Sensitivity: General

PROPOSED CONDITIONS

Dated 5 August 2026
Revised by Laila Alkamil
(Tracked Version)

Definitions and Abbreviations within the Conditions Schedule

Abbreviation / Term / Acronym	Term / Definition
Above-ground solar infrastructure	means all solar panels, inverters, transformers, cabling or structures associated with the Solar Farm operations.
AMP	Avifauna Management Plan
BMP	Bat Management Plan
CFRMP	Construction Fire Risk Management Plan
CNMP	Construction Noise Management Plan
CLG	Community Liaison Group
CLMG1	Contaminated Land Management Guidelines No.1: Reporting on Contaminated Land in New Zealand
CLMG5	Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Revised 2021)
CMP	Construction Management Plan
Commencement of physical works	means activities undertaken to construct the Solar Farm including bulk earthworks (cut and fill activities), installation of solar panels and ancillary infrastructure (such as inverters, cabling and transformers), but excludes the following activities: • Pre-construction site investigations including access for such activities; • The establishment of erosion and sediment control measures; • Site establishment activities for the purposes of providing any temporary site construction office compound; • Ecological survey(s); and • Any vegetation removal associated with the activities listed above.
Consent Holder	means Far North Solar Farm Ltd, its successor, or any person(s) acting under the written approval of Far North Solar Farm Ltd or its successor.
Council	Hurunui District Council
Decommissioning of the Solar Farm	means the permanent removal of the Solar Farm and associated infrastructure following the end of its operational life.
DMP	Decommissioning Management Plan
DSI	Detailed Site Investigation
Earthworks	Alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
ERP	Emergency Response Plan
ESCP	Erosion and Sediment Control Plan
FENZ	Fire and Emergency New Zealand
GGMP	Glint and Glare Management Plan
HAIL	Hazardous Activities and Industries List

Landscaping	means the planting, establishment, and maintenance of vegetation for visual and amenity purposes, in accordance with the approved and certified Landscape Management Plan.
LVMP	Landscape and Vegetation Management Plan
LzMP	Lizard Management Plan
NES-CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
OMP	Operational Management Plan
Solar Farm operations	means the phase following commissioning during which the Solar Farm generates electricity to the National Grid and is routinely maintained and monitored.
PAWMP	Pest Animal and Weed Management Plan
PFAS	Per- and Polyfluoroalkyl Substances
PSI	Preliminary Site Investigation
RAP	Remedial Action Plan
RMA	Resource Management Act 1991
SEMP	State of Environment Monitoring Plan
Site	All land to be used for the Solar Farm operations at 380 Waipara Float Road, Waipara, legally described as Section 3-4 SO 17514.
Solar Farm	means utility-scale renewable energy facility comprising ground-mounted photovoltaic (PV) panels and associated infrastructure (including inverters, transformers, cabling, access tracks, security fencing, stormwater management measures, and ancillary buildings) used to generate electricity from solar radiation for supply to the National Grid.
SQEP	Suitably Qualified and Experienced Person(s) means a person with a tertiary qualification in the field to which a particular condition relates; or having sufficient technical expertise that is at least equivalent; and having at least five (5) years working experience and (where applicable) chartered professional membership to an accredited organisation, unless otherwise specified in the conditions.
SVR	Site Validation Report
TCMP	Transpower Construction Management Plan
TMP	Traffic Management Plan
Transpower	Transpower NZ Ltd
Tree clearance	means the removal, trimming, or pruning of trees or woody vegetation on the Site, including stumps and roots where necessary, for the purposes of site preparation, construction, or maintenance of the Solar Farm, but does not include routine vegetation management or maintenance of planted screening vegetation approved under the LVMP or any clearance of indigenous vegetation onsite

PRE-REQUISITE CONDITIONS

1. The Consent Holder shall prepare the following management plans below and in Table 1 for certification by Council or by their nominated appointee. The Consent Holder shall prepare the following management plans in accordance with the requirements of the relevant conditions and in general accordance with the application documents as set out in **Annexure A**:

    a. Avifauna Management Plan (**AMP**);
    b. Bat Management Plan (**BMP**);
    c. Construction Fire Risk Management Plan (**CFRMP**);
    d. Construction Management Plan (**CMP**);
    e. Construction Noise Management Plan (**CNMP**);
    f. Decommissioning Management Plan (**DMP**);
    g. Emergency Response Plan (**ERP**);
    h. Glint and Glare Management Plan (**GGMP**);
    i. Indigenous Bird Management Plan (**IBMP**);
    j. Landscape and Vegetation Management Plan (**LVMP**);
    k. Lizard Management Plan (**LzMP**);
    l. Operational Management Plan (**OMP**);
    m. Pest Animal and Weed Management Plan (**PAWMP**);
    n. State of Environment Monitoring Plan (**SEMP**);
    j. Traffic Management Plan (**TMP**); and
    o. Transpower Construction Management Plan (**TCMP**).

Table 1. Management Plans.

Management Plan	Condition Reference	Documents to Council for Certification – Minimum Timeframe
AMP	Condition 525	15 working days before the commencement of tree clearance on Site from when monitoring is undertaken
BMP	Condition 5760	15 working days from when survey results are received
CFRMP	Condition 8891	30 working days before the commencement of physical works on Site
CMP	Condition 324	30 working days before the commencement of physical works on Site
CNMP	Condition 369	30 working days before the commencement of physical works on Site
DMP	Condition 1104	Three months prior to the commencement of decommissioning of the Solar Farm
ERP	Conditions 903 and 925	- 30 working days before the commencement of physical works on Site - 30 working days before the commencement of Solar Farm operations
ESCP	Condition 348	20 working days before the commencement of physical works on Site
GGMP	Condition 603	30 working days before the commencement of physical works on Site
IBMP	Condition 5861(b)	15 working days from when monitoring is undertaken
LVMP	Conditions 257	30 working days prior to the commencement of landscaping

LzMP	Condition 5962	At least 30 working days before the commencement of physical works on Site
OMP	Condition 947	30 working days before the commencement of Solar Farm operations
PAWMP	Condition 302	30 working days prior to the commencement of landscaping
SEMP	Condition 1026	3 months before the commencement of decommissioning of the Solar Farm
TCMP	Condition 4952	30 working days before the commencement of physical works on Site
TMP	Condition 7881	30 working days before the commencement of physical works on Site

Management plans

2. The Consent Holder shall implement and comply with all certified management plans, including amendments to those plans, for the duration of the relevant activity unless otherwise specified in the relevant management plan condition(s).

3. 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.

4. The Consent Holder shall ensure that all management plans are prepared by a SQEP.

5. The Consent Holder shall submit the management plans specified in Condition 1 and Table 1 to the Council for certification in accordance with the timeframe specified in each relevant management plan condition. Prior to submitting the management plans specified in Condition 1 and Table 1 to the Council for certification, the Consent Holder must:
    a. Provide a copy of the draft management plan to the CLG established under Condition 109;
    b. Record the feedback from the CLG on the draft management plan;
    c. Provide a record in the draft management plan of any feedback provided by the CLG and any amendments made to the draft plan in response to that feedback in accordance with Condition 910(I)(ii);
    d. Provide this record of feedback, alongside how the CLG feedback has been addressed by the Consent Holder, to the Council as part of the plan certification process; and
    e. Works must not commence until the relevant management plan(s) are certified.

6. The certification process shall be limited to confirming in writing that the management plan has been prepared in accordance with the relevant conditions(s) and will achieve the objectives of the management plan.

7. If the Council's response is that it is not able to certify the management plan, the Consent Holder shall address any reasons or recommendations provided by the Council and re-submit an amended management plan for certification at least 10 working days prior to the relevant activity commencing.

8. The Consent Holder may make amendments to the certified management plans specified in Condition 1 and Table 1 that are consistent with the purpose of the management plan and

relevant consent conditions. The amended management plan shall be submitted to the Council for certification in accordance with Conditions 3-7. All works must continue to comply with original certified management plan until such changes are certified by Council. The Consent Holder shall ensure that all contractors are made aware of any amendments certified to management plans.

Irrigation Sources

9. At least 30 working days before the commencement of physical works on Site, the Consent Holder shall submit to Council the details of the confirmed water sources and volume necessary to irrigate all proposed landscape mitigation planting and revegetation planting for the purposes of ensuring timely growth and success of plantings.

Commented [LA1]: Proposing to move this condition so it is a pre-requisite prior to any works being undertaken

Advice Note:
Compliance with Condition 9 may be met by confirmation that the water take transfer has been approved and can be relied on for irrigation purposes across the Site, or details of water tank storage including location of any tanks, volume of water storage and the ongoing management, or alternatives.

Community Liaison Group

~~9.~~10. The Consent Holder shall establish a CLG before the commencement of physical works on Site, in accordance with the following requirements:

a. The purpose of the CLG is to:
   i. Promote effective engagement on an on-going and regular basis about matters associated with the Solar Farm;
   ii. Promote the flow of information between the Consent Holder and the local community as further information becomes available so as to, wherever possible, address any matters that may arise;
   iii. Discuss any matters arising from the report provided in Condition 1~~0~~10;
   iv. Discuss any feedback on the effectiveness of management plans and the conditions of this consent; and
   v. Discuss the strategy for decommissioning the Solar Farm at the expiry of this consent.
b. The CLG shall be comprised of one representative from the Council and Consent Holder each, and at least four nominated representatives from the local community.
c. The Consent Holder shall facilitate the continued operation of the CLG and ensure that members of the CLG are provided with the opportunity and facilities to meet:
   i. No less than ~~six~~ three months prior to commencement of this resource consent or as otherwise agreed;
   ii. No-less frequently than every three months thereafter, unless all members of the CLG agree there is no need for a meeting; and
   iii. Until decommissioning of the Solar Farm has been completed, at which time the CLG may be disestablished.
d. The Consent Holder shall prepare and maintain a Terms of Reference for the CLG, to be filed with Council prior to the first meeting. The Terms of Reference shall:
   i. Define the objectives, scope, and responsibilities of the CLG;
   ii. Set out the membership, appointment, and replacement of members;

Commented [LA2]: Proposed change by Applicant, noting 3 months prior is adequate time to organise this

iii. Specify the procedures for convening meetings, decision-making, and recording minutes; and
iv. Provide for periodic review of the Terms of Reference, or as otherwise requested by the Council.

e. The Consent Holder will notify members of the CLG (by email) the time, date and venue of proposed meetings) at least 10 working days in advance of the meeting.
f. Minutes of the CLG meeting shall be kept by the Consent Holder and be made publicly available.
g. CLG meetings may be open to the public to attend, at the discretion of the CLG.
h. The Consent Holder will engage an independent chairperson to facilitate the CLG meetings, to be supported by a dedicated minute taker.
i. The Consent Holder shall meet the reasonable administrative costs of facilitating CLG meetings (e.g. meeting invitations, meeting venue, preparation and distribution of meeting minutes) and chairing duties.
j. The Consent Holder shall, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and distributing key documents (for example, a website, or other document hosting portal).
k. The CLG may request and receive reports and presentations from third parties to meet any of the requirements in this condition, which shall be at the Consent Holder's cost.
l. The Consent Holder must:
   i. Provide the CLG with up-to-date information about the design, construction, commissioning, operation and decommissioning of the Solar Farm;
   ii. Invite feedback from the CLG on draft management plans listed in Condition 1 and Table 1 before each plan is submitted to the Council for certification. The Consent Holder must record in the draft management plan any feedback provided by the CLG and any amendments made to the draft plan in response to that feedback;
   iii. Provide each draft management plan to the CLG at least 15 working days prior to submission of the plan to the Council, or such other period as agreed with the CLG, to allow sufficient time for review and feedback; and
   iv. Provide certified management plans to the CLG.
m. The Consent Holder must maintain a record of matters raised by the CLG and the Consent Holder's response to those matters (including reasons in circumstances where no action is taken).

Advice Notes:

1. *Condition ~~9~~10 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the Terms of Reference under Condition ~~9~~10(d).*
2. *In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the local community, then such failure to do so will not be considered a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the requirements in Condition ~~9~~10, including the Terms of Reference under Condition ~~9~~10(d) shall continue to apply.*

~~10.~~11. No less than 10 working days prior to each CLG meeting required under Condition 10~~9~~ above, the Consent Holder shall provide to members of the CLG a report addressing:

a. Progress over the previous quarter in implementing this resource consent;
b. Record of matters raised by the CLG and the Consent Holders' response to those matters (including reasons in circumstances where no action is taken) in accordance with Condition ~~9~~10(l)(ii); and
c. Anticipated actions and timings in the forthcoming quarter to implement the consent and the decommissioning of the Solar Farm.

Notification of commencement of works

~~11.~~12. At least 30 working days before the commencement of physical works on Site, the Consent Holder must notify in writing the expected start date of works commencing to the following parties:

a. Council; and
b. CLG.

***Advice Note**: The Council's email for this notification is planning@hurunui.govt.nz*

Soil contamination reporting

~~12.~~13. At least 15 working days before the commencement of any earthworks on Site, the Consent Holder must provide a PSI to the Council for certification. The PSI must be prepared by a SQEP and in accordance with the Ministry for the Environment's *CLMG1.*

~~13.~~14. In the event that an activity on the HAIL is identified to have occurred on the Site in the PSI required under Condition 1~~2~~3, a DSI must be prepared by a SQEP and in accordance with the CLMG1 (or equilivant) guidelines. The DSI must be provided to Council for certification no more than 20 working days from the date of the submission of the PSI required in Condition 1~~2~~3.

Advice Note:
For the avoidance of doubt, the identification of a HAIL activity and/or contaminated land on the Site may trigger the need for a separate resource consent under the NESCS. Compliance with these conditions does not remove the requirement to obtain any separate consent that may be required under the NESCS.

~~14.~~15. In the event that the DSI required by Condition 1~~3~~4 finds contamination to exceed the applicable standards of the NES-CS, a RAP must be prepared by a SQEP and in accordance with the current edition of the CLMG1 and current edition of the CLMG5 guidelines (or equivalent guidance document). The RAP must be provided to the Council for certification no more than 15 working days from the date of the submission of the DSI required in Condition 1~~4~~3. All earthworks on site must be undertaken in accordance with the certified RAP.

Advice Note:
For the avoidance of doubt, the RAP is to be prepared in accordance with the relevant guidelines and requirements as set out by the Ministry for the Environment.

~~15.~~16. In the event that the DSI required by Condition 1~~5~~3 finds contamination to exceed the applicable standards of the NES-CS, a SVR must be prepared by a SQEP and in accordance with the current edition of the CLMG1 and current edition of the CLMG5 guidelines (or equivalent guidance document). The SVR must be provided to the Council for certification no more than 15 working days from completion of earthworks on Site.

Advice Note:
For the avoidance of doubt, the SVR is to be prepared in accordance with the relevant guidelines and requirements as set out by the Ministry for the Environment.

GENERAL CONDITIONS

~~16.~~17. The Solar Farm shall be constructed, operated, maintained and decommissioned in general accordance with the information and plans submitted by the Consent Holder in support of the application and referenced as RC240028 in Council records. Plans and information that comprise this application are set out in **Annexure A**. Copies of the approved plans are attached in **Annexure B**. In the case of inconsistency between the application and the conditions of this resource consent, the conditions of consent shall prevail.

Consent lapse

~~17.~~18. Pursuant to section 125(1)(c) of the RMA, this resource consent shall lapse 10 years from the date of its commencement unless it has been given effect to.

Duration of consent

~~18.~~19. This resource consent shall expire 35 years from the date of commencement unless it has been surrendered or cancelled at an earlier date.

Monitoring fees

~~19.~~20. Pursuant to section 36 of the RMA the Consent Holder must pay the actual and reasonable costs incurred by the Council when monitoring the conditions of this resource consent.

Review

~~20.~~21. The Council may, under sections 128 and 129 of the RMA, initiate a review of any or all conditions of this resource consent annually in the month of the anniversary of the commencement of the consent, for the duration of the resource consent. Any such review of conditions must be for the purposes of:

a. Responding to any anticipated or unanticipated adverse effect on the environment which may arise from the exercise of the consent and which it is most appropriate to deal with at a later stage;
b. Dealing with any unanticipated adverse effects on the environment which may arise from the exercise of the consent, which it is appropriate to deal with at a later stage; or
c. Ensuring that the conditions are effective and appropriate in managing the effects of the activities authorised by these consents.

Advice Note:
Council may, at its discretion, seek feedback from the CLG to inform any review of the conditions of consent.

Complaints Mechanism

~~21.~~22. The Consent Holder shall maintain a register of any complaints received regarding the activities authorised by this resource consent. As a minimum, the register shall include:

a. The name and contact details (if supplied) of the complainant;
b. The nature and details of the complaint;
c. The location, date and time of the complaint and the alleged event giving rise to the complaint;

d. Weather conditions at the time of the complaint, where relevant to the complaint;
e. Other activities in the area that may have contributed to the complaint;
f. The outcome of the Consent Holder's investigation into the complaint; and
g. A description of any measures taken by the Consent Holder to respond to the issue raised by the complainant.

~~22.~~23. The Consent Holder shall notify the Council and the CLG of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no later than two working days after receiving the complaint.

~~23.~~24. The Consent Holder shall respond to any complainant as soon as reasonably practicable and, within 5 working days, advise the Council, the CLG, and the complainant of the outcome of the Consent Holder's investigation and any measures taken, or proposed to be taken, to respond to the complaint.

LANDSCAPING CONDITIONS

~~*Irrigation Sources*~~

~~At least 30 working days before the commencement of physical works landscaping, the Consent Holder shall submit to Council the details of the confirmed water sources and volume necessary to irrigate all proposed landscape mitigation planting and revegetation planting to ensure timely growth and success of plantings.~~

~~***Advice Note:***~~
~~*Compliance with Condition 24 may be met by confirmation that the water take transfer has been approved and can be relied on for irrigation purposes across the Site, or details of water tank storage including location of any tanks, volume of water storage and the ongoing management, or alternatives.*~~

~~a. Irrigation, for those areas identified in the LVMP shall be provided for the first three years following planting, and as required thereafter, to achieve timely growth and success of plantings.~~

Commented [LA3]: Conditions 25 and 26 should come after the Landscape and Vegetation Management Plan condition. The LVMP condition will inform the detail of conditions 25 and 26.

~~***Advice Note:***~~
~~*For the purposes of this condition, "irrigation" means the provision and maintenance of irrigation infrastructure (such as driplines or equivalent systems) capable of supplying water to the plantings when required. This condition does not require active irrigation where soil moisture and climatic conditions are sufficient to support healthy plant establishment and growth.*~~

~~b. Landscape mitigation plantings shall be undertaken within the first available planting season (April to September) after installation of fencing on Site.~~

Landscape and Vegetation Management Plan

25. At least 30 working days before the commencement of landscaping, the Consent Holder must submit to the Council for certification an LVMP. The LVMP shall address both landscape

mitigation planting and revegetation planting. The purpose of the LVMP is to provide details of:

a. ~~T~~the details of the vegetation to be established around the external boundaries of the Site and within the Site; and

b. ~~, and h~~How the vegetation will be maintained until the solar farm is decommissioned.

The LVMP shall demonstrate how the proposed plantings will ~~to~~ avoid, remedy or mitigate adverse landscape and visual effects, such that, once established, the planting will:

i. Comply with minimum Transpower setbacks set out in Conditions 45 and ~~8 and~~ 479; and

ii. Visually screen the Solar Farm when viewed externally to the Site, except where 2m tall vegetation is required under transmission lines;

iii. Prevent any objectionable glare from the Solar Farm from being experienced from neighbouring properties or public roads; and

iv. Achieve successful establishment and long-term viability of both revegetation and landscape mitigation planting.

Advice Note:

For the purposes of condition 2~~7~~5(~~iv~~), "successful establishment" means vegetation that is healthy, self-sustaining, and demonstrating active growth appropriate to the species and planting location, with any dead, diseased, damaged, or failing plants replaced as necessary to maintain the intended planting outcomes and screening functions of the LVMP.

~~24.~~26. The LVMP must be in general accordance with the approved Landscape Plans and include (but not be limited to) the following:

a. The details and numbers of tree and shrub species, their planted grades / heights, number of plants, their spacings, and location of trees and shrubs at implementation. This may be illustrated by a number of planting layout diagrams, and shall clearly distinguish between revegetation planting and landscape mitigation planting;

b. Vegetation within the Site shall include trees and shrubs that are classified by FENZ as having "low" and / or "low to moderate" flammability rating and / or that will be agreed in consultation with FENZ.

c. Any proposed new trees or shrubs outside of 12m either side of the centreline of the ISL-KIK-B and SBK-WPR-A National Grid transmission lines must be setback sufficiently to ensure the tree cannot fall within 4m of the National Grid transmission lines and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

d. The planting methodology, including Site preparation, inspection of plant material, fertiliser(s) to be used, water retention granules and mulch to be used.

e. A detail of the tree staking arrangement to be used for the trees to protect against winds.

f. The irrigation design to be used on Site, including frequency and duration of watering and ongoing maintenance of irrigation infrastructure.

g. The location and design of the fencing on Site.~~-~~

h. A detailed time frame outlining when the plants will be planted, ensuring vegetation is planted within the planting season only (April to September, inclusive) and in accordance with the priority planting areas identified on Figure 2a – Landscape Mitigation Planting Plan of the certified Landscape Management Plan.

i. Details of a maintenance programme including:

i. maintenance of maximum ~~shrub~~ screening planting height and density;

ii. fire risk management measures;

Commented [LA4]: Restructured this as previously it was a very long sentence

Commented [LA5]: Included maintenance of irrigation infrastructure

Commented [LA6]: Priority planting areas as per the priority planting plan

iii. weed and pest animal management measures, including management outcomes tailored to the specific landscape mitigation planting and revegetation planting areas;

iv. monitoring to ensure the plants' long-term survival, including the method and frequency of this monitoring; and

v. Adaptive management measures, including procedures for adjusting species composition and planting methods over time where monitoring identifies that planting outcomes have not been achieved.

j. Replacement planting requirements, including that any plant ~~s~~ that become diseased or die shall be replaced within the next growing season with the same or alternative species chosen by a SQEP with similar screening and / or revegetation outcomes. ~~with the same species (like for like) and at the same minimum grade and density as originally specified, as soon as practicable and, at a minimum, at the start of the next planting season (April to September, inclusive) following their loss.~~

27. Irrigation, for those areas identified in the certified LVMP shall be provided for the first five years following planting, and as required thereafter, for the following purposes:
    a. To achieve timely growth and successful establishment of the landscape mitigation planting; and
    b. To achieve and maintain 70% ground cover within the revegetation planting areas, as confirmed by a SQEP.

Advice Note:
For the purposes of this condition, "irrigation" means the provision and maintenance of irrigation infrastructure (such as driplines or equivalent systems) capable of supplying water to the plantings when required. This condition does not require active irrigation where soil moisture and climatic conditions are sufficient to support healthy plant establishment and growth.

28. Landscape mitigation plantings shall be undertaken within the first available planting season (April to September) following installation of fencing on Site and shall be completed prior to the installation of any solar panels on Site. The priority planting areas identified on Figure 2a – Landscape Mitigation Planting Plan (including planting priority) of the certified Landscape Management Plan shall be planted first and include, but are not limited to:

    a. Boundary screening planting along State Highway 7; and
    b. All other areas identified as '1st priority' on Figure 2a of the approved Landscape Mitigation Planting Plan.

29. The Consent Holder shall provide certification to Council from a SQEP to verify that planting specified under the LVMP have been completed. The certification shall be supported by suitable documentation including photographs and plans for monitoring and maintenance purposes and must be less than 3 months old when submitted. Evidence must also be provided of ~~Photographic evidence of the established planting shall be provided to the Council within one month of the planting being implemented along with evidence of~~ a contract for the landscape planting services and maintenance for the following 12-month period.

Advice Note:

Commented [LA7]: Note this condition requires a minimum of 5 years of irrigation, but it may be extended if required

Commented [LA8]: Updated to refer to the priority planting areas, noting that not all planting can be feasibly planted within one planting season

Commented [LA9]: This condition has been strengthen to require SQEP verification of planting, instead of relying on photographic evidence

The Consent Holder may~~shall~~ first offer the planting and maintenance contract required under Condition 29 to local businesses with appropriate knowledge, expertise and capacity to undertake this work before offering the contract to the wider market.

~~25. To demonstrate compliance with Condition 30, the Consent Holder shall, 15 working days prior to the commencement of landscaping on the Site, provide evidence to the Council the process by which the planting and maintenance contract was offered to local businesses and where a local business was not appointed the reasons why a non-local supplier was selected.~~

~~26.~~30. At least 30 working days before the commencement of landscaping, the Consent Holder shall prepare and submit a PAWMP for the Site for the Council to certify. The purpose of the PAWMP is to provide details on how pest animals and weeds will be managed on the Site during the operation of the Solar Farm to ensure survival of the landscape mitigation planting and revegetation planting. This plan shall be provided to the Council for certification.

Advice Note:
A PAWMP may form part of the LVMP because the LVMP is also required to provide details on weed and pest control measures.

CONSTRUCTION AND OPERATIONAL CONDITIONS

~~27.~~31. At least 30 working days before the commencement of solar farm operations on Site, the Consent Holder must notify in writing the expected start date of solar farm operations commencing to the following parties:

a. Council; and

b. CLG.

Construction Management Plan

~~28.~~32. At least 30 working days before the commencement of physical works on Site, the Consent Holder shall prepare and submit to the Council for certification a CMP. The purpose of the CMP is to avoid, remedy and / or mitigate adverse effects arising from construction. The CMP must include, but not be limited to:

a. Confirmation of the construction works program, including staging of work, and construction methodology.
b. Identification of 'out of bound' areas, including a site plan showing areas of existing indigenous vegetation on Site and setbacks;
c. Identification of working hours in accordance with condition 3~~5~~, which shall take into account the need to comply with the limits on vehicle movements in Condition 7~~6~~9 and the construction noise requirements in Condition 3~~5~~5.
d. Identification of key personnel and contact person(s), including contact details for the site supervisor.
e. Methods and systems to inform and train all persons working on the Site of potential environmental issues, contents of relevant management plans, and how to avoid, remedy or mitigate any adverse construction effects.
f. Procedures for ensuring that surrounding property owners and occupiers are given prior notice of the commencement of construction works and are informed about the expected duration of the works.
g. The location of notice boards that clearly identify the name, telephone number and address for service of the Site Manager.
h. Procedures for communicating with surrounding property owners and occupiers during construction works, including:
    ~~vi.~~i. Engaging with property owners and occupiers to minimise disruption to farming, viticulture and work-from-home activities;
    ~~vii.~~ii. consulting prior to any high noise generating activities; and
    ~~viii.~~iii. Implementing procedures to ensure action is taken on any complaints received.
i. Procedures for ensuring that materials are disposed of in a way that maximises re-use and recycling. For any materials that cannot be reused or recycled, ensuring that they

are disposed of as e-waste in an environmentally responsible way in accordance with industry best practice.

j. Details of systems or procedures for receiving and resolving surrounding property owners and occupiers' concerns about actual or potential construction effects.

k. Measures for ~~controlling~~ minimising the generation of dust due to wind erosion. ~~dust discharges onsite during earthworks and other dust generating activities to , ensure that any dust as a result of construction works does not cause dust which is noxious, dangerous, offensive or objectionable outside the boundaries of the site.~~

Commented [LA10]: Amended for the purposes of clarity. I also understand this is consistent with the wording used by HDC for dust control conditions

~~29.~~33. All construction works must be restricted to between 7.30 am to 6.00pm from Monday to Friday. There must be no works on Saturdays, Sundays or public holidays. The restriction on hours of works and days does not apply to low noise generating activities, such as Site set up, electrical work, planting or staff meetings, which may occur outside of these hours.

~~*Dust*~~

~~30. Beyond the boundary of the Site there must be no dust caused by construction from the Site which, in the opinion of the Council, is noxious, dangerous, offensive or objectionable.~~

Earthworks

~~31.~~34. At least 20 working days before the commencement of physical works on the Site, the Consent Holder must provide to the Council a copy of the ESCP as certified by Environment Canterbury under the conditions of regional consent CRC255164.

Advice Note:
For the avoidance of doubt, the ESCP required by Condition 3~~4~~7 is the same document certified by Environment Canterbury under the regional consent CRC255164.

Construction Noise

~~32.~~35. Noise from construction work shall ~~not exceed the typical duration limits recommended in, and shall~~ be measured and assessed in accordance with, New Zealand Standard NZS 6803: 1999 "Acoustics – Construction Noise" and shall not exceed the duration limits as set in table 2. ~~as set out in Table 2.~~

Table 2. Construction noise limits.

Commented [LA11]: Table 2 amended to include Saturday, Sundays and Public Holidays under the same noise limits

Time of week	***Time period***	***Noise Limit***	
		LAeq	*LAFmax*
Weekdays	0630-0730	60	75
	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
~~**Saturdays**~~	~~0630-0730~~	~~45~~	~~75~~
	~~0730-1800~~	~~75~~	~~90~~
	~~1800-2000~~	~~45~~	~~75~~
	~~2000-0630~~	~~45~~	~~75~~

Saturday, Sundays & Public Holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

Advice Note:
For reference, the noise limits that apply at rural dwellings that are occupied when construction work is underway are provided in the Table 2 above. The construction noise limits do not apply at any building that is unoccupied during construction work. NZS6803:1999 requires construction noise to be measured outside buildings at a point 1m from the wall most exposed to the sound under investigation and at a height 1.2 to 1.5m above the relevant floor height (no adjustment for façade effect reflections is to be made to the measured sound level). NZS6803:1999 states that noise should not be measured for more than one-hour at any location, and that 15-minutes will often be adequate.

Construction Noise Management Plan

~~33.~~36. A CNMP shall be prepared by a suitably qualified and experienced acoustic expert and submitted to Council for certification at least 30 working days before the commencement of any physical works on Site. The purpose of the CNMP is to manage construction noise generally on the Site. The CNMP shall be prepared with reference to Annexure E, New Zealand Standard *NZS6803:1999 Acoustics – Construction Noise* and the *Australasian Association of Acoustical Consultants Guideline for Interpreting and Applying NZS 6803-1999 Acoustics - Construction Noise v1.0.* The CNMP should include (but not be limited to), identification of the following matters:

a. Any required limits on hours of construction, in addition to the construction noise limits as set out in Condition 3~~5~~8.
b. Construction machinery and equipment that will be used (and their operating noise levels);
c. The timing and duration of specific construction activities over the total construction period including that piling shall be restricted to construction hours on Monday to Friday;
d. Any procedures that must be implemented prior to the commencement of physical works in these areas to ensure compliance with construction noise limits in Condition 3~~5~~8;
e. Methods and measures to mitigate noise effects including, but not limited to, structural mitigation such as barriers, shrouds or enclosures, the scheduling of high noise construction, selection of low noise machinery, or temporary offers from the contractor to the adjacent dwelling occupants to reduce noise effects during periods of high noise;
f. The roles and responsibilities of the personnel in the contractor team for managing and monitoring noise levels and effects;
g. Induction and training procedures for construction personnel;
h. The location and proximity of adjacent neighbouring dwellings;
i. Process of community liaison and communication with the owners and occupants of adjacent neighbouring dwellings; and
j. Systems or procedures for receiving and resolving any community / neighbour complaints about actual or potential noise emissions, including noise monitoring, where appropriate.

Construction Traffic

~~34.~~37. All activities are to be undertaken in accordance with the certified CMP and TMP.

~~35.~~38. The Consent Holder must ensure that any debris tracked from the Site is cleared from the carriageway immediately.

~~36.~~39. All loading and unloading of trucks with excavation or fill material must be carried out within the Site.

~~37.~~40. All disturbed ground surfaces must be stabilised as soon as possible to limit dust, contaminant or sediment mobilisation.

Works in the vicinity of Transpower Transmission Lines

~~38.~~41. The Consent Holder shall provide Transpower with 10 working days' notice in writing prior to commencement of physical works on Site.

Advice Note:
Notification should be sent to: transmission.corridor@transpower.co.nz.

~~39.~~42. No buildings or structures (except non-conductive fencing) shall be located within 12m of the centreline of the ISL-KIK-B and SBK-WPR-A transmission lines.

~~40.~~43. No buildings or structures shall be located within 12m of any outer visible edge of the foundation of National Grid support structures ISL-KIKB0138, ISL-KIK-B0139, SBK-WPR-A0084 and SBR-WPK-A0084; except for non-conductive fencing, which can be located no less than 6m from any outer visible edge of the support structure foundation.

~~41.~~44. 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 shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent revision of the code.

Advice Note:
Transpower has a right to access its existing assets under section 23 of the Electricity Act 1992. Any development on the Site must not preclude or obstruct this right of access. It is an offence under section 163D of the Electricity Act 1992 to intentionally obstruct any person in the performance of any duty or in doing any work that the person has the lawful authority to do under section 23 of the Electricity Act 1992.

~~42.~~45. Any proposed new trees or vegetation must be setback from the outer edge of the visible foundation of the National Grid Support Structures ISL-KIKB0138, ISL-KIK-B0139, SBK-WPR-A0084 and SBR-WPK-A0085 by at least 2m.

~~43.~~46. All machinery, mobile plant and vehicles operating within 12m of the transmission lines, and traversing beneath the lines, shall be limited to a maximum reach of 2.1m maintain a minimum clearance distance of 4m from the conductors (wires) of the ISL-KIK-B and SBK-WPR-A National Grid transmission lines at all times.

~~44.~~47. At least one side of National Grid Support Structures ISL-KIKB0138, ISL-KIK-B0139, SBK-WPR-A0084 and SBR-WPK-A0085 must be kept free from trees or vegetation in order to provide Transpower with access to the tower for operation and maintenance activities.

~~45.~~48. To ensure safe separation distances to the conductors (wires) of the National Grid transmission lines are maintained, all machinery, mobile plant and vehicles operating within 12m of the transmission lines, and traversing beneath the lines, must maintain a minimum clearance distance of 4m from the conductors (wires) of the ISL-KIK-B and SBK-WPR-A National Grid transmission lines at all times. This includes any loads being lifted or transported underneath the transmission lines.

Transpower Construction Management Plan

~~46.~~49. A TCMP must be prepared at least 30 working days before the commencement of physical works on Site. The purpose of the TCMP is to protect and retain access to the ISL-KIK-B and SBK-WPR-A National Grid transmission lines and support structures.

~~47.~~50. The TCMP 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 TCMP;
b. Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the Site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; including (but not limited to) those relating to:
    i. Excavation and Construction near Towers (Section 2);
    ii. Building to conductor clearances (Section 3);
    iii. Ground to conductor clearances (Section 4);
    iv. Mobile Plant to conductor clearances (Section 5); and
    i. 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. Demonstrate how the existing transmission lines and support structures will be protected and remain accessible during and after construction activities;
e. Demonstrate how the effects of dust (including any other material potentially resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed, which shall take into account the need to comply with the dust controls in Condition 40~~36~~;
f. Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure;
g. Demonstrate 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; and
h. Details of proposed contractor training for those working near the transmission lines.

Advice Note:
It will be the responsibility of the Consent Holder to determine the presence of any underground services that may be affected by any work authorised by this resource consent. The Consent Holder shall contact the owners of those and agree on the service owners' future access for

maintenance and upgrades. Services information may be obtained from https://www.beforeudig.co.nz/.

~~48.~~51. The TCMP required in Condition 5~~03~~ must be submitted to:

a. Transpower to review that the TCMP protects and retains access to the ISL-KIK-B and SBK-WPR-A National Grid transmission lines and support structures. The Consent Holder must submit the TCMP to Transpower for review at least 20 working days before it submits the TCMP to Council for certification; and

b. Council to certify at least 30 working days before the commencement of physical works on Site.

Advice Note: *The TCMP should be sent to Transpower NZ Ltd via PATAI Form 5: https://transpower.patai.co.nz/new-enquiry.*

Ecology

~~49.~~52. At least 20 working days before the commencement of tree clearance on the Site, the Consent Holder must provide to the Council a copy of the AMP as certified by Environment Canterbury under the conditions of regional consent CRC255362.

Advice Note:
For the avoidance of doubt, the AMP required by Condition 5~~2~~25 ~~-~~is the same document certified by Environment Canterbury under the regional consent CRC255164.

~~50.~~53. If any tree clearance is required during the bird breeding season (September to February inclusive), checks for indigenous bird nests must be undertaken by a suitably qualified and experienced bird ecologist and reported to the Council and Consent Holder no more than 5 working days before clearance.

~~51.~~54. No tree clearing during bird breeding season (September to February) is to be undertaken until the necessary checks by a suitably qualified and experienced bird ecologist is undertaken and, if required, the Long-tailed BMP under Condition 57~~60~~ is certified by Council.

~~52.~~55. In the event that any indigenous bird nesting activity is identified, no works shall take place within 20m of a nest until the nest is abandoned or all chicks in the nest have fledged.

~~53.~~56. Prior to tree clearance on the Site, the Consent Holder shall engage a SQEP(s) to undertake acoustic surveys to investigate if long-tailed bats are present at the Site. Two 21-day surveys will be undertaken, one in spring (October-November) and one in summer (January-February), to capture any seasonal variation in the presence, activity, or distribution of bats at the Site. The survey shall be undertaken in accordance with Department of Conservation protocols (DOCDM-590733) and survey results will be reported to the Consent Holder, Council and the Department of Conservation.

~~54.~~57. In the event that bats are detected in the surveys required in Condition 5~~69~~, the Consent Holder shall provide a BMP for certification by the Council. The purpose of the BMP is to identify management actions to be implemented to minimise the risk of disturbance and injury / mortality of long-tailed bats during construction, operation and decommissioning of the Solar Farm. The final version of the BMP must be provided for certification with Council no more

than 15 working days from the date in which survey results are received. The BMP must be prepared by a suitably qualified and experienced bat ecologist and must include (but will not be limited to) the following:

a. The measures to avoid, remedy, or mitigate adverse effects on the local population of long-tailed bats from the construction, operation and decommission of the Solar Farm; and
b. Monitoring of the relevant abundance and distribution of long-tailed bats within, and in proximity to, the Site.

Bird and Bat Fatality Monitoring

~~55.~~58. The Consent Holder shall engage a SQEP(s) to undertake Bird and Bat Fatality Monitoring. The monitoring shall be undertaken in accordance with the following protocols:

a. For the first year of the operation of the Solar Farm only, the Site shall be periodically inspected on foot and searched for bird and bat carcasses. Any carcasses found shall be photographed, identified to species level if possible, and inspected for injuries. During the months of October, November, January, and February, the Site shall be inspected weekly. These inspections shall be carried out monthly in all other months of the first year.
b. In the event that 20 or more fatalities of Not Threatened indigenous birds, or five or more fatalities of At Risk indigenous birds, or any fatalities of Threatened indigenous birds are detected within a month, a suitably qualified and experienced ecologist shall be engaged to prepare an IBMP. The purpose of the IBMP is to guide mitigation of adverse effects on indigenous birds. This plan shall be provided to the Council, for certification within 15 working days from when monitoring is undertaken.
c. If any bat mortality is detected, a suitably qualified and experienced bat ecologist shall be contacted immediately and the BMP will be reviewed or, if bats have not previously been detected at the Site, a Long-Tailed BMP will be developed in accordance with Condition 57~~60~~, and the Department of Conservation will be notified.
d. If bird and bat fatalities do not exceed the levels described above, results of this monitoring shall be reported to the Council and the CLG, at the end of the first year of operation of the Solar Farm.
e. An Incidental Discovery Protocol will be developed to guide appropriate responses to the incidental discovery of a bird or bat carcass at the Site.

Lizards

~~56.~~59. At least 30 working days before the commencement of physical works on the Site, the Consent Holder must provide to the Council a copy of the LzMP as certified by Environment Canterbury under the conditions of regional consent CRC255362.

Advice Note:

For the avoidance of doubt, the LzMP required by Condition 59~~62~~ is the same document certified by Environment Canterbury under the regional consent CRC255164.

Glint and Glare Management Plan

~~57.~~60. At least 30 working days before the commencement of physical works on Site, the Consent Holder must provide to Council for certification a GGMP. The purpose of the GGMP is to set out the management methods to be undertaken to avoid, remedy or mitigate adverse glint and / or glare effects. The following matters must be addressed in the GGMP:

a. Contact details for the person who will be the main point of contact for the parties wanting to report any adverse glint / or glare effects, in accordance with the complaints mechanism requirement under~~;~~ C~~c~~ondition 22;
b. Procedures and timeframes for promptly substantiating and responding to reports or complaints regarding glint and / or glare effects;
c. Methods to respond to substantiated glint and / or glare effects. These solutions may include but are not limited to, physical alternations to the solar panel layout, installation of screening or landscaping to block or diffuse glare and adjustments to the operational procedures of the Solar Farm (such as tracking management).
d. A monitoring regime to:
    i. Assess the effectiveness of the mitigation measures and management solutions; and
    ii. Verify, within six months of the commencement of Solar Farm operations, whether the actual glint and glare effects align with the predictions and analysis presented in the *Waipara Glare Study Revision* prepared by ITP Renewables, dated 28 March 2025.
e. Provisions for review and, if necessary, amendment of the GGMP based on monitoring outcomes and any substantiated complaints to ensure ongoing management effectiveness.

~~58.~~61. The GGMP must be complied with for the duration of the Solar Farm operations and until a final DMP (certified in accordance with Condition 11~~4~~0) has been implemented including removal of the solar panels.

Shade Cloth

62. A shade cloth must be erected and attached to the security fence prior to the installation of solar panels. This is to be ~~and~~ maintained along the Site's State Highway 7 boundary and 20m along the Site's northern boundary as shown on approved plan WPR_FNSF_145MWp_130426_DW_SBS in order to prevent glint and glare effects from ~~internal solar farm operations, including~~ solar panels~~,~~ on state highway users. The shade cloth shall be erected and maintained to a minimum height of 2m, must be free of gaps and be of commercial grade, UV-stabilised material black or green ~~with a minimum~~ of 50% shading factor.

63. The shade cloth required to be installed and maintained in accordance with Condition 6~~2~~5 shall not be removed until the boundary screening vegetation required by Condition 2~~8~~7 has reached a minimum height of ~~5m~~ 3.5m and established sufficient density to effectively prevent the transmission of glint and glare, consistent with the predictions and analysis presented in the *Waipara Glare Study Revision* prepared by ITP Renewables, dated 28 March 2025.

~~59.~~64. The Consent Holder must undertake regular visual inspections of the State Highway 7 boundary screening (including both the shade cloth and ~~the mitigation~~ vegetation) at least once a month for the duration of operation to ensure it remains free of gaps and continues to effectively prevent glint and glare. A record of these inspections, including any identified gaps and the timeframe in which they were remediated, must be maintained by the Consent Holder and a report provided to the Council and the New Zealand Transport Agency, upon request.

Commented [LA12]: Cross reference to the complaints mechanism condition

Commented [LA13]: Changes to require the shade fence to be installed prior to solar panels being erected on site. Changes also specify the colour of shade cloth

Commented [LA14]: To specify the specific vegetation that this applies to

Commented [LA15]: Note reduced height to 3.5 m

~~60.~~65. If any part of the vegetation along the Site's State Highway 7 boundary and 20m along the Site's northern boundary as shown on approved plan WPR_FNSF_145MWp_130426_DW_SBS becomes diseased, dies, or is removed, the shade cloth must be reinstated in the affected area within two working days of the gap or loss of vegetation being identified. The shade cloth must be retained until replacement planting has reached the specified height and density required to achieve the same level of screening.

Panels

~~61.~~66. All solar panels installed and used on Site must be coated in anti-reflective coating, contain no PFAS and have gridlines.

~~62.~~67. The solar panels and array tables must be constructed to have a maximum tilted height of no more than 3m and maintain a minimum pitch of 5m.

~~63.~~68. All solar panels must be cleaned with water only.

~~64.~~69. Once installed on Site, the solar panels standard resting position between sunset and sunrise must be no less than 10 degrees, for the purposes of reducing the risk of bird collision during the operation of the Solar Farm. ~~The purpose of this condition is to reduce the risk of bird collision.~~

Commented [LA16]: Changes proposed to make the intent of this condition clearer

Solar Panel Certification

~~65.~~70. At least 15 working days before commencement of the Solar Farm operations, the Consent Holder shall provide Council with written verification from a suitably qualified and experienced engineer confirming that the installed panels have been designed and installed in accordance with good engineering practice, including withstanding high wind events and local weather conditions and in accordance with the conditions of this resource consent, including Condition 6~~9~~.

Lighting

~~66.~~71. All outdoor lighting, if installed on Site, must be designed and installed in accordance with the following requirements:

a. All outdoor lighting shall have a colour temperature of light emitted of 3000k (Kelvin) or lower; and
b. Fully shielded with no light spill above the horizontal plan.

~~67.~~72. In the event outdoor lighting is installed on Site, the Consent Holder shall, 15 working days prior to lighting being installed on Site, provide evidence to Council that the lighting will meet the requirements in Condition 7~~14~~.

Archaeological Site or waahi tapu

~~68.~~73. Where during any works on Site, any archaeological feature, artefact or human remains are accidentally discovered or are suspected to have been discovered, the following protocol shall be followed by the Consent Holder:

a. Immediately cease all works within 20m of the discovery.

b. Secure/tape off the discovery area (including a buffer area) to ensure sensitive material remains undisturbed.
c. Advise Mana Whenua in the first instance if the discovery relates to taonga tuturu, an archaeological site, or kōiwi (or human remains).
d. Advise New Zealand Police if the discovery is kōiwi or human remains.
e. Advise Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, or kōiwi (or human remains).
f. Attend and enable the Site to be inspected by the relevant authorities outlined in (c)-(e) (above).
g. Ensure no further action be undertaken until responses have been received from all notified parties, and if the discovery is kōiwi it shall not be removed until advised by Heritage New Zealand Pouhere Taonga.

Work may recommence if Mana Whenua, and Heritage New Zealand Pouhere Taonga provides a statement in writing to Council, that appropriate action has been undertaken in relation to any Taonga tuturu or Māori cultural heritage material, and archaeological site respectively. The Council shall advise the Consent Holder on written receipt from Mana Whenua, and Heritage New Zealand Pouhere Taonga that work can recommence.

Traffic and Vehicle Accessways

~~69.~~74. Prior to construction commencing on the Site, the Consent Holder shall upgrade the existing vehicle crossing providing access to the Site from State Highway 7 in accordance with the New Zealand Transport Agency Access Type E Standard as outlined in the Planning Policy Manual (2025), 'Access onto the state highway from private property'.

~~70.~~75. Prior to the vehicle crossing formation works occurring, the Consent Holder must submit to Council a copy of the New Zealand Transport Agency's approval to undertake works on the State Highway (as detailed in advice notes (a) – (e), below).

Advice Notes:

*a. It is a requirement of the Government Roading Powers Act 1989 that any person wanting to carry out works on a state highway first gain the approval of the New Zealand Transport Agency for the works and that a Corridor Access Request (**CAR**) is applied for and subsequently a Work Access Permit issued before any works commence. A CAR will be required for the vehicle crossing from the subject site to State Highway 7.*
b. Detailed design approval will be provided though the CAR process.
c. A Corridor Access Request is made online via www.beforeudig.co.nz and/or www.submitica.co.nz. The Corridor Access Request needs to be submitted at least 15 working days before the planned start of works.
d. A copy should also be sent to the Waka Kotahi/New Zealand Transport Agency environmental planning team at environmentalplanning@nzta.govt.nz
e. The CAR will need to include:
    i. The detailed design for the vehicle crossing. In developing the detailed design, the consent holder will need to consult with the New Zealand Transport Agency appointed state highway maintenance contractor for North Canterbury (HEB) and the New Transport Agency Safety Engineer (James Long).
    ii. A TMP that has attained approval from the New Zealand Transport Agency appointed state highway maintenance contractor for North Canterbury (HEB).

iii. A design safety audit which has been prepared, processed and approved in accordance with the New Zealand Transport Agency's guidelines for Road Safety Audit Procedures for Projects.

~~71.~~76. No more than 6 heavy vehicle trips (both ways) per day must enter / exit the Site.

~~72.~~77. All deliveries (pick up and drop off) are to occur wholly within the Site.

~~73.~~78. At least 30 working days before the commencement of physical works on Site, the Consent Holder shall prepare and submit to Council for certification a TMP. The purpose of the TMP is to provide measures to avoid, remedy, or mitigate any potential or actual traffic effects associated with the construction or commissioning of the works. The TMP shall include (but is not limited to) the following:

a. Identification of vehicle movements including deliveries, which must comply with the limits on vehicle movements in Condition 76~~9~~;
b. Methods to ensure that the appropriate erosion and sediment control measures are in place to avoid, remedy, or mitigate the potential effects of sediment runoff associated with the construction or commissioning of the works; and
c. Adjacent landowner and occupier liaison during the construction stage for the purposes of informing these landowners and occupiers to coordinate heavy vehicle trips and avoid or mitigate potential adverse effects on traffic from these sites as a result of traffic movements associated with the construction of the Solar Farm.

~~74.~~79. Prior to submitting the TMP to Council, a copy of the draft TMP must be provided to the New Zealand Transport Agency with an invitation to provide feedback within 10 working days. The Consent Holder must ensure that all written feedback on the draft TMP received from the New Zealand Transport Agency within the 10 working day timeframe is provided to Council when submitted for certification. This must include a clear explanation of how each comment on the draft TMP has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion.

Fire Risk Mitigation

~~75.~~80. At least 15 working days prior to the operation of the Solar Farm, the Consent Holder shall undertake an on-site meeting with FENZ to familiarise emergency crews with the Site and the ERP.

81. Once the Solar Farm is operational, the Consent Holder must ensure that grass height is managed for the purposes of reducing fire risk as follows:~~that all grass on the Site and in the road reserve adjacent to the Site is maintained for the purposes of managing fire risk to a maximum average height of:~~

a. Grass within the solar panel areas must be maintained to a maximum average height of:
   i. 300 mm for the months April to November (inclusive); and
   ii. 200 mm for the months of December to March (inclusive).

b. Grass within the verges adjacent to all internal access road and firebreaks must be maintained to a maximum average height of 100 mm during the months of December to March (inclusive).

~~b.~~

Commented [LA17]: As per the Stantec Fire Report reccomendations

~~76.~~82. During the operation of the Solar Farm, the following equipment must be monitored at all times by a remote central control room for the purposes of monitoring equipment faults and potential fires:

a. Electrical equipment;
b. Fault monitoring detection system(s); and
c. CCTV system(s) that monitors the components of the Solar Farm within the screen planting.

~~77.~~83. The CCTV system(s) required by Condition 8~~5~~2(c) must be located and / or orientated to maintain residential privacy and avoid direct views into any adjoining dwellings.

~~78.~~84. During the operation of the Solar Farm, the Control SCADA Control Building must be monitored at all times by an automatic fire detection and alarm system incorporating automatic notification to FENZ.

~~79.~~85. The Consent Holder shall ensure that each fire water storage tank installed on the Site is exclusive for firefighting purposes and is filled following its installation and then refilled after each subsequent take of water has ceased.

~~80.~~86. Each fire water storage tank must be fitted with a highly visible float indicator so each tank's water level is easily observed.

~~81.~~87. At least 30 working days before the commencement of physical works on Site, the Consent Holder shall prepare the following detailed design information and provide it to FENZ for review. Following consideration of any comments received from FENZ, the Consent Holder shall submit the final detailed design drawings ~~–~~to the Council for certification:~~– detailed design drawings for certification showing the following:~~

a. Final location of all internal roads in general accordance with approved plans under Condition 1~~5~~ and **Annexure~~ppendix~~ A**;~~;~~
b. Size and location of all fire water tanks including hard stands capable of accommodating a fire appliance;
c. Details of fire water tanks including appropriate couplings in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008; and
d. Detailed design of all Site access tracks demonstrating compliance with FENZ "Emergency Vehicle Access" (F5-02-GD, 10 December 2021), applicable for an Aerial Appliance. The access tracks shall be gravel and of minimum 4m width and able to withstand a laden weight of up to 25 tonnes, with multiple axles spaced at no less than 2.5m centres and each carrying 8.2 tonnes.

Advice Note:
In relation to Condition 87~~90~~(c), New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 applies only to the type of coupling at each water tank. In relation to Condition 8~~7~~4(d), the purpose is to provide Water Tanker (not Aerial Appliance) access and manoeuvring and therefore, in accordance with FENZ advice, an Aerial Appliance has been referenced to ensure suitable access and turning radius is provided for Water Tankers. Condition 87~~90~~(d) does not apply to manoeuvring around water tanks and their associated hardstand areas.

Construction Fire Risk Management Plan

Commented [LA18]: Provision for the design plans to FENZ for comment, as per the Stantec Fire Report recommendations

~~82.~~88. At least 30 working days before the commencement of physical works on Site, the Consent Holder shall submit to the Council for certification, a CFRMP that has been developed in consultation with FENZ. The Consent Holder must provide evidence to the Council that engagement with FENZ has occurred including evidence that any concerns raised by FENZ have been addressed or provide reasons why they are not addressed. The purpose of the CFRMP is to assess and manage fire risk during the construction of the Solar Farm. The following matters shall be addressed in the CFRMP:

a. Describe all proposed construction works on Site;
b. Identify any foreseeable on-Site and off-Site fire events and hazardous material incidents that could occur at the facility during construction and require attendance by FENZ (e.g. fires involving solar panels, bushfires in the immediate vicinity or potential hazardous materials incidents);
c. Identify appropriate control measures to safely mitigate the identified risks; and
d. Prioritise what mitigations should be sequenced early into the construction works, including consideration of Site access for emergency vehicles, internal access tracks and fire water tanks.

~~83.~~89. Two copies of the CFRMP under Condition 88~~91~~ shall be stored on Site in a prominent 'Emergency Information Cabinet' located directly adjacent to the Site's main entry point.

Emergency Response Plan – Construction Stage

~~84.~~90. At least 30 working days before the commencement of physical works on Site, the Consent Holder shall submit to the Council an ERP for the construction stage of the Solar Farm that has been developed in consultation with FENZ. The Consent Holder must provide evidence to the Council that engagement with FENZ has occurred including evidence that any concerns raised by FENZ have been addressed or provide reasons why they are not addressed. The purpose of the construction ERP is to assess and manage emergency responses during the construction phase of the Solar Farm. The following matters shall be addressed in the ERP:

a. Identify any foreseeable on-Site and off-Site fire events and hazardous material in incidents that could occur at the facility and require attendance by FENZ (e.g. fires involving solar panels, bushfires in the immediate vicinity or potential hazardous materials incidents);
b. Provide details of appropriate risk control measures to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards) from the events identified in Condition 90~~3~~(a). Such measures should include:
    i. The level of personal protective clothing required to be worn;
    ii. The minimum level of respiratory protection required and decontamination procedures;
    iii. Minimum evacuation zone distances taking into consideration a range of potential fire events and weather conditions; and
    iv. A safe method of shutting down and isolating the photovoltaic system (either in its entirety or partially, as determined by the risk assessment).
c. Other risk control measures that may need to be implemented in a fire emergency due to any unique hazards specific to the Site; and
d. Include a procedure for a Site representative to be available to attend whenever FENZ are alerted to a fire or hazardous material incident at the Site.

~~85.~~91. Two copies of the ERP for the construction stage under Condition 9~~03~~ shall be stored on Site in a prominent 'Emergency Information Cabinet' located directly adjacent to the Site's main entry point.

Emergency Response Plan – Operational Stage

~~86.~~92. At least 30 working days before commencement of the Solar Farm operations, the Consent Holder shall submit to the Council a separate ERP for the operation stages of the Solar Farm that have been developed in consultation with FENZ. The Consent Holder must provide evidence to the Council that engagement with FENZ has occurred including evidence that any concerns raised by FENZ have been addressed or provide reasons why they are not addressed. The purpose of the operational ERP is to assess and manage emergency responses during the operational phase of the Solar Farm. The following matters shall be addressed in the ERP:

a. Identify any foreseeable on-Site and off-Site fire events and hazardous material incidents that could occur at the facility and require FENZ attendance (e.g. fires involving solar panel arrays, bushfires in the immediate vicinity or potential hazardous materials incidents);
b. Provide details of appropriate risk control measures to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards) from the events identified in Condition 9~~5~~2(a). Such measures should include:
    i. The level of personal protective clothing required to be worn;
    ii. The minimum level of respiratory protection required and decontamination procedures;
    iii. Minimum evacuation zone distances taking into consideration a range of potential fire events and weather conditions; and
    iv. A safe method of shutting down and isolating the photovoltaic system (either in its entirety or partially, as determined by the risk assessment).
c. Other risk control measures that may need to be implemented in a fire or hazardous material incident due to any unique hazards specific to the Site; and
d. Include a procedure for a Site representative to be available to attend whenever FENZ are alerted to a fire at the Site.

~~87.~~93. Two copies of the ERP for the operational stage under Condition 9~~25~~ shall be stored on Site in a prominent 'Emergency Information Cabinet' located directly adjacent to the Site's main entry point.

Operational Management Plan

~~88.~~94. At least 30 working days before the commencement of Solar Farm operations, the Consent Holder must submit to Council an OMP for certification. The purpose of the OMP is to provide details on how the Solar Farm will be managed and operated. The OMP should include (but not be limited to), the following matters:

a. Contact details of the Site Manager on a 24 hour, 7 days a week basis;
b. Procedures for receiving and resolving any complaints about operational noise;
c. Staff and visitor inductions and safety;
d. Signage;
e. Fire water storage tank checks;

f. Seasonal grass height grazing requirements in accordance with 84;
g. Access track maintenance, including an ongoing maintenance programme for the regular clearing and removal of dead, dry vegetation and other organic debris from the Site;
h. Site security;
i. Panel and infrastructure maintenance and cleaning, including monitoring for panel damage and integrity;
j. Risk mitigation measures including appropriate disposal and recycling of any damaged panels as e-waste;
k. High wind events;
l. Emergency events and Site remediation in the event of contaminant discharge (e.g. fire or oil spill);
m. Natural disasters;
n. Cross-referencing to other certified management plans that apply to the operational phase of the Solar Farm, including the LDVP, GGMP, PAWMP, ERP; and
o. A reinstatement procedure after any electrical equipment is damaged by an emergency event or natural disaster.

Commented [LA19]: As per the recommendations in the Stantec Fire Report

~~89.~~95. The Consent Holder must keep a hard copy of the certified OMP on Site at all times.

~~90.~~96. The OMP, when certified by Council under Condition 9~~4~~7, must be adhered to at all times during the operation of the Solar Farm.

~~91.~~97. The OMP shall be subject to review annually from the date the Solar Farm becomes operational (unless the requirement for review is waived by Council). A review is to include assessment of the performance of the practices and procedures specified in the OMP. Any amendment required by the Council arising out of this review shall be incorporated into the OMP without delay.

Operational Noise

~~92.~~98. The noise level from the operation of the Solar Farm shall comply with the following noise limit when measured and assessed at any notional boundary on any other s~~S~~ite that exists at the time consent is granted:

All times: 45 dB LAeq

Advice Note:
The notional boundary is a line 20m from the façade of a dwelling, or the legal boundary where this is closer to the dwelling. NZS6801 and NZS6802 are detailed standards that any person measuring noise must be familiar with (however for general guidance note that noise must be measured with suitable specialised equipment, for appropriate durations, in suitable meteorological conditions, at distances more than 3.5m from any reflecting surface, at 1.2 to 1.5m above local ground level, and must be analysed using specific provisions for duration and special audible characteristics).

~~93. The noise level from the operation of the Solar Farm shall comply with the following noise limit when measured and assessed at any notional boundary on any other Site that is constructed after consent is granted:~~

~~Daytime~~	~~7:00am to 9:00pm~~	~~55 dB L_{Aeq}~~
~~Night-time~~		
	~~9:00pm to 7:00am~~	~~45 dB L_{Aeq}~~
	~~9:00pm to 7:00am~~	~~70 dB L_{AFmax}~~

~~Noise levels shall be measured and assessed in accordance with *NZS 6801:2008 Acoustics – Measurement of Environmental Sound* and *NZS 6802:2008 Acoustics – Environmental Noise.*~~

~~***Advice Note:***~~
~~*The notional boundary is a line 20m from the façade of a dwelling, or the legal boundary where this is closer to the dwelling. NZS6801 and NZS6802 are detailed standards that any person measuring noise must be familiar with (however for general guidance note that noise must be measured with suitable specialised equipment, for appropriate durations, in suitable meteorological conditions, at distances more than 3.5m from any reflecting surface, at 1.2 to 1.5m above local ground level, and must be analysed using specific provisions for duration and special audible characteristics).*~~

Commented [LA20]: Deleted, noting the concerns raised during the hearing about the enforceability of this condition

~~94.~~99. At least 15 working days before the commencement of physical works on site, a report prepared by a suitably qualified and experienced acoustic expert must be provided to Council for certification detailing any proposed changes in operational design of the Solar Farm of significance to noise (such as the reorientation, relocation or reselection of inverters, inclusion of additional permanently installed plant, or any other matters likely to perceptibly change the level of noise emission). The report must provide recalculated operational noise levels and must demonstrate that the noise limits in Condition 98~~101~~ ~~, and Condition 102 if applicable,~~ will be complied with. Where calculated noise levels are above 30 dB LAeq and are likely to increase 5 decibels or more above those originally set out in the Marshall Day Acoustics Report, dated 12 February 2024, the assessment must demonstrate what practicable mitigation measures have been considered to mitigate noise further.

~~95.~~100. The Consent Holder shall undertake all practicable measures to ensure wind generated noise from the Solar Farm is minimised or eliminated.

Advice Note:
Wind noise could include: rattling of solar panels or structures, aeolian tones or vortex shedding, organ pipe noise, or other sources of audible noise that are primarily generated by winds.

DECOMMISSIONING CONDITIONS

~~96.~~101. The Consent Holder shall provide written notice to the Council and the CLG of the intended commencement of decommissioning of the Solar Farm at least six months prior to the decommissioning of the Solar Farm commencing.

~~97.~~102. At least three months before the commencement of decommissioning of the Solar Farm, the Consent Holder must provide to the Council a copy of the SEMP as certified by Environment Canterbury under the conditions of regional consent CRC255163.

Advice Note:
For the avoidance of doubt, the SEMP required by Condition 10~~2~~6 is the same document certified by Environment Canterbury under the regional consent CRC255163.

~~98.~~103. ~~-~~In the event that the SEMP provided to Council in accordance with Condition 10~~2~~6 identifies increasing trends in soil contamination on the Site, the Consent Holder must provide a DSI to Council at least one month prior to the commencement of decommissioning works. The DSI must be prepared in accordance with the current edition of the CLMG1 guidelines (or equivalent guidance document).

~~99.~~104. In the event that the DSI required in Condition 10~~3~~7 finds that contamination exceeds the applicable standards of the NESCS, a RAP must be prepared in accordance with the current edition of the CLMG1 and CLMG5 guidelines (or equilivant guidance document). The RAP must be provided to the Council for certification within 15 working days of the submission of the DSI required under Condition 10~~3~~7. All earthworks on Site, including decommissioning works, must be undertaken in accordance with the certified RAP.

Advice Note:
For the avoidance of doubt, the RAP is to be prepared in accordance with the relevant guidelines and requirements as set out by the Ministry for the Environment.

~~100.~~105. Decommissioning of the solar panels and all associated infrastructure must:

a. Be undertaken in a manner that complies with all legislative requirements;
b. Clear the Site of all panels, buildings/structures and cabling; and
c. Ensure 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 as e-waste in an environmentally responsible way in accordance with industry best practice.

Soil – contamination remediation

~~101.~~106. No more than 15 working days following completion of decommissioning works on the Site, the Consent Holder must provide a DSI to the Council for certification. The DSI must be prepared in accordance with the current edition of the CLMG1 guidelines (or equivalent guidance document).

~~102.~~107. In the event that the DSI required in Condition 1~~1~~06 finds that contamination exceeds the applicable standards of the NES-CS, a RAP must be prepared in accordance with the current edition of the CLMG1 and CLMG5 guidelines (or equivalent guidance document)~~.~~. The RAP must be provided to the Council for certification within 15 working days of the submission of the DSI required under Condition 106~~10~~. All earthworks on Site must be undertaken in accordance with the certified RAP.

Advice Note:
For the avoidance of doubt, the RAP is to be prepared in accordance with the relevant guidelines and requirements as set out by the Ministry for the Environment.

~~103.~~108. ~~-~~In the event that the DSI required by Condition 1~~1~~060 ~~0~~ finds contamination to exceed the applicable standards of the NESCS, a SVR must be prepared by a SQEP and in accordance with the current edition of the CLMG1 and current edition of the CLMG5 guidelines (or equivalent guidance document). The SVR must be provided to the Council for certification no more than 15 working days from completion of earthworks on Site.

Advice Note:
For the avoidance of doubt, the SVR is to be prepared in accordance with the relevant guidelines and requirements as set out by the Ministry for the Environment.

~~104.~~109. In the event that the DSI required by Condition 1061~~0~~ finds contamination to exceed the applicable standards of the NES-CS, a SVR must be prepared by a SQEP and in accordance with the current edition of the CLMG1 and current edition of the CLMG5 guidelines (or equivalent guidance document). The SVR must be provided to the Council for certification no more than 15 working days from completion of earthworks on Site.

Advice Note:
For the avoidance of doubt, the SVR is to be prepared in accordance with the relevant guidelines and requirements as set out by the Ministry for the Environment.

Decommissioning Management Plan

~~105.~~110. At least three months before the commencement of decommissioning of the Solar Farm, the Consent Holder must submit a DMP to the Council for certification that fulfils the requirements of Conditions 105~~98~~. The purpose of the DMP is to provide a framework for the safe, orderly, and environmentally responsible decommissioning of the Solar Farm, including the removal of structures and infrastructure, management of waste and materials, remediation of adverse environmental effects, and the restoration of the Site to a stable condition suitable for its original productive capacity as defined by the Land Use Capability units and land use options mapped and described in the *Soil and Resource Report for 380 Waipara Flat Road, Waipara,* prepared by Ian Hanmore, dated 13 November 2025.

~~106.~~111. The DMP must take into account the requirements of Condition 10~~3~~9 and, if required Conditions 10~~7~~4 and 10~~8~~5, and 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 the Site;
c. Scheduling and timing for decommissioning; and
d. Details for finished ground cover at completion of decommissioning and future intended land use.

~~107.~~112. The Consent Holder must notify the Council no more than 10 working days after the completion of the decommissioning of the Solar Farm to allow Council staff to carry out Site inspections to determine compliance with the certified DMP.

General Advice Notes

Correspondence with Hurunui District Council in relation to consent conditions shall be via planning@hurunui.govt.nz (please ensure RC240028 is included in the subject header) unless otherwise advised.

Any actual costs incurred by Hurunui District Council to monitor conditions of consent, including engaging relevant SQEP to review any management plans shall be passed onto the Consent Holder.

The Consent Holder is responsible for obtaining all other necessary consents, licences and permits. This consent does not remove the need to comply with all other applicable requirements.

ANNEXURE A. List of Application Documents

[TO BE COMPILED]

ANNEXURE B. Approved Plans

[TO BE COMPILED]