



Appendix O - Easement and LINZ Application

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1. LINZ Application form - Easement - LINZ-FNSF Bendrose Stream

Application for an easement

An easement is a right agreed between a landowner and another party to use a property for a particular purpose. It can be registered against the property's title. Easements are often sought for activities such as new pipelines, electricity supply transmission lines, or to establish right of ways.

To apply for an easement on non-pastoral land administered by Toitū Te Whenua, complete this form. If your application is for an easement on Crown pastoral land, see the applicable application form available at [Pastoral activity consents](#).

For more information on activity types, visit [Activities, agreements and forms](#)

Please check you have provided:

- your details
- details about the property
- details about the proposed easement
- details about your proposed easement's location, including a map
- (if the land is subject to a lease or licence) evidence of the relevant lessee or licensee's consent or an explanation of why agreement could not be reached
- information on your skills, experience, and financial position.

You must provide enough information to allow us to decide on your application. To avoid delays, we recommend providing as much information as possible. We will contact you in writing if more information is required and place your application on hold. This written request will ask you to provide the required information within a certain timeframe. If we cannot get the required information within that timeframe, your application may be declined.

We will send you an invoice for the application fee when we receive your application. Please make payment promptly to avoid any unnecessary delays. We will assess your application upon receipt of your payment.

As part of processing your application, your form and supporting information may be shared with other parties.

Please advise us if there is sensitive information in your application that you would like withheld from these parties under the Official Information Act 1982 or Privacy Act 2020.

If you have any questions about what is required, email crownproperty@linz.govt.nz

Please send your completed form and any supporting information to crownproperty@linz.govt.nz

Your details

Your full name

Zac Robinson

Your address

The Complex- 300 Hilton Highway, Washdyke Timaru.

Your phone number

[REDACTED]

Your email address

[REDACTED]

Applicant's details

The person or organisation applying for the easement. This could be an individual, the name of an organisation, or a trust. Include all parties if there are more than one.

You must append evidence of any organisation's legal status, such as a Certificate of Incorporation and Constitution, evidence of company registration, or a copy of a Trust Deed.

You may skip this section if these details are the same as the above.

Details of the directors(s), shareholder(s), or trustees of the applicant (please specify)

John Andrews – General Manager
Far North Solar Farm Limited
NZBN 9429047820692

Their address for service

Level 1, 65 Main Road, Kumeu, Auckland, 0810

Their phone number

021710102

Their email address

John@FNSF.co.nz

Demonstrate how the applicant is capable and has the financial resources and ability to carry out the proposed easement activity and meet their obligations under the easement if it is granted. Note any assets, liabilities, cash, seasonal finance limits, credit references, character references and other supporting information in your description. Please attach evidence.

Far North Solar Farm Ltd is a renewable solar energy asset developer based in Auckland, New Zealand. Our mission is to accelerate the uptake of renewable energy in New Zealand by creating utility-scale solar assets across the country. We currently have consents to construct five solar farm sites with six other sites currently being assessed by relevant authorities.

The Far North Solar Farm team has vast experience in Energy Retail, Construction, and Electricity Market Compliance and Operations. We are well positioned to help rapidly decarbonise the New Zealand electricity grid as the country transitions towards greater electrification of the economy.

Property details

Full address of land or property

Bendrose Station, SH8, Twizel

Area (hectares or m2)

3m crossing across box culvert.

Name of the lease(s) or licence(s) where the activity will take place (if applicable)

If you have the lessee or licensee’s written permission for this easement, please attach evidence of this permission to your application. If you cannot obtain this permission, please attach an explanation for why agreement could not be reached.

Do you have this permission, and written evidence of it? (Circle one)

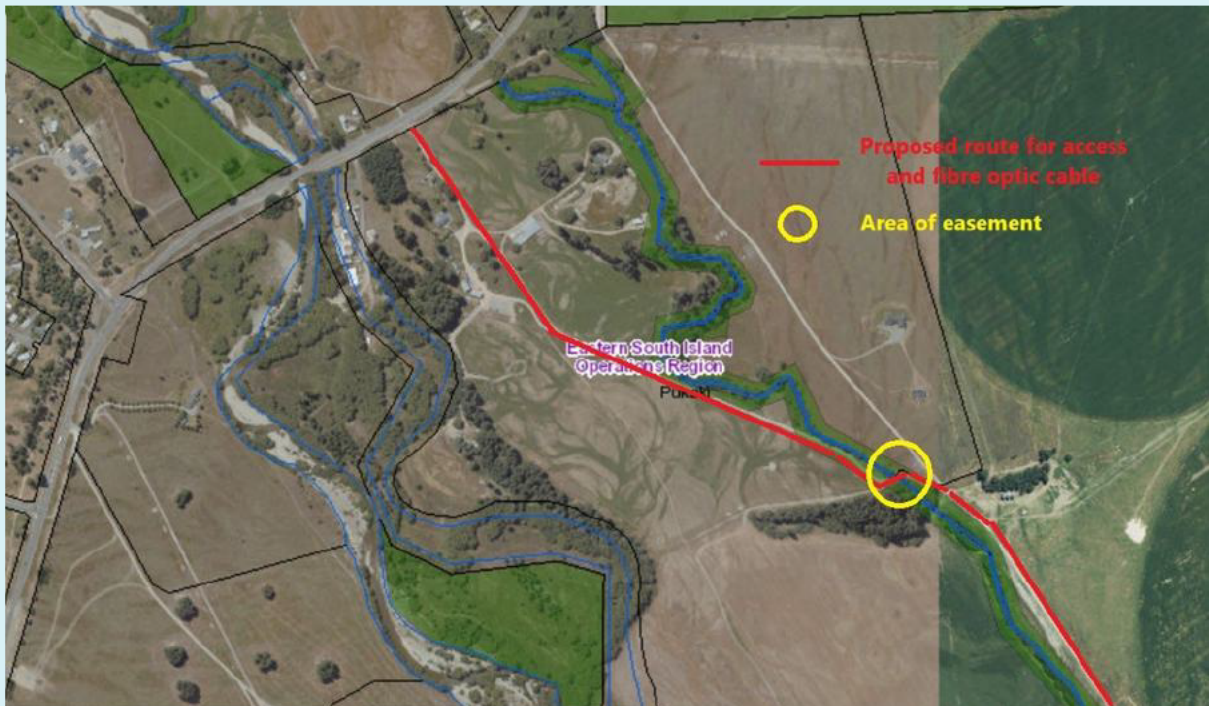
☒ Yes. Please attach a signed copy of the lessee/licensee consent form for each affected lease or licence.	☐ No. Please attach an explanation for why agreement was not reached.
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Site details

Describe the site(s) where you propose the easement. Include information on the land (for example contour, aspect, and altitude), vegetation and ground cover, and any waterway crossings at the site(s).

Proposed easement is Bendrose Stream, Twizel (Napalis ID: 2,715,963).

The Bendrose Stream (Parcel 7272531) traverses land owned by [REDACTED] contained in Register of Title 634899 located in the Pukaki District near Twizel. The stream flows south, parallel to the Twizel River, and joins it about 5 km from its junction with the Ohau River. The location of the proposed easement is where the Bendrose Station farm track crosses the Bendrose Stream as shown on the map below. This crossing consists of the box culvert and gravel track.



Overview Map showing location of proposed easement- Bendrose Stream crossing.



Photos showing upstream (left) and downstream (right) of box culvert at Bendrose Stream crossing.

Include a map with your application that shows the easement's size, scale, area and location in relation to:

- roads and tracks
- lease/licence boundaries
- neighbouring properties
- watercourses
- wetlands
- existing structures and buildings
- historic sites
- identified sites of cultural significance
- other relevant features of the surrounding environment

Your map can be a detailed sketch, plan, topographic map, or aerial photograph. You can request a topographic map from crownproperty@linz.govt.nz.

Purpose of the easement

Describe your objectives and the purpose(s) of the easement. Include in your description an explanation for why the proposed easement is necessary to achieve your objectives.

Far North Solar Farm Limited propose to build a solar farm (The Point Solar Farm) on land near the Bendrose Station. To enable the renewable generation to inject into the National Electricity Grid, a new Transpower substation will be constructed near an existing transmission line on the same block of land as the proposed solar farm.

Transpower New Zealand Limited requires an easement for access and telecommunications rights to support the above. Access across the Bendrose Streambed is required to reach the new substation. The telecommunication rights are required to install fibre optic cable across the Bendrose Streambed for the operation of the substation and injection of the renewable generation into the Electricity National Grid.

The access route to the site from State Highway 8 to The Point Solar Farm, substation and the existing transmission line crosses Bendrose Station. There is an existing box culvert where the access track crosses the Bendrose Stream which can be utilised for the fibre installation across the Bendrose Stream/Streambed.

Far North Solar Farm has negotiated an Agreement to Grant an Easement for access and telecommunications rights with the owner of Bendrose Station on behalf of Transpower and itself. However, to reach the solar farm and substation, Transpower requires the above easements over the Bendrose Streambed as well as a Concession from the Department of Conservation for the marginal strip.

The access route agreed with the owner of Bendrose Station will be the only access point to both The Point Solar Farm and Transpower's substation thus avoiding the residence on the title to the north. This route via Bendrose station is an existing and well used farm access track.

Easement details

What is the proposed duration of the easement? Include the proposed start and end dates in your answer.

August 2025 till 2085 (Sixty years)

What structures / equipment are required for the construction, operation or maintenance of the easement?

Box Culvert Attachment: As there is an existing box culvert over the stream, the fibre optic cable can be attached to the structure. This is a straightforward method that leverages existing infrastructure. The cable will be secured through galvanised pipe to the downstream side of the culvert.

Are you seeking to register the easement against the title? Why/why not?

Click or tap here to enter text.**Yes,** Transpower requires the easement to be registered.

If granted, will the easement disturb the soil? Explain how, the level of impact, and any mitigations.

No- fibre optic cable will be above ground and attached to the culvert.

If granted, what is the potential impact of the activity on the current and future use of the land? How will you mitigate this?

Effects on existing infrastructure: The proposed installation of a fibre optic cable is a very minimal addition to an existing track and box culvert.

To mitigate any adverse impacts: the fibre optic cable will be attached to the existing box culvert on the downstream side of the stream. The structure will be low impact and comprise of a galvanised pipe to provide protection.

If granted, how will this impact on the value of the any affected lease or licence? Note, you may be liable for compensation to the lessee/licensee to account for any impact on land use or value of the lease/licence.

No anticipated impacts.

Resource consents or permits

Describe any resource consents or permits you need to undertake the activity. Note whether you have already obtained these consents or permits or explain your plan or the process required to obtain them.

Resource consents for the overall solar farm project have been submitted to Mackenzie District Council and Environment Canterbury however, these are not relative to this easement application.

Any other relevant information

Is there any other relevant information that we should consider with your application? For example, any further context for the activity that you would like to share.

An Environmental Impact Assessment has been prepared to support the DOC easement application which is required for the marginal strip. This has been attached and provides more detail to the proposed project.

Processing your application

We will process your application as quickly as possible. The time it takes will depend on the circumstances of your application. If we do not receive sufficient information to make a decision, your application will be put on hold and we will request the required information. If we do not receive this information in the requested timeframe, your application may be declined.

Authority

Adding an authority to your application will allow us to discuss your application with them on your behalf. Please note, an authority is not able to complete legal activities, such as negotiating or signing an agreement.

If you would like to add an authority to your application, please advise us their details:

This application is submitted in conjunction with Transpower New Zealand Limited.

Signature

By signing this form, you confirm that:

- you have the authority to make this application,
- you have the permission of the lessee(s) or licensee(s) to undertake this activity OR you have provided an explanation for why agreement could not be reached (if applicable)
- you acknowledge that this application may be shared, and
- this application is accurate and complete to the best of your knowledge.

Signature

Date

John Andrews, General manager FNSF

2/5/2025

2. LINZ Application form - Easement - LINZ-Transpower NZ
Bendrose Stream

Application for an easement

An easement is a right agreed between a landowner and another party to use a property for a particular purpose. It can be registered against the property's title. Easements are often sought for activities such as new pipelines, electricity supply transmission lines, or to establish right of ways.

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Please send your completed form and any supporting information to crownproperty@linz.govt.nz

Your details

Your full name

Zac Robinson

Your address

The Complex- 300 Hilton Highway, Washdyke Timaru.

Your phone number

[REDACTED]

Your email address

[REDACTED]

Applicant's details

The person or organisation applying for the easement. This could be an individual, the name of an organisation, or a trust. Include all parties if there are more than one.

You must append evidence of any organisation's legal status, such as a Certificate of Incorporation and Constitution, evidence of company registration, or a copy of a Trust Deed.

You may skip this section if these details are the same as the above.

Details of the directors(s), shareholder(s), or trustees of the applicant (please specify)

Transpower New Zealand Limited
Company Registration Number 372941

Their address for service

Waikoukou, 22 Boulcott Street, Wellington 6011

Their phone number

04 496 7000

[REDACTED]

Their email address

[REDACTED]

Demonstrate how the applicant is capable and has the financial resources and ability to carry out the proposed easement activity and meet their obligations under the easement if it is granted. Note any assets, liabilities, cash, seasonal finance limits, credit references, character references and other supporting information in your description. Please attach evidence.

Transpower New Zealand Limited is a State-Owned Enterprise (SOE) that owns and operates the New Zealand Electricity National Grid. Transpower is the holder of several Crown easements for its assets on Crown land. See www.transpower.co.nz

Property details

Full address of land or property

Bendrose Station, SH8, Twizel

Area (hectares or m2)

3m crossing across box culvert.

Name of the lease(s) or licence(s) where the activity will take place (if applicable)

[REDACTED]

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Do you have this permission, and written evidence of it? (Circle one)

☒ Yes. Please attach a signed copy of the lessee/licensee consent form for each affected lease or licence.

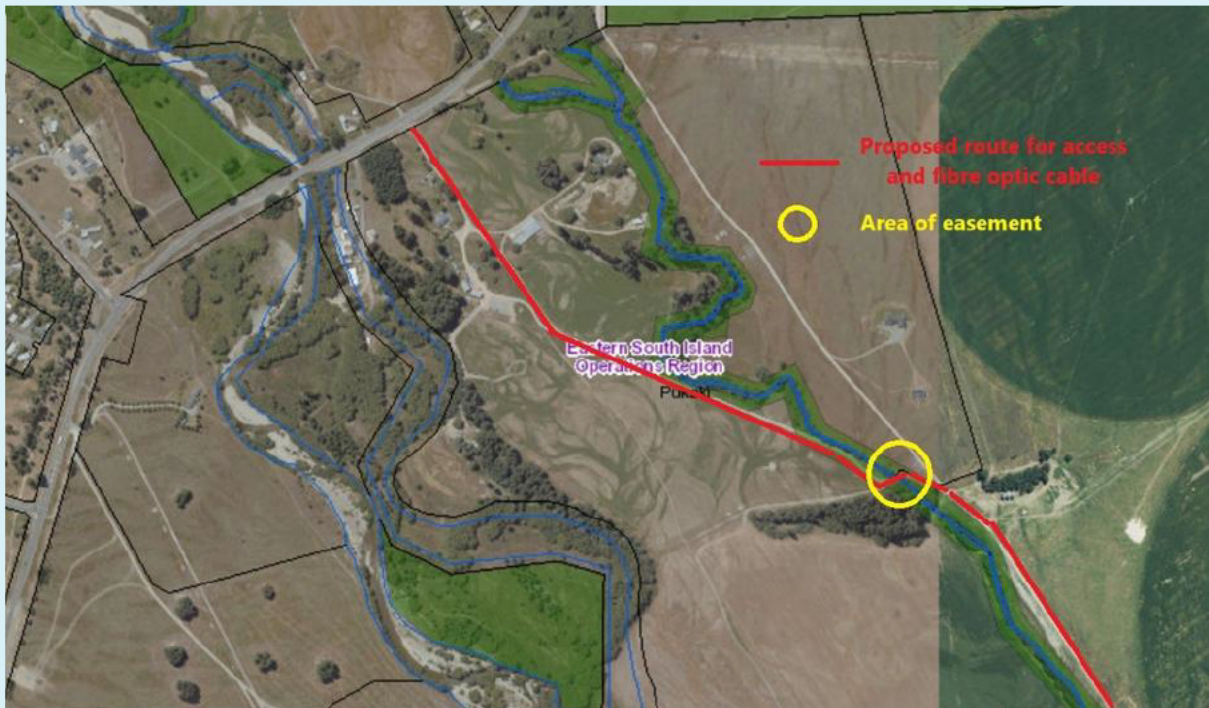
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Easement details

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Yes, Transpower requires the easement to be registered.

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Resource consents or permits

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Resource consents for the overall solar farm project have been submitted to Mackenzie District Council and Environment Canterbury however, these are not relative to this easement application.

Any other relevant information

Is there any other relevant information that we should consider with your application? For example, any further context for the activity that you would like to share.

An Environmental Impact Assessment has been prepared to support the DOC easement application which is required for the marginal strip. This has been attached and provides more detail to the proposed project.

Processing your application

We will process your application as quickly as possible. The time it takes will depend on the circumstances of your application. If we do not receive sufficient information to make a decision, your application will be put on hold and we will request the required information. If we do not receive this information in the requested timeframe, your application may be declined.

Authority

Adding an authority to your application will allow us to discuss your application with them on your behalf. Please note, an authority is not able to complete legal activities, such as negotiating or signing an agreement.

If you would like to add an authority to your application, please advise us their details:

This application is being submitted in conjunction with an application from Far North Solar Farm Limited. Transpower requires its own easement for the 60 year term, to provide for the expected life of the asset.

Signature

By signing this form, you confirm that:

- you have the authority to make this application,
- you have the permission of the lessee(s) or licensee(s) to undertake this activity OR you have provided an explanation for why agreement could not be reached (if applicable)
- you acknowledge that this application may be shared, and
- this application is accurate and complete to the best of your knowledge.

Signature	Date
John Andrews, General manager FNSF	2/5/2025

3. DoC Transpower NZ easement-application-form

Application for an Easement on Public Conservation Land



Department of
Conservation
Te Papa Atawhai
New Zealand Government

Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use this form for new applications and variations to an existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record the document details in section **L Attachments**.
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)¹ to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)² webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)³ closest to where your activity is taking place. You can use [DOC maps](#)⁴ to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)⁵ – choose the one closest to where the activity is proposed.
- It is recommended that you seek legal advice for guidance when completing this form.

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

³ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁴ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)⁶ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity.
- The potential effects.
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under section **K Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)⁷ and [DOC's guide to preparing your environmental impact assessment](#)⁸. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)⁹ about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to:

permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.

⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

⁹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**¹² and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)¹³ page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.¹⁴

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.¹⁵

Note: The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

¹³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁴ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

¹⁵ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application.
- Record your intent to register in section **M Registration on a Record of Title**.
- Gain DOC's permission to register your application.
- Engage your own legal advice to complete your registration.
- Check the conditions in the [concession \(easement\) template](#).
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

A. Applicant details

Legal status of applicant (tick)	☐ Individual (Go to ①)	
	☒ Registered company (Go to ②)	☐ Trust (Go to ②)
	☐ Incorporated society (Go to ②)	☐ Other (Go to ②)

①	Applicant name (individual)		
	Phone	Mobile phone	
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

②	Applicant name (full name of registered company, trust, incorporated society or other)		Transpower New Zealand Limited	
	Trading name (if different from applicant name)			
	NZBN (To apply go to: https://www.nzbn.govt.nz)		Company, trust or incorporated society registration number	372941
	Registered office of company or incorporated society (if applicable)		Waikoukou, 22 Boulcott Street, Wellington, 6011	
	Company phone	04 495 7000	Company website	www.transpower.co.nz
	Contact person and role		Sheryll Gosnell	
	Phone		Mobile phone	
	Email			
	Postal address	PO Box 1021, Wellington	Postcode	6140
Street address (if different from postal address)	Waikoukou, 22 Boulcott Street, Wellington	Postcode	6011	

B. Variation of an existing easement concession.

Is this application *varying* an existing easement concession?

No	☒
XXX	☐
Easement concession number you wish to vary	N/A

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

XXX	☐
Yes	☒

If yes, state when and who you met/spoke with.

Far North Solar Farm Limited, who are submitting this application on behalf of Transpower New Zealand Limited pursuant to contractual obligations, has undertaken consultation with Kelvin Brown – Permissions Advisor and Dianne Finn, Twizel Operations Manager. Ref: 118964-OTH.

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

Marginal Strip - Bendrose Stream (2805150) H38078. The land is held in a moveable marginal strip under sections 24(1) & (2) of the Conservation Act 1987. The marginal strip is subsumed within record of title 634899 ([REDACTED])

[REDACTED] The stream bed in Parcel 7272531 is Crown Land.

Will your easement concession benefit other land?

No	☒
XXX	☐

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

N/A

Provide the following documents (as attachments) and record the document details in the section L Attachments of this form:

- **Detailed site plan** - with proposed easement, for example:
 - For a road: the length, width, area and position where the easement will be situated.
 - For a pipe: length, width, diameter of the pipe, area and position where the easement will be situated.
 - For telecommunications: mast dimensions and type, including height, site footprint (m²) and position where the easement facility will be situated.
- **Map of the site**
- **Aerial photo of the site**
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

Record the document details in the section L Attachments of this form.

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	☐
A right to drain water:	☐
A right to drain sewage:	☐
A right of way:	☒
A right to convey electricity:	☐
A right to convey telecommunications:	☒
A right to convey gas:	☐

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in section D.

As part of the decarbonisation of New Zealand, Far North Solar Farm Ltd intends to construct a 420MWp solar farm on 670ha of leased farmland at the northern point of Lake Benmore near Twizel. An application to construct the solar farm is included in Schedule 2 – Listed Projects of the Fast-Track Approvals Act 2024: Far North Solar Farm Ltd – The Point Solar Farm. The Point Solar Farm will connect into a new Transpower New Zealand Limited owned substation before injecting into the National Grid via the existing Benmore-Islington A transmission line.

To access the solar farm site (and the required new substation site), it will be necessary to traverse an area of the Bendrose Stream situated on land owned by Bendrose Farm 2014 Limited (see approximate area marked orange on aerial below). The Bendrose Stream has an average width of over 3 meters and is subject to sections 24(1) & (2) of the Conservation Act 1987. The streambed is Crown Land which will require a separate application to LINZ for easement rights.



The proposed solar farm connection into the National Grid is secured by way of a conditional Property Rights Agreement between Transpower New Zealand Limited and Far North Solar Far Limited ("PRA"). Pursuant to the PRA, Far North Solar Farm Limited must obtain certain property rights in the name of Transpower New Zealand Limited to enable it to access, construct, maintain and operate the proposed new substation, the subject of this application. A registered Concession easement will be required in the name of Transpower New Zealand Limited for right of way, telecommunications and electricity rights.

NB: Please refer to the Agreement between the Department of Conservation and Transpower New Zealand Limited dated 2 November 2015 for the agreed terms and conditions of concessions.

Bendrose Stream: There is an existing box culvert and farm access track crossing the Bendrose Stream. Transpower seeks rights to cross the Bendrose Stream as the crossing will be the access route to both the solar farm and the new substation. [REDACTED] has agreed to grant various access rights to Far North Solar Farm Limited and Transpower New Zealand Limited to enable the establishment of the solar farm and substation.



Bendrose Stream crossing on Bendrose Station

F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No	☐
Yes	☒

If yes, answer the following four questions.

1

Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

Cable Diameter:

Typically ranges from 8 to 12 mm, depending on the number of fibres and the type of cable. The proposed installation method is as follows:

Trenching:

Trench cable along already formed farm track using trenching machines or manual digging tools to excavate the trench along the planned route. Trench Dimensions:

• Depth:

Typically 600-900 mm deep.

• Width:

Around 100-150 mm wide.

Box Culvert Attachment: As there is an existing box culvert over the stream, the fibre optic cable can be attached to the structure. This is a straightforward method that leverages existing infrastructure. The cable will be secured through galvanised pipe to the downstream side of the culvert.

- 2** Will you or do you own the structure?
- If yes, will you have co-sittees located on the structure?
 - If yes, provide details of any co-sittees.
 - If no, provide details of who owns the structure.

The structure will be owned by the service provider (Spark or One NZ). The end user will be Transpower.

- 3** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered.
 - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

No- The DOC marginal strip intersects between both properties and the fibre optic cable will need to intersect at some point.

- 4** Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

No- The current box culvert is the only appropriate area to cross the Bendrose Stream as it is already a formed structure and requires no further disturbance and/or excavation.

- 5** Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility.
 - If no, provide reasons why any existing structure or facility could not be used without any additions.

No- The current structure is planned to be used however, this will require very minimal development of the structure to include a safe and secure conduit attachment to protect and carry the fibre optic cable

G. Technical Specifications (for telecommunications easements only)

If you are applying for telecommunications sites, you must provide full details about the following information:

Radio frequencies	N/A
Transmitter power output	N/A
Polarisation of the signal	N/A
Type of antennae	N/A
Likely portion of a 24-hour period that transmission will occur	N/A
Likely heaviest period of use during a 24-hour period	N/A
Describe how the site(s) will be accessed (e.g. by foot along x track, by x road, or by a helicopter landing at x)	N/A

H. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No	☒
Yes e.g. Permanent and temporary structures (that are not part of your easement)	☐

If yes, state the other permits you are applying for?

Note:

This application on behalf of Transpower New Zealand Limited is for identical rights as applied for by Far North Solar Farm Limited. Normally Transpower New Zealand Limited would apply for its own Concession, but in this case, Far North Solar Farm Limited has contracted with Transpower to acquire the property rights to enable the new substation to be accessed and to provide a telecommunications fibre link.

As you are aware, Transpower has an existing Agreement with DoC dated 2 November 2015 regarding the form and process for Concession acquisitions.

I. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

- (a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years

(b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate

(c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted):

60 years

If you are seeking over 30 years, explain why:

A 60 year easement is required as this is the life expectancy of the grid injection assets.

J. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders (including other parties already located at your proposed location), DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No

☐

Yes

X

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or other interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in section 'L Attachments', including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or other interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with:	Bendrose Station
Name of individual you consulted with:	Pete Williams
Date of consultation:	Multiple meetings and consultation- most recently 16/01/25
Form of consultation (e.g. email, meeting):	Meetings and emails.
Outcome of consultation:	Approval to proceed. Also note, significant consultation regarding the overall Solar Farm project has been undertaken with a wide breadth of stakeholders. FNSF have requested the

Resource Consents be notified for public discussion and consultation.

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

K. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)¹⁶ relevant to your application.

--

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	☒
Yes	☐

¹⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

If you have answered yes, explain why it is inconsistent with the statutory planning documents

L. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁷ and [DOC's guide to preparing your environmental impact assessment](#)¹⁸.

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in section K as an attachment.

Have you attached a full Environmental Impact Assessment?

Yes	☒
No	☐

If you have answered no provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

Description of environmental effects	
No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	☒

¹⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>
¹⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Effects	Description
Effects on the landscape e.g. ability of landscape to accommodate changes.	There are no anticipated changes or effects to the landscape.
Effects on the visual composition of the landscape	The location of the conduit and cable will be on the downstream side of the culvert, hidden from view. No visual impacts of effects anticipated.
Effects on cultural values of Tangata Whenua or members of the public	There are no anticipated effects on cultural values with the intended work.
Effects on historic sites or objects including Wahi Tapu e.g, disturbance of the ground.	There are no anticipated effects on historic values with the intended work.
Effects on existing infrastructure such as roads, tracks, huts, carparks, huts etc.	This is considered a low impact activity for the following reasons: • The track and box culvert are already existing and in use. • The addition of a fibre optic cable is a very minimal addition, which may simply be a duct added to the culvert, and trenching to and from the bridge. • The additional traffic will be for a limited time, and will replace the existing.
Effects on existing vegetation e.g. disturbance or removal of vegetation.	The existing vegetation surrounding this site is mostly exotic trees such as willows and silver birch. There is no requirement to remove vegetation as part of this easement and installation process.
Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	Minor earthworks are planned within the marginal strip adjacent to the area where the fibre optic cable exits and re-enters the track. Sedimentation control and best practice will be followed when undertaking this work by a competent and experienced contractor.
Effects on wildlife or wildlife habitat	No anticipated effects on wildlife or wildlife habitat.
Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation).	No anticipated effects on aquatic habitat.
Effects on other users (tangata whenua, recreational users and concessionaires) of the Land.	The access track is only used by the adjacent farm, they have already provided access and use of the track. There are no anticipated effects on other users.
Effects of the easement increase threats (pests, weeds, pathogens and fire) to public conservation land.	There are no anticipated increased threats (pest plants of pathogens).
Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement.	All rubbish and debris will be removed from site following the installation. Workers will use the toilet facilities at the adjacent farm.

Cumulative effects that could be caused by the easement.

There are no cumulative effects anticipated with this project.

Positive effects of the easement.

The fibre optic installation is to support a large solar farm development project. The Far North Solar Farm project at 'The Point' in Mackenzie Basin is set to bring several positive impacts:

1. **Renewable Energy Production:** The solar farm will generate enough electricity to power around 100,000 homes, contributing significantly to New Zealand's renewable energy goals
2. **Ecological Restoration:** The project includes plans for the largest ecological restoration in the area, with over 500,000 native plants being reintroduced. This will enhance the site's ecological value and provide a sanctuary for threatened insect species
3. **Reduction in Fossil Fuel Dependence:** By producing renewable energy, the solar farm will help reduce reliance on fossil fuels, aiding in the reduction of greenhouse gas emissions
4. **Dual Land Use:** The design allows for sheep grazing beneath the solar panels, providing dual income sources for landowners and improving land use efficiency.

These benefits highlight the project's potential to support both environmental sustainability and local agriculture.

M. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
L	FNSF Transpower Bendrose Stream EIA_FNSF Zolve v2.docx	Word	Detailed Environmental Impact Assessment Report

N. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	☐
Yes	☐ Yes.

If yes, you will be responsible for registering the easement concession, including all costs.

O. Checklist

Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	☐
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	☐
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section E Locations.	☐
I have detailed, in Section 'K Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'L Attachments'.	☐
I have indicated in section 'M Do you intend to register the easement concession' that I do or do not want the easement registered.	☐
I understand if I want the easement registered on the Record of Title I will be paying all the costs of the registration including surveying and independent legal advice.	☐
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	☐

P. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	☒
Yes	☐
If "yes", under what name:	
Does your organisation require a purchase order number for invoicing purposes?	☒
If yes, please provide the number here:	

All invoices related to this Permission will be coded to this purchase order number unless otherwise advised. It is the applicant's responsibility to advise the Department if the purchase order needs to change through the lifetime of the Permission.

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	☒
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	☒
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	☒
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	☒
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	☒
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	☒
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	☒
Applicant Name/s (of authorised person/s)	Date

For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	

4. DoC - FNSF easement-application-form

Application for an Easement on Public Conservation Land



Department of
Conservation
Te Papa Atawhai
New Zealand Government

Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use this form for new applications and variations to an existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record the document details in section **L Attachments**.
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)¹ to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)² webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)³ closest to where your activity is taking place. You can use [DOC maps](#)⁴ to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)⁵ – choose the one closest to where the activity is proposed.
- It is recommended that you seek legal advice for guidance when completing this form.

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

³ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁴ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)⁶ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity.
- The potential effects.
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under section **K Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)⁷ and [DOC's guide to preparing your environmental impact assessment](#)⁸. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)⁹ about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to: permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.

⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

⁹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**¹² and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)¹³ page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.¹⁴

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.¹⁵

Note: The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

¹³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁴ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

¹⁵ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application.
- Record your intent to register in section **M Registration on a Record of Title**.
- Gain DOC's permission to register your application.
- Engage your own legal advice to complete your registration.
- Check the conditions in the [concession \(easement\) template](#).
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

A. Applicant details

Legal status of applicant (tick)	☐ Individual (Go to ①)	
	☒ Registered company (Go to ②)	☐ Trust (Go to ②)
	☐ Incorporated society (Go to ②)	☐ Other (Go to ②)

①	Applicant name (individual)		
	Phone	Mobile phone	
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

②	Applicant name (full name of registered company, trust, incorporated society or other)		Far North Solar Farm Limited	
	Trading name (if different from applicant name)			
	NZBN (To apply go to: https://www.nzbn.govt.nz)	9429047820692	Company, trust or incorporated society registration number	
	Registered office of company or incorporated society (if applicable)		Level 1 65 Main Road Kumeu Auckland 0810	
	Company phone		Company website	www.fnsf.co.nz
	Contact person and role		John Andrews - General Manager	
	Phone		Mobile phone	
	Email			
	Postal address	Level 1, 65 Main Road, Kumeu, Auckland	Postcode	0810
	Street address (if different from postal address)		Postcode	

B. Variation of an existing easement concession.

Is this application *varying* an existing easement concession?

No

☒

Yes

☐

Easement concession number you wish to vary

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

No

☐

Yes

☒

If yes, state when and who you met/spoke with.

Consultation has been undertaken with

Reference number: 118964-OTH.

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

Marginal Strip- Bendrose Stream (2805150) H38078

Land is held as moveable marginal strip under sections 24(1) & (2) of the conservation Act 1987

The marginal strip is subsumed within record of title 634899

GPS Coordinates are: E1370233, N5095201 to E1370297, N5095210

Will your easement concession benefit other land?

No

☒

Yes

☐

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

Provide the following documents (as attachments) and record the document details in the section L Attachments of this form:

- **Detailed site plan** - with proposed easement, for example:
 - For a road: the length, width, area and position where the easement will be situated.
 - For a pipe: length, width, diameter of the pipe, area and position where the easement will be situated.
 - For telecommunications: mast dimensions and type, including height, site footprint (m²) and position where the easement facility will be situated.
- **Map of the site**
- **Aerial photo of the site**
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

Record the document details in the section L Attachments of this form.

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	☐
A right to drain water:	☐
A right to drain sewage:	☐
A right of way:	☒
A right to convey electricity:	☐
A right to convey telecommunications:	☒
A right to convey gas:	☐

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in section D.

As part of the decarbonisation of New Zealand, Far North Solar Farm Ltd intends to construct a 420MWp solar farm on 670ha of leased farmland at the northern point of Lake Benmore near Twizel. An application to construct the solar farm is included in Schedule 2 – Listed Projects of the Fast-Track Approvals Act 2024: Far North Solar Farm Ltd – The Point Solar Farm. The Point Solar Farm will connect into a new Transpower New Zealand Limited owned substation before injecting into the National Grid via the existing Benmore-Islington A transmission line.

To access the solar farm site (and the required new substation site), it will be necessary to traverse an area of the Bendrose Stream situated on land owned by Bendrose Farm 2014 Limited (see approximate area marked orange on aerial below). The Bendrose Stream has an average width of over 3 meters and is subject to sections 24(1) & (2) of the Conservation Act 1987. The streambed is Crown Land which will require a separate application to LINZ for easement rights.

FNSF has an agreement to easement for this purpose from Bendrose Station, but due to the stream crossing requires an easement/concession from DoC. Resource consent applications have been submitted to both Mackenzie District Council and Environment Canterbury for this project.



The proposed solar farm connection into the National Grid is secured by way of a conditional Property Rights Agreement between Transpower New Zealand Limited and Far North Solar Farm Limited ("PRA"). Pursuant to the PRA, Far North Solar Farm Limited must obtain certain property rights in the name of Transpower New Zealand Limited to enable it to access, construct, maintain and operate the proposed new substation, the subject of this application. A registered Concession easement will be required in the name of Transpower New Zealand Limited for right of way, telecommunications and electricity rights.

NB: Please refer to the Agreement between the Department of Conservation and Transpower New Zealand Limited dated 2 November 2015 for the agreed terms and conditions of concessions.

Bendrose Stream: There is an existing box culvert and farm access track crossing the Bendrose Stream. Transpower seeks rights to cross the Bendrose Stream as the crossing will be the access route to both the solar farm and the new substation. Bendrose Farm 2014 Limited has agreed to grant various access rights to Far North Solar Farm Limited and Transpower New Zealand Limited to enable the establishment of the solar farm and substation.



Bendrose Stream crossing on Bendrose Station

F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No

Yes

X

If yes, answer the following four questions.

- 1 Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

Fibre optic cable.

Cable Diameter: Typically ranges from 8 to 12 mm, depending on the number of fibres and the type of cable. The proposed installation method is as follows:

Trenching: Trench cable along already formed farm track using trenching machines or manual digging tools to excavate the trench along the planned route. **Trench Dimensions:**

- Depth: Typically 600–900 mm deep.
- Width: Around 100–150 mm wide.

Box Culvert Attachment: As there is an existing box culvert over the stream, the fibre optic cable can be attached to the structure. This is a straightforward method that leverages existing infrastructure. The cable will be secured through galvanised pipe to the downstream side of the culvert.

- 2** Will you or do you own the structure?
- If yes, will you have co-sittees located on the structure?
 - If yes, provide details of any co-sittees.
 - If no, provide details of who owns the structure.

The structure will be owned by the service provider (Spark or One NZ). The end user will be Transpower (customer).

- 3** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered.
 - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

No- The DOC marginal strip intersects between both properties and the fibre optic cable will need to intersect at some point.

- 4 Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

No- The current box culvert is the only appropriate area to cross the Bendrose Stream as it is already a formed structure and requires no further disturbance and/or excavation.

- 5 Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility.
 - If no, provide reasons why any existing structure or facility could not be used without any additions.

No- The current structure is planned to be used however, this will require very minimal development of the structure to include a safe and secure conduit attachment to protect and carry the fibre optic cable.

G. Technical Specifications (for telecommunications easements only)

If you are applying for telecommunications sites, you must provide full details about the following information:

Radio frequencies	N/A
Transmitter power output	N/A
Polarisation of the signal	N/A
Type of antennae	
Likely portion of a 24-hour period that transmission will occur	N/A
Likely heaviest period of use during a 24-hour period	N/A
Describe how the site(s) will be accessed (e.g. by foot along x track, by x road, or by a helicopter landing at x)	N/A

H. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No

☒

Yes e.g. Permanent and temporary structures (that are not part of your easement)

☐

If yes, state the other permits you are applying for?

Note:

This application is for Far North Solar Farm Limited and an identical application for a DoC concession is required for Transpower New Zealand Limited.

Transpower require their own concession in their own name.

I. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

(a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years

(b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate

(c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (*Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted*):

.

We are seeking an easement for 60 years

If you are seeking over 30 years, explain why:

Transpower requires 60 years

J. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders (including other parties already located at your proposed location), DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No

☐

Yes



If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or other interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in section 'L Attachments', including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or other interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with:	Bendrose Station
Name of individual you consulted with:	Pete Williams
Date of consultation:	Multiple meetings and consultation- most recently 16/01/25
Form of consultation (e.g. email, meeting):	Meetings and emails.
Outcome of consultation:	Approval to proceed. Also note, significant consultation regarding the overall Solar Farm project has been undertaken with a wide breadth of stakeholders. FNSF have requested the Resource Consents be notified for public discussion and consultation.

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

K. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)¹⁶ relevant to your application.

Conservation Act 1987

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	☒
Yes	☐

If you have answered yes, explain why it is inconsistent with the statutory planning documents

L. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁷ and [DOC's guide to preparing your environmental impact assessment](#)¹⁸.

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in section K as an attachment.

Have you attached a full Environmental Impact Assessment?

Yes	☒
No	☐

If you have answered **no** provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

Description of environmental effects	
No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	☒

¹⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

¹⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Effects	Description
Effects on the landscape e.g. ability of landscape to accommodate changes.	There are no anticipated changes or effects to the landscape.
Effects on the visual composition of the landscape	The location of the conduit and cable will be on the downstream side of the culvert, hidden from view. No visual impacts of effects anticipated.
Effects on cultural values of Tangata Whenua or members of the public	There are no anticipated effects on cultural values with the intended work.
Effects on historic sites or objects including Wahi Tapu e.g, disturbance of the ground.	There are no anticipated effects on historic values with the intended work.
Effects on existing infrastructure such as roads, tracks, huts, carparks, huts etc.	This is considered a low impact activity for the following reasons: • The track and box culvert are already existing and in use. • The addition of a fibre optic cable is a very minimal addition, which may simply be a duct added to the culvert, and trenching to and from the bridge. • The additional traffic will be for a limited time, and will replace the existing.
Effects on existing vegetation e.g. disturbance or removal of vegetation.	The existing vegetation surrounding this site is mostly exotic trees such as willows and silver birch. There is no requirement to remove vegetation as part of this easement and installation process.
Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	Minor earthworks are planned within the marginal strip adjacent to the area where the fibre optic cable exits and re-enters the track. Sedimentation control and best practice will be followed when undertaking this work by a competent and experienced contractor.
Effects on wildlife or wildlife habitat	No anticipated effects on wildlife or wildlife habitat.
Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation).	No anticipated effects on aquatic habitat.
Effects on other users (tangata whenua, recreational users and concessionaires) of the Land.	The access track is only used by the adjacent farm, they have already provided access and use of the track. There are no anticipated effects on other users.
Effects of the easement increase threats (pests, weeds, pathogens and fire) to public conservation land.	There are no anticipated increased threats (pest plants of pathogens).

Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement.	All rubbish and debris will be removed from site following the installation. Workers will use the toilet facilities at the adjacent farm.
Cumulative effects that could be caused by the easement.	There are no cumulative effects anticipated with this project.
Positive effects of the easement.	The fibre optic installation is to support a large solar farm development project. The Far North Solar Farm project at 'The Point' in Mackenzie Basin is set to bring several positive impacts: 1. Renewable Energy Production: The solar farm will generate enough electricity to power around 100,000 homes, contributing significantly to New Zealand's renewable energy goals 2. Ecological Restoration: The project includes plans for the largest ecological restoration in the area, with over 500,000 native plants being reintroduced. This will enhance the site's ecological value and provide a sanctuary for threatened insect species 3. Reduction in Fossil Fuel Dependence: By producing renewable energy, the solar farm will help reduce reliance on fossil fuels, aiding in the reduction of greenhouse gas emissions 4. Dual Land Use: The design allows for sheep grazing beneath the solar panels, providing dual income sources for landowners and improving land use efficiency. These benefits highlight the project's potential to support both environmental sustainability and local agriculture.

M. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
L	FNSF Transpower Bendrose Stream EIA Zolve V2.docx	Word	Detailed Environmental Impact Assessment Report

N. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	☐
Yes	X

If yes, you will be responsible for registering the easement concession, including all costs.

O. Checklist

Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	☒
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	☒
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section E Locations.	☒
I have detailed, in Section 'K Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'L Attachments'.	☒
I have indicated in section 'M Do you intend to register the easement concession' that I do or do not want the easement registered.	☒
I understand if I want the easement registered on the Record of Title I will be paying all the costs of the registration including surveying and independent legal advice.	☒
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	☒

P. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	☒
Yes	☐
If "yes", under what name:	
Does your organisation require a purchase order number for invoicing purposes?	☒
If yes, please provide the number here:	
All invoices related to this Permission will be coded to this purchase order number unless otherwise advised. It is the applicant's responsibility to advise the Department if the purchase order needs to change through the lifetime of the Permission.	

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	☒
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	☒
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	☒
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	☒
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	☒
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	☒
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	☒

Applicant Name/s (of authorised person/s)		Date	
--	--	-------------	--

For Departmental use

Credit check completed	
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Comments:	
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Signed		Name	
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Approved (Tier 4 manager or above)		Name	
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5. FNSF Transpower NZ Bendrose Stream EIA_FNSF Zolve Environmental Impact Assessment

Environmental Impact Assessment (EIA)

1. Introduction

Project Name:	Far North Solar Farm- 'The Point'- Fibre Optic Cable Installation
Project Location:	Bendrose Stream, Bendrose Station Marginal Strip- Bendrose Stream (2805150) H38078
Easement Reference:	118964-OTH
Project Description:	The Point Solar Farm, located in the Pukaki District near Twizel, requires access via an easement over Bendrose Station. The project involves the installation of a fibre optic cable along this route which includes crossing the Bendrose Stream via an existing box culvert. The total distance of the DoC crossing is approx. 47 metres following the existing farm track. This easement application is relative to the Bendrose Stream crossing only.

The proposed installation method is as follows:

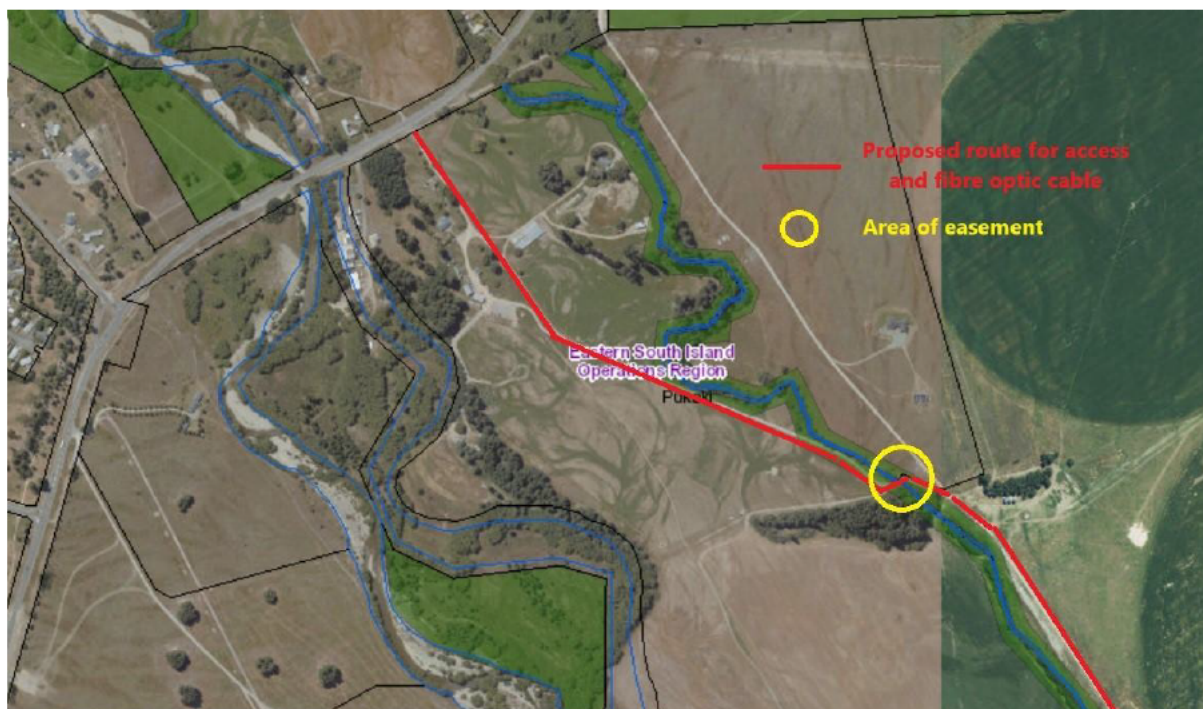
1. Trenching

Trench cable along already formed farm track using trenching machines or manual digging tools to excavate the trench along the planned route.

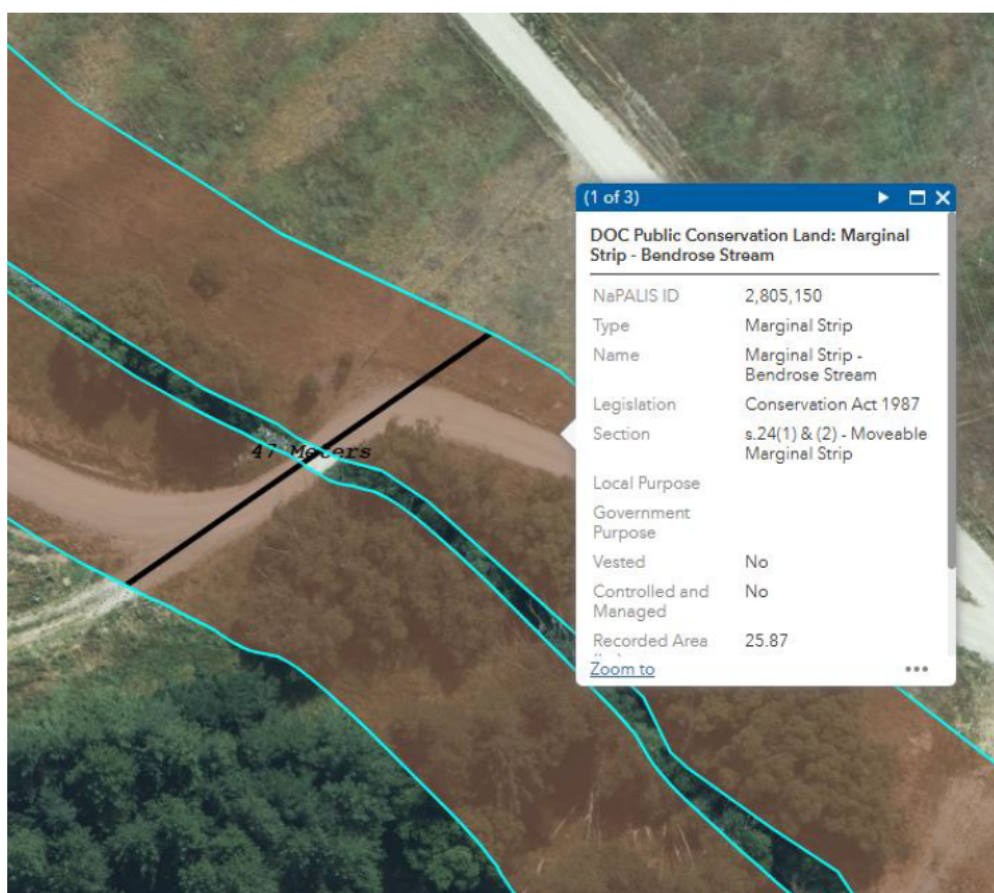
Trench Dimensions:

- Depth: Typically 600-900 mm deep.
- Width: Around 100-150 mm wide.

2. Box Culvert Attachment: As there is an existing box culvert over the stream, the fibre optic cable can be attached to the structure. This is a straightforward method that leverages existing infrastructure. The cable will be secured through galvanised pipe to the downstream side of the culvert.



Map One: Proposed location of the fibre optic cable, yellow circle highlighting required easement location.



Map Two- highlighting the proposed crossing and length.

2. Legal and Policy Framework

Relevant Legislation:

- Resource Management Act 1991
- Other relevant local and national regulations
- Conservation Act 1987

Policy Context:

- Regional and district plans
- National environmental standards
- Compliance with the Fibre Installation Code: The New Zealand Telecommunications Forum (TCF) has established a Fibre Installation Code that sets out the minimum requirements for Retail Service Providers (RSPs) and Network Operators. This code ensures a consistent and high-quality customer experience during the installation process.

3. Description of the Existing Environment

Physical Environment:

Bendrose Stream is located in the Pukaki District near Twizel, Canterbury, South Island, New Zealand. The stream flows south, parallel to the Twizel River, and joins it about 5 km from its junction with the Ohau River. The location of the proposed easement is where the Bendrose Station farm track crosses the Bendrose Stream. This crossing consists of the box culvert and gravel track as shown in the photos below:



Image One: Upstream

	 <i>Image Two: Downstream.</i>
<u>Biological Environment:</u>	The proposed crossing and easement consist of exotic grasses and trees such as willows, however none of this vegetation will be impacted through the proposed installation.
<u>Socio-Economic Environment:</u>	Bendrose Stream runs through Bendrose Station, a pastoral lease that supports agricultural activities such as grazing. The station is part of the larger Mackenzie Basin, which is known for its high-country farming The socio-economic activities in the area are primarily cantered around agriculture. The installation of infrastructure projects, such as the fibre optic cable and power line for “The Point” Solar Farm, aims to enhance the region's connectivity and support sustainable development.

4. Assessment of Environmental Effects

We assessed the following potential environmental impacts:

- Air quality
- Water quality and hydrology
- Soil and geology
- Noise and vibration
- Biodiversity and ecosystems
- Cultural and heritage impacts
- Socio-economic impacts

This fibre optic installation project is considered low impact and full description of the findings for each potential impact are documented in the Department of Conservation Application for an easement on Public Conservation Land attached.

Effects identified are as follows:

1. Earthworks: Minor earthworks are planned within the marginal strip adjacent to the area where the fibre optic cable exits and re-enters the track.
2. Effects on existing infrastructure: The proposed installation of a fibre optic cable is a very minimal addition to an existing track and box culvert.
3. Effects on other users: The additional traffic during construction will be minor and for a limited time.

Mitigation Measures:

The following mitigation measures will be implemented during this project:

1. Earthworks: The earthworks required to trench and install the cable up to the entrance and exit of the box culvert will be undertaken in accordance with best practice. The contractor will ensure all health and safety and environmental controls are in place such as dust and sedimentation. The trench will be located within the currently formed farm access track.
2. Existing Infrastructure: The fibre optic cable will be attached to the existing box culvert on the down stream side of the stream. The structure will be low impact and comprise of a galvanised pipe to provide protection.
3. Other Users: This track and crossing are used primarily for farm access to the Bendrose Station. Approval from the Bendrose Station has been gained. Installation will be conducted at a time that aligns to farm operations. Traffic management will be in place during this time.

5. Alternatives Considered

Alternative Sites:

Any alternative sites would require significantly more infrastructure resulting in an increase of effects.

Alternative Designs:

Installing fibre optic cables over small streams in New Zealand involves specific techniques to ensure the cables are protected and the environment is minimally impacted. Here are some common methods:

- Aerial Installation: This method involves stringing the fibre optic cables on poles that span the stream. This is often used when there are existing utility poles that can support the additional cables.
- Directional Drilling: This technique involves drilling a path under the stream bed and pulling the fibre optic cable through. It minimizes environmental disruption and is suitable for areas where aerial installation is not feasible.
- Conduit Installation: In some cases, a conduit (a protective tube) is laid across the stream bed, and the fibre optic cable is pulled through it. This method provides additional protection to the cable from water and debris.

Each method has its own advantages and is chosen based on the specific site conditions and regulatory requirements.

Based on these considerations, attaching the cable to the current infrastructure is the preferred option due to the minimal environmental impacts.

6. Consultation and Engagement

Significant consultation has been undertaken regarding this project. This has included:

- Bendrose Station
- Twizel Department of Conservation Office/ Staff. (Dianne Finn)
- Arowhenua Runanga

7. Monitoring and Reporting

Monitoring of impacts will be undertaken during the project and once completed. Photos and a post-installation report can be provided if requested.

8. Conclusion

The installation of the fibre optic cable using the current infrastructure will result in minimal (if any) environmental impacts and will be mitigated through careful planning and implementation of best practices. The project itself aligns with the goals of sustainable development and environmental conservation.