form on the surrounding rural character and amenity are anticipated in this setting and as such are considered appropriate. Subsequently, any adverse effects generated by the built form will be less than minor when considering the permitted baseline for these electricity assets within the planning framework.

The application seeks resource consent for indigenous vegetation removal. The removal required to facilitate the construction of the transmission line is not vast when considering the total length of the proposed line. It is generally patches/strips within a wider area of vegetation as opposed to entire areas meaning that the surrounding vegetation will still buffer views within the wider environment. Views of the cleared areas from the wider environment are further avoided or mitigated by the size of the parcel and location of clearance within it, and the surrounding topography.

If views of cleared areas do occur within the wider environment, these are likely to be obtained from public roads. Where this is the case, the experience will be transitory in nature and viewed in the context of the receiving environment and wider landscape.

With these factors in mind, while the transmission line will be visible in parts of the rural landscape, that visibility arises from built form expressly anticipated as a permitted activity in the Rural Production Zone. Vegetation clearance sought is localised, generally narrow in extent, and typically visually absorbed by retained vegetation and topography. Any views from nearby properties or

public roads will be experienced in the context of a working rural environment, will often be filtered or transitory, and will not materially alter the character or amenity of those properties. Accordingly, any adverse effects on rural character and amenity within the wider environment will be less than minor overall.

6.4.2 Ecological Values

6.4.2.1 Vegetation Clearance within SNA

A detailed assessment of effects on native flora and fauna associated with the indigenous vegetation clearance proposed are set out in the Ecological Assessment (**Appendix 7**). It is reiterated that a precautionary approach has been adopted given the reliance on desktop assessment.

The effects management hierarchy has been applied to avoid adverse effects on ecological values, as far as is practicable, during route selection and continued design process. This is reflected in the relatively limited indigenous vegetation clearance and trimming required for the proposal, with only 11.25ha affected across the approximately 70km-long, regionally significant transmission project. The clearance is necessary to enable construction and ensure the ongoing functional and operational requirements of the electricity network, including safe separation distances. Top Energy has sought to minimise adverse effects on ecological values where practicable by electing to trim vegetation within the transmission line route where required.

The clearance required will result in direct loss of approximately 7.01ha of native flora and fauna habitat. The loss of extent results in effects such as fragmentation, and reduction of SNA extent and specifically for native fauna; foraging, roosting and nesting habitat with the potential to harm any fauna present.

As this direct loss of vegetation cannot be mitigated; accordingly, it is proposed to offset/compensate the actual extent of indigenous vegetation clearance requiring resource consent. This is discussed further in **Section 4.6** of this application as these are considered positive effects of the proposal in that a 'no net loss' will be achieved.

Mitigation measure proposed to minimise effects on native fauna during clearance are described in the Ecological Assessment (**Appendix 7**) and summarised below.

The estimated 4.29ha of trimming involves the removal of branches, canopy or upper stem material does not remove the root system or alter soil structure meaning that the vegetation and the ecological substrate remain largely intact and will recover over time which will impact habitat for some fauna. Disturbance will occur during the clearance, and the trimming will result in some temporary habitat loss. Mitigation measures to address this are described in the Ecological Assessment (**Appendix 7**) and summarised below.

Mitigation Measures Proposed

An ecologist will work closely with the design, construction, and arborist teams to undertake site-specific assessments at each high-risk site, confirming and delineating the actual minimum vegetation clearance required to achieve safe and functional infrastructure delivery, while seeking to avoid and minimise effects on indigenous vegetation where practicable.

All vegetation clearance within SNAs will be subject to fauna management protocols, including pre-clearance ecological inspections and fauna salvage and relocation measures where required.

It's likely that many of the SNAs traversed by the proposed transmission line provide suitable habitat for avifauna (birds) and herpetofauna (lizards). The waterbodies crossed by the line are expected to provide habitat for freshwater indigenous fish species.

For indigenous avifauna, the proposed construction activities may cause temporary disturbances to birds, particularly ground-dwelling species such as kiwi.

- Where practicable, vegetation clearance and other high-disturbance construction activities will be scheduled outside June – October nesting period to mitigate the potential impacts;
- Where season avoidance is not practicable, clearance will occur in accordance with ecological advice and the mitigation measures detailed in the Ecological Assessment which includes:
 - Pre commencement site meetings;
 - Ecologist supervision during vegetation clearance; and
 - Pre-start fauna checks to identify kiwi or nesting bird activity.

For fish fauna:

- Potential effects arise from construction access across intermittent and permanent streams, including culvert installation and temporary crossings;
- Recommended mitigation measures include:
 - Temporary bridging where streams are flowing
 - Swamp matting where channels are dry; suitable erosion and sediment control measures; and
 - Designing culverts in accordance with best practice.

For herpetofauna:

- The main effects identified are direct habitat loss and temporary disturbance associated with vegetation removal and construction;
- A Lizard Management Plan will be prepared and implemented prior to clearances with the objective being to avoid, minimise and mitigate effects on indigenous lizard populations through appropriate salvage and relocation procedures. The plan will include the following:
 - Habitat assessment;
 - Capture and relocation protocols;
 - Clearance supervision requirements; and
 - Post clearance monitoring where necessary.

For bats:

- Mature trees within the corridor may contain roost features such as hollows, cracks, deadwood and limb wounds;
- Tree clearance resulting in foraging habitat and roost loss will have an adverse effect on bat habitat;
- A Bat Management Plan is to be prepared as part of a broader Fauna Management Plan which will include:

- Pre-clearance surveys;
- Identification of potential roost trees;
- Bat management measures; and
- Mitigation to avoid or minimise adverse effects.

Assessment of Effects

The Ecological Assessment concludes that the majority of indigenous vegetation to be cleared appears to comprise either secondary regenerating kānuka-dominated scrub/forest and/or more mature broadleaved forest.

In terms of effects, in Section 7.0 of the Ecological Assessment Wilde Ecology states:

Secondary regenerating kānuka communities are generally more widespread and resilient within the landscape, while still providing important ecological functions, including habitat for indigenous avifauna, lizards, and invertebrates, as well as contributing to ecological connectivity between forest remnants. In contrast, areas of more mature broadleaved forest are likely to represent higher ecological value due to greater structural complexity, species diversity, and increased suitability for a wider range of indigenous fauna, including bat species. Vegetation clearance within more mature forested areas is therefore likely to result in greater ecological effects, particularly through habitat loss, edge effects, and localised fragmentation of SNA extent.

Clearance is generally constrained to edge habitats or localised construction footprints associated with pole locations and access tracks. As such, effects are considered to be spatially limited and site-specific, with the overall ecological integrity of larger SNA remnants generally expected to be retained.'

The Ecological Assessment establishes that the magnitude of effect of vegetation clearance and trimming within the SNAs is overall high with mitigation reducing to moderate due to the permanent loss of approximately 7.01ha and the associated reduction of connectivity and ecosystem function. Accordingly, adverse effects on indigenous flora values are likely to be no more than minor.

In terms of native fauna, the Ecological Assessment indicates that the impact of clearance on native birds, bats and lizards will be moderate to high. Where trimming is proposed, this is reduced to low for ground nesting and burrowing avifauna and lizards, and bats in for far as foraging habitat. With mitigation measures implemented, overall this is reduced to low but cumulatively moderate. Accordingly, adverse effects on indigenous flora values are considered to be no more than minor.

6.4.2.2 Works within proximity to wetlands

The proposal includes KAO-04 located within a wetland, and KAO-06 located within 10m of a wetland.

In section 7.2 of the Ecological Assessment Wilde Ecology describes the wetlands and likely effects as follows:

Both wetlands are small, isolated depressions within pastoral farmland dominated by Juncus sp., and are considered to be of low ecological value given their modified context, limited species diversity, and the prevalence of this wetland type across the wider agricultural landscape.

In terms of effects, Wilde Ecology notes the following in the same section:

The permanent pole footprint within each wetland is estimated at approximately 2 m², giving a total permanent wetland loss of approximately 4 m² across both locations. Beyond the permanent pole footprint, construction disturbance is expected to be temporary and minor in nature.

*Additionally, temporary disturbance of wetland margins may occur due to machinery access across some areas, particularly within modified wetland habitats associated with existing farmland (e.g. *Juncus spp. rushlands*). No direct impacts on higher-value indigenous wetland systems are anticipated.*

To minimise these effects, the following mitigation measures are proposed:

- *Ecological oversight throughout the works to ensure compliance with mitigation measures and to enable adaptive management where required.*
- *Minimisation of machinery use within wetland areas wherever practicable.*
- *Restriction of the construction footprint at KAO-4 and KAO-6 to the minimum necessary, with implementation of appropriate erosion and sediment controls.*
- *Scheduling works during drier periods, when wetlands are less saturated, to reduce the extent of disturbance.*

In the context of FNDC and its functions, the effects considered as part of this application are limited to habitat loss. The Ecological Assessment notes minor loss of low ecological habitat resulting from the small footprint of the poles and the temporary nature of the disturbance during construction and indicates that subject to the mitigation measures proposed adverse effects on wetlands will be 'low'. Accordingly, it is considered adverse ecological effects will be no more than minor.

6.4.3 Cultural Values

Care has been taken during the planning of the transmission line route to avoid areas mapped under the ODP and PDP as Sites of Significance to Māori. However, it is acknowledged that cultural values are not limited to those mapped in district plans. Accordingly Top Energy has sent out correspondence to tangata whenua seeking to understand any unmapped cultural values within the application site.

The potential for adverse effects on any cultural values identified will likely stem from the earthworks and indigenous vegetation clearance proposed and the following is noted:

- Erosion and sediment control measures including silt fences will be implemented around waterbodies where earthworks are proposed within proximity to minimise the potential for sedimentation of the waterways to occur;
- Measures proposed by Wild Ecology to limit the potential for adverse effects on fish fauna and water quality will be implemented;
- Any earth removed will remain on site;
- Measures discussed in Section 6.4.4 below will be implemented to minimise the potential for any adverse effects on archaeological values;
- Top Energy has limited the extent of indigenous vegetation clearance as far as is practicable, mitigation measures are proposed to ensure that any residual adverse effects are minimised; and

- Top Energy also proposes to offset/compensate the 7.01ha of indigenous vegetation clearance required to ensure 'no net loss'.

At this stage it can be said that any adverse effects on cultural values as mapped in the ODP and PDP have been avoided. Further assessment may be required to confirm any effects on unmapped values identified through communications with tangata whenua as outlined previously within this AEE.

6.4.4 Heritage Values

The construction of the transmission line will require earthworks which has the potential to impact on archaeological features. As with the above, care has been taken to avoid known heritage values mapped in the ODP and PDP.

An initial Archaeological Assessment has been undertaken by Northern Archaeological Research Ltd, included as part of the application as **Appendix 10**. The purpose of the initial assessment was to identify specific areas of potential risk of interaction with archaeological features for further archaeological assessment.

The assessment notes that the line passes through two known intensive archaeological landscapes relating to pre contact Māori settlement and associated activities including the Victoria Valley (and Fairburn junction) and the upper mid-section of the Oruru Valley, and areas of mid to late 19th century European/Māori Kauri gum digging.

Further assessment will be undertaken in areas considered 'high risk' as noted in Archaeological Assessment over the coming months. Where sites are identified within proximity to areas requiring earthworks (e.g. poles or construction access routes that require formation), an Authority to Modify will be sought prior to the commencement of any earthworks and an archaeologist located on site during earthworks to establish whether any unrecorded subsurface remains are present.

Outside of these areas, earthwork will be undertaken in accordance with the Accidental Discovery Protocol.

Any adverse effects on known heritage values have been avoided, and measures put in place to minimise adverse effects on unknown values unearthed during construction so that they will be less than minor.

6.4.5 Natural Hazards

Along its 70km extent, the proposed transmission line route crosses multiple waterbodies that have been mapped by the NRC as being subject to flood hazard as depicted by the blue overlay in the plan set included as **Appendix 4**. It is acknowledged that this mapping has been incorporated into the PDP, however, the corresponding natural hazard rules do not have immediate legal effect.

In most cases poles will be located outside of the flood hard mapped area to protect Top Energy's assets. Where this is not the case, given the small area of the poles (less than 5m²) any adverse effects in terms of displacement will likely be negligible in terms of any effects on the wider catchment. It is noted that the PDP natural hazards provisions (as notified) provide for new structures of up to 10m² in a 1 in 100-year flood hazard area as a permitted activity suggesting this to be the case.

The transmission line does not pass through any areas mapped by NRC as being susceptible to erosion. Regardless, geotechnical assessment will be carried as out part of detailed design to

inform foundation design. It is imperative to Top Energy that the stability of the poles is ensured to protect the functionality of the transmission line and the significant investment.

6.4.6 Construction Effects

The proposal involves a range of construction activities, including earthworks, vegetation clearance, access formation, pole installation and conductor stringing, which are typical of transmission line construction. These activities are permitted under both the ODP and PDP, subject to compliance with relevant standards. In this case, the activity meets all applicable standards, and it is therefore confirmed that the scale and nature of the works are consistent with those anticipated by the plan provisions. Accordingly, any adverse effects associated with construction activities are considered within the context of the permitted baseline.

The proposal will generate construction effects in relation to earthworks, noise and vibration, and construction traffic, which are addressed below.

Earthworks

Earthworks associated with the formation of access tracks and pole foundations are proposed. These works are limited in scale at each location and are generally confined to surface profiling for access, and excavation for individual pole installations.

Construction will occur sequentially along the route, with earthworks undertaken at discrete sites for short durations before works move on to the next location. As such, any effects associated with erosion, sediment runoff and dust will be localised and temporary in nature. Earthworks volumes at each site are anticipated to be within the thresholds permitted and are therefore consistent with the scale of earthworks anticipated within the rural environment.

A resource consent will be sought from NRC for earthworks across the application site, a Construction and Environmental Management Plan including sediment and erosion controls will be required to be provided to NRC for certification as part of this consent. We respectfully request that FNDC do not duplicate this requirement, and note that the proposal does not require resource consent for earthworks from FNDC.

Noise and Vibration

Noise and Vibration will be generated by construction activities associated with machinery operation and vehicle movements both of which are typical in the rural environment and are anticipated to comply with the permitted construction noise thresholds.

The extent of the project is significant; construction of the transmission line is anticipated to take at least four years, however, works at any one property will be temporary and short in duration before moving onto the next and in most cases, will be well separated from any sensitive residential receivers outside of the application site.

To reduce the need for more extensive ground-based works and associated disturbance in hard-to-reach areas, helicopters will be used for delivering materials to site. Helicopters will also be used to string conductors across the entire length of the transmission line. While higher noise levels are anticipated during helicopter use, these are expected to remain within permitted levels, noting that these effects will be temporary and isolated to specific areas during targeted periods during the construction.

Measures to ensure compliance with the permitted construction noise thresholds will be included in the Construction and Environmental Management Plan ('CEMP') offered as a mitigation measure as part of this consent.

Construction Traffic

Construction traffic will be limited to that required to support the installation of the transmission line, including the transport of poles, conductors, materials and equipment, as well as daily movements of construction personnel. Excavated material will be retained on site, reducing the need for heavy vehicle movements associated with offsite disposal.

Access to the construction sites will be achieved via a number of existing road and farm access points along the route. Construction will occur sequentially, with each access point utilised for a short duration to install the relevant structures before works move on to the next location. As such, traffic associated with the proposal will be limited in volume and temporary in duration at each access point and on the surrounding transport network.

Regardless, the CEMP offered as part of this application will include a Traffic Management Plan ('TMP') outlining appropriate with measures to ensure the safe and efficient operation of the surrounding roading network. The TMP will also be submitted to FNDC as part of the Corridor Access Request for works within Road Reserve.

Summary

Overall, construction effects associated with the proposal are typical of infrastructure development within a rural environment and are anticipated. The scale and duration of works at any given location will be limited, with construction activities progressing sequentially along the route.

Any adverse earthworks effects can be appropriately managed through conditions of consent, including the preparation and implementation of a CEMP. This will incorporate measures such as erosion and sediment control and traffic management to ensure that potential adverse effects are appropriately managed.

In summary, construction effects will be temporary, localised and typical of transmission line works in a rural environment, with earthworks, noise, vibration and traffic all occurring on a sequential and short-duration basis at any one location. Those effects will either fall within what is already anticipated by the permitted baseline or be managed through standard construction controls, including ecological oversight, erosion and sediment controls, and traffic management. For adjoining and adjacent properties in particular, there will be no more than incidental construction effects because works will not be concentrated at any one boundary for extended periods, access will generally utilise existing points, and the surrounding environment is already one in which intermittent rural and infrastructure-related activity can reasonably be expected. On that basis, any adverse construction effects on the wider environment, including adjoining and adjacent properties, are considered to be less than minor.

6.5 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be no more than minor.

6.6 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in no more than minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

7.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

7.1.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

7.1.3 Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor for the reasons set out in Section 7.3 and accordingly, that no persons are adversely affected.

7.1.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed above, and it noted that no written approvals have been provided or deemed necessary.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

Wider effects such as rural character and amenity, ecological values, cultural values, heritage values, natural hazards and construction effects on persons are considered in section 6.4 above and it was found these would be less than minor except for effects on ecological values, which are considered to be no more than minor.

For the most part, the same assessment applies in the localised environment for the properties adjoining and adjacent to the application site noting the following further assessment provided on matters of particular relevance below.

7.3.1 Rural Character and Amenity

Adverse effects on rural character and amenity experienced by the persons at adjoining and adjacent properties will be less than minor for the following reasons:

- The transmission line and supporting structures are anticipated as a permitted activity in the Rural Production Zone, accordingly any effects in this regard caused by the structures should be disregarded;
- Areas of vegetation clearance and trimming may be visible from some adjoining and adjacent properties but very rarely, if at all from residential dwellings.
 - Where clearance is proposed within the easements it will mostly be limited to the 10m radius around poles with vegetation retained around acting as a visual buffer. There are sites, most notably within the Kaeo line section, where selective clearance is required within the easement along the line route to ensure safe separation distance. In these cases, the sites are large and isolated with limited opportunities for views from outside of the site; and
 - Clearance for new construction access may be more noticeable. This is required for 13 of the sites and in all cases due to the size of the sites, the extent of clearance, the location of the proposed access, the extent of surrounding vegetation and topography, views from outside of the site will be limited.

It is therefore considered that any adverse rural character and amenity effects on adjoining and adjacent properties will be less than minor.

7.3.2 Ecological Values

It is considered that effects resulting from the vegetation clearance on persons at adjoining and adjacent properties are limited to the visual change which have been addressed above, and are considered to be less than minor.

7.3.3 Construction Activities

Adverse effects resulting from construction activities on adjoining and adjacent properties are considered to be less than minor for the following reasons:

- Construction is temporary, localised and sequential meaning that works won't be concentrated at any one boundary for extended periods;
- Works will be carried out under a CEMP which will include any measures to manage dust nuisance noting that the potential for nuisance will be limited due to the location of earthworks;
- Due to the nature of the works, traffic movements will be limited;
- Any noise effects will be temporary and compliant with the permitted thresholds of the PDP; and
- Helicopter usage is largely limited to remote areas, while the use of helicopters may be noticeable to adjoining and adjacent properties, given the isolation of the sites and temporary nature of the use it is unlikely to cause any nuisance.

7.3.4 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor in relation to rural character and amenity, ecological values and construction effects.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

7.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a discretionary activity, section 104B of the Act states that a council:

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under section 108.

8.2 Weighting of Proposed Plan Changes: Proposed Far North District Plan

As outlined in Section 5.2 above, the PDP was publicly notified in July 2022 and has progressed through the statutory process. At the time of lodging this application, the hearings process had been completed and the decisions version is yet to be released.

Accordingly, only those rules identified as having immediate legal effect are required to be considered. This application seeks resource consent under IB-R3 of the Indigenous Biodiversity Chapter of the PDP and the equivalent rule in the ODP. While the thresholds change, the intent of these chapters largely remains the same, accordingly 'weighting' is not considered relevant at the point of lodgement.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to the proposal will be no more than minor and that there will be adversely affected persons.

9.1 Positive Effects of the Proposal

The proposal seeks to establish a new 110kV transmission line and 33kV spur and will result in the significant positive effects including:

- The proposal will improve the resilience, reliability and security of electricity supply across the Far North by completing the TE2020 project resulting in a new connection from Kaikohe to Kaitaia. The new line will reduce the risk of outages and provide increased capacity to the Far North District;
- The transmission line regionally significant infrastructure and a lifeline utility. It will support social and economic wellbeing, including enabling growth and development within the district by ensuring a stable and efficient electricity network capable of meeting current and future demand;
- The proposal will result in temporary economic benefits during the four-year construction phase, including local employment opportunities and demand for goods and services associated with construction activities; and
- While the proposed activity will result in the direct loss of indigenous biodiversity, off setting and compensation proposed will ensure a ‘no net loss’ is achieved.

Overall, it is considered that the proposal will have positive effects, and any actual and potential adverse effects on the environment of allowing the activity are no more than minor and acceptable.

10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 National Policy Statement Electricity Networks 2008 (Amended December 2025)

The National Policy Statement Electricity Networks (NPS -EN) sets out the objectives and policies for managing the electricity transmission network and applies to ‘electricity network activities⁴, including all electricity transmission and distribution networks and ancillary network activities’.

In terms of the application of the NPS- EN, the following is noted:

- Top Energy meets the definition of electricity distributor as per section 2 of the Electricity Act as they supply line function services to other persons per the requirement of section 2 of the Electricity Act network meets the definition of ‘electricity distribution network’; and

⁴ Ancillary electricity network activities defined as: ‘ancillary electricity network activities (ancillary EN activities) mean all supporting and subsidiary activities necessary to provide for the EN and EN assets, including, but not limited to: a. vegetation clearance and tree trimming; b. earthworks and land disturbance; c. construction, maintenance, repair and upgrading of access tracks, accessways, bridges and culverts; and d. construction, maintenance, repair and upgrading of power supply, telecommunication cables and devices’.

- Top Energy was declared and is listed as an electricity operator ⁵ as defined in section 2 of the Electricity Act.

Consequently, Top Energy's transmission network can be considered an 'electricity distribution network' as defined in the NPS-EN and part of the 'electricity transmission network' to which the NPS applies.

The **sole objective** of the NPS – EN is as follows:

'The national significance of the electricity network is recognised, protected and provided for, so that the network:

- 1. is upgraded, improved and resilient to provide for the social, economic and cultural wellbeing of present and future generations and their health and safety;*
- 2. is developed and operated in a timely, efficient and ongoing manner while managing adverse effects from or on the EN; and*
- 3. supports achievement of New Zealand's climate change mitigation and renewable energy targets.'*

The NPS – EN contains 14 policies that guide how this sole objective will be given effect to. Those of key relevance to the proposal are summarised below:

Policy 1 & 2 which require that decision makers must recognise and provide for the national significance and benefits of the EN relative to any localised adverse effects. Policy 2 lists benefits to include the following:

- a. providing for the social, economic and cultural wellbeing of people and communities to meet the needs of present and future generations and their health and safety;*
- b. providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy;*
- c. providing safe, secure, reliable and resilient electricity supply that is responsive to demand from homes, communities and businesses at a local, regional and national scale;*
- d. efficient storage and transfer of electricity;*
- e. supporting climate change mitigation and the electrification of the economy, including by:*
 - i. supporting new, expanded or increased renewable electricity generation;*
 - ii. increasing and improving network capacity; and*
 - iii. providing direct connections for industry and commercial development; and*
- f. enhancing supply of electricity through the ETN by removing points of congestion.*

Comment: The clear direction of Policy 1 & 2 is highlighted to FNDC and it noted that the proposal will realise a number of the benefits listed.

Policy 3 Requires decision makers to recognise and provide for Māori interests in relation to EN activities. The policy indicates that this should include (of relevance to this application) through taking into account the outcome of any engagement with tangata whenua, and avoiding, where

⁵ <https://www.mbie.govt.nz/building-and-energy/energy-and-natural-resources/energy-generation-and-markets/electricity-market/electricity-operators-in-new-zealand>

practicable, or otherwise mitigating the adverse effects of EN activities on sites of significance to Māori.

Comment: As noted in the application, the transmission line route has avoided any mapped sites of significance to Māori. Contact has been made with relevant iwi/hapū (as directed by FNDC Te Hono team) to identify any unmapped cultural values. Record of further communication will be provided to FNDC.

Policy 4 directs decision makers to recognise that it is the role of the EDN provider to:

- a. *determine the purpose, scope, required capacity and technical solution for proposed EN activities; and*
- b. *consider sites, routes and methods, where appropriate, and identify the preferred site, route and method for EN activities, ancillary EN activities and EN assets.*

Comment: Top Energy has carefully selected the preferred site to avoid as far as is practicable sensitive areas. All easements to facilitate the line have been obtained, alterations to the proposed route are not anticipated and could not be accommodated.

Policy 6 requires decision-makers to ensure that non-routine EN activities in the rural environments avoid adverse effects on outstanding natural features and landscapes, areas of high natural character, and areas of high recreational value and amenity.

Comment: The proposal seeks to construct a new transmission line defined as a 'non-routine' activity. The transmission line section to which this application relates is entirely located in the rural environment, and avoids the values listed as mapped in the ODP and PDP.

Policy 7 requires decision makers to 'recognise and provide for the operational need or functional need of the EN to operate in, be located in, or traverse environments, including

- a. *the need for EN assets to convey electricity over long distances and in all locations and environments, including:

 - i. *within and across urban and rural environments;*
 - ii. *within the coastal environment, including the coastal marine area; and*
 - iii. *across jurisdictional boundaries within and across districts and regions; and**
- b. *the need for the EN to operate effectively and efficiently as an interconnected system across New Zealand;*
- c. *recognition that the ETN and EDN are separate networks that have differing functional needs and operational needs;*
- d. *the requirement for regular maintenance and upgrading of the EN due to its age, the need to improve EN resilience, and the need to increase and improve capacity to meet changing demand and supply;*
- e. *the need for the EN to connect to electricity generation, and to respond to demand, wherever located; and*
- f. *the functional need for the EN to locate in areas at risk from natural hazards, where Transpower New Zealand Limited or the EDN provider have considered and managed potential natural hazard risks.*

Comment: The proposal is a linear transmission project that must traverse a range of rural environments to connect existing substations and complete the TE2020 network. The route and design have been developed having regard to operational and functional requirements, including topography, span lengths, safe separation distances, constructability, resilience, and the need to connect into existing network infrastructure. The proposal also reflects the need to maintain and improve the resilience and capacity of the electricity network within the Far North.

Policy 8 requires that when considering environmental effects decision makers must:

- a. *have regard to the extent to which any adverse effects have been avoided, remedied or mitigated through the selection of route, site or method of undertaking the work;*
- b. *recognise that there may be unavoidable adverse effects, regardless of the route, site and method chosen, with adverse effects reduced as far as practicable;*
- c. *provide for EN activities that have an operational need or functional need to be in particular locations and environments, including in areas where section 6 matters apply, even where there may be unavoidable adverse effects on those environments;*
- d. *consider the constraints imposed on achieving those measures by any operational need of the EN;*
- e. *recognise that development, upgrading and improvement of the EN will be necessary to maintain and improve the capacity and delivery of the EN over time;*
- f. *recognise that EN activities may result in changes in amenity that are unavoidable and necessary to achieve an effective, efficient, safe, secure, reliable and resilient EN, and that such changes may not constitute adverse effects under the Act;*
- g. *adopt relevant international standards (that have been adopted for use in New Zealand), national standards, and recognised best practice standards and methodologies to assess and manage adverse effects; and*
- h. *consider the financial and timing implications of mitigation measures and any consent conditions to ensure these are proportionate to the adverse effects of the EN or particular EN activities.*

Comment: Top Energy has undertaken an iterative design and refinement process to avoid and minimise adverse effects where practicable, including avoiding mapped outstanding natural landscapes and sites of significance where possible, refining pole locations, reducing indigenous vegetation clearance requirements, and utilising trimming rather than full clearance where feasible. Despite these measures, some indigenous vegetation clearance remains necessary to enable the construction and ongoing safe operation of the transmission line. The proposal incorporates mitigation and ecological management measures to address residual effects, recognising that some adverse effects are unavoidable given the linear nature and operational requirements of the infrastructure.

Policy 12 requires decision makers to recognise the long-term strategic planning requirements and investment certainty necessary for the operation, maintenance, upgrading and development of the EN.

Comment: The proposal forms part of Top Energy's long-term strategic investment in improving electricity supply resilience and security across the Far North through completion of the TE2020 project. Significant planning, design refinement, easement acquisition and investment has already

occurred over a number of years, including the completion of Stages 1 and 2 of the wider project. The proposal therefore reflects the long-term planning and investment certainty anticipated and supported by Policy 12.

Summary

Overall, the proposal is considered to be consistent with the NPS-EN. The proposal will provide regionally significant infrastructure that improves the resilience, reliability and security of electricity supply within the Far North District. The transmission line route and design have been refined to avoid and minimise adverse effects where practicable, while recognising the operational and functional requirements of the electricity network. Where adverse effects cannot be avoided, mitigation and ecological management measures are proposed to appropriately manage residual effects.

10.2 National Policy Statement for Infrastructure 2025

The National Policy Statement for Infrastructure 2025 ('NPS-I') recognises the national, regional and local benefits of infrastructure and directs decision-makers to provide for the efficient delivery, operation, maintenance and upgrading of infrastructure while managing adverse effects.

While the NPS-I does not directly apply to electricity transmission and distribution networks managed under the National Policy Statement for Electricity Networks, the proposal is generally consistent with the intent and direction of the NPS-I.

The proposal forms part of Top Energy's wider TE2020 project and will improve the resilience, reliability and security of electricity supply within the Far North District. The proposal therefore provides significant regional and local infrastructure benefits through supporting community wellbeing, economic activity and the ongoing functioning of the district.

The route selection and design process has sought to avoid and minimise adverse effects where practicable, including avoiding outstanding natural landscapes and other sensitive environments where feasible, refining pole locations, reducing indigenous vegetation clearance requirements, and limiting disturbance within wetlands and waterbodies. Where adverse effects cannot be avoided due to the operational and functional requirements of the transmission line, mitigation and ecological management measures are proposed to appropriately manage residual effects.

The proposal also reflects the operational and functional need for linear infrastructure to traverse rural environments and connect existing substations across long distances. Significant planning, design refinement, easement acquisition and investment has already occurred to facilitate the preferred route and complete the final stage of the TE2020 project.

Overall, the proposal is considered to be consistent with the intent and objectives of the NPS-I in enabling the timely delivery of resilient infrastructure while appropriately managing adverse environmental effects.

10.3 National Policy Statement Indigenous Biodiversity 2023 (Amended 2025) NPS:IB

The NPS-IB sole objective (2.1) seeks to maintain indigenous biodiversity across New Zealand by protecting significant indigenous vegetation and significant habitats of indigenous fauna and by managing adverse effects on these values through the effects management hierarchy while

providing for the social, economic and cultural wellbeing of people and communities now and into the future.

The supporting policy direction includes guidance to decision makers on the role of tangata whenua, monitoring, preparation of Regional biodiversity statements, identification of SNAs and an integrated management approach across boundaries (Policies 1, 2, 5, 6). The remaining policies of particular relevance include Policies 3, 4, 7, 8, 9, 10, 13, 14 and 15). These policies generally seek to:

- Ensure a precautionary approach is adopted when considering adverse effects on indigenous biodiversity;
- Ensure indigenous biodiversity is managed to promote resilience to the effects of climate change; and
- Adverse effects on SNA are avoided or managed, and the importance of protection recognised and provided for while recognising and providing for activities that contribute to New Zealand’s social, economic, cultural, and environmental wellbeing.

The proposal requires indigenous vegetation clearance and trimming within areas identified as meeting the criteria of SNAs associated with the construction of a 110kV transmission line and 33kV spur which meets the definition of ‘lifeline utility; in the Civil Defence Emergency Act 2002, and subsequently, ‘specified infrastructure’ as defined in the NPS:IB.

Accordingly in terms of implementation of this direction in the context of this application, Part 3 clause 3.10(2) requires that adverse effects on SNAs of new subdivision, use and development avoids adverse effects relating to fragmentation, loss of ecosystem representation, disruption and reduction of SNAs and associated valued is required. However, Clause 3.11(1)(i) exempts the construction of specified infrastructure that provides significant national or regional benefit from Clause 3.10(2). Instead, any adverse effects on SNA are to be managed by applying the effect management hierarchy (Clause 3.10(3)).

Clause 3.10(4) sets out that where this is the case the applicant must demonstrate:

(a) how each step of the effects management hierarchy will be applied; and

(b) if biodiversity offsetting or biodiversity compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 3 and 4 and has had regard to the remaining principles in Appendix 3 and 4, as appropriate.

The Ecological Assessment (**Appendix 7**) confirms that the effects management hierarchy has been applied throughout the design and refinement process. In particular,

- The transmission line route has sought to avoid areas of higher ecological value where practicable, including through route selection, refinement of pole locations and construction methodology. Through application of this approach, the extent of clearance has been significantly reduced to limited extent relative to the scale of the approximately 70km-long transmission project;
- Adverse effects have been avoided and minimised by electing to trim as much as possible along the transmission line route as opposed to undertaking ground clearance;

- Mitigation measures are proposed to minimise adverse ecological effects during construction and operation, including ecological supervision, fauna management protocols, lizard and bat management plans, erosion and sediment controls, and pre-clearance ecological surveys; and
- Biodiversity offset and compensation are proposed to address any residual adverse effects associated with permanent indigenous vegetation loss, with the intention of achieving no net loss of biodiversity values overall.

As discussed in the Ecological Assessment and Section 4.6 of this application biodiversity offsetting and/or biodiversity compensation is proposed in accordance with the relevant principles of the NPS:IB. Given the uncertainty of the final footprint of clearance required it is proposed that an Offset/Compensation Management Plan be prepared following the completion of construction based on principles set out in Section 8.0 of the Ecological Assessment. FNDC will have an opportunity to review and confirm principles 1 to 6 in Appendix 3 and 4 have been complied with, and regard given to the remaining principals

Having regard to the above, the proposal is considered to be generally consistent with the objectives and policies of the NPS-IB, recognising the need to balance the protection of indigenous biodiversity with the operational and functional requirements of regionally significant electricity infrastructure.

10.4 National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 ('NPS-FM') seeks to ensure that natural and physical resources are managed in a way that prioritises the health and wellbeing of freshwater bodies and freshwater ecosystems. The NPS-FM directs that adverse effects on freshwater values are avoided where practicable, and otherwise managed to maintain or improve the quality of freshwater resources.

The NPS-FM also recognises that certain activities, including the operation and development of infrastructure, may need to occur within or near freshwater environments. In such cases, adverse effects are to be avoided where practicable, and otherwise minimised and managed through appropriate measures.

The proposal traverses a number of areas where waterbodies, wetlands and flood hazard areas are present. Resource consent is required from NRC and will be sought separately to address earthworks within proximity to waterbodies, and under the NES:FW to address works within, and within 10m of natural inland wetlands. On the basis of those resource consents being sought and obtained separately, the proposal is considered to be consistent with the objectives and policies of the NPS-FM for the following reasons:

- The design of the transmission line has sought to avoid direct disturbance of waterbodies and wetlands where practicable, including for the most part, by spanning these features rather than placing structures within them;
- Where works are required in proximity to waterbodies, the scale and extent of earthworks has been minimised through design and construction methodologies;
- The Ecological Assessment confirms that appropriate erosion and sediment control measures will be implemented to manage potential effects on water quality during construction, and that these measures are consistent with best practice; and

- The Ecological Assessment identifies that the proposal will not result in significant adverse effects on freshwater values, including the health and functioning of waterbodies and associated ecosystems.

Having regard to the above, the proposal is considered to be consistent with the intent of the NPS-FM, subject to the implementation of appropriate management measures.

10.5 National Policy Statement for Natural Hazards 2025

The National Policy Statement for Natural Hazards 2025 ('NPS-NH') seeks to reduce significant risks from natural hazards through the management of subdivision, use and development, while recognising the importance of resilient infrastructure and community wellbeing.

As discussed earlier in this application, portions of the transmission line route traverse areas identified by NRC as being subject to flood hazard mapping. However, the proposal comprises linear electricity infrastructure with a limited physical footprint, and the route and pole locations have been selected having regard to natural hazard risk and long-term network resilience where practicable.

The proposal has also been designed to maintain the safe and efficient operation of the electricity network during and following hazard events, recognising the importance of reliable electricity supply as regionally significant infrastructure and a lifeline utility. The transmission line does not traverse areas identified as erosion-prone land, and detailed engineering and geotechnical assessment will inform final foundation design where required.

Having regard to the nature, scale and design of the proposal, it is considered that the proposal will not create or exacerbate significant natural hazard risk and is generally consistent with the intent and objectives of the NPS-NH.

10.6 Objectives and Policies of the Northland Regional Policy Statement

The Northland Regional Policy Statement ('RPS') provides the regional policy framework for the sustainable management of natural and physical resources within Northland. Of particular relevance to this proposal are the provisions relating to regionally significant infrastructure, indigenous biodiversity, tangata whenua interests, and natural hazard resilience.

The proposal forms part of Top Energy's electricity distribution network, which is recognised by the RPS as regionally significant infrastructure. The proposal will improve the resilience, reliability and security of electricity supply within the Far North through completion of the TE2020 project and establishment of an alternative 110kV connection between Kaikohe and Kaitiāia. In this regard, the proposal will provide significant social, economic and community benefits and support the ongoing functioning and development of the district.

The route selection and design process has sought to avoid and minimise adverse environmental effects where practicable, while recognising the operational and functional requirements of linear electricity infrastructure. This has included avoiding mapped outstanding natural landscapes and other sensitive environments where feasible, refining pole locations, reducing indigenous vegetation clearance requirements, limiting works within wetlands, and utilising existing access tracks where practicable.

The proposal requires indigenous vegetation clearance, including within areas identified as Significant Natural Areas. The Ecological Assessment confirms that the effects management

hierarchy has been applied throughout the design and refinement process to avoid and minimise adverse effects where practicable. Residual adverse ecological effects associated with permanent vegetation loss are proposed to be managed through mitigation, biodiversity offsetting and compensation measures, with the intention of achieving no net loss of biodiversity values overall.

Engagement has been initiated with relevant tangata whenua groups to raise awareness of the proposal and identify any cultural values associated with the application site. The transmission line route has also sought to avoid mapped Sites of Significance to Māori where practicable. Measures including an Accidental Discovery Protocol and ecological management measures are proposed to appropriately manage potential effects on cultural and ecological values.

Natural hazard risk has also been considered through route selection and detailed engineering design. While portions of the transmission line traverse areas identified as being subject to flood hazard mapping, the infrastructure has been designed to maintain network resilience and functionality, recognising the importance of reliable electricity supply during and following hazard events.

Overall, the proposal provides for regionally significant infrastructure that will improve the resilience, reliability and security of electricity supply within the Far North. The route selection and design process has sought to avoid and minimise adverse environmental effects where practicable, while recognising the operational and functional requirements of the electricity network. Residual ecological effects are proposed to be managed through mitigation, offsetting and compensation measures. Accordingly, the proposal is considered to be generally consistent with the relevant objectives and policies of the Northland Regional Policy Statement.

10.7 Objectives and Policies of the Operative Far North District Plan

10.7.1 Rural Production Zone

The Rural Production Zone objectives and policies are located in Chapter 8 of the ODP. These provisions seek to promote the sustainable management of natural and physical resources in the rural environment, while enabling activities and managing adverse effects on environmental values and rural amenity. Again it is highlighted that the powerline itself is a permitted activity, however for completeness the following provides an assessment of the objectives and policies of particular relevance that relate to this proposal:

Objectives 8.3.1 and 8.3.3: *Promote the sustainable management of natural and physical resources and avoid, remedy or mitigate adverse effects on the rural environment.*

Comment: The proposal involves the development of regionally significant infrastructure within the rural environment. The transmission line has been designed and located having regard to environmental constraints, and potential adverse effects are managed through route selection, design and mitigation measures. The proposal is therefore considered to be consistent with these objectives.

Objective 8.3.4: *Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.*

Comment: The proposal requires indigenous vegetation clearance in some locations; however, areas of higher ecological value have been avoided where practicable. Where avoidance is not practicable, the remainder of the effects management hierarchy has been applied. On this basis, the proposal is considered to be generally consistent with this objective.

***Objectives 8.3.6 and 8.3.7:** Avoid conflicts between land uses and maintain amenity values consistent with the productive intent of the zone.*

Comment: The proposal is anticipated by the ODP in this environment give the permitted activity. Regardless, as a linear infrastructure activity, the transmission line results in dispersed effects rather than concentrated change and is compatible with the productive intent of the zone.

***Objectives 8.3.9 and 8.3.10:** Enable rural production activities and other activities that are compatible with rural amenity values.*

Comment: While not a rural production activity, the proposal supports the ongoing use and development of rural land by providing reliable and resilient electricity supply.

***Policies 8.4.1 and 8.4.2:** Enable activities in the rural environment where adverse effects are avoided, remedied or mitigated and the life-supporting capacity of natural resources is safeguarded.*

Comment: The proposal provides for infrastructure that supports the functioning of the district, and the capacity of rural production land is not anticipated to be reduced.

***Policy 8.4.3:** Ensure infrastructure is designed and operated to safeguard natural resources and protect areas of ecological value.*

Comment: The proposal has been designed having regard to environmental constraints, including ecological values, and includes measures to manage adverse effects associated with indigenous vegetation clearance and construction activities.

***Policy 8.4.5:** Avoid adverse effects arising from incompatible land uses, including reverse sensitivity effects.*

Comment: The proposal does not introduce activities that are sensitive to existing rural land uses and is designed to operate alongside those activities.

***Policy 8.4.8:** Ensure the scale, intensity and type of development avoids, remedies or mitigates adverse effects on environmental values and rural amenity.*

Comment: Again, the proposed overhead infrastructure is anticipated by the ODP in the rural environment; regardless, effects are dispersed along the route and are limited in scale at any one location.. On this basis, the proposal is considered to be consistent with this policy.

Summary

Overall, the proposal provides for infrastructure that supports the functioning of the district while promoting the sustainable management of natural and physical resources and managing adverse effects. On this basis, the proposal is considered to be consistent with the relevant objectives and policies of the Rural Production Zone under the ODP.

10.7.2 Indigenous Flora and Fauna

The objectives and policies relating to Indigenous Flora and Fauna are located in Chapter 12.2 of the Natural and Physical Resources chapter of the ODP. These provisions seek to maintain indigenous biodiversity and the life-supporting capacity of ecosystems, and to provide for the protection and management of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

The particularly relevant objectives and policies that relate to this proposal are detailed as follows:

***Objectives 12.2.3.1 and 12.2.3.2:** Maintain indigenous biodiversity and provide for the protection and active management of areas of significant indigenous vegetation and habitats of indigenous fauna.*

Comment: The proposal requires indigenous vegetation clearance, including within areas identified as significant natural areas. The extent of clearance has been minimised through route selection and design, with vegetation removal limited to that necessary for construction, operation and maintenance of the transmission line. The Ecological Report (**Appendix 7**) identifies that areas of higher ecological value have been avoided where practicable, and that mitigation measures are proposed to manage residual effects. On this basis, the proposal is considered to be generally consistent with these objectives.

***Policy 12.2.4.1:** Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna, including maintaining ecological values, resilience and biodiversity.*

Comment: Where vegetation clearance is required, the scale and extent of effects are reduced through design and construction methodologies, and managed through mitigation measures outlined in the Ecological Report (**Appendix 7**).

***Policy 12.2.4.3:** Manage adverse effects on significant indigenous vegetation and habitats by seeking alternatives to disturbance where practicable, and by managing the scale, intensity, type and location of activities, and the manner in which disturbance occurs.*

Comment: The proposal has sought to reduce the need for disturbance through route selection, including avoiding areas of higher ecological value where practicable. Where disturbance to indigenous vegetation is required due to the linear and locational requirements of the transmission line, the scale and extent of clearance has been minimised through design.

The Ecological Report (**Appendix 7**) identifies measures to manage the manner in which disturbance occurs, including limiting the extent of vegetation removal, avoiding impacts on key ecological features where practicable, and implementing mitigation measures to manage residual effects. On this basis, the proposal is considered to be consistent with the intent of this policy.

***Policy 12.2.4.4:** Provide for the clearance of limited areas of indigenous vegetation.*

Comment: Indigenous vegetation clearance associated with the proposal is limited to that necessary to enable construction and operation of the transmission line. The extent of clearance has been minimised through design and route selection, and is consistent with the allowance for limited clearance anticipated by this policy.

***Policy 12.2.4.5:** Take into account the contribution of indigenous vegetation and habitats to the overall biodiversity and amenity of the District when evaluating applications.*

Comment: The Ecological Report (**Appendix 7**) assesses the ecological values of the indigenous vegetation and habitats affected by the proposal, including their contribution to biodiversity and ecological function. This information has informed the design and route selection of the transmission line, including the avoidance of higher value areas where practicable and the implementation of mitigation measures. On this basis, the contribution of affected vegetation and habitats has been appropriately recognised and taken into account in the design and assessment of the proposal.

Policy 12.2.4.8: *Ensure that restoration and enhancement of indigenous ecosystems is based on plants that would have occurred naturally in the locality and is sourced from local genetic stock where practicable.*

Comment: The proposal includes ecological restoration measures in areas affected by construction activities. These measures will involve planting indigenous species that are appropriate to the local environment and reflective of the original vegetation communities. Where practicable, planting will utilise locally sourced species to support ecological integrity and long-term resilience. On this basis, the proposal is considered to be consistent with the intent of this policy.

Summary

Overall, the proposal involves indigenous vegetation clearance; however, the extent of disturbance has been minimised through route selection and design, and measures are proposed to manage and, where appropriate, restore affected areas. On this basis, the proposal is considered to be generally consistent with the objectives and policies relating to Indigenous Flora and Fauna in Chapter 12.2 of the ODP.

10.7.3 Designations and Utility Services

The objectives and policies relating to Designations and Utility Services are located in Chapter 17 of the ODP. These provisions seek to provide for the efficient development, operation and upgrading of utility services to meet the needs of the District, while ensuring that adverse effects are appropriately managed and that infrastructure is not compromised by incompatible activities.

The particularly relevant objectives and associated policies that relate to this proposal are detailed as follows:

Objective 17.2.4.1: *Provide for the efficient development, operation, maintenance and upgrading of utility services while ensuring significant adverse effects are avoided, remedied or mitigated.*

Comment: The proposal involves the construction, operation and maintenance of a new 110kV and 33kV overhead transmission line and associated infrastructure, forming part of Top Energy's electricity network. The proposal will contribute to the reliability and resilience of electricity supply within the Far North District. Potential adverse effects associated with the proposal are managed through design, route selection and mitigation measures. On this basis, the proposal is considered to be consistent with this objective.

Policy 17.2.5.1: *Enable utility services to meet the needs of the community, while avoiding, remedying or mitigating adverse effects.*

Comment: The proposal provides for electricity infrastructure required to support the wider district. The alignment and design have been developed having regard to operational requirements, land access, environmental constraints, and the need to manage adverse effects.

Objectives 17.2.3.2 and 17.2.3.3: *Enable the operation, maintenance and upgrading of the National Grid, and enable compatible activities that do not compromise its operation.*

Comment: The proposal forms part of the electricity network and is designed to operate efficiently within the rural environment. The development does not introduce incompatible land uses that would compromise the operation or maintenance of electricity infrastructure. The proposal is therefore consistent with these objectives.

Policy 17.2.4.1: Provide for the maintenance and upgrading of utility services.

Comment: The proposal provides for the upgrading and extension of electricity infrastructure to meet current and future demand. The proposal is therefore consistent with this policy.

Policy 17.2.4.2: Avoid, remedy or mitigate significant adverse effects of utility services on amenity values.

Comment: The proposal will introduce overhead lines and structures into the rural environment. However, the infrastructure is linear in nature, with effects dispersed along the route rather than concentrated in a single location. Measures are proposed to manage potential effects on amenity. On this basis, the proposal is considered to be consistent with this policy.

Policy 17.2.4.3: Enable new or upgraded utility services to meet growth demand.

Comment: The proposal provides for new infrastructure to support growth and improve network resilience within the District. The proposal is therefore consistent with this policy.

Policy 17.2.4.5: Ensure that the operation, maintenance and development of existing utility services is not compromised by incompatible land development.

Comment: The proposal does not introduce incompatible land uses and is designed to operate alongside existing rural activities. The proposal is therefore consistent with this policy.

Summary

Overall, the proposal provides for the development and operation of utility infrastructure necessary to support the functioning of the District, while managing potential adverse effects and ensuring compatibility with surrounding land uses. On this basis, the proposal is considered to be consistent with the relevant objectives and policies of Chapter 17 of the ODP.

10.7.4 Lakes Rivers, Wetlands and the Coastline

The objectives and policies relating to lakes, rivers, wetlands and the coastline are located in Chapter 12.7 of the Natural and Physical Resources chapter of the ODP. These provisions seek to protect the natural character, ecological values and amenity of waterbodies and their margins, while managing adverse effects of land use and development.

The particularly relevant objectives and associated policies that relate to this proposal are detailed as follows:

Objectives 12.7.3.1, 12.7.3.2 and 12.7.3.5: Manage adverse effects on riparian margins and protect the natural, cultural and amenity values associated with waterbodies and their margins.

Comment: The proposal has been designed to limit, where practicable, works within or adjacent to waterbodies and riparian margins. Where works are required, such as for access or pole installation, the scale and extent of disturbance is limited and temporary in nature. Measures are proposed to manage potential effects on riparian margins, including erosion and sediment control. On this basis, the proposal is considered to be generally consistent with these objectives.

Policy 12.7.4.3: Manage adverse effects on the natural character and functioning of riparian margins and wetlands.

Comment: The proposal limits works within sensitive riparian areas where practicable. Where disturbance is required, the scale and duration of effects are constrained, and measures are proposed to manage potential impacts on riparian function.

Policy 12.7.4.5: *Provide for activities that have a functional relationship with waterbodies.*

Comment: The proposal is infrastructure that traverses the rural environment and, in some locations, must cross waterbodies or their margins. These crossings are limited in extent and are necessary to achieve the functional requirements of the transmission line. The proposal is therefore consistent with the intent of this policy.

Policy 12.7.4.15: *Encourage the protection and enhancement of riparian margins.*

Comment: Measures are proposed to manage construction effects and, where appropriate, restore disturbed areas, including through planting and stabilisation. These measures are consistent with the intent of this policy.

Summary

Overall, the proposal minimises works within riparian margins and limits disturbance where it is required. Measures are proposed to manage and, where appropriate, restore affected areas. On this basis, the proposal is considered to be generally consistent with the relevant objectives and policies relating to lakes, rivers, wetlands and the coastline in Chapter 12.7 of the ODP.

10.8 Objectives and Policies of the Proposed Far North District Plan

10.8.1 Infrastructure

The objectives and policies Infrastructure chapter of the PDP seek to enable the efficient development, operation and maintenance of infrastructure, while managing adverse effects on the environment and ensuring compatibility with surrounding land uses. At the time of lodging this resource consent application a decisions version of the PDP had not yet been released, accordingly very little weight is afforded to the proposed objectives and policies of this chapter. However, for completeness an assessment of the relevant objectives and associated policies that relate to this proposal is provided as follows:

Objective I-01: *the district has safe, efficient and resilient infrastructure that services the current and future needs of people and communities in the district.*

Comment: The proposal will upgrade and extend the electricity network, improving reliability and resilience of supply to the Far North. In this respect, it is consistent with Objective I-01.

Objective I-02: *the economic and community benefits of infrastructure are recognised and provided for, including the benefits of regionally significant infrastructure to enhance economic, cultural, environmental and social well-being in the district.*

Comment: The proposal forms part of Top Energy's network and is anticipated to provide social and economic benefits through improved electricity supply. These benefits are recognised and provided for, consistent with Objective I-02.

Objective I-04: *adverse effects of infrastructure are managed through the design and location of infrastructure to minimise adverse effects on areas with historical and cultural values, natural values, and coastal values.*

Comment: The route selection and design have sought to avoid sensitive environments where practicable, with mitigation measures proposed where avoidance is not achievable. The proposal is therefore consistent with Objective I-04.

Policy I-P1: Provide for the continued operation, maintenance, upgrading and replacement of existing infrastructure.

Comment: The upgrade of electricity infrastructure and is directly consistent with this policy.

Policy I-P3 outside the coastal environment, effects of infrastructure activities are managed by avoiding effects on historical and cultural values, significant natural areas, and outstanding natural features or landscapes to the extent practicable, and minimising or remedying adverse effects that cannot be avoided, while recognising the technical, operational and functional needs and constraints of infrastructure activities.

Comment: As discussed throughout this application, the proposal has been designed to avoid these values. In terms of SNA's some clearance and trimming was not avoidable due to the technical, operational and functional needs and constraints of the transmission line. The effects management hierarchy has been appropriately applied while recognising the functional requirements of the network.

Policy I-P4 provide for infrastructure where there are benefits such as significant social, economic and cultural benefits associated with regionally significant infrastructure and improvements to quality of life and the functioning of businesses.

Comment: The proposal will improve electricity supply reliability, supporting communities and economic activity. It is therefore consistent with Policy I-P4.

Policy I-P13: adverse effects of infrastructure are managed by avoiding, remedying or mitigating effects on natural and physical resources, amenity values, sensitive activities, and the health, well-being and safety of people and communities.

Comment: The proposal has been designed and located to manage potential adverse effects, including those associated with vegetation clearance, earthworks and visual amenity. Mitigation measures are proposed to address these effects, and the scale and nature of the works are such that effects are limited. On this basis, the proposal is consistent with Policy I-P13.

Summary

Overall, the proposal provides for infrastructure that is safe, efficient and resilient, recognises its benefits, and manages adverse effects through design and mitigation. It is therefore consistent with the relevant objectives and policies of this chapter

10.8.2 Indigenous Vegetation

The objectives and policies relating to Indigenous Vegetation are located in Chapter 12.2 of the Natural and Physical Resources chapter of the ODP. These provisions seek to protect significant indigenous vegetation and habitats of indigenous fauna, while managing adverse effects resulting from subdivision, use and development.

The particularly relevant objectives and associated policies that relate to this proposal are detailed as follows:

Objective 12.2.3: the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Comment: The proposal requires indigenous vegetation clearance, including within areas of ecological value. The extent of clearance has been minimised through route selection and design,

with vegetation removal limited to that necessary for construction, operation and maintenance of the transmission line. Mitigation measures are proposed to manage residual effects. On this basis, the proposal is considered to be consistent with Objective 12.2.3.

Objective 12.2.4: *maintain indigenous biodiversity and the life-supporting capacity of ecosystems.*

Comment: The proposal has been designed to limit disturbance to indigenous vegetation and habitats, including through route selection and construction methodologies. Where clearance is required, the scale and extent of effects are reduced and managed through mitigation measures [ecological report]. On this basis, the proposal is considered to be consistent with Objective 12.2.4.

Policy 12.2.5.1: *avoid, remedy or mitigate adverse effects on significant indigenous vegetation and habitats.*

Comment: The proposal has sought to avoid adverse effects on areas of higher ecological value where practicable. Where avoidance is not practicable due to the linear and locational requirements of the infrastructure, effects have been minimised and will be managed through mitigation measures [ecological report]. The proposal is therefore consistent with Policy 12.2.5.1.

Policy 12.2.5.2: *control activities that result in the clearance or modification of indigenous vegetation.*

Comment: Indigenous vegetation clearance associated with the proposal is limited to that required to enable construction and operation of the transmission line. The extent of clearance has been reduced where practicable, and is supported by mitigation measures to manage adverse effects. The proposal is therefore consistent with Policy 12.2.5.2.

Summary

Overall, while the proposal involves indigenous vegetation clearance, the extent of effects has been minimised through route selection and design, and appropriate mitigation measures are proposed [ecological report]. It is therefore considered to be consistent with the relevant objectives and policies relating to Indigenous Vegetation under the ODP.

10.9 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the relevant planning framework assessed above.

11.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the relevant planning documents assessed above, we do so for completeness below.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be no more than minor, and the proposal accords with the relevant planning framework objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

12.0 Other Matters (Section 104(1)(C))

12.1 Record of Title Interests

A number of the Record of Titles for the application site are subject to multiple interests (refer **Appendix 1**). None of these are anticipated to affect the resource consent application. **Table 1** below provides an assessment of those of relevant to the proposal, the interests are provided in **Appendix 1(a) Relevant Interests**:

Table 1: Record of Title interests

Relevant Owner Details	Legal Description/s	Interest	Reason
Allan Wayne Flay	Lot 2 DP 612123	13433648.2	Relevant consent notice condition relates to the preservation of vegetation including natives planted as landscaping. No vegetation removal is required in this area.
Carolyn Angela Mary Fernandes and Pierre Ajay Fernandes	Lot 1 DP 499138	10635422.3	Condition 4 requires the preservation of indigenous vegetation within the area identified on the scheme plan provided as part of the application. Some clearance of vegetation may be required within this area. Top Energy notes that the easement caveat was in place prior to the consent notice registered on 20 July 2016 which Top Energy agreed to on the basis that the rights awarded by the easement would be retained including the requirement to undertake vegetation clearance.
Christopher and Marion Moss	Lot 1 DP381174	8399877.1	Condition 1 requires protection of native bush located on Lot 2 to be created as part of the subdivision which is not part of the application site.

			Condition 2 requires no building to be erected on Lot 1 without engineering designs prepared by a Geotech approved by Council. The poles will meet the definition of building under the PDP this requirement will be addressed at construction.
Danny David Casling, Stephen Wilson, David Ngare & Bradley Clarke	Part Muritoki BLK, Lot 1 DP 161584	C861118.6	Condition 2 relates to existing native bush in a gully to be managed by way of a conservation strategy. The transmission line does not pass through any native bush on this property.
Lester Maurice Bramley and Christine Anne Bramley	Lot 1 DP 530521	11417279.5	Condition 5 requires the preservation of indigenous vegetation and bush within the outstanding landscaping area on Lot 1 DP 530521. The transmission line does not pass through the outstanding landscape portion of this property.
Alan and Jennifer Poulton	Lot 1 DP 384466	7745366.3	Conditions 1 and 2 relate to the preservation of indigenous vegetation on Lot 1 within the area C, D, E & F identified on the survey plan. Confirm whether any vegetation clearance is proposed within these areas. The transmission line does not pass through these areas. This title is also subject to an Open Space Covenant pursuant to Section 22 of the QEII Act. Top Energy has obtained approval from QEII for works within this covenant area.
Jodie-Anne Baxter and Bruce Charles Baxter	Lot 2 DP 599678	12227075.2	The consent notices relate to the parent title Lot 2 DP 564239 and have fallen down on the new title. The consent notice conditions of relevance for Lot 2, requires the preservation of an identified wetland and the indigenous vegetation around the wetland. The transmission line does not pass through the identified area.
Alan and Yvonne Robinson	Part Section 24 Parish of Matawherohia, Lot 1 Deposited Plan 90086 and Lot 1 Deposited Plan 185998	D468890.1	D468890.1 is an Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977 and affects parts marked A, B, C, D and E on DP 198778. Approval will be sought from QEII Trust to undertake clearance in these areas is required upon further investigation.
Wiroa Property Limited	Lot 1 DP 520577	11589845.5	Condition 2 of this consent notice identifies the site as having had a HAIL activity undertaken within it. Earthworks required within the site will comply with

			the permitted thresholds under the NES:CS.
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12.2 Any other Acts

It is anticipated that other approvals will be required under the Wildlife Act 1953, Conservation Act 1987 and Heritage New Zealand Pouhere Taonga Act 2014. These approvals will be sought separately following engagement with DoC and Heritage New Zealand Pouhere Taonga that is occurring concur

13.0 Section 104(6A) Significant Non-compliances

Under Section 104(6A) of the RMA, a consent authority may decline an application for resource consent if the applicant has a record of significant non-compliance with a requirement of this Act. The applicant, Top Energy, is a natural person and has not been the subject of a non-compliance.

14.0 Section 106A Natural Hazards

Under section 106A of the Act, a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.

As discussed earlier in this application, portions of the transmission line route traverse areas identified by NRC as being subject to flood hazard mapping. However, the transmission line and associated structures are linear infrastructure with a limited physical footprint, and in most cases poles are located outside of flood-prone areas where practicable.

The proposal has had regard to natural hazard risk through route selection and detailed engineering design, including consideration of network resilience and the long-term safe and efficient operation of the electricity network. The transmission line does not traverse areas identified as erosion-prone land, and geotechnical assessment will inform detailed foundation design where required.

Having regard to the nature, scale and design of the proposal, it is considered that the proposal will not be subject to significant natural hazard risk, nor will it exacerbate natural hazard effects elsewhere. Accordingly, there is no basis under section 106A of the RMA to refuse consent.

15.0 Draft Conditions – Section 107G

Top Energy respectfully requests that draft conditions of consent be provided to them pursuant to section 107G of the Act.

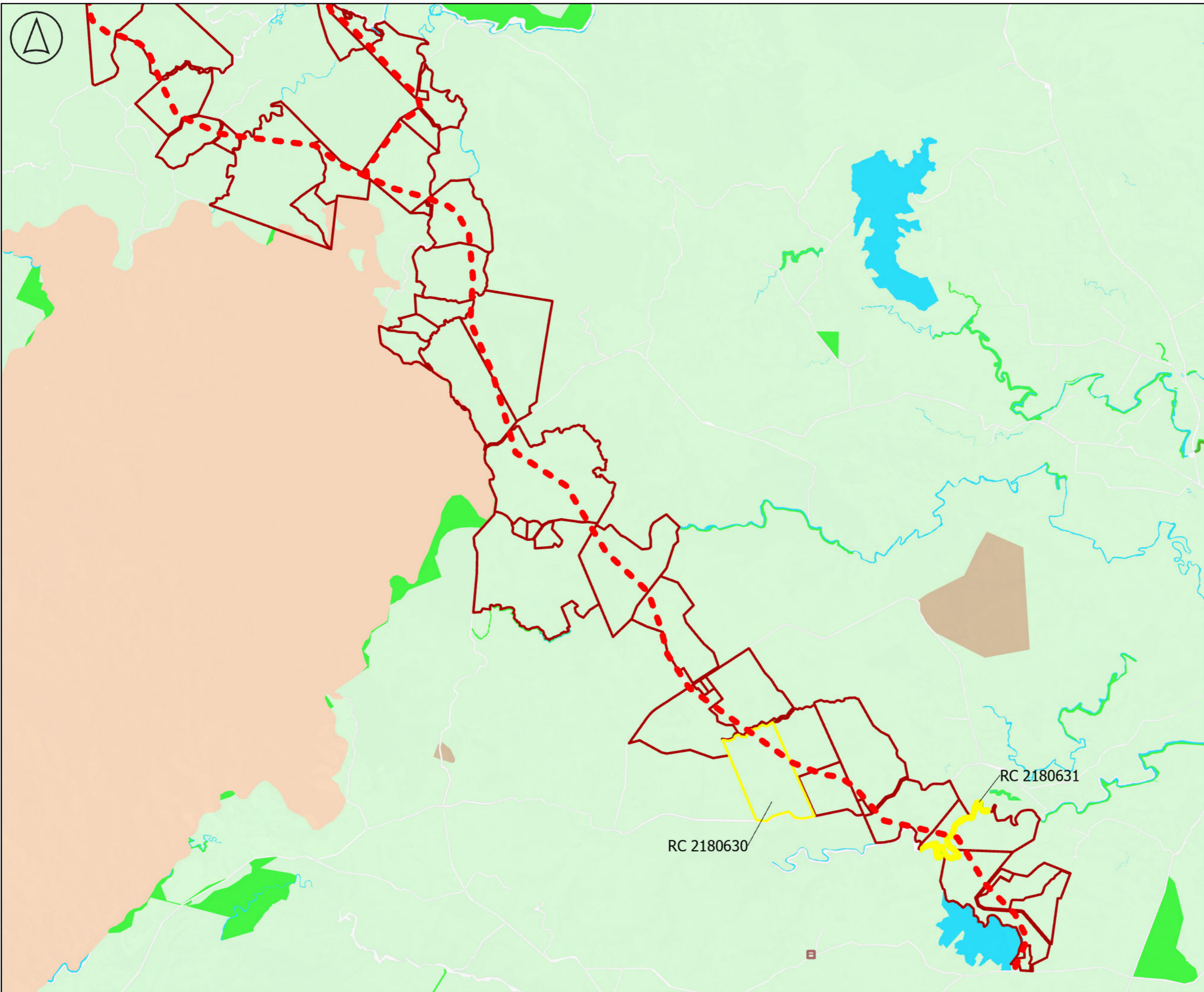
16.0 Conclusion

The proposal involves to construct, operate and maintain new 110kV and 33kV overhead powerlines and undertake associated indigenous vegetation clearance and earthworks at multiple addresses, see table provided as **Appendix 1**.

Based on the above report it is considered that:

- (1) Public notification is not required as adverse effects in relation to rural character and amenity, ecological values, heritage values, natural hazards and construction activities are considered to be no more than minor;
- (2) Limited notification is not required as there are adversely affected parties;
- (3) The proposal accords with the relevant objectives and policies of the planning framework assessed in Section 10. There are also significant positive effects associated with the proposal;
- (4) The proposal will not give rise to significant risk from natural hazards; and
- (5) The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis.



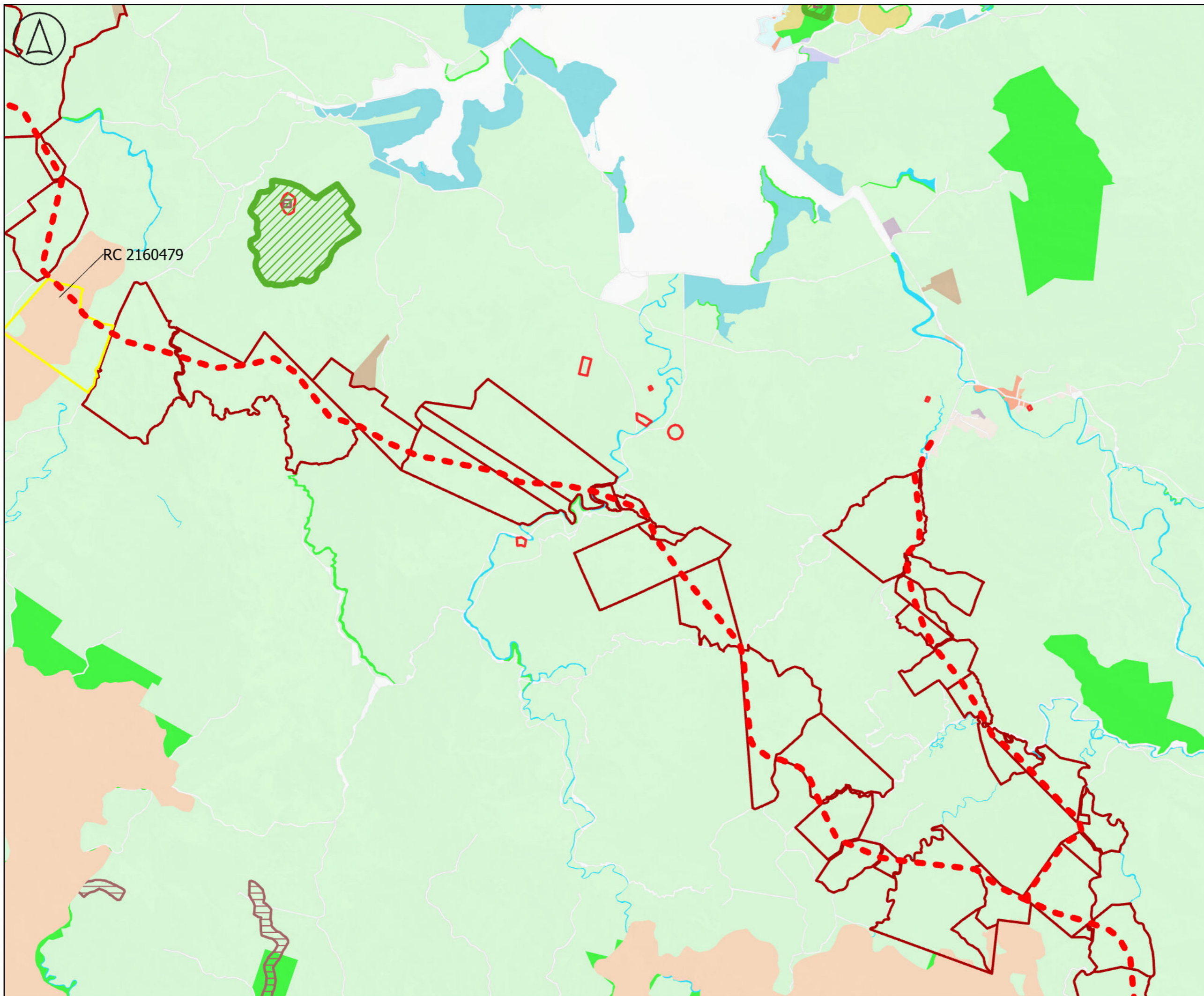
- Current PTR
- Affected Parcel
- Existing Consent
- Resource: Outstanding Landscape
- Resource: Outstanding Natural Feature
- Conservation
- Lakes & Rivers
- Minerals
- Road
- Rural Production

0 0.5 1 2 Kilometers

1:50,000 @A3

B&A

Urban & Environmental



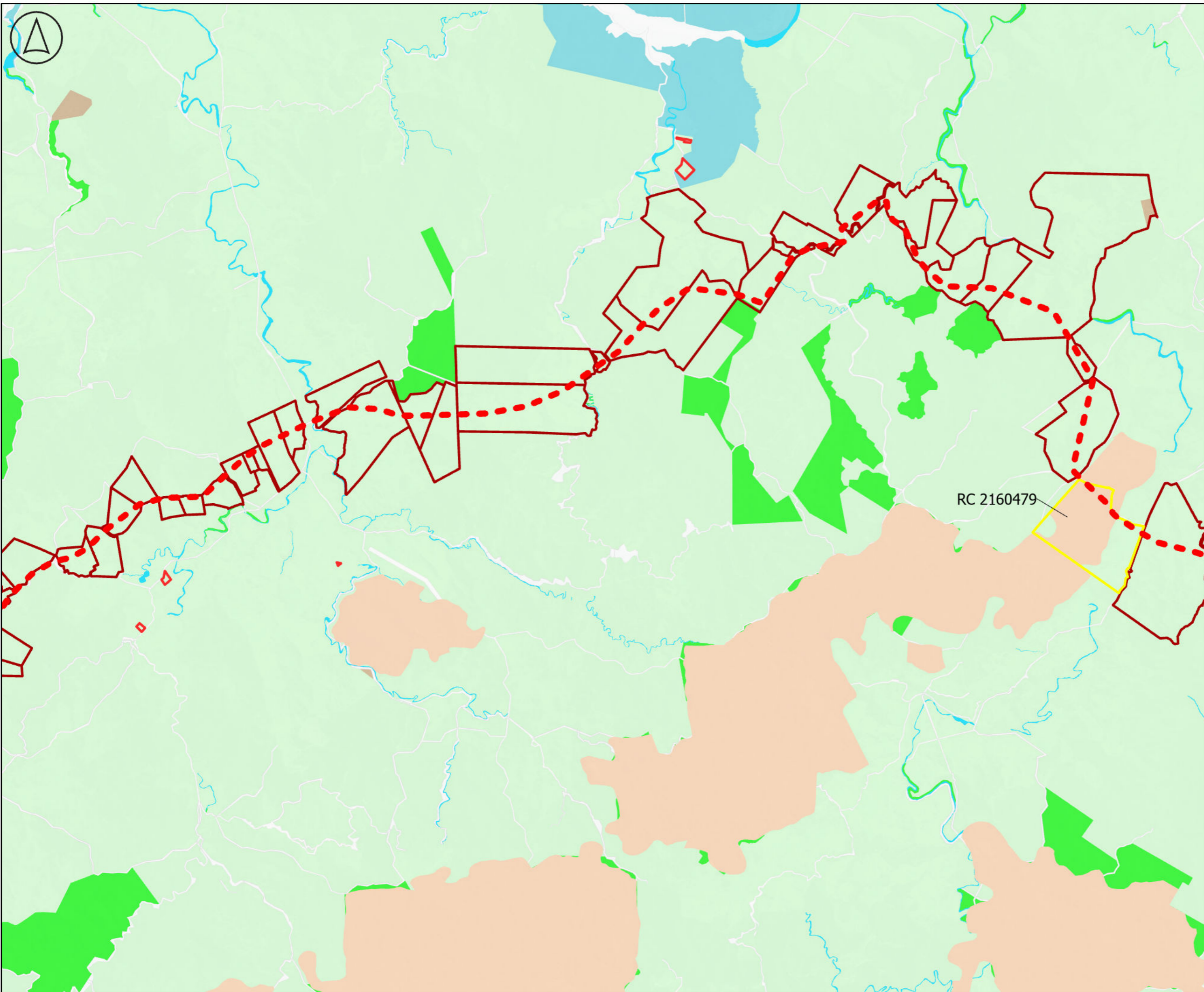
- - - Current PTR
- Affected Parcel
- Existing Consent
- Resource: Outstanding Landscape
- Resource: Outstanding Landscape Feature
- Resource: Outstanding Natural Feature
- Resource: Sites of Cultural Significance to Māori
- Coastal Living
- Coastal Marine
- Coastal Residential
- Commercial
- Conservation
- General Coastal
- Industrial
- Lakes & Rivers
- Minerals
- Recreational Activities
- Residential
- Road
- Rural Living
- Rural Production

0 0.5 1 2 Kilometers

1:50,000 @A3

B&A

Urban & Environmental



- - - Current PTR
- Affected Parcel
- Existing Consent
- Resource: Outstanding Landscape
- Resource: Sites of Cultural Significance to Māori
- Coastal Marine
- Conservation
- General Coastal
- Lakes & Rivers
- Minerals
- Road
- Rural Production

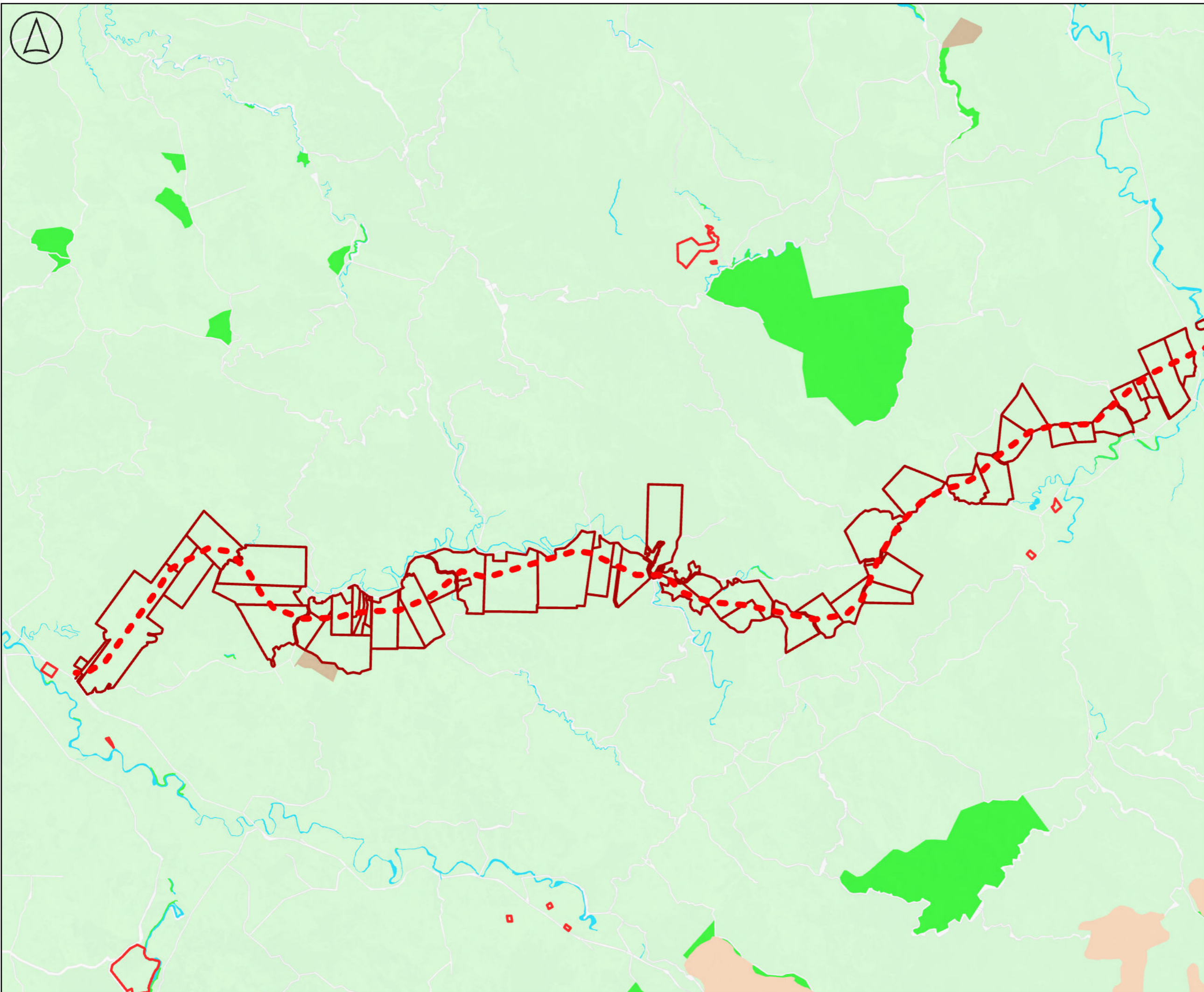
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Urban & Environmental



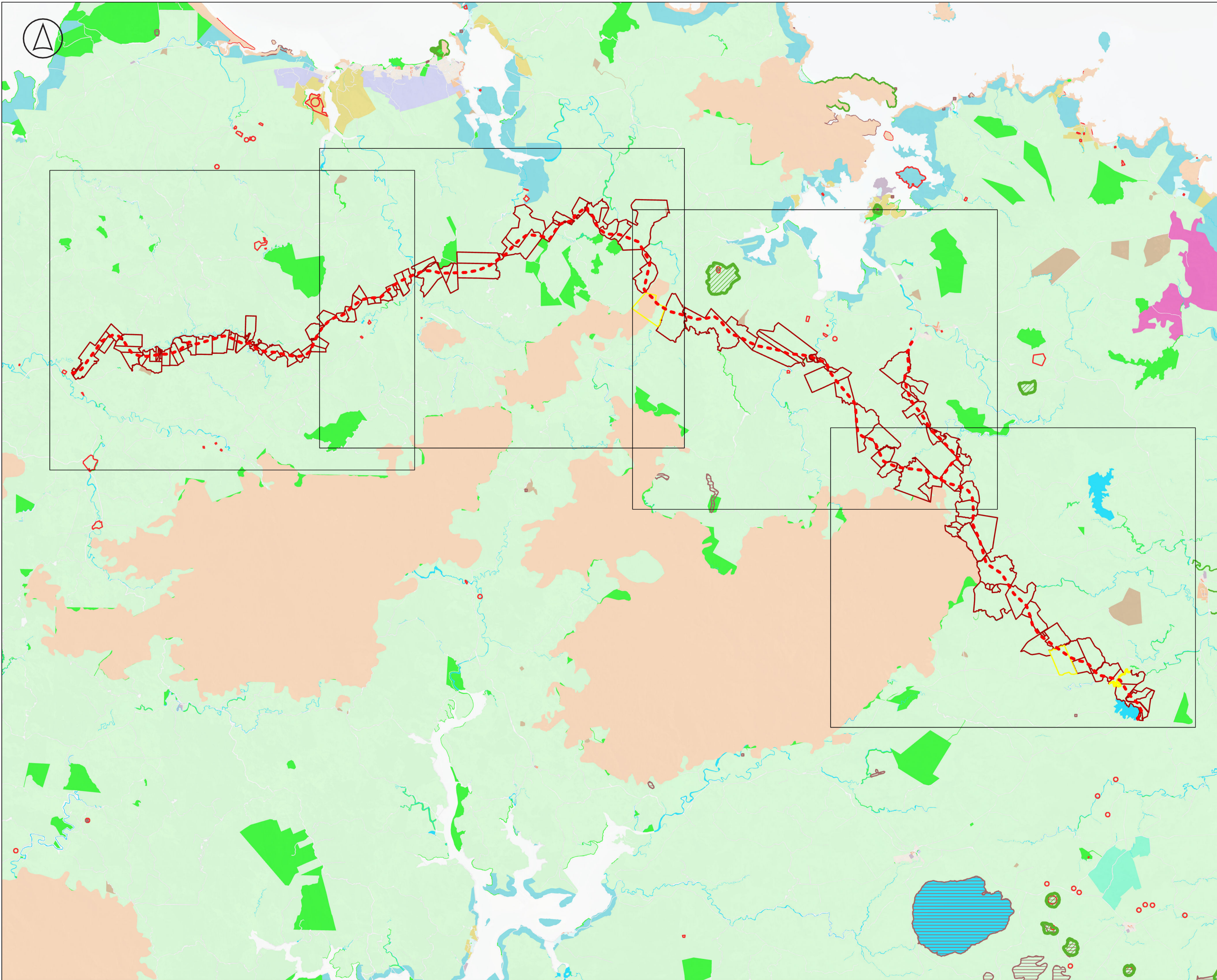
- Current PTR
- ▭ Affected Parcel
- Resource: Outstanding Landscape
- Resource: Sites of Cultural Significance to Māori
- Conservation
- Lakes & Rivers
- Minerals
- Road
- Rural Production

0 0.5 1 2 Kilometers

1:50,000 @A3

B&A

Urban & Environmental



- - - Current PTR
- Affected Parcel
- Existing Consent
- Resource: Outstanding Landscape
- Resource: Outstanding Landscape Feature
- Resource: Outstanding Natural Feature
- Resource: Sites of Cultural Significance to Māori
- Zone overlay: Esplanade Priority
- Coastal Living
- Coastal Marine
- Coastal Residential
- Commercial
- Conservation
- General Coastal
- Industrial
- Kauri Cliffs
- Lakes & Rivers
- Minerals
- Recreational Activities
- Residential
- Road
- Rural Living
- Rural Production
- Waimate North

0 0.75 1.5 3 4.5 6 Kilometers
 1:80,000 @A1

appellation	Owners	Relevant Interests
Lot 1 DP 196516	Aaron Higgins	N/A
Allot 245 PSH OF Maungataniwha	Aaron Thomas	N/A
Lot 1 DP 90086	Alan/ Yvonne Robinson	N/A
Part Allot 24 PSH OF Matawherohia	Alan/ Yvonne Robinson	
Lot 1 DP 384466	Alan/Jennifer Poulton & Mark Stewart	7745366_.3
Lot 2 DP 612123	Allan Flay	13433648.2
Allot N10 PSH OF Matawherohia	Babara & Mark Edmonds	N/A
Part OLC 270	Barry Gough & Micheal Walsh	N/A
Lot 2 DP 322474	Bramley + Northland Trustee Ltd	N/A
Lot 1 DP 195588	Carl Dangen	N/A
Lot 1 DP 499138	Carolyn & Pierre fernandes	10635422.3
Part OLC 28	Chee Yeen Loi	7745366_.3
Lot 1 DP 174863	Christine & Lester Bramley	N/A
Lot 2 DP 172289	Christine & Lester Bramley	N/A
Allot 30 PSH OF Matawherohia	Christopher and Marion Moss	N/A
Lot 5 DP 165791	Christopher and Marion Moss	
Lot 1 DP 381174	Christopher and Marion Moss	8399877.1
Part Allot NE66 PSH OF Maungataniwha	Claire & Raymond Olsen	
Part Allotment 67 Parish of Maungataniwha	Claire & Raymond Olsen	N/A
Allot 106 PSH OF Kaiaka	Clarence Foster	N/A
Lot 4 DP 153975	Club Peria Limited	N/A
Lot 1 DP 208032	Colin & Daryl Jay	N/A
Lot 1 DP 203354	Colleen & Peter jellick	N/A
Taheke 2 Block	Co-owned (Maori Freehold Land)	N/A
Lot 1 DP 182104	Craig Warburton	N/A
Lot 1 DP 193590	Daniel & Victoria Hancox	N/A
Part Allot 46 PSH OF Kaiaka	Daniel Robertson	N/A
Part Muritoki BLK	Danny Casling	C861118.6
Section 42 Block XVI Kaeo SD	Debra Sutcliffe	N/A
Part Allot 39 PSH OF Kaiaka	Denis Sherie	N/A
Lot 4 DP 195260	Dion Hamilton	N/A
Lot 1 DP 443546	Donald Da Via	N/A
Allot 166 PSH OF Mangonui	Doris Archer	N/A
Allot SE76 PSH OF Mangonui	Doris Archer	N/A
Lot 14 DP 565070	Dorothy & Shane Dromgool	N/A
Lot 13 DP 565070	Dorothy & Shane Dromgool	N/A
Lot 15 DP 565070	Dorothy & Shane Dromgool	N/A
Part Lot 4 DP 206973	Double Pine Investment Limited	N/A
Lot 6 DP 175583	Douglas Rowe	N/A
Allot 93 PSH OF Kaiaka	Ella Harris	N/A
Part Allot 79 PSH OF Kaiaka	Ella harris & Co	N/A
Lot 2 DP 419085	Ella Harris & Co	N/A
Part Allot 79 PSH OF Kaiaka	Ella harris & Co	N/A
Part Allot 98 PSH OF Kaiaka	Ella Harris & Co	N/A
Lot 2 DP 500062	Ellen Reid	N/A
Lot 2 DP 540131	Eric Thomas	N/A
Lot 1 DP 196412	Glassways Limited	N/A
Lot 2 DP 211827	Gleyns Phillips	N/A
Lot 2 DP 520557	GP Flynn Limited	11589843.5
Lot 2 DP 198106	GP Flynn Limited	N/A
Lot 3 DP 599678	GP Flynn Limited	N/A
Lot 1 DP 599678	GP Flynn Limited	N/A
Lot 1 DP 136253	Grant Malpas	N/A
Section 45 Block IV Omapere SD	Greenacre Heights Limited	N/A
Lot 2 DP 200497	Greenacre Heights Limited	N/A
Lot 3 DP 87228	Greenacre Heights Limited	N/A
Te Konoti B1SouthWest1 Block	Hammonds trust Limited	N/A
Part Te Konoti B1SouthEastB1 Block	Hammonds trust Limited	N/A
Otangaroa 1B2 Block	Harris & Karena	N/A
Kaingapipiwai 1D Block	Hayes Bros Farms limited	N/A
Kaingapipiwai 1B Block	Hayes Bros Farms limited	N/A
Kaingapipiwai 1C Block	Hayes Bros Farms limited	N/A
Lot 2 DP 500514	Hendy farms limited	N/A
Part Allot 20 PSH OF Matawherohia	James Cannon	N/A
Lot 2 DP 7800	Jennifer & Selwyn garton	N/A
Allot 72 PSH OF Kaiaka	Joanne Bailey & Leon Gordon	N/A
Lot 1 DP 564239	Jodie-Anne Baxter & Bruce Baxter	N/A
Lot 2 DP 599678	Jodie-Anne Baxter & Bruce Baxter	N/A
Lot 2 DP 480198	John Redai	N/A
Part Allot 48 PSH OF Kaeo	John Richardson	N/A
Part Lot 1 DP 104870	Kevin Sauer	N/A
Part Allot 56 PSH OF Maungataniwha	Kevin Sauer	N/A
Lot 5 DP 174361	Kohumaruru Trustee Limited	N/A

Part Lot 2 DP 418641	Koropewa Farm Limited	N/A
Lot 2 DP 196412	Kylie carter	N/A
Section 2 SO 64287	Landcorp Farming Limited	N/A
Section 1 SO 64287	Landcorp Farming Limited	N/A
Lot 2 DP 25959	Langley & Rebekah Dangen	N/A
Part Lot 3 DP 25959	Langley & Rebekah Dangen	N/A
Part Lot 1 DP 29643	Leisa & Shane Bentley	N/A
Lot 1 DP 530521	Lester & Christine Bramley	11417279.5
Part Lot 4 DP 24427	Lester Bramley	N/A
Part Lot 5 DP 24427	Lester Bramley	N/A
Part Lot 2 DP 24427	Lester Bramley	N/A
Part Te Konoti 22 Block	Logan King Trustee Limited	N/A
Allot N71 PSH OF Maungataniwha	Luxford Farms Limited	N/A
Allot 246 PSH OF Maungataniwha	Luxford Farms Limited	N/A
Allot 70 PSH OF Maungataniwha	Luxford Farms Limited	N/A
Allot 59A PSH OF Maungataniwha	Luxford Farms Limited	N/A
Allot SE61 PSH OF Maungataniwha	Luxford Farms Limited	N/A
Lot 1 DP 103296	Maree Thomas	N/A
Part OLC 15	Matterhorn Fasrm Limited	N/A
Lot 1 DP 594604	MB Rural Limited	N/A
Lot 6 DP 334597	Micheal & Folole Ward	N/A
Allot NE5 PSH OF Matawherohia	Micheal Moss	N/A
Allot 7 PSH OF Matawherohia	Micheal Moss	N/A
Allot 6 PSH OF Matawherohia	Micheal Moss	N/A
Lot 4 DP 198551	Mihi Cornelius	N/A
Lot 3 DP 198551	Mihi Cornelius	N/A
Lot 2 DP 530521	Mokau Station Limited	11417279.5
Part Mokau 1 Block	Mokau Station Limited	N/A
Allot 41A PSH OF Kaiaka	N/A	N/A
Lot 2 DP 183290	Olaf & tabea Kirsche	N/A
Lot 2 DP 177334	Olaf & tabea Kirsche	N/A
Lot 2 DP 425866	Omaunu Farms limited	N/A
Section 5 Block II Maungataniwha SD	Patrick Reid	N/A
Lot 2 DP 594604	Pekel	N/A
Lot 3 DP 195260	Peter Binns	N/A
Lot 1 DP 500514	Peter Niepel	N/A
Allot 118 PSH OF Kaiaka	Phillip Taylor	N/A
Part Allot 100 PSH OF Kaiaka	Phillip Taylor	N/A
Lot 3 DP 594604	Pukeiti Ridge Limited	N/A
Lot 1 DP 197673	R e & J C Gibson Limited	N/A
Part Allot 27 PSH OF Oruru	Raewyn Garton	N/A
Lot 5 DP 99348	Rhys Davies & Colleen Sherwin	N/A
Part Lot 4 DP 99348	Rhys Davies & Colleen Sherwin	N/A
Lot 2 DP 99348	Rhys Davies & Colleen Sherwin	N/A
Part Kaingapipiwai 2A Block	Richard Rudolph	N/A
Section 55 Block VI Kaeo SD	Richard Rudolph	N/A
Part Kaingapipiwai 2NorthB14C Block	Richard Rudolph	N/A
Part Lot 2 DP 17561	Richard Rudolph	N/A
Part Kaingapipiwai 2NorthB14A Block	Richard Rudolph	N/A
Lot 1 DP 540131	RJ & K Limited	N/A
Lot 2 DP 20333	Robert Hayes	N/A
Lot 3 DP 20333	Robert Hayes	N/A
Part Allot 90 PSH OF Kaiaka	Robert May	N/A
Lot 2 DP 200299	Robin Bevans	N/A
Te Konoti A5South2B1B2 Block	Robin Shepherd	N/A
Part Allot NE58 PSH OF Maungataniwha	Rosemary Shelswell	N/A
Lot 1 DP 612123	Rosemary Shelswell	N/A
Allot SW58 PSH OF Maungataniwha	Rosemary Shelswell	N/A
Part Kaingapipiwai 2NorthA Block	Ross Patrick Guy	N/A
Allot 48A PSH OF Maungataniwha	Sandra Kitchen	N/A
Allot 112 PSH OF Kohumaru	Sharlene & Stephen Smith	N/A
Allot SE111 PSH OF Kohumaru	Sharlene & Stephen Smith	N/A
Allot 113 PSH OF Kohumaru	Sharlene & Stephen Smith	N/A
Lot 3 DP 153975	Sharyn Andrew	N/A
Part Allot 114 PSH OF Kaiaka	Simon & Dawn Pierce	N/A
Lot 1 DP 540495	Sloane Livestock Limited	N/A
Lot 2 DP 540495	Sloane Livestock Limited	N/A
Lot 1 DP 440925	Stepanie & Josh Short	N/A
Lot 1 DP 161584	Stephen Wilson, David Ngare & Bradley Cl	N/A
Part Allot 57 PSH OF Maungataniwha	Tania Lee West	N/A
Lot 1 DP 486988	Top Energy Limited	N/A
Lot 1 DP 496549	Top Energy Limited	N/A
Lot 2 DP 532188	Topaz Trustee Limited	N/A
Lot 1 DP 532188	Topaz Trustee Limited	N/A

Part Lot 2 DP 26740	Trevor Dodd	N/A
Allot 115 PSH OF Kaiaka	Van Zyl & Xu	N/A
Lot 1 DP 520557	Wairoa Property Limited	N/A
Lot 2 DP 334597	Ward Construction & Masonry Limited	N/A
Lot 3 DP 334597	Ward Construction & Masonry Limited	N/A
Lot 4 DP 334597	Ward Construction & Masonry Limited	N/A
Lot 5 DP 334597	Ward Construction & Masonry Limited	N/A
Allot 23 PSH OF Oruru	Warren Mills	N/A
Allot 22 PSH OF Oruru	Warren Mills	N/A
Part Allot E16 PSH OF Oruru	Warren Mills	N/A
Part Waihapa 3B2A1B Block	Whangaroa County Council	N/A
Lot 2 DP 153975	William Kay	N/A
Crown Land Survey Office Plan 6127		N/A
Crown Land Survey Office Plan 6127		N/A

Property and Title file

Poles and Structures		Pole / Structure			Landowner	Property
Line Section	Structure Number	No of Poles	Pole Length (m)	Title	Property Owner	
Wiroa	Wiroa Gantry	0	(n/a)			
Wiroa	WRR-01	2	22.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-02	1	20.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-03	2	20.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-04	1	26.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-05	2	20.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-06	2	22.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-07	2	24.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-08	2	22.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-09	2	20.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-10	2	18.50	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-11	1	26.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-12	2	22.00	Lot 5, DP 198106	GP Flynn Limited (Ex Pinny Limited)	
Wiroa	WRR-13	2	24.00	Section 45, Block IV Omapere SD	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-14	2	20.00	Lot 3, DP 87228	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-15	2	26.00	Lot 3, DP 87228	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-16	2	26.00	Lot 3, DP 87228	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-17	2	18.50	Lot 2, DP 200497	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-18	1	26.00	Lot 2, DP 200497	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-18a	1	26.00	Lot 2, DP 200497	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-19	2	22.00	Lot 2, DP 200497	GREENACRE HEIGHTS LIMITED	
Wiroa	WRR-20	2	26.00	Lot 3, DP 198551	CORNELIUS	
Wiroa	WRR-21	2	26.00	Lot 3, DP 198551	CORNELIUS	
Wiroa	WRR-22	1	22.00	Lot 3, DP 198551	CORNELIUS	
Wiroa	WRR-23	2	20.00	Lot 3, DP 198551	CORNELIUS	
Wiroa	WRR-24	1	18.00	Part OLC 1	KEARNEY	
Wiroa	WRR-25	1	24.00	Part OLC 1	KEARNEY	
Wiroa	WRR-26	2	18.50	Part OLC 1	KEARNEY	
Wiroa	WRR-26a	1	20.00	Section 42, Block XVI Kaeo SD	SUTCLIFFE	
Wiroa	WRR-27	2	18.50	Section 42, Block XVI Kaeo SD	SUTCLIFFE	
Wiroa	WRR-28	1	26.00	Section 42, Block XVI Kaeo SD	SUTCLIFFE	
Wiroa	WRR-29	1	22	Section 41, Block XVI Kaeo SD	DROMGOOL	
Wiroa	WRR-29a	1	24	Section 41, Block XVI Kaeo SD	DROMGOOL	
Wiroa	WRR-30	2	20	Section 41, Block XVI Kaeo SD	DROMGOOL	
Wiroa	WRR-31	1	22	Road Reserve	PAPER ROAD	
Wiroa	WRR-32	1	20	Road Reserve	PAPER ROAD	
Wiroa	WRR-32a	1	20	Road Reserve	PAPER ROAD	
Wiroa	WRR-33	2	18.5	Road Reserve	PAPER ROAD	
Wiroa	WRR-34	1	22	Road Reserve	PAPER ROAD	
Wiroa	WRR-35	2	18.5	Road Reserve	PAPER ROAD	
Wiroa	WRR-36	1	26	Lot 1, DP 197673	NEWMAN FARMS LTD	
Wiroa	WRR-37	1	24	Lot 1, DP 197673	NEWMAN FARMS LTD	
Wiroa	WRR-38	2	20	Lot 1, DP 197673	NEWMAN FARMS LTD	
Wiroa	WRR-39	1	20	Lot 1, DP 384466	POULTON	
Wiroa	WRR-40	1	20	Lot 1, DP 384466	POULTON	
Wiroa	WRR-42	2	26	Lot 1, DP 384466	POULTON	
Wiroa	WRR-43	2	26	Lot 1, DP 384466	POULTON	
Wiroa	WRR-44	1	24	Lot 1, DP 384466	POULTON	
Wiroa	WRR-44a	1	24.00	Lot 3, DP 380139	NORTH STAR DAIRIES LIMITED	
Wiroa	WRR-45	1	24.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-46	2	24.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-47	2	26.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-48	1	22.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-49	2	26.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-50	2	20.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-51	2	22.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-51A	1	22.00	Part Lot 2, DP 418641	KOROPEWA FARMS LIMITED	
Wiroa	WRR-52	2	22.00	Part Lot 4, DP 206973	LOI	
Wiroa	WRR-53	2	24.00	Part Lot 4, DP 206973	LOI	
Wiroa	WRR-54	2	24.00	Part Lot 4, DP 206973	LOI	
Wiroa	WRR-55	2	22.00	Part Lot 4, DP 206973	MARLEY, Paul (now DOUBLE PINE INVESTMENT LTD)	
Wiroa	WRR-56	1	26.00	Part Lot 4, DP 206973	MARLEY, Paul (now DOUBLE PINE INVESTMENT LTD)	
Wiroa	WRR-57	2	26.00	Part Lot 4, DP 206973	MARLEY, Paul (now DOUBLE PINE INVESTMENT LTD)	
Wiroa	WRR-58	2	22.00	Part Lot 4, DP 206973	MARLEY, Paul (now DOUBLE PINE INVESTMENT LTD)	
Wiroa	WRR-59	2	22.00	Lot 2, DP 406726	TOPAZ TRUSTEE LIMITED (Imiolek, Shaw and now Fernandes)	
Wiroa	WRR-60	2	24.00	Part 1, Mokau	MOKAU STATION LIMITED	
Wiroa	WRR-61	2	22.00	Part 1, Mokau	MOKAU STATION LIMITED	
Wiroa	WRR-62	1	26.00	Part 1, Mokau	MOKAU STATION LIMITED	
Wiroa	WRR-63	2	18.50	Part Old Land Claim 25	SEMMENS	
Wiroa	WRR-64	1	20.00	Part Old Land Claim 25	SEMMENS	
Wiroa	WRR-65	2	26.00	Part Old Land Claim 25	SEMMENS	
Wiroa	WRR-66	2	18.50	Part Old Land Claim 25	SEMMENS	
Wiroa	WRR-67	2	22.00	Part Lot 4, DP 24427	BRAMLEY, Lester	
Wiroa	WRR-68	2	22.00	Part Lot 4, DP 24427	BRAMLEY, Lester	
Wiroa	WRR-69	2	22.00	Part Lot 4, DP 24427	BRAMLEY, Lester	
Wiroa	WRR-70	2	22.00	Part Lot 4, DP 24427	BRAMLEY, Lester	
Wiroa	WRR-71	1	20.00	Lot 1, DP 106280	MOKAU STATION LIMITED	
Wiroa	WRR-72	4	24.00	Lot 1, DP 106280	MOKAU STATION LIMITED	
Wiroa	WRR-73	1	18.50	Lot 1, DP 106280	MOKAU STATION LIMITED	
Wiroa	WRR-74	1	22.00	Lot 1, DP 106280	MOKAU STATION LIMITED	
Wiroa	WRR-75	2	18.50	Lot 1, DP 106280	MOKAU STATION LIMITED	
Wiroa	WRR-76	1	26	Part Old Land Claim 270	GOUGH AND WALSH	
Wiroa	WRR-77	1	20	Part Old Land Claim 270	GOUGH AND WALSH	
Wiroa	WRR-78	1	24	Part Old Land Claim 270	GOUGH AND WALSH	
Wiroa	WRR-79	3	2 x 18.50 & 1 x 22.00	Part Old Land Claim 270	GOUGH AND WALSH	
Wiroa	WRR-80	2	18.50	Allotment 7, Parish of Matawherohia	MOSS Michael John	
Wiroa	WRR-81	2	22.00	Allotment 7, Parish of Matawherohia	MOSS Michael John	
Wiroa	WRR-82	1	20.00	Allotment 6, Parish of Matawherohia	MOSS Michael John	
Wiroa	WRR-83	1	24.00	Allotment 6, Parish of Matawherohia	MOSS Michael John	
Wiroa	WRR-84	1	18.50	Allotment 6, Parish of Matawherohia	MOSS Michael John	
Wiroa	WRR-85	1	26.00	Allotment 30, Parish of Matawherohia	MOSS Christopher Thomas	
Wiroa	WRR-86	1	20.00	Allotment 30, Parish of Matawherohia	MOSS Christopher Thomas	
Wiroa	WRR-87	1	27.00	Allotment 30, Parish of Matawherohia	MOSS Christopher Thomas	
Wiroa	WRR-88	1	20.00	Allotment 30, Parish of Matawherohia	MOSS Christopher Thomas	
Wiroa	WRR-89	1	24.00	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Wiroa	WRR-90	1	20.00	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Wiroa	WRR-91	1	20.00	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Wiroa	WRR-92	2	20.00	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Wiroa	WRR-93	2	20.00	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Wiroa	WRR-94	2	18.50	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Wiroa	WRR-95	2	20.00	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Wiroa	WRR-96	2	20.00	Lot 2, DP 425866	OGLE, DA & LG (now OMAUNU FARMS LIMITED)	
Peria	PER-01	2	18.50	Lot 2, DP 322474	C & G BRAMLEY (D.C Hayden originally and now Lim & Batters)	
Peria	PER-02	1	24.00	Lot 2, DP 322474	C & G BRAMLEY (D.C Hayden originally and now Lim & Batters)	
Peria	PER-03	1	22.00	Lot 2, DP 322474	C & G BRAMLEY (D.C Hayden originally and now Lim & Batters)	
Peria	PER-04	1	26.00	Lot 2, DP 322474	C & G BRAMLEY (D.C Hayden originally and now Lim & Batters)	
Peria	PER-05	1	22.00	Lot 2, DP 322474	C & G BRAMLEY (D.C Hayden originally and now Lim & Batters)	
Peria	PER-06	1	20.00	Lot 2, DP 322474	C & G BRAMLEY (D.C Hayden originally and now Lim & Batters)	
Peria	PER-07	1	26.00	Lot 2, DP 322474	C & G BRAMLEY (D.C Hayden originally and now Lim & Batters)	
Peria	PER-08	2	18.50	Part 2 North A, Kaingapipiwai	GUY, Ross	
Peria	PER-09	1	20.00	Part 2 North A, Kaingapipiwai	GUY, Ross	
Peria	PER-10	2	20.00	Lot 1, DP 193590	HANCOX	
Peria	PER-10a	2	18.50	Part 2A Kaingapipiwai	RUDOLPH	
Peria	PER-11	2	22.00	Part 2A Kaingapipiwai	RUDOLPH	
Peria	PER-12	1	20.00	Part 2A Kaingapipiwai	RUDOLPH	

Peria	PER-13	1	28.00	Part 2A Kaingapiwai	RUDOLPH
Peria	PER-14	1	18.50	Part 2A Kaingapiwai	RUDOLPH
Peria	PER-15	1	18.50	1B Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-16	2	20.00	1B Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-17	2	20.00	1B Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-18	2	18.50	1C Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-19	1	24.00	1C Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-20	2	20.00	1C Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-21	2	18.50	1D Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-21A	1	18.50	1D Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-22	2	20.00	1D Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-23	2	18.50	1D Kaingapiwai	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-24	2	20.00	Part 3B2A1B Waihapa	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-25	2	18.50	Part 3B2A1B Waihapa	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-26	2	18.50	Part 3B2A1B Waihapa	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-28	2	24.00	Part 3B2A1B Waihapa	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-30	2	18.50	Part 3B2A1B Waihapa	HAYES BROS FARMS LIMITED - Variation Agreement
Peria	PER-31	1	24.00	Section 2, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-33	2	18.50	Section 2, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-34	2	18.50	Section 2, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-35	2	18.50	Section 2, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-36	2	18.50	Section 2, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-36A	1	22.00	Section 2, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-37	2	18.50	Section 2, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-38	2	18.50	Section 1, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-39	2	20.00	Section 1, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-40	1	22.00	Section 1, SO 64287	LANDCORP FARMING LIMITED
Peria	PER-40A	1	22.00	1B2 Otangaroa	KARENA - Settlement Agreement
Peria	PER-41	1	22.00	1B2 Otangaroa	KARENA - Settlement Agreement
Peria	PER-42	2	22.00	1B2 Otangaroa	KARENA - Settlement Agreement
Peria	PER-43	2	22.00	1B2 Otangaroa	KARENA - Settlement Agreement
Peria	PER-44	1	24	Road Reserve / Crown Land	TIPATIPA ROAD
Peria	PER-45	1	22.00	Allotment SE111, Parish of Kohumaru	SMITH
Peria	PER-46	1	22.00	Allotment SE111, Parish of Kohumaru	SMITH
Peria	PER-47	1	22.00	Allotment SE111, Parish of Kohumaru	SMITH
Peria	PER-48	1	22.00	Allotment SE111, Parish of Kohumaru	SMITH
Peria	PER-49	1	22.00	Allotment 112, Parish of Kohumaru	SMITH
Peria	PER-49a	1	22.00	Allotment 112, Parish of Kohumaru	SMITH
Peria	PER-50	1	22.00	Allotment 112, Parish of Kohumaru	SMITH
Peria	PER-51	1	22.00	Allotment 113, Parish of Kohumaru	SMITH
Peria	PER-52	1	22.00	Allotment 113, Parish of Kohumaru	SMITH
Peria	PER-53	2	18.50	Lot 1, DP 208032	JAY
Peria	PER-54	1	22.00	Lot 1, DP 208032	JAY
Peria	PER-55A	2	18.50	Lot 1, DP 208032	JAY
Peria	PER-55B	2	24.00	Lot 1, DP 208032	JAY
Peria	PER-55C	2	22.00	Lot 1, DP 208032	JAY
Peria	PER-56	2	24.00	Lot 1, DP 208032	JAY
Peria	PER-57	2	24.00	Lot 1, DP 208032	JAY
Peria	PER-58	2	18.50	Part Muritoki Block	Estate of SALISBURY, Bevan (formerley KERKHOF, Frauke)
Peria	PER-59	2	22.00	Lot 1, DP 161584	WILSON, NGARE & CLARKE
Peria	PER-60	1	22.00	Lot 1, DP 161584	WILSON, NGARE & CLARKE
Peria	PER-61	2	18.50	Lot 2, DP 196412	WOOLRIDGE HOLDINGS LIMITED
Peria	PER-62	1	22.00	Lot 2, DP 196412	WOOLRIDGE HOLDINGS LIMITED
Peria	PER-63	1	22.00	Lot 2, DP 196412	WOOLRIDGE HOLDINGS LIMITED
Peria	PER-64	1	22.00	Lot 2, DP 196412	WOOLRIDGE HOLDINGS LIMITED
Peria	PER-65	2	18.50	Lot 1, DP 196412	GLASSWAYYS LIMITED
Peria	PER-66	1	22.00	Lot 1, DP 196412	GLASSWAYYS LIMITED
Peria	PER-68	1	22.00	Lot 1, DP 196412	GLASSWAYYS LIMITED
Peria	PER-69	1	22.00	Lot 1, DP 196412	GLASSWAYYS LIMITED
Peria	PER-70	1	18.50	Allotment SE76, Parish of Mangonui	ARCHER
Peria	PER-71	1	26	Road Reserve	TIPATIPA/GOSHEN VALLEY ROAD
Peria	PER-73	1	26	Road Reserve	TIPATIPA ROAD
Peria	PER-74	1	24	Road Reserve	TIPATIPA ROAD
Peria	PER-74a	1	24.00	Lot 2, DP 99348	DAVIES & SHERWIN
Peria	PER-74b	1	26.00	Lot 2, DP 99348	DAVIES & SHERWIN
Peria	PER-75	1	22.00	Lot 4, DP 99348	DAVIES & SHERWIN
Peria	PER-78	2	22.00	Lot 2, DP 480198	REDAI
Peria	PER-79	2	18.50	Lot 2, DP 480198	REDAI
Peria	PER-80	2	18.50	Lot 2, DP 480198	REDAI
Peria	PER-82	2	18.50	Lot 5, DP 174361	LANE & KOHUMARU TRUSTEE LIMITED - Variation Agreement
Peria	PER-83	2	18.50	Lot 2, DP 200299	FREAR - Variation Agreement
Peria	PER-84	2	18.50	Lot 2, DP 200299	FREAR - Variation Agreement
Peria	PER-85	1	24.00	Lot 2, DP 200299	FREAR - Variation Agreement
Peria	PER-86	2	18.50	Lot 2, DP 200299	FREAR - Variation Agreement
Peria	PER-87	2	18.50	Lot 5, DP 174361	LANE & KOHUMARU TRUSTEE LIMITED - Variation Agreement
Peria	PER-88	2	20	Section 4 Block II, Maungataniwha SD	RAMEKA REID
Peria	PER-89	1	26	Section 4 Block II, Maungataniwha SD	RAMEKA REID
Peria	PER-90	2	18.5	Section 5 Block II, Maungataniwha SD	PATRICK REID
Peria	PER-91	1	18.5	Section 5 Block II, Maungataniwha SD	PATRICK REID
Peria	PER-92	2	18.5	Section 5 Block II, Maungataniwha SD	PATRICK REID
Peria	PER-93	1	18.5	Section 5 Block II, Maungataniwha SD	PATRICK REID
Peria	PER-94	1	18.5	Section 5 Block II, Maungataniwha SD	PATRICK REID
Peria	PER-95	1	18.5	Section 5 Block II, Maungataniwha SD	PATRICK REID
Peria	PER-96	2	18.5	Section 5 Block II, Maungataniwha SD	PATRICK REID
Peria	PER-97	1	26.00	Allotment E7, Parish of Waitarau	TRIPARK FARMS LIMITED
Peria	PER-98	1	18.50	Lot 1, DP 195588	DANGEN Murray Joseph
Peria	PER-99	2	18.50	Part Allotment 2, Parish of Waitarau	DANGEN Murray & June
Peria	PER-100	1	20.00	Part Allotment 2, Parish of Waitarau	DANGEN Murray & June
Peria	PER-102	1	20.00	Part Allotment 2, Parish of Waitarau	DANGEN Murray & June
Peria	PER-103	1	28.00	Part Allotment 2, Parish of Waitarau	DANGEN Murray & June
Peria	PER-104	2	20	road Reserve	DANGEN ROAD
Peria	PER-105	1	22	road Reserve	DANGEN ROAD
Peria	PER-106	1	20.00	Part Allotment 2, Parish of Waitarau	JECENTHO Phillip, Jennis & Tony
Peria	PER-107	1	24	Road Reserve	DANGEN ROAD
Peria	PER-108	1	26.00	Lot 2, DP 25959	DANGEN Langley & Rebekah
Peria	PER-109	1	18.50	Lot 2, DP 25959	DANGEN Langley & Rebekah
Peria	PER-110	1	22	Lot 1, DP 25959	MCCLURE & MONAGHAN
Peria	PER-111/KTA-	2	17	Lot 1, DP 25959	MCCLURE & MONAGHAN
Kaitaia	KTA-75	2	14.00	Road Reserve	PAPER ROAD
Kaitaia	KTA-74	2	18.50	Lot 1, DP 203354	JELLYCK
Kaitaia	KTA-73	2	24.00	Lot 1, DP 203354	JELLYCK
Kaitaia	KTA-72	1	18.50	Lot 4, DP 195260	HAMILTON (now MEEK)
Kaitaia	KTA-71	2	14.00	Lot 3, DP 195260	JENNINGS & HODGKINSON (now GARDINER, A&M)
Kaitaia	KTA-70	2	15.50	Allotment 22, Parish of Oruru	MILLS & STRIOUKOVA
Kaitaia	KTA-64	2	18.50	Allotment 23, Parish of Oruru	MILLS & STRIOUKOVA
Kaitaia	KTA-63	2	18.50	Part Allotment 27, Parish of Oruru	GARTON Robert
Kaitaia	KTA-62	1	18.50	Part Allotment 59, Parish of Oruru	SLOANE LIVESTOCK LIMITED
Kaitaia	KTA-61	2	22.00	Part Allotment 59, Parish of Oruru	SLOANE LIVESTOCK LIMITED
Kaitaia	KTA-60	1	18.50	Road Reserve	PERIA ROAD
Kaitaia	KTA-59	1	24.00	Road Reserve	PERIA ROAD
Kaitaia	KTA-58	1	18.50	Part Allotment 67, Parish of Maungataniwha	OLSEN R & C - PERIA ROAD
Kaitaia	KTA-57	1	22.00	Part Allotment 67, Parish of Maungataniwha	OLSEN R & C - PERIA ROAD
Kaitaia	KTA-56	1	22.00	Allotment 245, Parish of Maungataniwha	OLSEN PHILLIP
Kaitaia	KTA-55	1	26.00	Allotment 245, Parish of Maungataniwha	OLSEN PHILLIP
Kaitaia	KTA-54	1	22.00	Allotment 245, Parish of Maungataniwha	OLSEN PHILLIP
Kaitaia	KTA-53	1	18.50	Allotment 245, Parish of Maungataniwha	OLSEN PHILLIP
Kaitaia	KTA-52	1	26.00	Allotment 70, Parish of Maungataniwha	SAVILL L&D (now LUXFORD FARMS)
Kaitaia	KTA-51	2	18.50	Allotment N71, Parish of Maungataniwha	SAVILL L&D (now LUXFORD FARMS)
Kaitaia	KTA-50	2	18.50	Allotment SE61, Parish of Maungataniwha	SAVILL L&D (now LUXFORD FARMS)
Kaitaia	KTA-49	2	18.50	Allotment 59A, Parish of Maungataniwha	SAVILL L&D (now LUXFORD FARMS)
Kaitaia	KTA-48	2	18.50	Allotment 48A, Parish of Maungataniwha	KITCHEN

Kaitaia	KTA-47	2	18.50	Allotment 48A, Parish of Maungataniwha	KITCHEN
Kaitaia	KTA-46	2	18.50	Allotment 4SW48, Parish of Maungataniwha	CHRISTENSEN
Kaitaia	KTA-45	1	24.00	Allotment 57, Parish of Maungataniwha	T L WEST
Kaitaia	KTA-44	2	18.00	Allotment 57, Parish of Maungataniwha	T L WEST
Kaitaia	KTA-43	1	18.50	Part Allotment 56, Parish of Maungataniwha	SAUER
Kaitaia	KTA-42	1	26.00	Part Allotment 56, Parish of Maungataniwha	SAUER
Kaitaia	KTA-41	2	18.50	Part Lot 1, DP 104870	T L WEST
Kaitaia	KTA-40	1	18.50	Taheke 2 Block	TAHEKE 2 BLOCK
Kaitaia	KTA-39	1	26.00	DOC	PAPER ROAD/DOC LAND
Kaitaia	KTA-38	2	18.50	Allotment 46, Parish of Kaiaka	WOLTERS
Kaitaia	KTA-37	1	20.00	Allotment 46, Parish of Kaiaka	WOLTERS
Kaitaia	KTA-36	1	24.00	Part Allotment 114, Parish of Kaiaka	PEARCE
Kaitaia	KTA-35	2	18.50	Part Allotment 114, Parish of Kaiaka	PEARCE
Kaitaia	KTA-33	2	18.50	Allotment 115, Parish of Kaiaka	RYAN
Kaitaia	KTA-32	2	18.50	Allotment 115, Parish of Kaiaka	RYAN
Kaitaia	KTA-31	2	18.50	Allotment 115, Parish of Kaiaka	RYAN
Kaitaia	KTA-30	1	22.00	Part Allotment 37, Parish of Kaiaka	NIEPEL, MERKER
Kaitaia	KTA-29	2	22.00	Part Allotment 37, Parish of Kaiaka	NIEPEL, MERKER
Kaitaia	KTA-28	2	24.00	Part Allotment 39, Parish of Kaiaka	GREAVES
Kaitaia	KTA-27	1	18.50	Part Allotment 39, Parish of Kaiaka	GREAVES
Kaitaia	KTA-26	1	26.00	Allotment 106, Parish of Kaiaka	FOSTER
Kaitaia	KTA-25	1	20.00	Part Allotment 100, Parish of Kaiaka	TAYLOR PHILLIP
Kaitaia	KTA-24	1	26.00	Part Allotment 100, Parish of Kaiaka	TAYLOR PHILLIP
Kaitaia	KTA-23	2	18.50	Lot 3, DP 334597	WARD CONSTRUCTION AND MASONARY LIMITED
Kaitaia	KTA-22	1	22.00	Part Allotment 98, Parish of Kaiaka	HARRIS
Kaitaia	KTA-21N	2	18.50	Part Allotment 98, Parish of Kaiaka	HARRIS
Kaitaia	KTA-19N	1	22.00	Part Allotment 90, Parish of Kaiaka	MAY
Kaitaia	KTA-18N	2	18.50	Part Allotment 90, Parish of Kaiaka	MAY
Kaitaia	KTA-17N	1	26.00	Part Allotment 90, Parish of Kaiaka	MAY
Kaitaia	KTA-16N	1	18.50	Part Allotment 90, Parish of Kaiaka	MAY
Kaitaia	KTA-14N	2	24.00	Allotment 93, Parish of Kaiaka	HARRIS
Kaitaia	KTA-13N	1	26.00	Allotment 93, Parish of Kaiaka	HARRIS
Kaitaia	KTA-12N	2	18.50	Allotment 79, Parish of Kaiaka	HARRIS
Kaitaia	KTA-11N	2	24.00	Lot 2, DP 7800	GARTON Selwyn
Kaitaia	KTA-10N	2	24.00	Lot 2, DP 7800	GARTON Selwyn
Kaitaia	KTA-09N	2	20.00	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-08N	1	18.50	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-07N	1	18.50	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-06N	1	18.50	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-05AN	1	18.50	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-05N	1	22.00	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-04N	1	26.00	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-03N	1	22.00	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-02N	1	22.00	Part 22, Te Konoti	TAYLOR Allan
Kaitaia	KTA-01N	2	24.00	A5South2B1B2, Te Konoti	SHEPHERD
Kaitaia	KTA-00N	1	15.5	TOP Energy	TOP ENERGY???
Kaitaia	Kaitaia Gantry	0	(n/a)	TOP Energy	TOP ENERGY???
Kaeo	KAO-01	2	15.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-03	2	12.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-04	1	15.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-05	1	15.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-06	1	18.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-07	1	18.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-08	1	18.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-09	1	18.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-10	1	15.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-12	2	15.50	Part Lot 4, DP 24427	LESTER BRAMLEY
Kaeo	KAO-13	1	18.50	Lot 2, DP 172289	L&C BRAMLEY
Kaeo	KAO-14	2	11.00	Lot 2, DP 172289	L&C BRAMLEY
Kaeo	KAO-15	2	12.50	Lot 1, DP 174863	WAIARE ROAD
Kaeo	KAO-16	1	18.50	Lot 1, DP 174863	L&C BRAMLEY
Kaeo	KAO-17	2	12.50	Part Lot 2, DP 26740	M&M PEPPER
Kaeo	KAO-18	2	11.00	Part Lot 2, DP 26740	M&M PEPPER
Kaeo	KAO-19	1	18.50	Part Lot 2, DP 26740	M&M PEPPER
Kaeo	KAO-20	1	18.50	Part Lot 2, DP 26740	M&M PEPPER
Kaeo	KAO-21	1	18.50	Part Lot 2, DP 26740	M&M PEPPER
Kaeo	KAO-22	1	18.50	Part Lot 2, DP 26740	M&M PEPPER
Kaeo	KAO-23	1	18.50	Part Lot 2, DP 26740	M&M PEPPER
Kaeo	KAO-24	1	18.50	Lot 1, DP 90086	A&Y ROBINSON
Kaeo	KAO-25	1	12.50	Lot 1, DP 90086	A&Y ROBINSON
Kaeo	KAO-26	1	18.50	Lot 1, DP 90086	A&Y ROBINSON
Kaeo	KAO-27	1	18.50	Lot 1, DP 90086	A&Y ROBINSON
Kaeo	KAO-28	1	18.50	Lot 1, DP 90086	A&Y ROBINSON
Kaeo	KAO-29	2	18.50	Lot 1, DP 90086	A&Y ROBINSON
Kaeo	KAO-30	2	18.50	Part Allotment 20, Parish of Matawherohia	CANNON
Kaeo	KAO-31	2	18.50	Part Allotment 20, Parish of Matawherohia	CANNON
Kaeo	KAO-32	1	15.50	Part Allotment 20, Parish of Matawherohia	CANNON
Kaeo	KAO-33	1	12.50	Part Allotment 20, Parish of Matawherohia	CANNON
Kaeo	KAO-34	1	12.50	Part Allotment 20, Parish of Matawherohia	CANNON
Kaeo	KAO-35	2	12.5	Lot 1, DP 196516	HIGGINS
Kaeo	KAO-36	2	15.5	Lot 1, DP 196516	HIGGINS
Kaeo	KAO-37	2	18.5	Lot 1, DP 196516	HIGGINS
Kaeo	KAO-38	2	18.50	Lot 3, DP 165791	MOSS & ROBINSON ROW
Kaeo	KAO-39	2	12.50	Lot 5, DP 165791	C&M MOSS
Kaeo	KAO-40	1	18.50	Lot 5, DP 165791	C&M MOSS
Kaeo	KAO-41	2	15.50	Lot 5, DP 165791	C&M MOSS
Kaeo	KAO-42	1	18.50	Lot 5, DP 165791	C&M MOSS
Kaeo	KAO-43	1	18.50	Lot 5, DP 165791	C&M MOSS
Kaeo	KAO-44	1	18.50	Lot 1, DP 381174	C&M MOSS
Kaeo	KAO-45	2	12.50	Lot 1, DP 381174	C&M MOSS
Kaeo	KAO-46	1	18.50	Lot 1, DP 381174	C&M MOSS
Kaeo	KAO-47	2	12.50	Part Lot 1, DP 29643	BENTLEY
Kaeo	KAO-49	1	15.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-50	1	12.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-51	1	12.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-52	1	15.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-53	1	18.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-54	1	12.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-55	1	18.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-56	1	18.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-57	1	18.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-58	1	12.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-59	1	15.50	Lot 3, DP 20333	R HAYES
Kaeo	KAO-60	1	15.5	Road Reserve	OMAUNU ROAD
Kaeo	KAO-61	2	15.5	Road Reserve	OMAUNU ROAD
Kaeo	KAO-62	2	15.5	Road Reserve	OMAUNU ROAD
Kaeo	KAO-63	1	15.5	Road Reserve	OMAUNU ROAD
Kaeo	KAO-64	2	15.5	Road Reserve	OMAUNU ROAD
Totals					