



Appendix 3L – Proposed Conditions of Consent

Ashbourne Solar Farms Fast Track Approvals
Substantive Application

Proposed Conditions of Consent

15 July 2025

B&A

Urban & Environmental

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Matamata Development Limited



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1.0 Introduction

These proposed conditions of consent have been prepared in accordance with Schedule 6 Clause 6 of the Fast-track Approvals Act 2024 ('FTAA'). A full suite of conditions required to deliver each of the individual consent approvals required for each project part are provided in the wider application documents, including Superlot Subdivision, Residential, Retirement Village, and Solar Farms.

This report sets out the full suite of conditions required to deliver each of the individual consent approvals required for the **Solar Farms** portion of the project.

The development of the proposed conditions of consent package has been guided by the following key objectives to ensure clarity, efficiency, and regulatory compliance while facilitating high-quality development outcomes:

- **Alignment with Council Standards:** Where practicable, conditions align with Matamata Piako District Council (MPDC) and Waikato Regional Council (WRP) standard consent provisions to promote consistency, familiarity, and workability within the context of the site;
- **Clarity and Simplicity:** The proposed conditions of consent have been consolidated and streamlined to enhance readability, eliminate redundancy, and use clear, plain language for accessibility;
- **User-Friendly Conditions:** The proposed conditions of consent are drafted to be practical and understandable for all key stakeholders, including the EPA, applicant, contractors, future build partners, consultants, Council officers, and relevant agencies;
- **Balanced Outcomes:** The proposed conditions of consent are tailored to deliver balanced outcomes for all parties, including environmental protection, regulatory compliance, the applicant, neighbouring properties, and Council's monitoring team;
- **Structured for Project Complexity:** Separate proposed condition sets have been developed for the four project parts within the Application (superlot subdivision, residential, retirement village, and solar farms), ensuring that each project can be implemented independently while maintaining compliance with requirements and performance standards;
- **Clear Condition Application:** The proposed conditions of consent are structured to clearly differentiate between those applying to the overall development, specific stages, sub-stages, or individual lots, facilitating ease of implementation;
- **Long-Term Compliance:** Recognising the multi-stage nature of the development and the involvement of multiple delivery partners (including future build partners), The proposed conditions of consent are designed to be fit for purpose. Key delivery obligations are clearly defined for each stage;
- **Enabling Development While Safeguarding Environmental Outcomes:** The proposed conditions of consent allow certain project elements to be delivered independently where appropriate, while ensuring strong environmental safeguards remain in place; and
- **Best Practice Resource Management:** The proposed conditions of consent are structured to reflect sound resource management principles, ensuring that the development complies with statutory requirements and aligns with planning best practices.

To this end, the following section describes how the proposed conditions of consent are structured to deliver the above objectives.

1.1 Structure of Consents and Proposed Conditions

Given the timing and staging of the various works across the project and subsequent consent approvals that are sought, the proposed conditions of consent have been supplied across four documents (**Appendix 2D**, **Appendix 3L**, **Appendix 4L**, and **Appendix 5O**) to reflect the consent approvals that are required for each part of the project. These are diagrammatically set out in **Figure 1**, with a summary on how each condition set has been structured within each conditions document. Note that placeholders have been purposefully left within proposed conditions documents for the addition of approved document references where applicable.

Vol 2 Stage 0 Subdivision	Vol 3 Solar Farm	Vol 4 Retirement Village	Vol 5 Residential and Greenway
NESCS under Regulation 9(1) MPODC Section 11 Subdivision Consent	NESCS under Regulation 9(1) WRP Section 9 Land Use Consents: <ul style="list-style-type: none"> Drilling activities; Construction of culvert. MPODC Section 9 Land Use Consents	NESCS under Regulation 9(1) WRP Section 9 Land Use Consents: <ul style="list-style-type: none"> Drilling activities. WRP Section 14 Water Take Consents: <ul style="list-style-type: none"> Groundwater take. WRP Section 15 Discharge Consents: <ul style="list-style-type: none"> Discharge of water or sediment-laden water; Discharge of wastewater. MPODC Section 9 Land Use Consents MPODC Section 11 Subdivision Consent	NESCS under Regulation 9(1) WRP Section 9 Land Use Consents: <ul style="list-style-type: none"> Drilling activities; WRP Section 14 Water Take Consents: <ul style="list-style-type: none"> Groundwater take; Watercourse diversion. WRP Section 15 Discharge Consents: <ul style="list-style-type: none"> Discharge of water or sediment-laden water; Discharge of stormwater. MPODC Section 9 Land Use Consents MPODC Section 11 Subdivision Consent

Figure 1: Structure of Required Consents

1.2 Structure of the Proposed Conditions of Consent

Given the timing and staging of the various works across the project and subsequent consent approvals that are sought, the proposed conditions of consent have been structured in four parts to reflect the two distinct projects and consents required. These are:

- (1) Northern Solar Farm and Rural-Lifestyle Lots Land Use Consent
- (2) Southern Solar Farm Land Use Consent
- (3) Northern Solar Farm Regional Consent
- (4) Southern Solar Farm Regional Consent

Within each project part, the proposed conditions of consent have been separated to reflect the consent approvals that are sought for each part of the project.

2.0 Abbreviations and Definitions

Abbreviation/term	Meaning/definition
ADP	Accidental Discovery Protocol
AEE	Assessment of Effects on the Environment
ASS	Acid Sulphate Soils
Certification	Certification is confirmation from a Consent Authority that a Management Plan meets the objectives and requirements of the conditions of the consents that relate to it
CIA	Cultural Impact Assessment
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
Completion of Construction	When construction of the Project (or the relevant part of the Project) is complete and it is available for use
Consent Authority	Means a regional council, a territorial authority, or a local authority that is both a regional council and a territorial authority, whose permission is required to carry out an activity for which a resource consent is required under the RMA
Consent Holder	Matamata Development Limited
Construction Works	Activities undertaken to construct the Project under these resource consents, excluding Enabling Works
CSMP	Contaminated Soil Management Plan
CTMP	Construction Traffic Management Plan
Detailed Design	Develops the indicative design (for consenting) to a stage where the design is refined and plans are set for construction
DOC	Department of Conservation
EMP	Ecological Management Plan
Enabling Works	Include the following and similar activities: Geotechnical and hydrogeological investigations and land investigations, including formation of access on land for investigations; Establishing site yards, site offices, site entrances and fencing; Demolition and removal of buildings and structures; Relocation of services; and Health and safety measures.
EPA	Engineering Plan Approval
ESCP	Erosion and Sediment Control Plan
FMP	Fish Management Plan
GCR	Geotechnical Completion Report
GEMP	Geotechnical Effects Management Plan
GMCP	Groundwater Monitoring and Contingency Plan
HNZPT	Heritage New Zealand Pouhere Taonga
LBMP	Long-tailed Bat Management Plan

LMP	Lizard Management Plan
Manager	The Manager for resource consents of the relevant council or authorised delegate
MPDC	Matamata Piako District Council
NES-CS	National Environmental Standard for Managing Contaminants in Soil
NPS-FW	National Policy Statement – Freshwater Management
OMMP	Operation, Monitoring and Maintenance Plan
PP	Planting Plan
Project	Ashbourne Solar Farms
Project Liaison Person	The person or persons appointed by the Requiring Authority / Consent Holder to be the main and readily accessible point of contact for persons wanting information about the Project or affected by the construction work.
RAP	Remedial Action Plan
RITS	Regional Infrastructure Technical Specifications
RMA	Resource Management Act 1991
Suitably Qualified Person	A person (or persons) who can provide sufficient evidence to demonstrate their suitability and competence in the relevant field of expertise.
SQEP	A suitably qualified environmental practitioner for the purposes of the assessment of contaminated land (Guidance on what is expected of the SQEP is provided in the NESCS Users' Guide 2012).
SVR	Site Validation Report
TMP	Traffic Management Plan
NZTA	Waka Kotahi New Zealand Transport Agency
WRC	Waikato Regional Council For the purposes of submitting information in relation to the below conditions WRC has the meaning of "Chief Executive (or nominee)"

3.0 Schedule 1 – Register of Specialist Documentation

Document	Appendix No.	Author	Date	Document Version
AEE	N/A	Barker and Associates	14/07/2025	A
Solar Farm Specification Drawings	Appendix 3A	Lightyears Solar	07/10/2024	A
Landscape Drawings	Appendix 3B	Greenwood Associates	30/05/2025	A
Landscape Visual Impact Assessment	Appendix 3C	Greenwood Associates	03/06/2025	0
Glint and Glare Report – Northern Farm	Appendix 3D	Lightyears Solar	18/10/2024	0
Glint and Glare Report – Southern Farm	Appendix 3E	Lightyears Solar	18/10/2024	0
Infrastructure Report	Appendix 3F	Maven Associates	16/06/2025	B
Engineering Drawings - Northern	Appendix 3F	Maven Associates	May 2025	-
Engineering Drawings – Southern	Appendix 3F	Maven Associates	May 2025	-
Noise and Vibration Assessment	Appendix 3G	Styles Group	26/05/2025	-
Construction Noise and Vibration Management Plan - Northern	Appendix 3H	Styles Group	28/05/2025	-
Construction Noise and Vibration Management Plan – Southern	Appendix 3H	Styles Group	28/05/2025	-
Rules and Standards Assessment	Appendix 3J	Barker and Associates	14/07/2025	
Objectives and Policies Assessment	Appendix 3K	Barker and Associates	14/07/2025	

Cultural Impact Assessment	Appendix 1I	-	March 2025	-
Assessment of Ecological Effects	Appendix 1J	Ecological Solutions	14/07/2025	-
Land Use Capability Classification Assessment	Appendix 1L	Landsystems	21/08/2024	-
Geotechnical Investigation Report	Appendix 1M	CMW Geosciences	22/05/2025	1
Hazardous Substances Management Plan	Appendix 1O	SLR Consulting New Zealand	27/05/2025	2.0
Transportation Assessment	Appendix 1P	Commute Transportation Consultants	09/07/2025	-
Urban Design Assessment	Appendix 1Q	Barker and Associates	06/06/2025	3
Preliminary and Detailed Site Investigation	Appendix 1R	SLR Consulting New Zealand	28/05/2025	2.0
Contaminated Soils Management Plan	Appendix 1S	SLR Consulting New Zealand	27/05/2025	3.0
Acid Sulphate Soils Management Plan	Appendix 1T	SLR Consulting New Zealand	27/05/2025	2.0

4.0 District Council Conditions of Consent – Land Use Consent

4.1 General Conditions

- (1) The project shall be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of LCXX as listed in XXX and received by the EPA on XXX, and subject to the following conditions. In the event of a conflict between the documents in XXX and the conditions of these resource consents, the conditions of this land use consent shall prevail.
- (2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this land use consent, and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.
- (3) A copy of this land use consent and any certified management plans shall be kept onsite at all times that the works authorised by this consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.
- (4) Any reference in these conditions to a New Zealand Standard includes any later New Zealand standard that amends or replaces it.

4.1.1 Fees and Charges

- (5) The Consent Holder must pay to the consent authority any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA.

4.1.2 Staging Condition

- (6) That each stage (northern solar farm and southern solar farm) can be established in an independent manner, address the consequences of land development works without detriment to the environment, and adequately addresses the network utility demands in a stand-alone and self-sustaining manner,
 - a. A roading network that allows for the safe, efficient movement of all types of traffic and which connects to an existing legal formed road;
 - b. A water supply system to protect public health and afford fire protection;

4.1.3 Consent Lapse

- (7) Pursuant to clause 26(2) of Schedule 5 to the FTAA, the consent numbered LCXX shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

4.1.4 Review

- (8) MPDC may once per year, on any of the last 5 working days of either May or November, serve notice on the Consent Holder under Section 128(1) of the RMA to review the conditions of this consent where:

- a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen; or
- b. The magnitude of adverse effects from the project are materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

Costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of Section 36 of the RMA.

4.2 Northern Solar Farm and Rural-Lifestyle Lots Land Use Consent

4.2.1 Engineering Design and Approval

- (9) The Consent Holder shall submit engineering plans to MPDC for review by the General Manager or nominee. The engineering plans shall be amended by the Consent Holder as required until stamped 'Accepted' by General Manager, Development or nominee prior to submission of any building consent application. The engineering plans shall include details of the proposed vehicle crossings, and proposed water, wastewater, stormwater connections and systems, and associated details to service each Lot, as applicable.
- (10) The consent holder shall retain the services of a suitably qualified person (generally a professional land surveyor or engineer) to oversee the construction of any infrastructure required for the development. This person shall be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements. The name and contact details of this person shall be nominated on all engineering plans and associated documents submitted to the Planning Guidance Unit.
- (11) All as-built plans, QA documents, producer statement, warranty documents, associated data for all assets to be transferred to Council (e.g water and wastewater) shall be submitted at the completion of works in accordance with the requirements of the Regional Infrastructure Technical Specifications.
- (12) All engineering works and designs shall be in accordance with the Regional Infrastructure Technical Specifications or to the satisfaction of the General Manager, Development (or nominee).
- (13) All works within the road corridor shall be managed by a contractor operating under a current CAR (Corridor Access Request), made through the www.beforeudig.co.nz website and appropriate traffic management. The Corridor Access Request shall be approved by the Road Controlling Authority at least 20 working days prior to construction works commencing onsite (including earthworks).

4.2.2 Management Plans

- (14) The Consent Holder shall prepare the following management plans to MPDC for approval in a technical certifying capacity. The Consent Holder shall prepare the management plans in accordance with the requirements of the relevant conditions and in general accordance with the draft management plans provided within Schedule 1, attached to this consent.

Table 1: Management Plans

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
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Construction Management Plan	MPDC	(23)	Prior to construction
Construction Traffic Management Plan	MPDC	(24)	Prior to construction
Operation Management Plan	MPDC	(36)	Prior to construction
Stormwater Management Plan	MPDC	(37)	Prior to construction
Construction Noise and Vibration Management Plan	MPDC	(34)	Prior to construction
Buffer Planting and Maintenance Plan	MPDC	(40)	Prior to construction

- (15) The Consent Holder shall ensure that all Management Plans are prepared by a Suitably Qualified and Experienced Person (SQEP).
- (16) The Consent Holder shall submit the above management plans to MPDC in accordance with the timeframe specified in Condition (14)
- (17) The certification process for Management Plans required by the conditions of this consent shall be confined to confirming that the Plans give effect to their objectives, consent condition requirements, contain the required information, and are generally consistent with application documents provided in Schedule 1
- (18) Within twenty (20) working days of receiving a Management Plan that is required by these conditions to be provided for certification, the Consent Authority shall notify the Consent Holder whether the Management Plan is certified or if not, the reasons why certification has not been provided and the matters that must be addressed before this can occur. If no response is received by MPDC within twenty (20) working days of lodgement of any management plan, the relevant management plan shall be deemed to be certified.

4.2.3 Amendments to Management Plans

- (19) At all times during construction and enabling works the Consent Holder shall ensure that a copy of the latest version of all Management Plans are kept on site and all key personnel are made aware of their contents.
- (20) The Consent Holder shall implement all certified Management Plans for the duration of the works to which the Plan relates.
- (21) Any changes and/or updates to a certified Management Plan shall be made in accordance with the methodology and approved procedures in the Plan and submitted to the Consent Authority for certification in accordance with Conditions (15) to (20). No change shall have effect until certified by the Consent Authority.

4.2.4 Construction Management Plan

- (22) The Consent Holder shall carry out operations in accordance with the CMP certified under this approved land use consent. The CMP shall be updated as required to ensure construction effects of each development stage are adequately managed. Any changes to the CMP shall be

confirmed in writing by the Consent Holder and shall be certified by the General Manager, Development (or nominee) before implementation.

- (23) At least 20 working days prior to the commencement of any construction works within the project site (or such other timeframe that is agreed in writing between the Consent Holder and MPDC), the Consent Holder shall submit a CMP to the MPDC's Chief Executive (or nominee) for certification.

The objective of the CMP is to outline the approach to be taken for managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised. As a minimum, the CMP shall include:

- a. Details of the site manager, including 24-hour contact details (telephone, email, and postal address);
- b. The proposed start date of the construction works authorised by this resource consent;
- c. A schedule of each construction work phase that relates to relevant works;
- d. The commencement date and expected duration of the major cut and fill operations;
- e. The location of a notice board/s on the site that are readily visible and readable from a public place that clearly identifies the name, telephone number, email, and address for service of the site manager;
- f. Procedures for ensuring that the owners and/or occupiers in the immediate vicinity of the construction area are given 10 working days prior notice of the commencement of construction works and are informed about the expected duration of works, potential effects of the works and are kept informed of progress including responding to queries and complaints;
- g. Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill brought to site;
- h. Details of how all earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance (which shall include that refuelling and lubrication activities shall be carried out away from any surface water, such that any spillage can be contained and does not enter any surface water); and
- i. Any other details of the intended works' programme

- (24) In accordance with the timeframe set out in Table 5, the Consent Holder shall submit to MPDC, for approval in a certifying capacity, a Construction Traffic Management Plan (CTMP). The purpose of the CTMP is to avoid, remedy and/or mitigate effects associated with Construction Traffic. The plan shall be prepared by a SQEP and shall include, but not be limited to:

- a. Roles, responsibilities and contact details, including for public enquiries.
- b. Construction staging and proposed activities.
- c. Expected number of vehicle movements, particularly heavy vehicle numbers during each phase of construction.
- d. Hours of work.
- e. Points of site access.

- f. Construction traffic routes
 - g. Nature and duration of any temporary traffic management proposed.
 - h. Any road upgrades proposed.
 - i. Location of on site parking and loading areas for deliveries.
 - j. Measures to prevent, monitor and remedy tracking of debris onto public roads and dust onto sealed sections.
 - k. Measures for regular communications with residents located on Station Road and within 50m of the Southern Solar Farm within the proposed Ashbourne Residential Development and/or Retirement Village, as applicable.
- (25) The CMP and CTMP prepared under conditions (23) and (24) above, shall be implemented for the duration of the construction period. Any material amendments to the CMP or CTMP shall be submitted to MPDC for certification prior to implementation.

Advice Note: A single CMP (and CTMP) may be prepared for certification in satisfaction of (i) conditions 22-24 above.

4.2.5 Erosion and Sediment Control Plan

- (26) Prior to the commencement of construction, the Consent Holder shall submit to MPDC, an Erosion and Sediment Control Plan (ESCP) for the construction works. The purpose of the ESCP is to provide a framework of controls for the construction earthworks to avoid, remedy and/or mitigate the potential effects of earthworks and associated construction works on the receiving environment, including measures to ensure sediment generation is minimized and the works are conducted in accordance with best practice. The plan shall be prepared by a SQEP, taking into account the Waikato Regional Council's Erosion and Sediment Control: Guidelines for Soil Disturbing Activities.
- (27) Prior to bulk earthworks commencing in any stage of development, the Consent Holder shall submit to the MPDC a certificate signed by a suitably qualified and experienced person to certify that the erosion and sediment controls have been constructed in accordance with the ESCP and in accordance with the documents referred to in Condition 42. Certified controls shall include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The certification for these measures shall be supplied within 5 working days of completion of construction of those measures.

Information supplied if applicable shall include:

- a. Contributing catchment area;
- b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);
- c. Shape and dimensions of structure;
- d. Position of inlets/outlets;
- e. Stabilisation of the structure; and
- f. Compliance with the WRC document titled 'Erosion and Sediment Control Guidelines for Soil Disturbing Activities January 2009' (Technical Report No.2009/02) and Section F2.0

(Coagulant and flocculant treatment) of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005), June 2016.

Advice Note: An example template and the information required for the As Built Certification Statements can be found on the WRC website www.waikatoregion.govt.nz/earthworks.

(28) All earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.

4.2.6 Construction Noise and Vibration Management Plan

(29) The operational noise levels from the solar farm shall comply with the permitted noise performance standards for the Rural Zone when measured and assessed at the notional boundary of any dwelling on an adjacent site.

(30) All construction work shall be designed, managed and conducted to ensure noise levels at the façade of any occupied dwelling on any other site shall comply with the noise limits prescribed in Rule 5.2.1 of the District Plan and NZS6803P:1984, with the following exception:

Receiver address	Noise limits during piling
164 Station Road	72 dB LA10 and 87 dB LAmax

(31) Construction work and heavy vehicle movements on the site must only take place between the hours of 7:30 am. and 6:00 pm, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they are generally inaudible at the neighbouring sites.

(32) The consent holder must advise the occupants of all dwellings within 90 m of the site boundary about the construction works at least five days before works begin on site. The advice must be provided in writing and include the following information:

- An overview of the construction works including the duration of the project and the working hours on site.
- A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.
- The approximate dates and duration of the noisiest activities on site.

(33) All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed the guideline vibration values set out in the German Standard DIN 4150-3:1999 Structural vibration – Effects of vibration on structures when measured from any surrounding building in accordance with the Standard.

(34) The consent holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to the MPDC for certification. The CNVMP must be submitted a minimum of ten working days before starting any construction works authorised by this consent. The objective of the CNVMP must be to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions.

The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the AAAC Guideline for interpreting and applying NZS 6803 1999 as a minimum. Construction works must not begin until certification has been received in writing from Matamata Piako District Council. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant (e.g., MASNZ). Amendments that include changes to the construction methodology must be tracked and the revised CNVMP submitted to Matamata Piako District Council for certification.

- (35) All construction works on the site must be carried out in accordance with the certified CNVMP. A copy of the CNVMP must be kept on site during construction hours.

4.2.7 Operation Management Plan

- (36) In accordance with the timeframe set out in Table 2, the Consent Holder shall submit to Council, for approval in a certifying capacity, an Operational Site Management Plan (OSMP). The purpose of the OSMP is to ensure the solar farm and educational/community/lwi visits are operated in a manner that avoids, mitigates or remedies adverse effects on the environment. This should include, but not be limited to:

- a. Measures for management of Health and Safety.
- b. Measures for scheduled maintenance and off-site monitoring of equipment.
- c. Measure for arranging and recording educational/community/lwi visits to the site.
- d. Measures to ensure that food scraps and rubbish are appropriately disposed of.
- e. Measures for controlling traffic, including parking and manoeuvring, in relation to educational/community/lwi visits to the site
- f. Reference to, or inclusion of, the ongoing maintenance requirements set out in the Certified RMP, including measures for pest and weed control.

4.2.8 Stormwater Operations and Management Plan

- (37) In accordance with the timeframe set out in Table 1, the Consent Holder shall submit to Council, for approval in a certifying capacity, a Stormwater Operations and Management Plan. The purpose of the SOMP is to ensure the ongoing function of the stormwater network on the solar farms.

4.2.9 Emergency Response Plan

- (38) An Emergency Response Plan (ERP) shall be submitted to the MPDC for certification at least four weeks prior to the commencement of construction of the Project. The ERP shall be prepared by a suitably qualified practitioner.

- (39) The Consent Holder shall prepare the ERP in consultation with Fire and Emergency New Zealand (FENZ). The Consent Holder shall provide evidence to the MPDC that engagement with FENZ has occurred including evidence that any concerns raised by FENZ have been addressed or provide reasons they are not addressed.

The ERP shall outline the procedures to be followed in the event that an emergency (including a fire or the spill of hazardous substances) occurs on site, and is to provide details on, but not be limited to, the following:

- a. A facility description, including infrastructure details, operations, number of personnel, and operating hours.
- b. A site plan depicting key infrastructure: site access points and internal access tracks; firefighting facilities; water supply system; drainage; and neighbouring properties.
- c. Details of emergency resources, including communication systems; personal protective equipment; first aid.
- d. Up-to-date contact details for facility personnel, and any relevant off-site personnel that could provide technical support during an emergency.
- e. Emergency procedures for all credible hazards and risks, including building, infrastructure and vehicle fire, grass fire.
- f. How Fire and Emergency New Zealand will be alerted of an emergency incident.
- g. Site evacuation procedures.
- h. A list of hazardous goods stored on site.
- i. Hazardous spill procedures.

4.2.10 Buffer Planting and Maintenance Plan

(40) At least 20 working days prior to commencement of physical works, a Buffer Planting and Maintenance Plan shall be submitted for review and certification by the Matamata Piako District Council Planning Manager (or nominee). The purpose of the buffer planting and maintenance plan is as follows:

- a. Provide details of buffer planting to be provided around the solar farm, including species, plant sizes etc;
- b. Details around maintenance requirements for buffer planting, including access, water, and vegetation control; and
- c. Specific maintenance details to support the full maturity and height capabilities of the buffer planting being achieved.

(41) The buffer planting and maintenance plan shall be implemented in accordance with the certified plan and maintained on an ongoing basis. All plants shall be planted within the first planting season following commencement of construction onsite.

4.2.11 Construction Conditions

4.2.11.1 Pre-Start Requirements

(42) At least ten (10) working days prior to commencement of construction on site, the Consent Holder shall provide the following to MPDC:

- a. The name and contact details of the contractor;
- b. The planned date, staging, and duration of construction.

(43) Prior to the commencement of activities on site, the Consent Holder shall hold a pre-start meeting that:

- a. Is located on the subject site;

- b. Is scheduled not less than five (5) working days prior to the commencement of activities; and
 - c. Includes:
 - i. MPDC Monitoring Officer(s), or delegated representatives; and
 - ii. Representatives of the contractors who will undertake operations on site.
- (44) The Consent Holder shall, at least ten (10) working days prior to the commencement of construction, invite a representative(s) of Ngāti Hinetangi, Raukawa, and Ngāti Hauā to:
- a. Attend the pre-start meeting;
 - b. Provide a karakia prior to the commencement of site works; and
 - c. Undertake a cultural induction for key site personnel.
- (45) Prior to the start of construction, a Communications Plan shall be prepared for the construction phases of the Project.
- a. The purpose of the Communications Plan is to set out how the public and stakeholders (including directly affected and adjacent owners and occupiers of land) will be communicated with throughout the Construction Works.
 - b. The Communications Plan shall be submitted to MPDC's Communications Team at least 20 working days prior to any proposed closure of Station Road (or such other timeframe that is agreed in writing between the Consent Holder and MPDC).
 - c. The Communications Plan shall include:
 - i. Contact details of the Project Liaison Person (or persons) who has been appointed for the duration of Enabling Works and Construction Works to be the main and readily accessible point of contact for persons interested in or affected by Construction Works;
 - ii. A list of stakeholders who will be communicated with;
 - iii. A list of previously contacted landowners and a website link to the Order in Council for the Project;
 - iv. Details of communication activities already undertaken;
 - v. Details of communication activities proposed;
 - vi. Details of communications materials to be used to communicate details of the project to stakeholders and the public, including any proposed mail drop information, direct contact with stakeholders, the Project website, or equivalent virtual information source, for providing information to the public;
 - vii. Details of the complaint management process including who is responsible for responding, how responses will be provided and the timeframes within which the responses will be provided;
 - viii. Details of the consultation requirements set out in other conditions where relevant; and

- ix. The process for ongoing review and amendment of the Communications Plan to maintain its currency.
- d. In relation to noise and vibration, the Communications Plan shall also address:
 - i. The potential for noise/vibration associated with the Construction Works and the associated timing; and
 - ii. The methods used to mitigate the effects of noise/vibration from the Construction Works.

4.2.11.2 Earthworks

(46) All earthworks shall be carried out in accordance with the approved land use consent Ref: or any subsequent change of condition consent.

Advice Note: Earthworks do not include planting, piling, fencing, foundation construction, or trenching

(47) Earthworks must not be carried out between 1 May and 30 September in any year unless the prior written agreement of the council's assigned monitoring officer has been obtained.

(48) All bare areas of land and fill must be either sealed or covered with aggregate, or topsoiled and established with a grass mixture to achieve an 80% ground cover within one month of the completion of earthworks.

4.2.11.3 Noise and Vibration

(49) The operational noise levels from the solar farm shall comply with the permitted noise performance standards for the Rural Zone when measured and assessed at the notional boundary of any dwelling on an adjacent site

(50) All construction work shall be designed, managed and conducted to ensure noise levels at the façade of any occupied dwelling on any other site shall comply with the noise limits prescribed in Rule 5.2.1 of the District Plan and NZS6803P:1984, with the following exception:

Receiver Address	Noise Limits During Piling
164 Station Road	72dB L _{A10} and 87 dB L _{Amax}

(51) Construction work and heavy vehicle movements on the site must only take place between the hours of 7:30 am. and 6:00 pm, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they are generally inaudible at the neighbouring sites.

(52) The Consent Holder must advise the occupants of all dwellings within 90m of the site boundary about the construction works at least five days before works begin on site. The advice must be provided in writing and include the following information:

- a. An overview of the construction works including the duration of the project and the working hours on site
- b. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project

- c. The approximate dates and duration of the noisiest activities on the site

Advice Note: *The above details should also be included in the Communications Plan as per Condition (45)*

- (53) All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed the guideline vibration values set out in the German Standard DIN 4150-3: 2016 Structural vibration – Effects of vibration on structures when measured from any surrounding building in accordance with the Standard

4.2.11.4 Dust

- (54) The Consent Holder shall adopt all reasonable and practicable measures to ensure that any dust caused by construction operations on the site which causes an effect that is noxious, dangerous, offensive, or objectionable at or beyond the boundary of the site.

4.2.11.5 Accidental Discovery

- (55) In the event that any archaeological sites, remains, artefacts, taonga (Maaori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an ADP which shall consist of the following actions:
 - a. Cease works immediately in all parts of the project site affected by the discovery;
 - b. Advise Ngāti Hinetangi, Raukawa, Ngāti Hauā, and Waikato-Tainui and MPDC within one (1) day of the discovery;
 - c. Arrange for a SQEP archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;
 - d. Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;
 - e. Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and
 - f. Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

4.2.11.6 Complaints

- (56) That if any complaints are received by the Consent Holder regarding the works authorised by this consent, the Consent Holder shall record the following details in a Complaints Log:
 - a. Date, time and type of complaint, including details of the incident, e.g. duration, any effects noted;
 - b. Name, address and contact phone number of the complainant (if provided);
 - c. Location from which the complaint arose;
 - d. The weather conditions and wind direction at the time of any dust or noise complaint;
 - e. The likely cause of the complaint;
 - f. The response made by the Consent Holder including any corrective action undertaken by the Consent Holder in response to the complaint; and
 - g. Future actions proposed as a result of the complaint so as to avoid reoccurrence.

(57) The Consent Holder shall notify MPDC of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no longer than two (2) working days after receiving the complaint.

(58) The Consent Holder shall respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise MPDC and the complainant of the outcome of the Consent Holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.

4.2.12 Post-Construction Conditions

(59) Once construction has concluded, the solar farm shall operate for a maximum of 40 years.

(60) The consent holder shall ensure that access is maintained to the National Grid transmission lines within the site, including support structures, for maintenance at all reasonable times, and emergency works at all times

(61) Solar Farm Infrastructure within the site, (including, but not limited to, panels and cabinets) shall be cleaned with water only

4.2.13 Decommissioning Conditions

(62) A Decommissioning and Rehabilitation Plan shall be prepared and provided to MPDC for certification at least four weeks (20 working days) prior to the cessation of the solar farm's operation. The Decommissioning and Rehabilitation Plan shall provide details of the duration and nature of the decommissioning works, and address the management of these decommissioning works, including measures to minimise negative impacts on flora and fauna. Any rock column ground improvements as part of the substation platform foundations greater than 0.8m below surface level need not be removed.

4.3 Southern Solar Farm Land Use Consent

4.3.1 Engineering Design and Approval

(63) The Consent Holder shall submit engineering plans to MPDC for review by the General Manager or nominee. The engineering plans shall be amended by the Consent Holder as required until stamped 'Accepted' by General Manager, Development or nominee prior to submission of any building consent application. The engineering plans shall include details of the proposed vehicle crossings, and proposed water, wastewater, stormwater connections and systems, and associated details to service each Lot, as applicable.

(64) The consent holder shall retain the services of a suitably qualified person (generally a professional land surveyor or engineer) to oversee the construction of any infrastructure required for the development. This person shall be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements. The name and contact details of this person shall be nominated on all engineering plans and associated documents submitted to the Planning Guidance Unit.

(65) All as-built plans, QA documents, producer statement, warranty documents, associated data for all assets to be transferred to Council (e.g water and wastewater) shall be submitted at the completion of works in accordance with the requirements of the Regional Infrastructure Technical Specifications.

- (66) All engineering works and designs shall be in accordance with the Regional Infrastructure Technical Specifications or to the satisfaction of the General Manager, Development (or nominee).
- (67) All works within the road corridor shall be managed by a contractor operating under a current CAR (Corridor Access Request), made through the www.beforeudig.co.nz website and appropriate traffic management. The Corridor Access Request shall be approved by the Road Controlling Authority at least 20 working days prior to construction works commencing onsite (including earthworks).

4.3.2 Management Plans

- (68) The Consent Holder shall prepare the following management plans to MPDC for approval in a technical certifying capacity. The Consent Holder shall prepare the management plans in accordance with the requirements of the relevant conditions and in general accordance with the draft management plans provided within Schedule 1, attached to this consent.

Table 2: Management Plans – Southern Solar Farm

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Construction Management Plan	MPDC	(77)	Prior to construction
Construction Traffic Management Plan	MPDC	(78)	Prior to construction
Operation Management Plan	MPDC	(89)	Prior to construction
Stormwater Management Plan	MPDC	(90)	Prior to construction
Construction Noise and Vibration Management Plan	MPDC	(87)	Prior to construction
Buffer Planting and Maintenance Plan	MPDC	(93)	Prior to construction

- (69) The Consent Holder shall ensure that all Management Plans are prepared by a Suitably Qualified and Experienced Person (SQEP).
- (70) The Consent Holder shall submit the above management plans to MPDC in accordance with the timeframe specified in Condition (68)
- (71) The certification process for Management Plans required by the conditions of this consent shall be confined to confirming that the Plans give effect to their objectives, consent condition requirements, contain the required information, and are generally consistent with application documents provided in Schedule 1
- (72) Within twenty (20) working days of receiving a Management Plan that is required by these conditions to be provided for certification, the Consent Authority shall notify the Consent Holder whether the Management Plan is certified or if not, the reasons why certification has not been provided and the matters that must be addressed before this can occur. If no

response is received by MPDC within twenty (20) working days of lodgement of any management plan, the relevant management plan shall be deemed to be certified.

4.3.3 Amendments to Management Plans

(73) At all times during construction and enabling works the Consent Holder shall ensure that a copy of the latest version of all Management Plans are kept on site and all key personnel are made aware of their contents.

(74) The Consent Holder shall implement all certified Management Plans for the duration of the works to which the Plan relates.

(75) Any changes and/or updates to a certified Management Plan shall be made in accordance with the methodology and approved procedures in the Plan and submitted to the Consent Authority for certification in accordance with Conditions (69) to (75). No change shall have effect until certified by the Consent Authority.

4.3.4 Construction Management Plan

(76) The Consent Holder shall carry out operations in accordance with the CMP certified under this approved land use consent. The CMP shall be updated as required to ensure construction effects of each development stage are adequately managed. Any changes to the CMP shall be confirmed in writing by the Consent Holder and shall be certified by the General Manager, Development (or nominee) before implementation.

(77) At least 20 working days prior to the commencement of any construction works within the project site (or such other timeframe that is agreed in writing between the Consent Holder and MPDC), the Consent Holder shall submit a CMP to the MPDC's Chief Executive (or nominee) for certification.

The objective of the CMP is to outline the approach to be taken for managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised. As a minimum, the CMP shall include:

- a. Details of the site manager, including 24-hour contact details (telephone, email, and postal address);
- b. The proposed start date of the construction works authorised by this resource consent;
- c. A schedule of each construction work phase that relates to relevant works;
- d. The commencement date and expected duration of the major cut and fill operations;
- e. The location of a notice board/s on the site that are readily visible and readable from a public place that clearly identifies the name, telephone number, email, and address for service of the site manager;
- f. Procedures for ensuring that the owners and/or occupiers in the immediate vicinity of the construction area are given 10 working days prior notice of the commencement of construction works and are informed about the expected duration of works, potential effects of the works and are kept informed of progress including responding to queries and complaints;
- g. Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill brought to site;

- h. Details of how all earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance (which shall include that refuelling and lubrication activities shall be carried out away from any surface water, such that any spillage can be contained and does not enter any surface water); and
- i. Any other details of the intended works' programme

(78) In accordance with the timeframe set out in Table 5, the Consent Holder shall submit to MPDC, for approval in a certifying capacity, a Construction Traffic Management Plan (CTMP). The purpose of the CTMP is to avoid, remedy and/or mitigate effects associated with Construction Traffic. The plan shall be prepared by a SQEP and shall include, but not be limited to:

- a. Roles, responsibilities and contact details, including for public enquiries.
- b. Construction staging and proposed activities.
- c. Expected number of vehicle movements, particularly heavy vehicle numbers during each phase of construction.
- d. Hours of work.
- e. Points of site access.
- f. Construction traffic routes
- g. Nature and duration of any temporary traffic management proposed.
- h. Any road upgrades proposed.
- i. Location of on site parking and loading areas for deliveries.
- j. Measures to prevent, monitor and remedy tracking of debris onto public roads and dust onto sealed sections.
- k. Measures for regular communications with residents located on Station Road and within 50m of the Southern Solar Farm within the proposed Ashbourne Residential Development and/or Retirement Village, as applicable.

(79) The CMP and CTMP prepared under conditions (77) and (78) above, shall be implemented for the duration of the construction period. Any material amendments to the CMP or CTMP shall be submitted to MPDC for certification prior to implementation.

Advice Note: A single CMP (and CTMP) may be prepared for certification in satisfaction of (i) conditions 8-10 above.

4.3.5 Erosion and Sediment Control Plan

(80) Prior to the commencement of construction, the Consent Holder shall submit to MPDC, an Erosion and Sediment Control Plan (ESCP) for the construction works. The purpose of the ESCP is to provide a framework of controls for the construction earthworks to avoid, remedy and/or mitigate the potential effects of earthworks and associated construction works on the receiving environment, including measures to ensure sediment generation is minimized and the works are conducted in accordance with best practice. The plan shall be prepared by a SQEP, taking into account the Waikato Regional Council's Erosion and Sediment Control: Guidelines for Soil Disturbing Activities.

(81) Prior to bulk earthworks commencing in any stage of development, the Consent Holder shall submit to the MPDC a certificate signed by a suitably qualified and experienced person to certify that the erosion and sediment controls have been constructed in accordance with the ESCP and in accordance with the documents referred to in Condition 42. Certified controls shall include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The certification for these measures shall be supplied within 5 working days of completion of construction of those measures.

Information supplied if applicable shall include:

- a. Contributing catchment area;
- b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);
- c. Shape and dimensions of structure;
- d. Position of inlets/outlets;
- e. Stabilisation of the structure; and
- f. Compliance with the WRC document titled 'Erosion and Sediment Control Guidelines for Soil Disturbing Activities January 2009' (Technical Report No.2009/02) and Section F2.0 (Coagulant and flocculant treatment) of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005), June 2016.

Advice Note: An example template and the information required for the As Built Certification Statements can be found on the WRC website www.waikatoregion.govt.nz/earthworks.

(82) All earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.

4.3.6 Construction Noise and Vibration Management Plan

(83) The operational noise levels from the solar farm shall comply with the permitted noise performance standards for the Rural Zone when measured and assessed at the notional boundary of any dwelling on an adjacent site.

(84) Construction work and heavy vehicle movements on the site must only take place between the hours of 7:30 am. and 6:00 pm, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they are generally inaudible at the neighbouring sites.

(85) The consent holder must advise the occupants of all dwellings within 90 m of the site boundary about the construction works at least five days before works begin on site. The advice must be provided in writing and include the following information:

- a. An overview of the construction works including the duration of the project and the working hours on site.

- b. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.
 - c. The approximate dates and duration of the noisiest activities on site.
- (86) All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed the guideline vibration values set out in the German Standard DIN 4150-3:1999 Structural vibration – Effects of vibration on structures when measured from any surrounding building in accordance with the Standard.
- (87) The consent holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to the MPDC for certification. The CNVMP must be submitted a minimum of ten working days before starting any construction works authorised by this consent. The objective of the CNVMP must be to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions.
- The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the AAAC Guideline for interpreting and applying NZS 6803 1999 as a minimum. Construction works must not begin until certification has been received in writing from Matamata Piako District Council. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant (e.g., MASNZ). Amendments that include changes to the construction methodology must be tracked and the revised CNVMP submitted to Matamata Piako District Council for certification.
- (88) All construction works on the site must be carried out in accordance with the certified CNVMP. A copy of the CNVMP must be kept on site during construction hours.

4.3.7 Operation Management Plan

- (89) In accordance with the timeframe set out in Table 2, the Consent Holder shall submit to Council, for approval in a certifying capacity, an Operational Site Management Plan (OSMP). The purpose of the OSMP is to ensure the solar farm and educational/community/lwi visits are operated in a manner that avoids, mitigates or remedies adverse effects on the environment. This should include, but not be limited to:
- a. Measures for management of Health and Safety.
 - b. Measures for scheduled maintenance and off-site monitoring of equipment.
 - c. Measure for arranging and recording educational/community/lwi visits to the site.
 - d. Measures to ensure that food scraps and rubbish are appropriately disposed of.
 - e. Measures for controlling traffic, including parking and manoeuvring, in relation to educational/community/lwi visits to the site
 - f. Reference to, or inclusion of, the ongoing maintenance requirements set out in the Certified RMP, including measures for pest and weed control.

4.3.8 Stormwater Operations and Management Plan

- (90) In accordance with the timeframe set out in Table 1, the Consent Holder shall submit to Council, for approval in a certifying capacity, a Stormwater Operations and Management Plan.

The purpose of the SOMP is to ensure the ongoing function of the stormwater network on the solar farms.

4.3.9 Emergency Response Plan

(91) An Emergency Response Plan (ERP) shall be submitted to the MPDC for certification at least four weeks prior to the commencement of construction of the Project. The ERP shall be prepared by a suitably qualified practitioner.

(92) The Consent Holder shall prepare the ERP in consultation with Fire and Emergency New Zealand (FENZ). The Consent Holder shall provide evidence to the MPDC that engagement with FENZ has occurred including evidence that any concerns raised by FENZ have been addressed or provide reasons they are not addressed.

The ERP shall outline the procedures to be followed in the event that an emergency (including a fire or the spill of hazardous substances) occurs on site, and is to provide details on, but not be limited to, the following:

- a. A facility description, including infrastructure details, operations, number of personnel, and operating hours.
- b. A site plan depicting key infrastructure: site access points and internal access tracks; firefighting facilities; water supply system; drainage; and neighbouring properties.
- c. Details of emergency resources, including communication systems; personal protective equipment; first aid.
- d. Up-to-date contact details for facility personnel, and any relevant off-site personnel that could provide technical support during an emergency.
- e. Emergency procedures for all credible hazards and risks, including building, infrastructure and vehicle fire, grass fire.
- f. How Fire and Emergency New Zealand will be alerted of an emergency incident.
- g. Site evacuation procedures.
- h. A list of hazardous goods stored on site.
- i. Hazardous spill procedures.

4.3.10 Buffer Planting and Maintenance Plan

(93) At least 20 working days prior to commencement of physical works, a Buffer Planting and Maintenance Plan shall be submitted for review and certification by the Matamata Piako District Council Planning Manager (or nominee). The purpose of the buffer planting and maintenance plan is as follows:

- a. Provide details of buffer planting to be provided around the solar farm, including species, plant sizes etc;
- b. Details around maintenance requirements for buffer planting, including access, water, and vegetation control; and
- c. Specific maintenance details to support the full maturity and height capabilities of the buffer planting being achieved.

(94) The buffer planting and maintenance plan shall be implemented in accordance with the certified plan and maintained on an ongoing basis. All plants shall be planted within the first planting season following commencement of construction onsite.

4.3.11 Construction Conditions

4.3.11.1 Pre-Start Requirements

(95) At least ten (10) working days prior to commencement of construction on site, the Consent Holder shall provide the following to MPDC:

- a. The name and contact details of the contractor;
- b. The planned date, staging, and duration of construction.

(96) Prior to the commencement of activities on site, the Consent Holder shall hold a pre-start meeting that:

- a. Is located on the subject site;
- b. Is scheduled not less than five (5) working days prior to the commencement of activities; and
- c. Includes:
 - i. MPDC Monitoring Officer(s), or delegated representatives; and
 - ii. Representatives of the contractors who will undertake operations on site.

(97) The Consent Holder shall, at least ten (10) working days prior to the commencement of construction, invite a representative(s) of Ngāti Hinetangi, Raukawa, and Ngāti Hauā to:

- a. Attend the pre-start meeting;
- b. Provide a karakia prior to the commencement of site works; and
- c. Undertake a cultural induction for key site personnel.

(98) Prior to the start of construction, a Communications Plan shall be prepared for the construction phases of the Project.

- e. The purpose of the Communications Plan is to set out how the public and stakeholders (including directly affected and adjacent owners and occupiers of land) will be communicated with throughout the Construction Works.
- f. The Communications Plan shall be submitted to MPDC's Communications Team at least 20 working days prior to any proposed closure of Station Road (or such other timeframe that is agreed in writing between the Consent Holder and MPDC).
- g. The Communications Plan shall include:
 - i. Contact details of the Project Liaison Person (or persons) who has been appointed for the duration of Enabling Works and Construction Works to be the main and readily accessible point of contact for persons interested in or affected by Construction Works;
 - ii. A list of stakeholders who will be communicated with;

- iii. A list of previously contacted landowners and a website link to the Order in Council for the Project;
 - iv. Details of communication activities already undertaken;
 - v. Details of communication activities proposed;
 - vi. Details of communications materials to be used to communicate details of the project to stakeholders and the public, including any proposed mail drop information, direct contact with stakeholders, the Project website, or equivalent virtual information source, for providing information to the public;
 - vii. Details of the complaint management process including who is responsible for responding, how responses will be provided and the timeframes within which the responses will be provided;
 - viii. Details of the consultation requirements set out in other conditions where relevant; and
 - ix. The process for ongoing review and amendment of the Communications Plan to maintain its currency.
- h. In relation to noise and vibration, the Communications Plan shall also address:
- i. The potential for noise/vibration associated with the Construction Works and the associated timing; and
 - ii. The methods used to mitigate the effects of noise/vibration from the Construction Works.

4.3.11.2 Earthworks

(99) All earthworks shall be carried out in accordance with the approved land use consent Ref: or any subsequent change of condition consent.

Advice Note: Earthworks do not include planting, piling, fencing, foundation construction, or trenching

(100) Earthworks must not be carried out between 1 May and 30 September in any year unless the prior written agreement of the council's assigned monitoring officer has been obtained.

(101) All bare areas of land and fill must be either sealed or covered with aggregate, or topsoiled and established with a grass mixture to achieve an 80% ground cover within one month of the completion of earthworks.

4.3.11.3 Noise and Vibration

(102) The operational noise levels from the solar farm shall comply with the permitted noise performance standards for the Rural Zone when measured and assessed at the notional boundary of any dwelling on an adjacent site

(103) All construction work shall be designed, managed and conducted to ensure noise levels at the façade of any occupied dwelling on any other site shall comply with the noise limits prescribed in Rule 5.2.1 of the District Plan and NZS6803P:1984.

(104) Construction work and heavy vehicle movements on the site must only take place between the hours of 7:30 am. and 6:00 pm, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they are generally inaudible at the neighbouring sites.

(105) The Consent Holder must advise the occupants of all dwellings within 90m of the site boundary about the construction works at least five days before works begin on site. The advice must be provided in writing and include the following information:

- a. An overview of the construction works including the duration of the project and the working hours on site
- b. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project
- c. The approximate dates and duration of the noisiest activities on the site

Advice Note: *The above details should also be included in the Communications Plan as per Condition (98)*

(106) All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed the guideline vibration values set out in the German Standard DIN 4150-3: 2016 Structural vibration – Effects of vibration on structures when measured from any surrounding building in accordance with the Standard

4.3.11.4 Dust

(107) The Consent Holder shall adopt all reasonable and practicable measures to ensure that any dust caused by construction operations on the site which causes an effect that is noxious, dangerous, offensive, or objectionable at or beyond the boundary of the site.

4.3.11.5 Accidental Discovery

(108) In the event that any archaeological sites, remains, artefacts, taonga (Māori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an ADP which shall consist of the following actions:

- a. Cease works immediately in all parts of the project site affected by the discovery;
- b. Advise Ngāti Hinetangi, Raukawa, Ngāti Hauā, and Waikato-Tainui and MPDC within one (1) day of the discovery;
- c. Arrange for a SQEP archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;
- d. Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;
- e. Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and
- f. Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

4.3.11.6 Complaints

(109) That if any complaints are received by the Consent Holder regarding the works authorised by this consent, the Consent Holder shall record the following details in a Complaints Log:

- a. Date, time and type of complaint, including details of the incident, e.g. duration, any effects noted;
- b. Name, address and contact phone number of the complainant (if provided);
- c. Location from which the complaint arose;
- d. The weather conditions and wind direction at the time of any dust or noise complaint;
- e. The likely cause of the complaint;
- f. The response made by the Consent Holder including any corrective action undertaken by the Consent Holder in response to the complaint; and
- g. Future actions proposed as a result of the complaint so as to avoid reoccurrence.

(110) The Consent Holder shall notify MPDC of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no longer than two (2) working days after receiving the complaint.

(111) The Consent Holder shall respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise MPDC and the complainant of the outcome of the Consent Holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.

4.3.12 Post-Construction Conditions

(112) Once construction has concluded, the solar farm shall operate for a maximum of 40 years.

(113) The consent holder shall ensure that access is maintained to the National Grid transmission lines within the site, including support structures, for maintenance at all reasonable times, and emergency works at all times

(114) Solar Farm Infrastructure within the site, (including, but not limited to, panels and cabinets) shall be cleaned with water only

4.3.13 Decommissioning Conditions

(115) A Decommissioning and Rehabilitation Plan shall be prepared and provided to MPDC for certification at least four weeks (20 working days) prior to the cessation of the solar farm's operation. The Decommissioning and Rehabilitation Plan shall provide details of the duration and nature of the decommissioning works, and address the management of these decommissioning works, including measures to minimise negative impacts on flora and fauna. Any rock column ground improvements as part of the substation platform foundations greater than 0.8m below surface level need not be removed.

5.0 Regional Council Conditions of Consent

5.1 Northern Solar Farm

To undertake in a staged manner up to approximately 2200m³ of cut/fill bulk earthworks and 2,700 m³ of cleanfilling in association with the construction of the Ashbourne Northern Solar Farm.

5.1.1 General Conditions

- (1) The project shall be undertaken in general accordance with the information and plans¹ submitted by the Consent Holder in support of **RCXX** as listed in **Schedule 1** and received by the **EPA** on **XX** 2025, and subject to the following conditions. In the event of a conflict between the documents in **Schedule 1** and the conditions of these resource consents, the conditions of these resource consents shall prevail.
- (2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this resource consent, and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.
- (3) A copy of this resource consent and any certified management plans shall be kept onsite at all times that the works authorised by this resource consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of **WRC**.
- (4) Any reference in these conditions to a New Zealand Standard includes any later New Zealand standard that amends or replaces it.

5.1.2 Fees and Charges

- (5) The Consent Holder must pay to the consent authority any administrative charge fixed in accordance with section 36 of the **RMA**, or any charge prescribed in accordance with regulations made under section 360 of the **RMA**.

5.1.3 Consent Lapse

- (6) Pursuant to clause 26(2) of Schedule 5 to the **FTAA**, the consents numbered **RCXX** shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

5.1.4 Review

- (7) The **WRC** may once per year within the last 5 working days of May or November and within 12 months of the completion of the Solar Farm serve notice on the Consent Holder under section 128(1) of the **RMA** to review the conditions of this where:
 - (a) A material adverse effect which was not identified in the **AEE** (and supporting material for the resource consent application) has arisen; or
 - (b) The magnitude of adverse effects from the project are materially larger than what was indicated in the **AEE** (and supporting material for the resource consent application).

¹ All Management Plans lodged with the application are DRAFT and subject to change through the certification process.

- (8) Costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of section 36 of the *RMA*.

5.1.5 Pre- Start Requirements

- (9) The Consent Holder shall appoint a representative(s) prior to commencement of any works authorised by this resource consent, who shall be *WRC*'s principal contact person in regard to matters relating to this consent. The Consent Holder shall inform *WRC* of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the Consent Holder shall immediately inform the *WRC*, and shall also give written notice of the new representative's name and how they can be contacted.
- (10) At least ten (10) working days prior to the meeting, the Consent Holder shall invite the following parties to the pre-start meeting:
- i. *WRC* compliance monitoring officer[s] and engineers; and
 - ii. representatives from Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato

5.1.6 Complaints Management

- (11) A record of any complaints received in respect of the Construction Works shall be maintained during Construction.
- (a) The record shall include:
- i. The name, phone number and address (if known) of the complainant (unless the complainant wishes to remain anonymous);
 - ii. Nature of the complaint;
 - iii. The date and time of the complaint, and the location, date and time of the alleged event giving rise to the complaint;
 - iv. The weather conditions at the time of the complaint (as far as practicable), including wind direction and approximate wind speed if the complaint relates to air quality, odour or noise and where weather conditions are relevant to the nature of the complaint;
 - v. Any other activities in the area, unrelated to the Project, that may have contributed to the complaint, such as construction undertaken by other parties, fires, traffic accidents or any unusual conditions;
 - vi. Measures taken to respond to the complaint;
 - vii. The outcome of the investigation into the complaint and any changes to procedures as a result; and
 - viii. A record of the response provided to the complainant.
- (b) The record of complaints shall be made available to the Manager upon request.

5.1.7 Cultural Impact Assessment (CIA)

The following Mana Whenua groups have endorsed the *CIA* referenced in **Schedule 1**:

- Ngāti Hauā Iwi Trust, representing Ngāti Hauā iwi
- Raukawa Charitable Trust,
- Ngāti Hinerangi Iwi Trust, and
- Te Whakakitenga o Waikato, representing Waikato-Tainui

(12) The Project (including all works) shall be undertaken in accordance with the recommendations in the **CIA**:

(13) Prior to the commencement of any construction works the Consent Holder will invite the hapuu of Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato to discuss the implementation of the recommendations within the **CIA**.

(14) The outcomes of the engagement described above in **Condition [12]** shall be reported to **WRC**, prior to construction commencing.

5.1.8 Discovery of Archaeological Finds or Culturally Significant Finds

(15) The Consent Holder shall give at least 20 working days written notice of the date that the construction contractor intends to commence earthworks or construction works to:

- a) Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato to enable them to:

Clarify with the contractor the location of sites referred to in the **Condition [(13)]** and the procedures that will be observed;

- i. Provide the names and contact details of their representatives who are to be contacted for cultural advice and guidance in the event of a discovery of any buried archaeological deposits found during the project; and

- b) The Project archaeologist (if required), to establish with the contractor a working relationship that will comply with good practice during the earthworks stage of construction.

(16) 10 working days prior to the commencement of construction works (or such other timeframe that is agreed in writing between the Consent Holder and **WRC**), the Consent Holder shall provide the Manager or nominees, written evidence that Archaeological Authorities under the **HNZPT** have been obtained from Heritage New Zealand if required, to modify, damage or destroy any potential archaeological sites that may be affected during the construction works. Alternatively, the Consent Holder shall provide evidence that Archaeological Authorities are not necessary.

(17) The following **ADP** is only applicable to works where a **HNZPT** archaeological authority is not in place. In the event that any archaeological sites, remains, artefacts, taonga (Māori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an **ADP** which shall consist of the following actions:

- a) Cease works immediately in all parts of the project site affected by the discovery;
- b) Advise Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato the Project archaeologist and **WRC** within one (1) day of the discovery;
- c) Arrange for the Project archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;

- d) Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;
- e) Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and
- f) Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

*Advice Note: In the event of conflicting provisions where any part of the site is operating under an Archaeological Authority from **HNZPT**, the condition within that Authority shall take precedence.*

5.1.9 Management Plans

- (18) **Conditions [(19)] to [(25)]** apply to all Management Plans required to be prepared in accordance with this consent.
- (19) The certification process for Management Plans required by the conditions of this consent shall be confined to confirming that the Plans give effect to their objectives, consent condition requirements, and contain the required information.
- (20) Management Plans may be submitted in parts or in stages to address particular activities or to reflect a staged implementation of the Project. When a Management Plan is provided in part or for a stage it shall be submitted at least twenty (20) working days prior to commencement of Construction Works for that part or stage unless otherwise specified in the conditions. Management Plans submitted to Council shall clearly show the linkage with Management Plans for adjacent stages and any interrelated activities or other Management Plans.
- (21) Within twenty (20) working days of receiving a Management Plan that is required by these conditions to be provided for certification, the Consent Authority shall notify the Consent Holder whether the Management Plan is certified or if not, the reasons why certification has not been provided and the matters that must be addressed before this can occur.
- (22) In the event of any dispute, disagreement or inaction arising in respect of the certification of Management Plans or certification of changes to Management Plans, that matter shall be referred in the first instance to the Consent Authority's Chief Executive to determine a process for resolution.
 - a. If a process for resolution cannot be agreed between the Consent Holder and the Consent Authority, then the matter may be referred to an independent appropriately qualified person, agreeable to both parties, setting out the details of the matter to be referred for determination and the reasons the parties do not agree.
 - b. The independently qualified person must be hearings commissioner appointed by the local authority who is given delegated power to determine the matter pursuant to s34A of the **RMA**.
 - c. The independent appropriately qualified person shall be appointed within ten (10) working days of the Consent Holder or the Consent Authority giving notice of their intention to seek determination. The appointed person shall, as soon as possible, issue his or her decision on the matter. In making the decision, he or she shall be entitled to seek further information and hear from the parties as seen fit.

- (23) At all times during construction and enabling works the Consent Holder shall ensure that a copy of the latest version of all Management Plans are kept on site and all key personnel are made aware of their contents.
- (24) The Consent Holder shall implement all certified Management Plans for the duration of the works to which the Plan relates.
- (25) Any changes and/or updates to a certified Management Plan shall be made in accordance with the methodology and approved procedures in the Plan and submitted to the Consent Authority for certification in accordance with Conditions [(18)] to [(24)]. No change shall have effect until certified by the Consent Authority.

5.1.10 Construction Management Plan (CMP)

- (26) At least 20 working days prior to the commencement of any construction works within the project site (or such other timeframe that is agreed in writing between the Consent Holder and *WRC*), the Consent Holder shall submit a *CMP* to the *WRC*'s Chief Executive (or nominee) for certification.
- (27) The objective of the *CMP* is to outline the approach to be taken for managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised. As a minimum, the *CMP* shall include:
- a) Details of the site manager, including 24-hour contact details (telephone, email, and postal address);
 - b) The proposed start date of the construction works authorised by this resource consent;
 - c) A schedule of each construction work phase that relates to relevant works;
 - d) The commencement date and expected duration of the major cut and fill operations;
 - e) The location of a notice board/s on the site that are readily visible and readable from a public place that clearly identifies the name, telephone number, email, and address for service of the site manager;
 - f) Procedures for ensuring that the owners and/or occupiers in the immediate vicinity of the construction area are given 10 working days prior notice of the commencement of construction works and are informed about the expected duration of works, potential effects of the works and are kept informed of progress including responding to queries and complaints;
 - g) Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill brought to site;
 - h) Details of how all earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance (which shall include that refuelling and lubrication activities shall be carried out away from any surface water, such that any spillage can be contained and does not enter any surface water); and
 - i) Any other details of the intended works' programme.

5.1.11 Erosion and Sediment Control Plan (ESCP)

- (28) At least 20 working days prior to the commencement of any construction work in relation to this resource consent (or such other timeframe that is agreed in writing between the Consent Holder and WRC), the Consent Holder shall submit an ESCP to the WRC for certification.
- (29) The objective of the ESCP shall be to minimise sediment discharge from the site to the greatest extent practicable and ensure all earthworks are undertaken consistently with conditions of this consent.
- (30) The erosion and sediment control measures to be included in the ESCP shall as a minimum be based upon and incorporate all the relevant principles and practices relevant to this consent from:
- a. the WRC document *“Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009)* or any subsequent revision to or replacement of that document; and
 - b. *Section F2.0 (Coagulant and flocculant treatment) of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005), June 2016* or any subsequent revision to or replacement of that document.
- (31) The erosion and sediment control measures shall include but not be limited to, the following:
- a) Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required (if flocculation is proposed note the *FIMP* requirements below);
 - b) The design criteria and dimensions of all key erosion and sediment control structures;
 - c) A site plan of a suitable scale to identify:
 - i. The locations of waterways;
 - ii. The extent of soil disturbance and vegetation removal;
 - iii. Any “no go” and/or buffer areas to be maintained undisturbed adjacent to watercourses;
 - iv. Areas of cut and fill;
 - v. Locations of topsoil stockpiles, if any;
 - vi. All key erosion and sediment control structures;
 - vii. The boundaries and area of catchments contributing to all stormwater impoundment structures;
 - viii. The locations of all specific points of discharge to the environment (both temporary and permanent);
 - ix. The location and details of stream stabilisation works in areas of damming, diversion or clearing; and
 - x. Any other relevant site information.

- d) Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;
 - e) Timetable and nature of progressive site rehabilitation and re-vegetation proposed;
 - f) Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site;
 - g) Maintenance, monitoring and reporting procedures;
 - h) Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;
 - i) Procedures and timing for review and/or amendment to the erosion and sediment control measures listed in the *ESCP*, and
 - j) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.
- (32) Prior to bulk earthworks commencing in any stage of development, the Consent Holder shall submit to the *WRC* a certificate signed by a suitably qualified and experienced person to certify that the erosion and sediment controls have been constructed in accordance with the *ESCP* and in accordance with the documents referred to in **Condition [(30)] (a) and (b)**. Certified controls shall include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The certification for these measures shall be supplied within 5 working days of completion of construction of those measures.
- (33) Information supplied if applicable shall include:
- a. Contributing catchment area;
 - b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);
 - c. Shape and dimensions of structure;
 - d. Position of inlets/outlets;
 - e. Stabilisation of the structure; and
 - f. Compliance with the *WRC* document titled '*Erosion and Sediment Control Guidelines for Soil Disturbing Activities January 2009*' (*Technical Report No.2009/02*) and *Section F2.0 (Coagulant and flocculant treatment) of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005), June 2016*.
- Advice Note: An example template and the information required for the As Built Certification Statements can be found on the WRC website www.waikatoregion.govt.nz/earthworks.*
- (34) All earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.
- (35) The Consent Holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the *WRC* document titled '*KEEP IT CLEAN*'

– *Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds*’ (June 2013).

5.1.12 During Construction

(36) Earthworks are to be supervised by a suitably qualified professional engineer in accordance with *NZS4431:1989*. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and completed in accordance with the approved earthworks plans.

5.1.13 Cleanfill

(37) The Consent Holder shall ensure that any importation of cleanfill from off-site meets the definition of cleanfill as defined by the Waikato Regional Plan. Cleanfill deposition authorised by this consent shall exclude:

- a) Material that has combustible, putrescible or degradable components;
- b) Materials likely to create leachate by means of biological or chemical breakdown;
- c) Any products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;
- d) Materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health; and
- e) Soils or other materials contaminated with hazardous substances or pathogens.

(38) To ensure that all material imported to site meets the cleanfill definition as outlined within **Condition [(37)]**, the Consent Holder shall undertake routine monitoring every calendar month of all fill material imported to site or as requested by *WRC*, and shall maintain records of the source, type and volume of all cleanfill material. These records shall be made available to the *WRC* upon request.

5.1.14 Erosion and Sediment Control

(39) The Consent Holder shall be responsible for any erosion protection or control works, and associated maintenance, that become necessary to preserve the integrity and stability of all watercourses, including their margins and banks, structures, land and property as a result of the exercise of this consent. If/where erosion protection or control works become necessary, the Consent Holder shall undertake these works after liaising with all affected parties. All works shall be carried out in accordance with the certified *ESCP*.

(40) The Consent Holder shall ensure that all sediment laden run-off from the site is treated by sediment retention structures. These structures are to be fully operational before bulk earthworks commence and shall be maintained to perform at least at 80% of their full operational capacity.

(41) The Consent Holder shall ensure that all clean water run-off from stabilised surfaces including catchment areas above and around the site shall be diverted away from the earthworks area via a stabilised diversion system.

(42) The Consent Holder shall ensure that all erosion and sediment controls are inspected and in good working order prior to, and immediately after rain events. The Consent Holder shall

further ensure that all erosion and sediment controls are maintained such that optimal sediment capture efficiency is achieved at all times.

(43) The Consent Holder shall maintain the stabilised construction entrance at the site entrance point(s) and shall manage all traffic leaving the site to prevent the tracking of sediment onto the public road surface.

(44) In the event that any persistent sediment tracking effects are identified, the Consent Holder shall install an appropriate wheel wash facility to prevent any ongoing effects.

5.1.15 Discharges

(45) The concentration of suspended solids in the Waitoa River, or any other water body (including modified watercourses and farm drains), shall not exceed 80 grams per cubic metre suspended solids concentration as a result of the exercise of this resource consent, after reasonable mixing. This standard shall apply except where the suspended solids concentration in the named water body, unaffected by the activity, is greater than the standard specified. When the concentration of suspended solids in the named water body, unaffected by the activity, exceeds 80 grams per cubic metre then there shall not be any increase in the suspended solids concentration in the named water body as a result of activities authorised by this resource consent.

5.1.16 Winter Works

(46) The Consent Holder shall not carry out any construction works during the winter period from 1 May to 30 September inclusive unless a request for Winter Works in accordance with **Condition [(48)]** is approved by the **WRC**.

(47) The Consent Holder shall ensure that the site is appropriately stabilised by 30 April of each year unless otherwise approved by the **WRC**. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural and including, pavement, metalling, hydroseeding, revegetating and mulching) that will minimise erosion of exposed soil to the extent practicable.

(48) Requests to undertake construction works during the period 1 May to 30 September inclusive shall be submitted in writing to the **WRC**, and shall be in the form of amendments to the certified **ESCP**.

Advice Note: In considering a request for the continuation of winter works, the **WRC** will consider a number of factors; including:

- a) the nature of the site and the winter soil disturbance works proposed;
- b) the quality of the existing/proposed erosion and sediment controls;
- c) the compliance history of the site/operator;
- d) seasonal/local soil and weather conditions;
- e) sensitivity of the receiving environment; and
- f) any other relevant factor.

5.1.17 Dust Management Plan (DMP)

(49) At least 20 working days prior to the commencement of any construction work in relation to this resource consent (or such other timeframe that is agreed in writing between the Consent Holder and **WRC**), the Consent Holder shall submit a **DMP** to the **WRC** for certification.

(50) The objective of the **DMP** shall be to minimise the potential for adverse dust effects leaving the site to the greatest extent practicable with suitable mitigation measures outlined.

(51) The **DMP** shall include, as a minimum, the following details:

- a) Use of chemical dust suppressants as a method of sealing problematic or unfinished areas if the previous methods fail to mitigate dust effects appropriately.
- b) The on-site practices that will be adopted during Construction Works to minimise all dust and particulate emissions and the potential for any dust emissions beyond the boundary of the site that cause a nuisance. A dust nuisance will occur if:
 - i. There is visible evidence of suspended solids in the air beyond the site boundary; and/or
 - ii. There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure of a neighbouring site or water.
- c) The measures that will be adopted to ensure that exposed areas have sufficient soil moisture levels all times under prevailing wind conditions to minimise the potential for dust generation.
- d) The staff who are available on-call at all times (including outside of working hours) to operate the water application system for dust suppression.
- e) A requirement that if a written request is made by **WRC**, the Consent Holder shall carry out sealing within reasonably practicable timeframe of any problematic dust generating surfaces within the site using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to promptly address any ongoing dust effects.

5.1.18 Ecological Management Plans

(52) At least twenty (20) working days prior to the commencement of any construction works in relation to each stage for the project site (or such other timeframe that is agreed in writing between the Consent Holder and **WRC**), the Consent Holder shall submit the following to **WRC** for certification in conjunction with the relevant Management Plans below:

- (a) A plan showing the areas of land for ecological mitigation / offsetting (if required) to be undertaken for the particular stage.
- (b) A planting and maintenance methodology;
- (c) Confirmation from the owner of that land that the Consent Holder has lawful authority to undertake the work and retain it;
- (d) A temporary drain diversion plan that demonstrates the extent of the diversion, methodology to divert and reconnect the suite of artificial drain including the provision of fish passage (from the Waitoa River).

- (e) The Consent Holder shall retain suitably qualified and experienced practitioners to complete and finalise the detailed design of relevant culverts, in stream infrastructure, embankments and check dams. (Noting this will vary basin to basin);
- (f) Fish passage/exclusion design for all new in-stream infrastructure including proposed culverts, the outlet from the Waitoa River and proposed check dams;
- (g) A description of measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill brought to site; and
- (h) A description of measures to be implemented to monitor and control weeds and pest mammals within the area of works. The measures will address, but not be limited to, the management of possums, mustelids hares/rabbits and, rats to protect revegetation plantings and habitat values.

5.1.19 Fish Management Plan (FMP)

(53) At least twenty (20) working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and **WRC**), the Consent Holder shall submit a **FMP** to **WRC** for certification. The main objectives of the **FMP** are to:

- (a) Ensure best practice indigenous fish relocation from affected watercourses as practicably possible by requiring the following (which is deemed to achieve that outcome)
 - (i) Netting nodes to consist of 1 fyke net and 2 minnow traps;
 - (ii) Netting nodes to be set on average 10m apart;
 - (iii) Once 3 nights of netting have reduced the catch to a maximum average of <1 fish per trap per night the standard is deemed to have been achieved.
 - (iv) A suitably qualified and experienced ecologist be on site during the dewatering and mucking out of watercourses to capture and relocate any remaining indigenous fish as possible and to humanely euthanised any pest fish.
- (b) Ensure that pest fish within the project area are caught and are humanely euthanised; and
- (c) Avoid, remedy or mitigate the unplanned dewatering of areas of fish habitat and, where such dewatering occurs, undertake fish capture and relocation in accordance with (a) and (b).
- (d) Minimise disturbance of fish from project works in watercourses/drains and other surface water features immediately surrounding the project site;
- (e) Minimise the impact of works within watercourses, drain realignments and infilling works as set out in the **FMP, Section 6 of the Ashbourne Ecological Management Plan dated July 2025**.
- (f) Describe in detail a staged approach for relocating fish i.e., *Stage 1, Pre-Works fish relocations, Stage 2, Dewatering fish relocations, Stage 3, Excavation fish relocations*.
- (g) Ensure fish relocations are carried out by experienced freshwater ecologists who are responsible for implementing all aspects of the **FMP** including the installation and maintenance of temporary exclusion nets along the drain.

(54) The **FMP** shall provide for all fish management requirements throughout the works and include, as a minimum, the following details:

- (a) A brief description of the known fish community within and around the Waitoa River Catchment;
- (b) Protocols and methods to ensure that all watercourses/drains and other surface water features beyond the subject site are fully isolated and protected from the works, including (but not limited to):
 - (i) Surface water diversion and groundwater drawdown effects;
 - (ii) Earthworks, sediment and other types of contaminant discharges; and
 - (iii) Physical disturbance of any nature (such as from site access, vehicles and works machinery);
- (c) A construction methodology which includes a works schedule for undertaking mitigation in respect of the proposed watercourse/drain diversion and dewatering (such as fish capture and relocation);
- (d) Protocols and methods for the capture and transfer of indigenous fish, including the timing, required weather conditions, extent of fishing effort and release points;
- (e) Protocols and methods to address any unexpected discoveries of fish during the works. These shall include procedures to be followed upon discovery of fish in situations where they would otherwise be destroyed if works were to continue, including recovery techniques to relocate fish to designated release points;
- (f) Protocols and methods to either provide or preclude fish passage (as appropriate) through the design of new culverts and temporary diversion channels;
- (g) Protocols and methods for recording and reporting to the **WRC**, the numbers, diversity and size range of all fish removed from watercourses/drains (recovered or accidentally injured or killed);
- (h) Measures to ensure that captured fish do not re-enter the active stage of works (basin) throughout the duration of the works;
- (i) Requirements for permits and certificates to handle native fish from the relevant authorities;
- (j) Defined roles and responsibilities for all those involved (Consent Holder, contractor, ecologist) and the details of who will be responsible for overseeing the **FMP**;
- (k) Notification and reporting procedures;

***Advice Note:** When implementing these conditions, the Consent Holder is advised to consult with the **DOC** and the Ministry of Primary Industries to determine if fish handling and/or relocation permits are required from these authorities.*

5.1.20 Long-tailed Bat Management Plan (LBMP)

(55) The objective of the Long-tailed Bat Management Plan (**LBMP**) is to achieve best practice bat capture and relocation and to minimise the effects of the construction on long-tailed bats

which use the site. represents such best practice. As described in *section 4 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025*

- (56) At least twenty (20) working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and *WRC*), the Consent Holder shall submit a *LBMP* to *WRC* for certification. The *LBMP* shall be in accordance with the *LBMP* contained within *section 4 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025* and any changes from the *LBMP* must be clearly identified and an explanation provided outlining the rationale for the change and why the change is consistent with the objective of the *LBMP*.

5.1.21 Native Bird Management

- (57) That if earthworks or vegetation clearance must occur within the bird breeding season (September – February inclusive), the following measures will be implemented:
- (a) Prior to vegetation clearance, a bird nest survey will be undertaken by a suitably qualified and experienced ecologist. Where required a climbing arborist and/ or drone will be used to identify bird nests where trees are too tall or dense to properly assess from the ground.
 - (b) If no active nests are found, trees may be felled within seven working days.
 - (c) If active nests of native species are found, a 20 m setback shall be established around the nest. This area is to be clearly marked and left undisturbed until regular monitoring confirms nesting birds have fledged or nests are naturally abandoned.
 - (d) Trees with active nests will require regular monitoring until nesting birds have fledged or nests are naturally abandoned. This will include the collection of: date and time, GPS location and/or area of checking, outcome of bird nest checks (i.e., presence or absence of active nests) and species observed.

5.1.22 Lizard Management Plan (LMP)

- (58) The objective of the Lizard Management Plan (*LMP*) is to achieve best practice habitat modification with the intent of minimising potential harm and effects on Long-tailed Bats which use the site. *Appendix 1 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025* represents best practice.
- (59) At least twenty (20) working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and *WRC*), the Consent Holder shall submit a *LMP* to *WRC* for certification. The *LMP* shall be in accordance with the *LMP* contained within *section 5 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025* and any changes from that *LMP* must be clearly identified and an explanation provided outlining the rationale for the change and why the change is consistent with the objective of the *LMP*.

5.1.23 As-built Certification Statements

- (60) The Consent Holder shall retain suitably qualified and experienced practitioners to prepare and sign As-built Certification Statements which certify that the flood storage basins, dams and artificial wetlands have been constructed in accordance with the certified detailed designs

as required by Schedule (1). The approved As-built Certification Statements shall be submitted **WRC** within 90 working days of completion of the construction works.

5.1.24 Advice Notes

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the Consent Holder and the property owner.
- This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (Sections 134 to 137 of the **RMA**).
- The reasonable costs incurred by **WRC** arising from supervision and monitoring of this/these consents will be charged to the Consent Holder. This may include but not be limited to routine inspection of the site by **WRC** officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to Section 332 of the **RMA**, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

5.2 Use of existing culverts

Use and maintenance of culverts and ancillary structures (including temporary structures) in on or over the bed of a water body in association with the Ashbourne Solar Farm

- (1) The works shall be undertaken in general accordance with the information and plans² submitted by the Consent Holder in support of **RCXX** as listed in **Schedule 1** and received by the **EPA** on **XX** 2025, and subject to the following conditions. In the event of a conflict between the documents in **Schedule 1** and the conditions of these resource consents, the conditions of these resource consents shall prevail.
- (2) The Consent Holder shall retain suitably qualified and experienced practitioners to complete and finalise the detailed design of the new culverts and ancillary structures.
- (3) The design and installation of all new structures shall ensure that fish passage for expected native fish species is at least maintained.
- (4) The design and installation of all new or modified culverts shall be in accordance with New Zealand Fish Passage Guidelines for Structures up to 4 metres (Franklin et al. 2018).
- (5) The Consent Holder shall be responsible for the design, structural integrity and maintenance of all culverts and ancillary structures. Following construction, no alterations shall be made to the structures (other than to meet the requirements of this resource consent) without first submitting detailed design drawings and report(s) to the WRC for technical certification prior to altering the stream channel.
- (6) All machinery used to complete the works shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and

² All Management Plans lodged with the application are DRAFT and subject to change through the certification process.

machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.

- (7) The Consent Holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the WRC document titled 'KEEP IT CLEAN' – Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds' (June 2013).
- (8) The Consent Holder shall retain suitably qualified and experienced practitioners to prepare and sign As-built Certification Statements which certify that the culverts have been constructed in accordance with the certified detailed designs as required by Condition [(2)]. The approved As-built Certification Statements shall be submitted WRC within 90 working days of completion of the construction works.
- (9) The Consent Holder shall be responsible for any erosion protection or control works, and associated maintenance, that become necessary to preserve the integrity and stability of all watercourses, structures, land and property as a result of the exercise of this consent. If/where erosion protection or control works become necessary, the Consent Holder shall undertake these works after liaising with all affected parties.

Advice Note: Separate resource consents may be required to undertake erosion protection or control works. The Consent Holder is advised to obtain all such consents at its sole expense, prior to any works being undertaken

5.2.1 Advice Notes

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the Consent Holder and the property owner.
- The reasonable costs incurred by **WRC** arising from supervision and monitoring of this/these consents will be charged to the Consent Holder. This may include but not be limited to routine inspection of the site by **WRC** officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to Section 332 of the **RMA**, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

5.3 Southern Solar Farm

To undertake in a staged manner approximately up to 2,750 m3 of cut/fill bulk earthworks and 2,700 m3 of cleanfilling in association with the construction of the Ashbourne Southern Solar Farm.

5.3.1 General Conditions

- (10) The project shall be undertaken in general accordance with the information and plans³ submitted by the Consent Holder in support of **RCXX** as listed in **Schedule 1** and received by the **EPA** on **XX** 2025, and subject to the following conditions. In the event of a conflict between the documents in **Schedule 1** and the conditions of these resource consents, the conditions of these resource consents shall prevail.
- (11) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this resource consent, and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.
- (12) A copy of this resource consent and any certified management plans shall be kept onsite at all times that the works authorised by this resource consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of **WRC**.
- (13) Any reference in these conditions to a New Zealand Standard includes any later New Zealand standard that amends or replaces it.

5.3.2 Fees and Charges

- (14) The Consent Holder must pay to the consent authority any administrative charge fixed in accordance with section 36 of the **RMA**, or any charge prescribed in accordance with regulations made under section 360 of the **RMA**.

5.3.3 Consent Lapse

- (15) Pursuant to clause 26(2) of Schedule 5 to the **FTAA**, the consents numbered **RCXX** shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

5.3.4 Review

- (16) The **WRC** may once per year within the last 5 working days of May or November and within 12 months of the completion of the Solar Farm serve notice on the Consent Holder under section 128(1) of the **RMA** to review the conditions of this where:
- (e) A material adverse effect which was not identified in the **AEE** (and supporting material for the resource consent application) has arisen; or

³ All Management Plans lodged with the application are DRAFT and subject to change through the certification process.

- (f) The magnitude of adverse effects from the project are materially larger than what was indicated in the **AEE** (and supporting material for the resource consent application).

(17) Costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of section 36 of the **RMA**.

5.3.5 Pre- Start Requirements

(18) The Consent Holder shall appoint a representative(s) prior to commencement of any works authorised by this resource consent, who shall be **WRC**'s principal contact person in regard to matters relating to this consent. The Consent Holder shall inform **WRC** of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the Consent Holder shall immediately inform the **WRC**, and shall also give written notice of the new representative's name and how they can be contacted.

(19) At least ten (10) working days prior to the meeting, the Consent Holder shall invite the following parties to the pre-start meeting:

- iii. **WRC** compliance monitoring officer[s] and engineers; and
- iv. representatives from Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato

5.3.6 Complaints Management

(20) A record of any complaints received in respect of the Construction Works shall be maintained during Construction.

(g) The record shall include:

- ix. The name, phone number and address (if known) of the complainant (unless the complainant wishes to remain anonymous);
- x. Nature of the complaint;
- xi. The date and time of the complaint, and the location, date and time of the alleged event giving rise to the complaint;
- xii. The weather conditions at the time of the complaint (as far as practicable), including wind direction and approximate wind speed if the complaint relates to air quality, odour or noise and where weather conditions are relevant to the nature of the complaint;
- xiii. Any other activities in the area, unrelated to the Project, that may have contributed to the complaint, such as construction undertaken by other parties, fires, traffic accidents or any unusual conditions;
- xiv. Measures taken to respond to the complaint;
- xv. The outcome of the investigation into the complaint and any changes to procedures as a result; and
- xvi. A record of the response provided to the complainant.

(h) The record of complaints shall be made available to the Manager upon request.

5.3.7 Cultural Impact Assessment (CIA)

The following Mana Whenua groups have endorsed the *CIA* referenced in **Schedule 1**:

- Ngāti Hauā Iwi Trust, representing Ngāti Hauā iwi
- Raukawa Charitable Trust,
- Ngāti Hinerangi Iwi Trust, and
- Te Whakakitenga o Waikato, representing Waikato-Tainui

(21) The Project (including all works) shall be undertaken in accordance with the recommendations in the *CIA*:

(22) Prior to the commencement of any construction works the Consent Holder will invite the hapuu of Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato to discuss the implementation of the recommendations within the *CIA*.

(23) The outcomes of the engagement described above in **Condition [21]** shall be reported to *WRC*, prior to construction commencing.

5.3.8 Discovery of Archaeological Finds or Culturally Significant Finds

(24) The Consent Holder shall give at least 20 working days written notice of the date that the construction contractor intends to commence earthworks or construction works to:

- c) Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato to enable them to:
 - Clarify with the contractor the location of sites referred to in the **Condition (21)** and the procedures that will be observed;
 - ii. Provide the names and contact details of their representatives who are to be contacted for cultural advice and guidance in the event of a discovery of any buried archaeological deposits found during the project; and
- d) The Project archaeologist (if required), to establish with the contractor a working relationship that will comply with good practice during the earthworks stage of construction.

(25) 10 working days prior to the commencement of construction works (or such other timeframe that is agreed in writing between the Consent Holder and *WRC*), the Consent Holder shall provide the Manager or nominees, written evidence that Archaeological Authorities under the *HNZPT* have been obtained from Heritage New Zealand if required, to modify, damage or destroy any potential archaeological sites that may be affected during the construction works. Alternatively, the Consent Holder shall provide evidence that Archaeological Authorities are not necessary.

(26) The following *ADP* is only applicable to works where a *HNZPT* archaeological authority is not in place. In the event that any archaeological sites, remains, artefacts, taonga (Maaori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an *ADP* which shall consist of the following actions:

- g) Cease works immediately in all parts of the project site affected by the discovery;
- h) Advise Ngāti Hauā, Raukawa, Ngāti Hinerangi, and Te Whakakitenga o Waikato the Project archaeologist and *WRC* within one (1) day of the discovery;

- i) Arrange for the Project archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;
 - j) Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;
- (27) Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and
- k) Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

*Advice Note: In the event of conflicting provisions where any part of the site is operating under an Archaeological Authority from **HNZPT**, the condition within that Authority shall take precedence.*

5.3.9 Management Plans

- (28) **Conditions (29) to (35)** apply to all Management Plans required to be prepared in accordance with this consent.
- (29) The certification process for Management Plans required by the conditions of this consent shall be confined to confirming that the Plans give effect to their objectives, consent condition requirements, and contain the required information.
- (30) Management Plans may be submitted in parts or in stages to address particular activities or to reflect a staged implementation of the Project. When a Management Plan is provided in part or for a stage it shall be submitted at least twenty (20) working days prior to commencement of Construction Works for that part or stage unless otherwise specified in the conditions. Management Plans submitted to Council shall clearly show the linkage with Management Plans for adjacent stages and any interrelated activities or other Management Plans.
- (31) Within twenty (20) working days of receiving a Management Plan that is required by these conditions to be provided for certification, the Consent Authority shall notify the Consent Holder whether the Management Plan is certified or if not, the reasons why certification has not been provided and the matters that must be addressed before this can occur.
- (32) In the event of any dispute, disagreement or inaction arising in respect of the certification of Management Plans or certification of changes to Management Plans, that matter shall be referred in the first instance to the Consent Authority's Chief Executive to determine a process for resolution.
- d. If a process for resolution cannot be agreed between the Consent Holder and the Consent Authority, then the matter may be referred to an independent appropriately qualified person, agreeable to both parties, setting out the details of the matter to be referred for determination and the reasons the parties do not agree.
 - e. The independently qualified person must be hearings commissioner appointed by the local authority who is given delegated power to determine the matter pursuant to s34A of the **RMA**.
 - f. The independent appropriately qualified person shall be appointed within ten (10) working days of the Consent Holder or the Consent Authority giving notice of their intention to seek determination. The appointed person shall, as soon as possible, issue his or her decision on the matter. In making the decision, he or she shall be entitled to seek further information and hear from the parties as seen fit.

- (33) At all times during construction and enabling works the Consent Holder shall ensure that a copy of the latest version of all Management Plans are kept on site and all key personnel are made aware of their contents.
- (34) The Consent Holder shall implement all certified Management Plans for the duration of the works to which the Plan relates.
- (35) Any changes and/or updates to a certified Management Plan shall be made in accordance with the methodology and approved procedures in the Plan and submitted to the Consent Authority for certification in accordance with Conditions (29) to (35). No change shall have effect until certified by the Consent Authority.

5.3.10 Construction Management Plan (CMP)

- (36) At least 20 working days prior to the commencement of any construction works within the project site (or such other timeframe that is agreed in writing between the Consent Holder and *WRC*), the Consent Holder shall submit a *CMP* to the *WRC*'s Chief Executive (or nominee) for certification.
- (37) The objective of the *CMP* is to outline the approach to be taken for managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised. As a minimum, the *CMP* shall include:
- j) Details of the site manager, including 24-hour contact details (telephone, email, and postal address);
 - k) The proposed start date of the construction works authorised by this resource consent;
 - l) A schedule of each construction work phase that relates to relevant works;
 - m) The commencement date and expected duration of the major cut and fill operations;
 - n) The location of a notice board/s on the site that are readily visible and readable from a public place that clearly identifies the name, telephone number, email, and address for service of the site manager;
 - o) Procedures for ensuring that the owners and/or occupiers in the immediate vicinity of the construction area are given 10 working days prior notice of the commencement of construction works and are informed about the expected duration of works, potential effects of the works and are kept informed of progress including responding to queries and complaints;
 - p) Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill brought to site;
 - q) Details of how all earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance (which shall include that refuelling and lubrication activities shall be carried out away from any surface water, such that any spillage can be contained and does not enter any surface water); and
 - r) Any other details of the intended works' programme.

5.3.11 Erosion and Sediment Control Plan (ESCP)

- (38) At least 20 working days prior to the commencement of any construction work in relation to this resource consent (or such other timeframe that is agreed in writing between the Consent Holder and WRC), the Consent Holder shall submit an ESCP to the WRC for certification.
- (39) The objective of the ESCP shall be to minimise sediment discharge from the site to the greatest extent practicable and ensure all earthworks are undertaken consistently with conditions of this consent.
- (40) The erosion and sediment control measures to be included in the ESCP shall as a minimum be based upon and incorporate all the relevant principles and practices relevant to this consent from:
- c. the WRC document *“Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009)* or any subsequent revision to or replacement of that document; and
 - d. *Section F2.0 (Coagulant and flocculant treatment) of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005), June 2016* or any subsequent revision to or replacement of that document.
- (41) The erosion and sediment control measures shall include but not be limited to, the following:
- k) Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required (if flocculation is proposed note the *FIMP* requirements below);
 - l) The design criteria and dimensions of all key erosion and sediment control structures;
 - m) A site plan of a suitable scale to identify:
 - xi. The locations of waterways;
 - xii. The extent of soil disturbance and vegetation removal;
 - xiii. Any “no go” and/or buffer areas to be maintained undisturbed adjacent to watercourses;
 - xiv. Areas of cut and fill;
 - xv. Locations of topsoil stockpiles, if any;
 - xvi. All key erosion and sediment control structures;
 - xvii. The boundaries and area of catchments contributing to all stormwater impoundment structures;
 - xviii. The locations of all specific points of discharge to the environment (both temporary and permanent);
 - xix. The location and details of stream stabilisation works in areas of damming, diversion or clearing; and
 - xx. Any other relevant site information.

- n) Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;
 - o) Timetable and nature of progressive site rehabilitation and re-vegetation proposed;
 - p) Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site;
 - q) Maintenance, monitoring and reporting procedures;
 - r) Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;
 - s) Procedures and timing for review and/or amendment to the erosion and sediment control measures listed in the *ESCP*, and
 - t) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.
- (42) Prior to bulk earthworks commencing in any stage of development, the Consent Holder shall submit to the *WRC* a certificate signed by a suitably qualified and experienced person to certify that the erosion and sediment controls have been constructed in accordance with the *ESCP* and in accordance with the documents referred to in **Condition [(30)] (a) and (b)**. Certified controls shall include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The certification for these measures shall be supplied within 5 working days of completion of construction of those measures.
- (43) Information supplied if applicable shall include:
- a. Contributing catchment area;
 - b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);
 - c. Shape and dimensions of structure;
 - d. Position of inlets/outlets;
 - e. Stabilisation of the structure; and
 - f. Compliance with the *WRC* document titled '*Erosion and Sediment Control Guidelines for Soil Disturbing Activities January 2009*' (*Technical Report No.2009/02*) and *Section F2.0 (Coagulant and flocculant treatment) of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005), June 2016*.
- Advice Note: An example template and the information required for the As Built Certification Statements can be found on the WRC website www.waikatoregion.govt.nz/earthworks.*
- (44) All earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.
- (45) The Consent Holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the *WRC* document titled '*KEEP IT CLEAN*'

– *Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds’ (June 2013).*

5.3.12 During Construction

(46) Earthworks are to be supervised by a suitably qualified professional engineer in accordance with *NZS4431:1989*. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and completed in accordance with the approved earthworks plans.

5.3.13 Cleanfill

(47) The Consent Holder shall ensure that any importation of cleanfill from off-site meets the definition of cleanfill as defined by the Waikato Regional Plan. Cleanfill deposition authorised by this consent shall exclude:

- f) Material that has combustible, putrescible or degradable components;
- g) Materials likely to create leachate by means of biological or chemical breakdown;
- h) Any products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;
- i) Materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health; and
- j) Soils or other materials contaminated with hazardous substances or pathogens.

(48) To ensure that all material imported to site meets the cleanfill definition as outlined within **Condition [(37)]**, the Consent Holder shall undertake routine monitoring every calendar month of all fill material imported to site or as requested by *WRC*, and shall maintain records of the source, type and volume of all cleanfill material. These records shall be made available to the *WRC* upon request.

5.3.14 Erosion and Sediment Control

(49) The Consent Holder shall be responsible for any erosion protection or control works, and associated maintenance, that become necessary to preserve the integrity and stability of all watercourses, including their margins and banks, structures, land and property as a result of the exercise of this consent. If/where erosion protection or control works become necessary, the Consent Holder shall undertake these works after liaising with all affected parties. All works shall be carried out in accordance with the certified *ESCP*.

(50) The Consent Holder shall ensure that all sediment laden run-off from the site is treated by sediment retention structures. These structures are to be fully operational before bulk earthworks commence and shall be maintained to perform at least at 80% of their full operational capacity.

(51) The Consent Holder shall ensure that all clean water run-off from stabilised surfaces including catchment areas above and around the site shall be diverted away from the earthworks area via a stabilised diversion system.

(52) The Consent Holder shall ensure that all erosion and sediment controls are inspected and in good working order prior to, and immediately after rain events. The Consent Holder shall

further ensure that all erosion and sediment controls are maintained such that optimal sediment capture efficiency is achieved at all times.

(53) The Consent Holder shall maintain the stabilised construction entrance at the site entrance point(s) and shall manage all traffic leaving the site to prevent the tracking of sediment onto the public road surface.

(54) In the event that any persistent sediment tracking effects are identified, the Consent Holder shall install an appropriate wheel wash facility to prevent any ongoing effects.

5.3.15 Discharges

(55) The concentration of suspended solids in the Waitoa River, or any other water body (including modified watercourses and farm drains), shall not exceed 80 grams per cubic metre suspended solids concentration as a result of the exercise of this resource consent, after reasonable mixing. This standard shall apply except where the suspended solids concentration in the named water body, unaffected by the activity, is greater than the standard specified. When the concentration of suspended solids in the named water body, unaffected by the activity, exceeds 80 grams per cubic metre then there shall not be any increase in the suspended solids concentration in the named water body as a result of activities authorised by this resource consent.

5.3.16 Winter Works

(56) The Consent Holder shall not carry out any construction works during the winter period from 1 May to 30 September inclusive unless a request for Winter Works in accordance with **Condition [(48)]** is approved by the **WRC**.

(57) The Consent Holder shall ensure that the site is appropriately stabilised by 30 April of each year unless otherwise approved by the **WRC**. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural and including, pavement, metalling, hydroseeding, revegetating and mulching) that will minimise erosion of exposed soil to the extent practicable.

(58) Requests to undertake construction works during the period 1 May to 30 September inclusive shall be submitted in writing to the **WRC**, and shall be in the form of amendments to the certified **ESCP**.

Advice Note: In considering a request for the continuation of winter works, the **WRC** will consider a number of factors; including:

- g) the nature of the site and the winter soil disturbance works proposed;
- h) the quality of the existing/proposed erosion and sediment controls;
- i) the compliance history of the site/operator;
- j) seasonal/local soil and weather conditions;
- k) sensitivity of the receiving environment; and
- l) any other relevant factor.

5.3.17 Dust Management Plan (DMP)

- (59) At least 20 working days prior to the commencement of any construction work in relation to this resource consent (or such other timeframe that is agreed in writing between the Consent Holder and **WRC**), the Consent Holder shall submit a **DMP** to the **WRC** for certification.
- (60) The objective of the **DMP** shall be to minimise the potential for adverse dust effects leaving the site to the greatest extent practicable with suitable mitigation measures outlined.
- (61) The **DMP** shall include, as a minimum, the following details:
- f) Use of chemical dust suppressants as a method of sealing problematic or unfinished areas if the previous methods fail to mitigate dust effects appropriately.
 - g) The on-site practices that will be adopted during Construction Works to minimise all dust and particulate emissions and the potential for any dust emissions beyond the boundary of the site that cause a nuisance. A dust nuisance will occur if:
 - iii. There is visible evidence of suspended solids in the air beyond the site boundary; and/or
 - iv. There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure of a neighbouring site or water.
 - h) The measures that will be adopted to ensure that exposed areas have sufficient soil moisture levels all times under prevailing wind conditions to minimise the potential for dust generation.
 - i) The staff who are available on-call at all times (including outside of working hours) to operate the water application system for dust suppression.
 - j) A requirement that if a written request is made by **WRC**, the Consent Holder shall carry out sealing within reasonably practicable timeframe of any problematic dust generating surfaces within the site using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to promptly address any ongoing dust effects.

5.3.18 Ecological Management

- (62) At least 20 working days prior to the commencement of any construction works in relation to each stage or basin for the project site (or such other timeframe that is agreed in writing between the Consent Holder and **WRC**), the Consent Holder shall submit the following to **WRC** for certification.
- a) A planting and maintenance methodology;
 - b) Confirmation from the owner of that land that the Consent Holder has lawful authority to undertake the work and retain it;
 - c) A stream design plan for the permanently flowing central low flow channel, marginal floodplain and stormwater treatment wetlands. This should cover in-stream physical habitat design and planting plans for the stream, floodplain and wetland areas;
 - d) Fish passage/exclusion design for all new in-stream infrastructure including proposed culverts, and proposed check dams;

- e) A description of measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill brought to site; and
- f) A description of measures to be implemented to monitor and control weeds and pest mammals within the area of works. The measures should will address, but not be limited to, the management of possums, mustelids hares/rabbits and, rats to protect revegetation plantings and habitat values.

5.3.19 Lizard Management Plan (LMP)

(63) At least 20 working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and **WRC**), the Consent Holder shall submit a **LMP** to **WRC** for certification. The objective of the **LMP** is to minimise the effects of the development on lizard populations present within the site. The **LMP** shall be in accordance with the draft **LMP** contained within **Appendix 1** referenced in **Condition [(1)]**.

5.3.20 Native Bird Management

(64) That if earthworks or vegetation clearance must occur within the bird breeding season (September – February inclusive), the following measures will be implemented:

- a) Prior to vegetation clearance, a bird nest survey will be undertaken by a suitably qualified and experienced ecologist. Where required a climbing arborist and/ or drone will be used to identify bird nests where trees are too tall or dense to properly assess from the ground.
- b) If no active nests are found, trees may be felled within seven working days.
- c) If active nests of native species are found, a 20 m setback shall be established around the nest. This area is to be clearly marked and left undisturbed until regular monitoring confirms nesting birds have fledged or nests are naturally abandoned.
- d) Trees with active nests will require regular monitoring until nesting birds have fledged or nests are naturally abandoned. This will include the collection of: date and time, GPS location and/or area of checking, outcome of bird nest checks (i.e., presence or absence of active nests) and species observed.

5.3.21 As-built Certification Statements

(65) The Consent Holder shall retain suitably qualified and experienced practitioners to prepare and sign As-built Certification Statements which certify that the flood storage basins, dams and artificial wetlands have been constructed in accordance with the certified detailed designs as required by Condition [(1)]. The approved As-built Certification Statements shall be submitted **WRC** within 90 working days of completion of the construction works.

5.3.22 Advice Notes

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the Consent Holder and the property owner.

- This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (Sections 134 to 137 of the *RMA*).
- The reasonable costs incurred by *WRC* arising from supervision and monitoring of this/these consents will be charged to the Consent Holder. This may include but not be limited to routine inspection of the site by *WRC* officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to Section 332 of the *RMA*, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

5.4 Use of existing culverts

Use and maintenance of culverts and ancillary structures (including temporary structures) in on or over the bed of a water body in association with the Ashbourne Solar Farm

- (66) The works shall be undertaken in general accordance with the information and plans⁴ submitted by the Consent Holder in support of **RCXX** as listed in **Schedule 1** and received by the *EPA* on **XX** 2025, and subject to the following conditions. In the event of a conflict between the documents in **Schedule 1** and the conditions of these resource consents, the conditions of these resource consents shall prevail.
- (67) The Consent Holder shall retain suitably qualified and experienced practitioners to complete and finalise the detailed design of the new culverts and ancillary structures.
- (68) The design and installation of all new structures shall ensure that fish passage for expected native fish species is at least maintained.
- (69) The design and installation of all new or modified culverts shall be in accordance with New Zealand Fish Passage Guidelines for Structures up to 4 metres (Franklin et al. 2018).
- (70) The Consent Holder shall be responsible for the design, structural integrity and maintenance of all culverts and ancillary structures. Following construction, no alterations shall be made to the structures (other than to meet the requirements of this resource consent) without first submitting detailed design drawings and report(s) to the *WRC* for technical certification prior to altering the stream channel.
- (71) All machinery used to complete the works shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.
- (72) The Consent Holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the *WRC* document titled 'KEEP IT CLEAN'

⁴ All Management Plans lodged with the application are DRAFT and subject to change through the certification process.

– Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds’ (June 2013).

(73) The Consent Holder shall retain suitably qualified and experienced practitioners to prepare and sign As-built Certification Statements which certify that the culverts have been constructed in accordance with the certified detailed designs as required by Condition [(2)]. The approved As-built Certification Statements shall be submitted WRC within 90 working days of completion of the construction works.

(74) The Consent Holder shall be responsible for any erosion protection or control works, and associated maintenance, that become necessary to preserve the integrity and stability of all watercourses, structures, land and property as a result of the exercise of this consent. If/where erosion protection or control works become necessary, the Consent Holder shall undertake these works after liaising with all affected parties.

Advice Note: Separate resource consents may be required to undertake erosion protection or control works. The Consent Holder is advised to obtain all such consents at its sole expense, prior to any works being undertaken

5.4.1 Advice Notes

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the Consent Holder and the property owner.
- The reasonable costs incurred by **WRC** arising from supervision and monitoring of this/these consents will be charged to the Consent Holder. This may include but not be limited to routine inspection of the site by **WRC** officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to Section 332 of the **RMA**, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.