

Appendix A – Conditions

General Conditions

1. The consent holder must undertake the activity 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:
 - General Arrangement Plan, prepared by Rough Milne Mitchell Landscape Architects Limited
 - Proposed Landscape Mitigation Plan, prepared by Rough Milne Mitchell Landscape Architects Limited
 - Indicative Cross Sections, prepared by Rough Milne Mitchell Landscape Architects Limited
 - Mechanical Layout Information, prepared by Rough Milne Mitchell Landscape Architects Limited
 - Solar Panel and Inverter Information, prepared by Rough Milne Mitchell Landscape Architects Limited
 - Inverter Enclosure, prepared by Marshall Day Acoustics
2. The consent holder must ensure that the solar panel arrays of the Mangamaire Solar Farm conform to the following setbacks as specified on the General Arrangement Plan:
 - a. 10 metres from wetland area
 - b. 10 metres from roads
 - c. 20 metres from 110kV transmission lines
 - d. 3 metres from other boundaries
3. The consent holder must construct, operate and maintain the Mangamaire Solar Farm in general accordance with all management plans submitted to, and certified by, the Team Leader Compliance & Monitoring, Tararua District Council as part 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 site commence.

Advice Note: 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 project shall include an attenuation design for the inverters. The attenuation design shall consider selection, orientation, and acoustic screening (though barriers), enclosure, or other measures as appropriate. The attenuation design must ensure that the noise level at any receiver complies with the nighttime noise limit. The attenuation design shall minimise or eliminate tonality (as defined by NZS 6802:2008) where it is practicable to do so. The attenuation design shall further aim to achieve noise levels that are appreciably below the District Plan night-time noise limits where practicable. The attenuation design should be undertaken by a recognised acoustician and submitted to council prior to commencement of construction. It is recognised that the attenuation design may require commissioning works on site during construction to suitably refine and improve the attenuation design.

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

7. All vehicle crossings used for construction traffic, must be upgraded to meet Council's District Plan standards outlined in Appendix 12 to the District Plan before construction of the Mangamaire Solar Farm commences. The consent holder must notify the Council of the intent to construct the crossing 10 working days prior to construction commencing to allow time for an inspection should it be deemed necessary.

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

8. Before construction of the solar farm commencing, the consent holder must ensure that the landscape planting is planted as set out in the Proposed Landscape Mitigation Plan. This includes:
 - a. Planting of the boundary of the site with staggered double row of *Phormium tenax* (Harakeke) at 2.0m spacing; and
 - b. Planting of a 10m wetland buffer as specified on the mitigation plan, with an average density of 1.5m spacing.
9. Evidence of the planting, including photos, must be submitted to TDC within one week of planting being completed.

Advice Note: 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

10. 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 construction traffic and earthworks (including but not limited to dust, sediment run-off including stormwater controls during and post construction, staging of works, accidental discovery 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 where contact could be made 24 hours a day / 7 days a week,
- b. A communication and complaints procedure for adjoining property owners/occupiers,
- c. Details 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 methods by which noise associated with the work will comply in all aspects with the controls set out in NZS 6803:1999 and how all persons undertaking day-to-day activity management will adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with section 16 of the Resource Management Act 1991, and
- f. Management of site earthworks in accordance with the condition objective including an Erosion and Sediment Control Plan.

Advice Note: 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 Tararua District Council must be consistent with the plan(s) certified by Horizons.

11. 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 site.

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

12. 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.

13. 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.
14. The Consent Holder must then submit a revised SMP following the procedure set out in Condition 10.
15. The SMP may be amended or updated without the need for certification where:
 - A. The amendment is an administrative change, including nominating 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 Tararua District Council has not advised in writing that the amendment must be certified under Condition 17 on the basis that the amendments do not meet the requirements of clause A.
16. Except as provided for in Condition 15, amendments to the SMP and any appendices must be certified in writing by Team Leader Compliance & Monitoring, Tararua District Council acting in a technical certification capacity prior to the commencement of any works to which the amended SMP relate.
 - a. Certification (or withholding certification) to any amendment to the SMP is based on the Team Leader Compliance & Monitoring, Tararua District Council assessment of whether the amended SMP meets the requirements of the conditions of this resource consent.
 - b. Where Council is unable to certify the amendment to the SMP 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.

The Consent Holder must then submit a revised amendment to the SMP.

17. The consent holder must ensure a Pest Control Plan (PCP) is prepared and submitted to the Team Leader Compliance & Monitoring, Tararua District Council for technical certification within 3 months of the landscape planting being completed. The PCP must contain, but not be limited to, the following:
 - a. Mapping the distribution of planting across the site where pest animal species may reside.
 - b. Methods for the control of pest animal species.
 - c. The ongoing control of pests across the site.
 - d. Monitoring of the PCP to ensure its effectiveness.

Construction and Earthworks

18. The consent holder must ensure that construction noise complies with the noise limits in Table 2 of New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise". Any measurement and assessment of construction noise must be undertaken in accordance with that Standard.

Advice Note: These limits relate to construction noise only. Upon the site becoming operational the operational noise conditions must be complied with as detailed in Condition 29.

Advice Note: Table 2 of NZS 6803:1999 “Acoustics - Construction Noise” specifies upper limits of 70dBALeq and 85dBAm_{ax} for long term duration works between the hours of 7:30am and 6:00pm.

19. Construction activities shall only operate within the hours of Monday to Friday 7.30 am – 6.00 pm and Saturday 7.00 am – 1.00 pm, excluding public holidays.
20. The consent holder must ensure the site is managed in accordance with the certified SMP during the construction period until the site is stabilised (i.e., no longer producing dust, water-borne sediment or potential contaminants). The SMP shall be improved if initial and/or standard measures are inadequate. All disturbed surfaces shall be adequately surfaced as soon as possible to limit dust, contaminant or sediment mobilisation.
21. The finished ground levels (after the cut and fill works) shall not cause ponding/drainage/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 effects of that character these shall be rectified at the expense of the consent holder and to the satisfaction of the Council Infrastructure Team.
22. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road, or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the SMP, prior to discharge.
23. If potential contamination is identified during works (accidental discovery), such as potential fill materials, asbestos containing material, and odorous and/or stained soils, the Site Manager should contact a suitably qualified and experienced person (SQEP) to assess the nature of the new material and reassess the potential risk to human health and/or the environment.
24. Dust emissions shall be managed so they do not cause nuisance beyond the boundary of the site. Dust mitigation measures such as water carts or sprinklers shall be used on any exposed areas. The roads to and from the site, and entrance and exit, must remain tidy and free of dust and dirt at all times.
25. All loading and unloading of trucks with excavation or fill material is to be carried out within the application site.
26. The consent holder must ensure that all construction traffic accesses the site from Mangamaire Road only.
27. The consent holder must ensure that any debris tracked onto Mangamaire Road from construction traffic is cleared from the carriageway immediately.

28. 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 shall 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 (04) 472 4341.

Further work in the immediate vicinity of the accidental discovery shall 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 site, may recommence.

In the event that human remains (koiwi) are found the police should be contacted immediately and all works shall cease until advice is given that works can recommence.

Operational

29. The consent holder must ensure that the noise levels from the operation of the solar farm does not exceed the following District Plan noise limits at the notional boundary of any existing dwellings on another site in the Rural zone:
- 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.
30. 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.
31. Within **one month** of any stage of the solar farm becoming operational, the consent holder must monitor noise emissions from the site to assess compliance with Condition 29 and confirm attenuation of the inverters has been achieved as designed under Condition 6.

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

Advice Note: Noise monitoring under Condition 31 may have to occur multiple occasions if the solar farm is commissioned in multiple stages.

32. A report detailing the outcome of the monitoring under Condition 31 shall be provided to Team Leader Compliance & Monitoring, Tararua District Council within one month of the testing occurring.

Advice Note: The report can be sent to the following email planning@tararua.govt.nz using the reference Condition 32 of 202.2022.136.1

33. The consent holder shall ensure that all landscape plantings established for the solar farm (as noted on the Proposed Landscape Mitigation Plan) is maintained in a healthy state in perpetuity with any dead or dying plants replaced within the following planting season.
34. The consent holder must implement the Pest Control Plan as certified under Condition 17.
35. The consent holder shall 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.

Transpower Conditions (offered by applicant under Augier principle)

Building and Structures

36. 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.
37. No conductive fences shall be located within 5m of any National Grid support structure, without written consent of the line owner.

NZECF Compliance

38. 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 (NZECF 34:2001) or any subsequent revision of the code.

Vegetation

39. 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.
40. No vegetation shall be planted within 6 metres of the base of any National Grid transmission line support structure.

Construction Management Plan

41. Prior to the commencement of construction works the Applicant shall prepare and submit to the Council for approval a Construction Management Plan 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 given to Transpower NZ Ltd for its certification at least 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 the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 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) Demonstrate how the existing transmission lines and support structures will remain accessible during and after construction activities.
- e) Demonstrate 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) 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.
- 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: The CMP(s) should be provided to Transpower via Patai Form 5 ‘Submit a Management Plan’ – <https://transpower.patai.co.nz>

Decommissioning

42. At least three months prior to the commencement of decommissioning of the solar farm, the Consent Holder shall submit a Decommissioning Plan to the Team Leader Compliance & Monitoring, Tararua District Council to certify that the plan meets the following objectives. The Decommissioning Plan shall be prepared by a suitably qualified and experienced person and provide for 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.

43. The Decommissioning Plan shall 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 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: The notification of the decommissioning commencement date can be sent to the following email planning@tararua.govt.nz using the reference Condition 44 of 202.2022.136.1.

44. The consent holder must notify Tararua District Council at least 30 working days prior, of the commencement date for decommissioning the Solar Farm.

Advice Note: The 10 day notification of the decommissioning date can be sent to the following email planning@tararua.govt.nz using the reference Condition 45 of 202.2022.136.1

45. The consent holder must notify Tararua District Council at least 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.

46. The consent holder must ensure that a Decommissioning Report is prepared and submitted to Tararua District Council following completion of the decommissioning of the solar farm and no later than 20 working days after the works have been completed. The report shall detail evidence demonstrating that the site is left in a condition that is safe and suitable for the subsequent land use.

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

Review

47. 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.