

General Conditions

1. The consent holder must construct and operate the Mangamaire Solar Farm (Solar Farm) in general accordance with the consent application including all accompanying plans and documents first lodged with the Tararua District Council on 3 October 2022, and the information included in the following further information responses and plans:
 - (a) Further information response dated 20 February 2023.
 - (b) The following specific plans attached to and forming part of this consent:
 - i. General Arrangement Plan, prepared by Rough Milne Mitchell Landscape Architects Limited forming page 3 of the Attachment to the 16 August 2023 evidence of Rory Langbridge;
 - ii. Proposed Landscape Mitigation Plan, prepared by Rough Milne Mitchell Landscape Architects Limited forming page 4 of the Attachment to the 16 August 2023 evidence of Rory Langbridge;
 - iii. Indicative Cross Sections, prepared by Rough Milne Mitchell Landscape Architects Limited;
 - iv. Mechanical Layout Information, prepared by Rough Milne Mitchell Landscape Architects Limited;
 - v. Solar Panel and Inverter Information, prepared by Rough Milne Mitchell Landscape Architects Limited; and
 - vi. Inverter Enclosure, prepared by Marshall Day Acoustics.
2. The consent holder must ensure that the solar panel arrays of the Solar Farm conform to the following setbacks as specified on the General Arrangement Plan:
 - (a) 10 metres from wetland areas
 - (b) 10 metres from roads
 - (c) 3 metres from other boundaries
3. The consent holder must construct, operate and maintain the Solar Farm in general accordance with all management plans submitted to, and certified by, the Team Leader Compliance & Monitoring, Tararua District Council in fulfilment of the conditions of this resource consent.
4. The consent holder must ensure that all contractors engaged to undertake activities authorised by this resource consent are supplied with a copy of and made aware of the conditions and management plans that apply to this resource consent that are relevant to their work area and the measures required for compliance with the conditions.
5. The consent holder must notify the Team Leader Compliance & Monitoring, Tararua District Council at least **20 working days** before works on the Solar Farm site commence.

Advice Note 1: *The notification of work can be sent to the following email planning@tararua.govt.nz using the reference Condition 5 of 202.2022.136.1*

Pre-construction

6. Detailed design of the Solar Farm must include a noise attenuation design for the inverters. The inverter attenuation design must consider selection, orientation, lined ducting, screening (through noise barriers), enclosure and other measures as appropriate. The attenuation design must:
 - (a) Minimise overall sound levels and eliminate intrusive sound characteristics (such as tonality (as defined by NZS 6802:2008)) at compliance locations, where it is practicable to do so;
 - (b) Achieve noise levels that are appreciably below the District Plan night-time noise limits specified in condition 32 when measured at compliance locations; and
 - (c) Be undertaken by a recognised acoustician.
7. Recommended attenuation option(s) for each inverter must be submitted to the Team Leader Compliance

& Monitoring, Tararua District Council prior to commencement of construction.

Advice Note 2: *The attenuation design may require commissioning works on the Solar Farm site during construction to suitably refine and improve the attenuation design.*

Advice Note 3: *The attenuation design can be sent to the following email planning@tararua.govt.nz using the reference Condition 6 of 202.2022.136.1*

8. All vehicle crossings used for construction traffic must be upgraded to meet the standards outlined in Appendix 12 to the Tararua District Plan before construction of the Solar Farm commences. The consent holder must notify the Team Leader Compliance & Monitoring, Tararua District Council of the intent to upgrade any vehicle crossing 10 working days prior to construction commencing to allow time for an inspection should it be deemed necessary.

Advice Note 4: *The notification can be sent to the following email planning@tararua.govt.nz using the reference Condition 7 of 202.2022.136.1*

9. Before construction of the Solar Farm commences, the consent holder must ensure that landscape planting is planted as detailed in the Proposed Landscape Mitigation Plan. This includes:
 - (a) Planting of the boundary of the Solar Farm site with a (or similar species) hedgerow; and
 - (b) Planting of a 10m wetland buffer as specified in the Proposed Landscape Mitigation Plan.
10. Evidence of the planting, including photos, must be submitted to the Team Leader Compliance & Monitoring, Tararua District Council within one week of planting being completed.

Advice Note 5: *The evidence of planting can be sent to the following email planning@tararua.govt.nz using the reference Condition 9 of 202.2022.136.1*

11. The consent holder must ensure that a Site Management Plan (SMP) is prepared. The objective of the SMP is to ensure best practice principles, techniques, inspections and monitoring are used during site works including as related to construction traffic, landscaping and earthworks (including but not limited to dust, sediment run-off including stormwater controls during and post construction, staging of works, accidental discovery of koiwi or contaminated soil, and management of fill including the loading and unloading of trucks) alongside compliance with the conditions of this consent.

The SMP must include but not be limited to:

- (a) The name and contact details (mobile phone and email) for the on-site manager who can be contacted 24 hours a day / 7 days a week;
- (b) A communication and complaints procedure for adjoining property owners/occupiers,
- (c) Details and location of any proposed safety fencing and associated signage for the construction site;
- (d) The measures to ensure dirt, mud, debris or other materials are not left on roads;
- (e) The location, planting bag size, and spacing of boundary landscape plantings and the wetland buffer plantings;
- (f) The measures to be taken in the event that some or all of the landscape plantings become diseased or die. This may include their replacement within the next growing season with the same or alternative species with similar screening characteristics; and
- (g) The methods to be applied to maintain the boundary landscape plantings to form a hedge that forms a density (at least 1 metre width) and height (at least 3 metres) to provide visual screening.

Advice Note 6: *Prior to earthworks commencing it is likely that a consent will be required from Horizons Regional Council for earthworks under Rule 13-2 of the One Plan. This will likely include the requirement to provide an Erosion and Sediment Control Plan. Any plans submitted to the Team Leader Compliance & Monitoring, Tararua District Council must be consistent with the plan(s) certified by Horizons.*

12. The SMP must be submitted to the Team Leader Compliance & Monitoring, Tararua District Council for technical certification at least **twenty (20) working days** before works commence on the Solar Farm site.

Advice Note 7: The Team Leader Compliance & Monitoring will provide technical certification of this plan in consultation with Council's Land Development Engineering and Council's Roading Manager.

Advice Note 8: The SMP can be sent to the following email planning@tararua.govt.nz using the reference Condition 11 of 202.2022.136.1

Advice Note 9: Certification (or withholding certification) of the SMP is based on whether the SMP meets the requirements of the conditions of this resource consent, with specific focus on the matters outlined in Condition 10.

Advice Note 10: Where Council is unable to certify the SMP on the basis that it does not address the matters contained within Condition 10 the Council will advise the Consent Holder in writing, outlining the reasons why technical certification has been refused within **ten (10) working days** of receipt.

13. Should the SMP not be certified by Council the Consent Holder must then submit a revised SMP following the procedure set out in Condition 12.
14. The certified SMP may be amended or updated without the need for certification where:
 - (a) The amendment is an administrative change, including nominated personnel; and
 - (b) The revised SMP is provided to the Team Leader Compliance & Monitoring, Tararua District Council and, within **five (5) working days** of receiving the revised SMP, if the Team Leader Compliance & Monitoring, Tararua District Council has not advised in writing that the amendment must be certified under Condition 12 on the basis that the amendments do not meet the requirements of Conditions 14(a).
15. Except as provided for in Condition 14, amendments to the SMP and any of its appendices must be certified in writing by Team Leader Compliance & Monitoring, Tararua District Council following the procedures set out in Conditions 12 and 13.

Construction and Earthworks

16. The consent holder must take all practicable steps to ensure the construction activities do not exceed the limits recommended in the following standards: New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise", and German Standard DIN 41503:2016 Vibration in buildings – Part 3: Effects on structures [vibration].
17. Construction noise and vibration must be measured and assessed in accordance with the standards listed in Condition 16.
18. The consent holder must ensure that a Construction Noise and Vibration Management Plan (CNVMP) is prepared by a suitably qualified and experienced consultant. The objective of the CNVMP is to develop mechanisms and processes to manage and minimise the effects of noise and vibration caused by the construction of the Solar Farm. The CNVMP must include but not be limited to:
 - (a) The relevant performance standards (noise and vibration);
 - (b) Noise and vibration management and mitigation measures;
 - (c) Training of staff;
 - (d) Handling of complaints;
 - (e) Monitoring;
 - (f) Notification to neighbours;
 - (g) Timing and duration of works;
 - (h) Key construction equipment, including details of proposed piling methodology; and
 - (i) Location of sensitive receivers.
19. The CNVMP must be submitted to the Team Leader Compliance & Monitoring, Tararua District Council for technical certification at least **twenty (20) working days** prior to the commencement of any works to

which the CNVMP relates.

20. If **twenty (20) working days** have passed since the CNVMP was provided to the Tararua District Council, and the Tararua District Council has not certified the CNVMP or provided advice that the CNVMP is not suitable to certify, then the consent holder may commence works in accordance with the CNVMP that was submitted under Condition 19.

Advice Note 11: *Certification (or withholding certification) is based on whether the CNVMP provides the information contained in Condition 16 and uses best practicable methods to minimise construction noise and vibration effects from the site works.*

Advice Note 12: *Where Council is unable to certify the CNVMP on the basis that it does not address the matters contained within Condition 16 the Council will advise the Consent Holder in writing, outlining the reasons why technical certification has been refused within ten (10) working days of receipt.*

Advice Note 13: *The CNVMP can be sent to the following email planning@tararoadc.govt.nz using the reference Condition 17 of 202.2022.136.1.*

Advice Note 14: *These conditions relate to construction noise and vibration only. Upon the Solar Farm site becoming operational the operational noise conditions must be complied with as detailed in Condition 28.*

21. Construction activities shall only operate within the hours of Monday to Saturday 7.30 am – 6.00 pm, excluding public holidays.
22. The consent holder must ensure the Solar Farm site is managed in accordance with the certified SMP during the construction period until the Solar Farm site is stabilised (i.e., no longer producing dust, water-borne sediment or potential contaminants).
23. All disturbed ground surfaces must be adequately surfaced as soon as possible to limit dust, contaminant or sediment mobilisation.
24. The finished ground levels (after the cut and fill works) must not cause ponding, drainage or run-off related nuisance to the neighbouring (surrounding) properties or change of the current drainage patterns (existing overland flow paths) to the detriment of the surrounding properties. In the event that the consented works result in any such effects, then those effects must be remedied at the expense of the consent holder and to the satisfaction of the Tararua District Council's Infrastructure Team.
25. Run-off from the Solar Farm site must be controlled to prevent sediment laden water flowing, or earth slipping, onto neighbouring properties, legal roads, or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the Solar Farm site. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the SMP, prior to any off-site discharge of that muddy water.
26. If potential soil contamination is identified during works (accidental discovery), including but not limited to unstable potential fill materials, asbestos containing material, and odorous and/or stained soils, the Site Manager must engage a suitably qualified and experienced person (SQEP) to assess the nature of the contaminated soil and determine whether or not it can be used on-site or if it must instead be safely removed and lawfully disposed of.
27. Dust emissions for construction works must be managed so they do not cause a nuisance beyond the boundary of the Solar Farm site. Dust mitigation measures including but not limited to water carts or sprinklers must be used on any areas of exposed soil.
28. All loading and unloading of trucks with excavation or fill material must be carried out within the Solar Farm site.
29. The consent holder must ensure that all construction traffic accesses the Solar Farm site from Mangamaire Road only.
30. The consent holder must ensure that any debris tracked onto Mangamaire Road or Tutaekara Road from construction traffic is cleared from the carriageway immediately.

31. In the event of an archaeological site, waahi tapu or koiwi being discovered or disturbed during the activities authorised by this consent, the consent holder must immediately cease further works in the immediate vicinity of the accidental discovery and inform:
- (a) Rangitāne o Tamaki nui-ā-Rua (06) 374 6860,
 - (b) Ngati Kahungunu ki Tamaki nui-ā-Rua (06) 374 9224,
 - (c) Tararua District Council Manager Regulatory Services (06) 374 4080; and
 - (d) Heritage New Zealand Pouhere Taonga (04) 472 4341.

Further work in the immediate vicinity of the accidental discovery must be suspended while iwi carry out their procedures for removal of taonga. The Tararua District Council's Manager Regulatory Services will advise the consent holder when work in the Solar Farm site may recommence.

In the event that human remains (koiwi) are found the New Zealand Police must be contacted immediately and all works must cease until the Tararua District Council's Manager Regulatory Services advises that works can recommence.

Operational

32. The consent holder must ensure that the noise levels from the operation of the Solar Farm do not exceed the following noise limits at the notional boundary of any dwellings on another site in the Rural zone that existed as at 7 September 2023 where written approval has not been provided to exceed the noise limits:
- (a) 55 dB LAeq(15-min) from 0700 to 1900 hours
 - (b) 45 dB LAeq(15-min) and 70dB LAFmax from 1900 to 0700 hours.

Advice Note 15: *Map A attached to these conditions shows existing dwellings as at 7 September 2023 within 500 metres of the solar farm.*

33. Noise levels must be measured and assessed in accordance with NZS 6801:2008 Acoustics Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise.
34. Within **twenty (20) working days** and during the first daylight savings period of any stage of the Solar Farm becoming operational, the consent holder must monitor noise emissions from the Solar Farm site to assess compliance with Condition 32 and confirm attenuation of the inverters has been achieved as designed under Condition 6. The monitoring shall be undertaken by an experienced acoustician.

Advice Note 16: *'Operational' is defined as the operation of the solar farm whereby electricity is being generated and provided to the national grid.*

Advice Note 17: *Noise monitoring under Condition 30 may have to occur on multiple occasions if the solar farm is commissioned in multiple stages.*

Advice Note 18: *It is likely that measurements will need to be taken close to the inverters as well as at compliance locations and when the solar farm is operational during the prescribed night-period (i.e., in the evening after 7pm).*

35. A report detailing the outcome of the monitoring under Condition 34 must be provided to Team Leader Compliance & Monitoring, Tararua District Council within **ten (10) working days** of each instance of the monitoring occurring.
36. In the event that intrusive sound characteristics are present at compliance locations, the consent holder must implement additional attenuation options and thereafter repeat the monitoring and reporting required under Conditions 33 and 34.

Advice Note 19: *The report can be sent to the following email planning@tararua.govt.nz using the reference Condition 31 of 202.2022.136.1.*

37. The consent holder must ensure that all boundary landscape plantings established for the Solar Farm (as set out on the Proposed Landscape Mitigation Plan) are maintained with a minimum height of 3.0m from ground level, once they have reached that height, and a minimum of 1.0m wide.

38. In the event that the row of *Pinus radiata* trees located on the eastern side of Mangamaire Road near the PowerCo substation are removed, the consent holder must ensure they are replaced with a row of *Cyptomeria japonica* 'Egmont' (or similar species).
39. The consent holder must keep a register of any complaints received in respect of the Solar Farm and make the register available to an officer of the Tararua District Council upon request.
33. The consent holder must register a Land Covenant on the title(s) of the Solar Farm site. The covenant must read as follows:

Where gravel quarrying activities undertaken in the surrounding area by Hirock Quarries or their successor are carried out in accordance with the relevant District Plan requirements or the conditions of resource consent the property owner and solar farm operator shall not:

- a) *Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; or*
- b) *Make nor lodge, nor be party to, nor finance nor, contribute to the cost of any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of the Hirock Quarries or their successor which are carried out under the terms of their resource consent.*

Advice Note 20: *Conditions 40 to 45 address matters agreed between the consent holder and Transpower.*

Building and Structures

40. No buildings or structures (except non-conductive fencing) shall be located within 12m of the centreline of the MGM-MST-A National Grid transmission line.
41. No conductive fences shall be located within 5m of any National Grid support structure, without written consent of the line owner.

NZECF Compliance

42. All land use activities, including the construction of new buildings/structures, earthworks, fences, any operation of mobile plant and/or persons working near exposed line parts must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECF 34:2001) or any subsequent revision of the code.

Vegetation

43. Any proposed new trees or vegetation within 12 metres either side of the centreline of the MGM-MST-A National Grid transmission lines must not exceed 2 metres in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
44. No vegetation shall be planted within 6 metres of the base of any National Grid transmission line support structure.

Construction Management Plan

45. Prior to the commencement of construction works the consent holder must prepare and submit to the Team Leader Compliance & Monitoring, Tararua District Council for certification a Construction Management Plan (CMP) for the works that are occurring within 12 metres either side of the centreline of the MGM-MST-A National Grid transmission line, to ensure the protection of the National Grid transmission line. The CMP must be provided to Transpower NZ Ltd for its certification at least **twenty (20) working days** prior to it being submitted to the Council. The CMP must include the following (but is not limited to):
 - (a) The name, experience and qualifications of the person(s) nominated by the consent holder to supervise the implementation of, and adherence to, the CMP;
 - (b) Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities will meet the safe distances within the Transposer New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECF 34:2001) or any subsequent revision of the code; including (but not limited to) those relating to:

- i. Excavation and Construction near structures (Section 2 of NZECP 34: 2001);
 - ii. Ground to conductor clearances (Section 4);
 - iii. Mobile Plant to conductor clearances (Section 5); and
 - iv. People to conductor clearances (Section 9).
- (c) Details of any areas that are “out of bounds” during construction and/or areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the consent holder’s cost);
 - (d) Demonstration of how the existing transmission lines and support structures will remain accessible during and after construction activities;
 - (e) Demonstration of how the effects of dust (including any other material potentially arising from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed.
 - (f) Demonstration of how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure.
 - (g) Demonstration of how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines, including support structures.
 - (h) Details of proposed contractor training for those working near the transmission lines. All activities are to be undertaken in accordance with the approved CMP.

Advice Note 21: *The CMP(s) should be provided to Transpower via Patai Form 5 ‘Submit a Management Plan’ – <https://transpower.patai.co.nz>*

Decommissioning

46. At least three months prior to the commencement of decommissioning of the Solar Farm, the consent holder must submit a Decommissioning Plan to the Team Leader Compliance & Monitoring, Tararua District Council for certification that it fulfils the requirements of conditions 46 and 47.
47. The Decommissioning Plan must be prepared by a suitably qualified and experienced person and meet the following objectives:
- (a) Decommissioning of the solar panels and all associated infrastructure in a manner that complies with all legislative requirements;
 - (b) Leaving the land in a condition that is safe and suitable for the subsequent land use; and
 - (c) Ensuring that the components and infrastructure are disposed of in a way that maximises re-use and recycling. For any parts that cannot be reused or recycled, ensuring that they are disposed of in an environmentally responsible way in accordance with industry best practice.
48. The Decommissioning Plan must include but not be limited to:
- (a) Details on all infrastructure to be decommissioned, including details, method and location of reuse, recycling or disposal and the reasons why the options have been chosen;
 - (b) Details of specific infrastructure to remain on-site post-closure and reasons why it will remain on Solar Farm site;
 - (c) Scheduling and timing for decommissioning; and
 - (d) Details for finished ground cover at completion of decommissioning and future intended land use.

Advice Note 22: *The notification of the decommissioning commencement date can be sent to the following email planning@taruadc.govt.nz using the reference Condition 42 of 202.2022.136.1.*

49. The consent holder must notify the Team Leader Compliance & Monitoring, Tararua District Council at

least 30 working days prior, of the commencement date for decommissioning the Solar Farm.

Advice Note 23: *The 10 day notification of the decommissioning date can be sent to the following email planning@tararuadc.govt.nz using the reference Condition 44 of 202.2022.136.1.*

50. The consent holder must notify the Team Leader Compliance & Monitoring, Tararua District Council at least **ten (10) working days** prior to completion of the decommissioning to allow Council staff to carry out site inspections to determine compliance with the certified Decommissioning Plan.
51. The consent holder must ensure that a Decommissioning Report is prepared and submitted to the Team Leader Compliance & Monitoring, Tararua District Council following completion of the decommissioning of the Solar Farm and no later than **twenty (20) working days** after the decommissioning works have been completed. The report must detail evidence demonstrating that the Solar Farm site is left in a condition that is safe and suitable for the subsequent land use.

Advice Note 24: *The Decommissioning Report can be sent to the following email planning@tararuadc.govt.nz using the reference Condition 46 of 202.2022.136.1*

Review

52. The Tararua District Council, under s128 of the Resource Management Act, may once per year, during July, serve notice of its intention to review all conditions of this resource consent for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions must allow for:
 - (a) Deletion or amendments to any conditions of this resource consent to ensure adverse effects (including noise and dust) are appropriately mitigated, and/or
 - (b) Addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment.

General Advice notes

- a. *Prior to earthworks commencing it is likely that a consent will be required from Horizons Regional Council for earthworks under Rule 13-2 of the One Plan.*
- b. *All works must be undertaken in accordance with the National Environmental Standards for Freshwater.*
- c. *This consent will lapse if not given effect to within 5 years from the date of commencement, under Section 125 of the Resource Management Act 1991.*
- d. *No buildings, vehicles, materials or debris associated with construction may be kept on Council land, including the road, without prior approval from the Council.*

