PROPOSED CONDITIONS– DATED 16 June 2025

Part	Conditions
Part A – Pre-Requisites	XX
Part B – General Conditions	XX
Part C –Pre-Construction	XX
Part D –Construction	XX
Part E –Operation	XX
Part F – Transpower Grid Injection Point Substation	
Part G – Decommissioning	XX

PART A – PRE-REQUISITES

1. The Consent Holder shall prepare the following management plans for certification by the Mackenzie District Council (**Council**) or by their nominated appointee. The Consent Holder shall prepare the following management plans in accordance with the requirements of the relevant conditions and in general accordance with the application documents:

    a. General Construction Management Plan (**GCMP**);
    b. Construction Management Plan (**CMP**), including a Construction Noise Management Plan (**CNMP**), a Construction Traffic Management Plan (**CTMP**) and Construction Fire Risk Management Plan (**CFRMP**);
    c. State of Environment Monitoring Plan (**SEMP**);
    d. Landscape Management Plan (**LMP**);
    e. Erosion and Sediment Control Plan (**ESCP**);
    f. Pest Animal Weed Management Plan (**PAWMP**);
    g. Avifauna Management Plan (**AMP**);
    h. Lizard Management Plan (**LzMP**);
    i. Robust Grasshopper Management Plan (**RGMP**);
    j. Ecological Enhancement Plan (**EEP**)
    k. Operational Management Plan (**OMP**);
    l. Emergency Response Plan (**ERP**);
    m. Traffic Management Plan (**TMP**); and
    n. Decommissioning Management Plan (**DMP**).

2. The Consent Holder shall ensure that all management plans are prepared by a suitably qualified and experienced person (**SQEP**).

3. The Consent Holder shall submit the above management plans to the Council for certification in accordance with the timeframe specified in each relevant condition below. Works must not commence until the relevant management plan(s) are certified.

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

5. If the Council's response is that it is not able to certify the management plan, the Consent Holder shall address any reasons or recommendations provided by the certifier and re-submit an amended management plan for certification.

Consent Lapse

6. Pursuant to section 125(1) of the Resource Management Act 1991 (**RMA**), this resource consent shall lapse 5 years from the date of its commencement unless it has been given effect to, surrendered or been cancelled at an earlier date.

Groundwater and soil monitoring

7. The Consent Holder shall undertake monitoring of groundwater and soil in accordance with the SEMP required by Condition X at the following consent milestones:

    i. Prior to commencement of construction;
    ii. Prior to commencement of operation;
    iii. Every fifth year after the commencement of operation; and
    iv. At decommissioning.

8. Following completion of monitoring at each of the milestones identified in Condition A13, the Consent Holder shall prepare and submit a report on monitoring results to Council within two months of monitoring being undertaken.

PART B: GENERAL CONDITIONS

9. The Solar Farm shall be constructed, operated, maintained and decommissioned in accordance with the information and plans submitted by the Consent Holder in support of application number XXX and officially received by Council on XXX. Plans and information that comprise this application include:
    a. Substantive Assessment of Effects Report, prepared by Williamson Water and Land Advisory Ltd, dated XXX;
    b. [Placeholder for additional information]

Duration of Consent

10. This resource consent shall expire 35 years from the date of commencement.

Management plans

11. The Consent Holder shall comply with all certified management plans.

12. The Consent Holder must ensure that all contractors engaged to undertake activities authorised by this resource consent are supplied with a copy of and made aware of the conditions and management plans that apply to this resource consent that are relevant to their work area and the measures required for compliance with the conditions.

13. The Consent Holder may make amendments to the management plans specified in Condition X that are consistent with the objectives and performance requirements of the management plan and relevant consent conditions. The amended management plan shall be submitted to the Council for certification in accordance with Conditions X-X (including but not limited to the Council Certification Response in Condition X), and all relevant works must not continue until the amended management plan is certified.

Monitoring fees

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

Review

15. The Council may, under sections 128 and 129 of the RMA, initiate a review of any or all conditions of this resource consent on the first, second and third anniversary of the commencement of the consent and every three years after that, for the duration of the resource consent. Any such review of conditions shall be the for the purposes of:
    a. responding to any adverse effect on the environment which may arise from the exercise of the consent and which it is most appropriate to deal with at a later stage; or
    b. dealing with any unanticipated adverse effects on the environment which may arise from the exercise of the consent, which it is appropriate to deal with at a later stage.

Landscaping

14. Implementation of the landscaping within the Landscape Mitigation Strip, as illustrated on the landscape plan prepared by Rough Milne Mitchell (titled: *Proposed Solar Farm Plan*), dated 4

April 2025, and provided with resource consent application titled Substantive Assessment of Effects Report, prepared by Williamson Water and Land Advisory Ltd, dated XXX (**RMM Landscape Plan**) prepared by Williamson Water & Land Advisory, is to be undertaken:

a. within the first five planting seasons (approximately September - November) directly following commencement of any of the works relating to the solar farm (from detailed design stage onwards); and

b. shall be maintained by the consent holder from that point onwards for the term of the resource consent to the satisfaction of the Council or a duly delegated Council officer.

Advice Note:

Condition 14 does not apply within 12 m either side of the centreline of Transpower transmission lines (refer to Condition 23).

15. The vegetation within the Landscape Mitigation Strip is to achieve a height of 3 m tall and create a visually continuous band of planting.

16. An LMP will be prepared to assist with implementing the landscape plan, achieving the best plant success rate possible and ensuring that the landscape mitigation vegetation, establishes, survives and thrives in this environment.

17. The LMP, at a minimum will include a planting methodology(s), maintenance methodology(s), and record the success and failure of the plant establishment. Therefore, the LMP will be a working document that can be altered if and when better planting and maintenance methodology(s) can be implemented. This may include substituting plant species if it is found that a more appropriate plant species is better suited to this environment, whilst achieving the desired screening.

18. The LMP will be prepared and updated by a suitably qualified landscape architect and / or ecologist. The LMP will be made available to Council within 30 days of Council requesting to see its contents.

    Advice Note:

    The LMP does not need to be certified by Council, however, input from Council is seen as beneficial.

19. The vegetation identified within the RMM Landscape Plan shall not be cut down, damaged or destroyed (except for the purposes of replacing any vegetation that has died or represents an unacceptable risk to buildings or people as a result of a natural event) without the prior written consent of the Council. Such consent may be given in the form of resource consent.

20. The Consent Holder shall ensure that the ground underneath the solar panels is covered in established vegetation at all times to prevent sediments entering stormwater. Should the vegetation under the solar panels not thrive in the shade of the solar panels then the vegetation shall be immediately replaced with shade tolerant species.

21. At least 30 working days prior to the commencement of landscaping, the Consent Holder shall engage a SQEP to produce a PAWMP for the Solar Farm. The purpose of the PAWMP is to provide details on how pest animals and weeds will be managed on the site during the operation of the Solar Farm. The PAWMP shall be provided to the Council's Group Manager Planning and Environment at least 15 working days prior to the commencement of landscaping, for certification.

Works in Proximity to Transpower Transmission Lines

22. The Consent Holder shall provide Transpower with 10 working days' notice in writing prior to commencing the proposed works.

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

    Advice Note:
    "Proposed works" are the works described in the WWLA Assessment of Environmental Effects Report, reference WWLA0631 and associated plans.

23. No buildings or structures (except non-conductive fencing) shall be located within 12m of the centreline of Transpower's National Grid transmission lines.

24. No buildings or structures shall be located within 12m of any outer visible edge of the foundation of National Grid support structures; except for non-conductive fencing, which can be located 6m from any outer visible edge of the support structure foundation.

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

26. All buildings, structures and vegetation must be located to ensure vehicle access is maintained to the MST-UHT A National Grid transmission lines, and support structures, for maintenance at all reasonable times, and emergency works at all times.

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

27. All machinery and mobile plant operated in association with the works shall maintain a minimum clearance distance of 4m from the live overhead conductors (wires) of the National Grid transmission lines at all times to avoid the potential of machinery striking the lines.

28. To ensure safe separation distances to the conductors (wires) of the National Grid transmission lines are maintained, all machinery, mobile plant and vehicles operating within 12m of the

transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 2.1m. This includes any loads being lifted or transported underneath the line.

29. Any proposed new trees or shrubs within 12m either side of the centreline Transpower's National Grid transmission lines must not exceed 2m in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Fire Risk Mitigation

30. Two copies of the applicable ERPs under Condition X and Condition X shall be stored on-site in a prominent 'Emergency Information Cabinet' located directly adjacent to the site's main entry point(s).

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

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

33. The substation on-site will be designed and operated to meet Transpower's "Substation Fire Mitigation Design Standard" (Transpower Reference TP.DS 61.06).

34. Construction and operational vehicles entering the site must be equipped with fire extinguishers, of size and type in accordance with NZS4503 or as recommended by FENZ.

    Advice Note: *It is expected that vehicles which are able to carry a fire extinguisher will do so, including cars, utes, vans, trucks and tractors which have an enclosed cab. It is not practical, and therefore not required by Condition X, to carry fire extinguishers on smaller vehicles such as motorbikes, quadbikes or side-by-sides. Where fire extinguishers are carried, these are expected to be hand-held and generally expected to be the dry-powder type (Class ABE) which are versatile in responding to most types of fires.*

Ecology

Lizards

35. At least three months prior to the construction commencement date, the Consent Holder shall provide for the certification of Mackenzie District Council a LzMP to minimise any potential effects on indigenous skinks / geckos within the vegetation. Copies of any Department of Conservation permits (if required) shall be attached to the plan. The LzMP shall be prepared by a suitably qualified and experienced herpetologist and shall include (but not be limited to):
    a. Timing of the works;
    b. A description of the salvaging methodology;
    c. A description of relocation methodology, including transfer methods, relocation site(s) selection and habitat enhancement methods (such as deployment of logs and pest control).

Avifauna

30. At least three months prior to the construction commencement date, the Consent Holder shall provide for the certification of Mackenzie District Council an AMP. The AMP shall be prepared by a suitably qualified and experienced ecologist. The purpose of the AMP is to minimise any potential effects on avifauna from the construction and operational activities. The AMP shall include (but not be limited to):
    a. Timing of construction to minimize disturbance during breeding times and disturbance to eggs and chicks;
    b. Proposed measures for maintaining appropriate construction setbacks during peak breeding season (September – December);
    c. A process for ensuring no nesting birds are present within vegetation to be cleared if construction works are required during peak breeding season (September – December); and
    d. A monitoring programme to detect and assess bird strike during operations including regular searching and a record of information about any bird species found dead at the site that appear to have suffered trauma injuries, including species, number and suspected cause of death (including results of any autopsy).

Robust Grasshopper

31. At least three months prior to the construction commencement date, the Consent Holder shall provide for the certification of Council a RGMP. The purpose of the RGMP is to describe the specific procedures to address potential adverse effects associated with the construction and operation of the project on the Robust Grasshopper. The RGMP shall be prepared by a suitably qualified and experienced ecologist and shall include (but not be limited to):

    a. Timing of works; and
    b. Relocation methods, including transfer methods and selection of appropriate relocation site(s).

Ecological Enhancement Plan

32. At least three months prior to the construction commencement date, the Consent Holder shall provide for certification of Council an EEP. The purpose of the EEP is to describe how indigenous vegetation on the site will be managed during the term of the resource consent. The EEP shall be prepared by a suitably qualified and experienced ecologist and shall include (but not be limited to):

    a. Measures for how invasive species will be managed on-site;
    b. Measures outlining soil cultivation and weed control; and
    c. Monitoring to assess the ongoing success of the ecological enhancement initiatives.

Panels

33. All panels installed and used on-site must be coated in anti-reflective coating, contain no per- and polyfluoroalkyl substances (**PFAS**) and have gridlines.

Works

34. All pre-construction activities are to be undertaken in accordance with the certified CMP, TMP, and CNMP.

35. The Consent Holder must ensure that any debris tracked onto adjacent roads from construction traffic is cleared from the carriageway immediately.

36. All loading and unloading of trucks with excavation or fill material must be carried out within the Solar Farm site.

37. All disturbed ground surfaces must be adequately surfaced as soon as possible to limit dust, contaminant or sediment mobilisation.

Archaeological site or waahi tapu

38. In the event of any archaeological site or waahi tapu being discovered or disturbed while undertaking works to give effect to the conditions of this consent, the works in the area of the discovery shall cease immediately, and iwi and the Council shall be notified within 48 hours. Works may recommence with the written approval of the Council. Such approval shall be given after the Council has considered:
    a. Tangata Whenua interests and values;
    b. the Consent Holder's interests; and
    c. any archaeological or scientific evidence.

PART C – PRE-CONSTRUCTION

General Construction Management Plan

39. At least 30 working days prior to the commencement of construction of the Solar Farm, the Consent Holder shall prepare and submit to the Council for certification a GCMP. The purpose of the GCMP is to avoid, remedy and / or mitigate adverse effects arising from construction. The GCMP must include, but not be limited to:
    a. Confirmation of the construction works program, including staging of work, construction methodology;
    b. Identification of working hours;
    c. Identification of key personnel and contact person(s);
    d. Methods and systems to inform and train all persons working on the site of potential environmental issues and how to avoid, remedy or mitigate any potential effects;
    e. Procedures for ensuring that surrounding property owners and occupiers are given prior notice of the commencement of construction works and are informed about the expected duration of the works;
    f. The location of notice boards that clearly identify the name, telephone number and address for service of the site manager;
    g. Procedures for communicating with surrounding property-owners and occupiers during construction works, including engaging with property owners and occupiers to minimise disruption to farming activities and work-from-home activities, consulting prior to any high noise generating activities, and implementing procedures to ensure action is taken into any complaints received; and
    h. Procedures for ensuring that materials are disposed of in a way that maximises re-use and recycling. For any parts that cannot be reused or recycled, ensuring that they are disposed of as e-waste in an environmentally responsible way in accordance with industry best practice.

State of Environment Monitoring Report

40. A SEMP shall be prepared and provided to the Council for certification at 30 working days prior to the commencement of any physical works for the initial construction of the Solar Farm. The SEMP shall be prepared by a suitably qualified and experienced land contamination specialist. The SEMP shall, at a minimum, detail measures to collect updated baseline data and the ongoing monitoring requirements for the following in relation to the site:
    a. Health of freshwater on site, including freshwater up and downstream of the site;
    b. Groundwater up and downgradient of the site; and
    c. Soil health and contamination.

41. The purpose of the SEMP is to provide information and data for consideration by the relevant consenting authorities, to inform its understanding of the environment and its position on any future applications, including any application for “repowering”.

Construction Management

42. The CMP must include the following (but is not limited to):
    a. The name, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the CMP;
    b. Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; including (but not limited to) those relating to:
        i. Excavation and Construction near Towers (Section 2);
        ii. Building to conductor clearances (Section 3);
        iii. Ground to conductor clearances (Section 4);
        iv. Mobile Plant to conductor clearances (Section 5); and
        v. People to conductor clearances (Section 9).
    c. Details of any areas that are "out of bounds" during construction and/or areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the Consent Holder's cost);

    d. Demonstrate how the existing transmission lines and support structures will remain accessible during and after construction activities;

    e. Demonstrate how the effects of dust (including any other material potentially resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed;

    f. Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure;

    g. Demonstrate how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines, including support structures; and

    h. Details of proposed contractor training for those working near the transmission lines.

Fire Risk Mitigations

43. Prior to the commencement of construction on-site the Consent Holder shall submit to the Council's Group Manager Planning and Environment, detailed design drawings showing the following:
    a. Final location of all internal roads in general accordance with approved plans under Condition A1;
    b. Size and location of all fire water tanks including hard stands capable of accommodating a fire appliance;
    c. Details of fire water tanks including appropriate couplings in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008; and

d. Detailed design of all site access tracks demonstrating compliance with FENZ "Emergency Vehicle Access" (F5-02-GD, 10 December 2021), applicable for an Aerial Appliance. The access tracks shall be gravel and of minimum 4m width and able to withstand a laden weight of up to 25 tonnes, with multiple axles spaced at no less than 2.5m centres and each carrying 8.2 tonnes.

Advice Note:

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

44. Prior to the commencement of construction on-site, the Consent Holder shall submit to the Council's Group Manager Planning and Environment, a CFRMP that has been developed in consultation with FENZ. The following matters shall be addressed in the CFRMP:
    a. Describe all proposed construction works on-site;
    b. Identify any foreseeable on-site and off-site fire events and other emergency risks that could occur at the facility during construction (e.g. fires involving solar panels, bushfires in the immediate vicinity or potential hazardous materials incidents);
    c. Identify appropriate fire risk control measures to safely mitigate the identified risks; and
    d. Prioritise what fire risk mitigations shall be sequenced early into the construction works, including consideration of site access for emergency vehicles, internal access tracks and fire water tanks.

45. Prior to the construction of the Solar Farm commencing, the Consent Holder shall submit to the Council's Group Manager Planning and Environment, an ERP for the construction stage of the Solar Farm that has been developed in consultation with FENZ. The following matters shall be addressed in the ERP:

    a. Identify any foreseeable on-site and off-site fire events and other emergency risks that could occur at the facility (e.g. fires involving solar panels, bushfires in the immediate vicinity or potential hazardous materials incidents);

    b. Provide details of appropriate risk control measures to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards) from the events identified in Condition X(a). Such measures shall include (but not be limited to):
        i. The level of personal protective clothing required to be worn;
        ii. The minimum level of respiratory protection required and decontamination procedures;

iii. Minimum evacuation zone distances taking into consideration a range of potential fire events and weather conditions; and
iv. A safe method of shutting down and isolating the photovoltaic system (either in its entirety or partially, as determined by the risk assessment).

c. Other risk control measures that may need to be implemented in a fire emergency due to any unique hazards specific to the site; and

d. Include a procedure for a site representative to be available to attend whenever FENZ are alerted to a fire at the site.

Construction Management Plan

44. At least 30 working days prior to the commencement of the construction of the Solar Farm, the Consent Holder shall prepare and submit to the Council for certification a CMP to ensure the protection of Transpower's transmission lines and support structures. The CMP must be given to Transpower NZ Ltd for its certification at least 20 working days prior to being submitted to the Council.

Advice Note:

The CMP must be sent to Transpower via PATAI Form 5: https://transpower.patai.co.nz/new-enquiry.

Traffic Management Plan

45. Prior to the commencement of the construction of the Solar Farm, the Consent Holder shall prepare and submit to the Council's Roading Operations Engineer or nominee for certification a TMP which shall include methods to ensure that appropriate measures are in place to avoid, remedy, or mitigate any potential traffic effects associated with the construction or commissioning of the works, including the following:
    a. No more than 6 heavy vehicle trips (one-way) per day;
    b. All deliveries (pick up and drop off) are to occur wholly within the site;
    c. Methods to ensure that the appropriate erosion and sediment control measures are in place to avoid, remedy, or mitigate the potential effects of sediment runoff associated with the construction or commissioning of the works; and
    d. Adjacent landowner and occupier liaison during the construction stage.

Acoustic Assessment

46. The Consent Holder shall provide the Council with an acoustic assessment report from a suitably qualified and experienced acoustic expert that demonstrates the proposed permanently installed plant and layout will achieve compliance with the operational noise limits in Condition XX. The acoustic assessment report shall be provided to the Council for certification at least 30 working days prior to the commencement of the construction of the Solar Farm.

Erosion and Sediment Control Plan

47. Prior to the commencement of construction of the Solar Farm, the Consent Holder or its agent /contractor shall submit an ESCP to the Council's assigned monitoring officer for certification by the Council's Compliance Manager. The ESCP must be prepared by a suitably qualified person who shall provide certification that the erosion and sediment controls in the ESCP have been designed in accordance with the relevant best practice guidelines. As a minimum, the ESCP shall include the following:
    a. The expected duration (timing and staging) of earthworks;
    b. Details of all erosion and sediment controls;
    c. Diagrams and / or plans of a scale suitable for on-site reference, showing the locations of any cut and fill operations (including earthworks for internal accessways);
    d. The commencement and completion dates for the implementation of the proposed erosion and sediment controls;
    e. Measures to minimise sediment being deposited on public roads;
    f. Measures to ensure sediment or dust discharge from the earthwork's activity does not create a nuisance on neighbouring properties;
    g. Measures to prevent spillage of fuel, oil and similar contaminants;
    h. Means of ensuring contractor compliance with the ESCP; and
    i. The name and telephone number of the person responsible for monitoring and maintaining all erosion and sediment control measures.

PART D: CONSTRUCTION

Construction Noise

48. Noise from construction work shall not exceed the typical duration limits recommended in, and shall be measured and assessed in accordance with, New Zealand Standard NZS 6803: 1999 "Acoustics – Construction Noise".

Advice Note:

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

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

Saturdays	0630-0730	45	75
	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75

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

Panel Specification

49. The solar panels and array tables must be constructed to have a maximum tilted height of no more than 4.5m.

Operational Management Plan

50. At least 30 working days prior to the commencement of the Solar Farm operations, the Consent Holder must submit to Council an OMP for certification. The OMP shall include (but not be limited to), the following matters:
    a. Contact details of the Site Manager on a 24 hour, 7 days a week basis;
    b. Procedures for receiving and resolving any complaints about operational noise;
    c. Staff and visitor inductions and safety;
    d. Signage;
    e. Fire water storage tank checks;
    f. Seasonal grass height grazing requirements in accordance with Condition X;
    g. Access track maintenance;
    h. Boundary treatment maintenance;
    i. Site security;
    j. Panel and infrastructure maintenance and cleaning, including monitoring for panel damage and integrity;
    k. Risk mitigation measures including appropriate disposal and recycling of any damaged panels as e-waste;
    l. High wind events;
    m. Emergency events and site remediation in the event of contaminant discharge (e.g. fire or oil spill);
    n. Natural disasters; and
    o. A reinstatement procedure after any electrical equipment is damaged by an emergency event or natural disaster.

51. The Consent Holder shall lodge a copy of the certified OMP with the Council.

Fire Risk Mitigation

52. Prior to the operation of the Solar Farm, the Consent Holder shall submit to the Council's Group Manager Planning and Environment, a separate ERP for the operation stages of the Solar Farm that have been developed in consultation with FENZ. The following matters shall be addressed in the ERP:

a. Identify any foreseeable on-site and off-site fire events and other emergency risks that could occur at the facility (e.g. fires involving solar panel arrays, bushfires in the immediate vicinity or potential hazardous materials incidents);
b. Provide details of appropriate risk control measures to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards) from the events identified in Condition X(a). Such measures shall include (but not be limited to):
    i. The level of personal protective clothing required to be worn;
    ii. The minimum level of respiratory protection required and decontamination procedures;
    iii. Minimum evacuation zone distances taking into consideration a range of potential fire events and weather conditions; and
    iv. A safe method of shutting down and isolating the photovoltaic system (either in its entirety or partially, as determined by the risk assessment).
c. Other risk control measures that may need to be implemented in a fire emergency due to any unique hazards specific to the site; and
d. Include a procedure for a site representative to be available to attend whenever FENZ are alerted to a fire at the site.

53. Prior to the Solar Farm becoming operational, the Consent Holder shall undertake an on-site meeting with FENZ to familiarise emergency crews with the site and the ERP.

PART E – OPERATION

Operational Management Plan

54. The OMP, when certified, must be adhered to at all times during the operation of the Solar Farm.

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

Operational Noise

56. The noise level from the operation of the Solar Farm shall comply with the following noise limit when measured and assessed at any notional boundary on any other site:

    All times: 45 dB L_{A10}

    Noise levels shall be measured and assessed in accordance with NZS 6801:1999 Acoustics – Measurement of Environmental Sound and NZS 6802:1991 Acoustics – Environmental Noise.

    Advice Note:

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

    Advice Note:

    Condition X applies to the noise limit associated with the operation of the solar farm and is separate to the noise limit which applies operation of the Transpower Grid Injection Point Substation.

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

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

Night-time Resting Position

58. Once the Solar Farm is operational, the solar panels standard resting position at night-time will be no less than 5 degrees.

Fire Risk Mitigation

59. Once the Solar Farm is operational, the Consent Holder must ensure that all grass on the site and in the road reserve adjacent to the site is maintained for the purposes of managing fire risk to a maximum average height of:
    a. 300 mm for the months April to November (inclusive); and
    b. 200 mm for the months of December to March (inclusive).

60. During the operation of the Solar Farm, the following equipment must be monitored at all times by a remote central control room for the purposes of monitoring equipment faults and potential fires:
    a. Electrical equipment;
    b. Fault monitoring detection system(s); and
    c. CCTV system(s) that monitors the components of the Solar Farm within the screen planting.

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

Operational Stormwater

62. At least 20 working days prior to the installation of the stormwater system, the Consent Holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compaliance Monitoring:
    a. Final detailed design plans for the stormwater system;
    b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that the stormwater system has been designed in accordance with the conditions of this resource consent; and
    c. A statement signed by the CPEng confirming that they are competent to certify the engineering work.

63. Any detailed design plans certified under Condition X, may be amended and recertified under the process outlined in Condition X.

64. The stormwater system may be installed either:

    a. Following certification being received from the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, that it meets the requirements under this resource consent, or
    b. After 10 working days from submitting the design to Canterbury Regional Council for certification, and certification has not been received.

65. Within 20 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring:

    a. All as built design plans of the stormwater system installed;
    b. A certificate signed by a CPEng with stormwater system design and construction experience confirming that the installed stormwater system complies with the conditions of this resource consent; and
    c. A statement signed by the CPEng confirming that they are competent to certify the engineering work.

66. The stormwater system shall be maintained by:
    a. Inspecting the stormwater system at least once every two months;
    b. Removing any visible hydrocarbons, debris or litter within five working days of the inspection;
    c. Removing any accumulated sediment in the soakpit within five working days of the inspection;
    d. Removing any accumulated sediment in the soakpit when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe; and
    e. Repairing any scour or erosion within five working days of the inspection.

67. Any material removed from the devices in accordance with Condition X shall be disposed of at an appropriate location.

68. All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. In the event of a spill of fuel or any other hazardous substance:

    a. The spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and cleaned and measures shall be taken to prevent a recurrence;

    b. The Canterbury Regional Council, Regional Leader – Monitoring and Compliance shall be informed within 24 hours of a spill event exceeding five litres and the following information provided:

        i. The date, time, location and estimated volume of the spill;
        ii. The cause of the spill;
        iii. The type of hazardous substance(s) spilled;
        iv. Clean up procedures undertaken;
        v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment;
        vi. An assessment of any potential effects of the spill; and
        vii. Measures to be undertaken to prevent a recurrence.

69. All best practicable options shall be used to contain spills or leaks of any hazardous substance from being discharged via the stormwater system. These shall include, but not be limited to the following:
    a. Using a tank filling procedure to minimise spills during any fuel delivery;
    b. Making spill kits available to contain or absorb any hazardous substances used or stored on the site;
    c. Maintaining signs to identify the location of the spill kits; and

d. Maintaining written procedures in clearly visible locations that are to be undertaken to contain, remove and dispose of any spilled hazardous substance.

PART E – Transpower Grid Injection Point Substation

Construction Management Plan

70. A CMP, or a series of CMPs, shall be prepared and provided to Council for certification at least four weeks (20 working days) prior to the commencement of any physical works for the initial construction of the Transpower Grid Injection Point Substation, and shall address the management of all construction works, including details of how the adverse effects of construction will be managed.

Operation

Electric and Magnetic Fields (EMF)

71. The substation works shall be designed and constructed to limit the EMF exposure at or beyond the boundary of the Transpower Grid Injection Point Substation site to the International Commission on Non-Ionising Radiation Protection, *Guidelines for limiting exposure to time-varying electric, magnetic, and electromagnetic fields (1 Hz to 100 kHz)* (Health Physics, Vol 99, No. 6, Pg 818-836, Dec 2010). That is the public reference levels of 5 kV/m for electric fields and 200µT for magnetic flux density at one metre above ground level under maximum normal operating conditions (i.e. when there are no faults in the transmission system).

Radio Frequency Interference

72. Any Transpower Grid Injection Point Substation works or equipment shall be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High-Voltage AC Power Systems, 0.15 to 1000 MHz.

Operational Noise

73. The noise (rating) level from all plant associated with the operation of the Transpower Grid Injection Point Substation and line connections shall comply with the following noise levels when measured and assessed at any notional boundary on another site. Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise:

Timeframe	**Noise limit**
7:00am to 7:00pm	50 dB LAeq
7:00pm to 10:00pm	45 dB LAeq
10:00pm to 7:00am	40 dB LAeq and 65 dB LAmax

PART F – DECOMISSIONING

Decommissioning Management Plan

74. At least three months prior to the commencement of decommissioning of the Solar Farm, the Consent Holder must submit a DMP to the Council for certification that fulfils the requirements of Conditions X and X.

75. The DMP must be prepared by a SQEP and meet the following objectives:
    a. Decommissioning of the solar panels and all associated infrastructure in a manner that complies with all legislative requirements;
    b. Clearing the site of all panels, buildings/structures and cabling;
    c. Reinstatement of the site to a state than enables it to continue to be used for land-based primary production; and
    d. Ensuring that the components and infrastructure are disposed of in a way that maximises re-use and recycling. For any parts that cannot be reused or recycled, ensuring that they are disposed of as e-waste in an environmentally responsible way in accordance with industry best practice.

76. The DMP must include but not be limited to:
    a. Details on all infrastructure to be decommissioned, including details, method and location of reuse, recycling or disposal and the reasons why the options have been chosen;
    b. Details of specific infrastructure to remain on-site post-closure and reasons why it will remain on the Solar Farm site;
    c. Scheduling and timing for decommissioning; and
    d. Details for finished ground cover at completion of decommissioning and future intended land use.

77. The Consent Holder must notify the Council at least 30 working days prior to the commencement date for decommissioning the Solar Farm.

78. The Consent Holder must notify the Council at least 10 working days prior to completion of the decommissioning of the Solar Farm to allow Council staff to carry out site inspections to determine compliance with the certified DMP.

Soil – Contamination Remediation

79. No more than 15 working days following completion of decommissioning works on the site, the Consent Holder must provide a Detailed Site Investigation (DSI) to the Council for certification. The DSI must be prepared in accordance with the current edition of the CLMG1 guidelines.

80. In the event that the DSI required in Condition X finds that contamination exceeds the applicable standards of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS), a RAP and Site Validation Plan (**SVP**) must be prepared in accordance with the current edition of the CLMG1 and CLMG5 guidelines. The RAP and SVP must be provided to the Council within 15 working days of the submission of the DSI required under Condition X, for certification.

Advice Note:

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