

Mackenzie District Council – Land Use Conditions (The Point Solar Farm)	
General Conditions	
1.	Pursuant to section 125(1(c) of the Resource Management Act 1991 (RMA), this resource consent shall lapse 10 years from the date of its commencement unless it has been given effect to, surrendered or been cancelled at an earlier date.
2.	This resource consent shall expire 35 years from the date of commencement of the consent unless it has been surrendered or cancelled at an earlier date pursuant to the Resource Management Act 1991.
3.	<p>Monitoring fees</p> <p>Pursuant to section 36 of the Resource Management Act 1991, the Consent Holder must pay the actual and reasonable costs incurred by Mackenzie District Council when monitoring the conditions of these resource consents, including but not limited to costs associated with:</p> <ul style="list-style-type: none"> a. Site visits; b. Review and certification of management plans; c. Monitoring of works; and d. Administration.
4.	<p>Complaints management</p> <p>The Consent Holder must maintain a register of any complaints received regarding the activities authorised by these resource consents. As a minimum, the register must include:</p> <ul style="list-style-type: none"> a. The name and contact details (if supplied) of the complainant; b. The nature and details of the complaint; c. The location, date and time of the complaint and the alleged event giving rise to the complaint; d. Weather conditions at the time of the complaint, where relevant to the complaint; e. Other activities in the area that may have contributed to the complaint; f. The outcome of the Consent Holder's investigation into the complaint; and g. A description of any measures taken by the Consent Holder to respond to the issue raised by the complainant.

5.	The Consent Holder must notify Mackenzie District Council of any complaint received that relates to the activities authorised by these resource consents as soon as reasonably practicable and no later than two working days after receiving the complaint.
6.	The Consent Holder must respond to any complainant as soon as reasonably practicable and, within 5 working days, advise Mackenzie District Council and the complainant of the outcome of the Consent Holder's investigation and any measures taken, or proposed to be taken, to respond to the complaint.
7.	<p>Compliance with plans</p> <p>The Solar Farm must be constructed, operated, maintained and decommissioned in general accordance with the information and plans submitted by the Consent Holder in support of application number FTA-2509-1100 and officially received by Council on 26 September 2025. Plans and information that comprise this application are listed in Attachment A.</p>
8.	In the event of any conflict between the documents listed in Attachment A these conditions shall prevail.
9.	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.
10.	<p>The Consent Holder must:</p> <ul style="list-style-type: none"> a. Notify the Mackenzie District Council as to the intended commencement date of any works authorised as part of this resource consent at least 20 working days before such works commence; b. Appoint a representative(s) who must be the principal contact person for the Mackenzie District Council in regard to matters relating to this resource consent and: <ul style="list-style-type: none"> i. inform the Mackenzie District Council of the representative's name and contact details at least 10 working days before works authorised by this consent commence; and ii. in the event that the principal contact person changes, must inform the Mackenzie District Council of a new representative as soon as practicable. <p><i>Advice Note: The Consent Holder is to contact Mackenzie District Council through info@mackenzie.govt.nz.</i></p>
11.	A copy of this resource consent and all management plans required in accordance with this resource consent must be kept on site at all times during the construction work and must be produced without unreasonable delay upon request from an agent of the Mackenzie District Council.

Kaitiaki Governance Group	
12.	<p>At least three months prior to the commencement of physical works, the Consent Holder shall invite mana whenua to establish the Kaitiaki Governance Group in relation to the Solar Farm. The invitation shall seek direction on the makeup of the Kaitiaki Governance Group, frequency of hui and group composition.</p> <p><i>Advice Note: Mana whenua status is to be determined by Kā Paptipu Rūnaka which comprises Te Rūnanga o Arowhenua; Te Rūnanga o Waihao; and Te Rūnanga o Moeraki.</i></p>
13.	<p>The Kaitiaki Governance Group shall comprise:</p> <ul style="list-style-type: none"> a. up to three representatives of the Consent Holder; and b. up to three representatives appointed by mana whenua who elect to participate in the Kaitiaki Governance Group. <p>When and if required, representatives from the Canterbury Regional Council, Mackenzie District Council, the Department of Conservation, and/or the Landowners, may be invited to attend Kaitiaki Governance Group meetings by agreement of the Kaitiaki Governance Group.</p>
14.	<p>The purpose of the Kaitiaki Governance Group includes:</p> <ul style="list-style-type: none"> i. facilitating ongoing engagement and communication between the Consent Holder and mana whenua ; ii. supporting the preparation and overseeing the implementation of the Strategic Cultural Programme as described in Condition 18 below; iii. enabling discussions between the Consent Holder and mana whenua on the effectiveness of the measures implemented by the Consent Holder to manage impacts on mana whenua values; iv. providing feedback to the Consent Holder on the required management plans; v. providing a forum for mana whenua to share mātauranga Māori and cultural perspectives relevant to the Project site and the surrounding environment; vi. providing access to the site for the purposes of Mahika kai harvest and other customary practices; and vii. identifying initiatives that recognise and provide for mana whenua values associated with the taiao. <p><i>Advice Note: Initiatives may include, but are not limited to, interpretive signage, pouwhenua, and/or artworks in locations agreed between the Consent Holder and mana whenua.</i></p>
15.	<p>The Consent Holder must invite the Kaitiaki Governance Group to meet at least quarterly during construction of the Solar Farm. Following construction, the Kaitiaki Governance Group must meet at an agreed frequency, with at least one meeting held each calendar year</p>
16.	<p>The Consent Holder must:</p> <ul style="list-style-type: none"> a. Provide the Kaitiaki Governance Group with up-to-date information relevant to the design, construction, operation, and decommissioning of the Solar Farm; b. Seek advice from the Kaitiaki Governance Group on the draft management plans required by the conditions of this consent, at least twenty working days prior to their submission for certification; and c. Any advice provided by the Kaitiaki Governance Group (including advice from Aoraki Environmental Consultancy and/or Aukaha) on the draft management plans must be recorded and appended to the relevant management plan. <p>The Consent Holder must record a response to each comment, describing how the advice has been adopted in the management plan. Where advice provided by the Kaitiaki Governance Group has not been adopted, the reasons for not incorporating the advice must be recorded.</p>

17.	The Consent Holder must maintain a record of matters raised through the Kaitiaki Governance Group and the Consent Holder's response to those matters. Such records must be made available to Mackenzie District Council on request.
18.	Prior to the commencement of physical works on Site, a Strategic Cultural Programme must be prepared by the Kaitiaki Governance Group and provided to Mackenzie District Council for information. The Strategic Cultural Programme must be implemented for the duration of the Solar Farm.
19.	The purpose of Strategic Cultural Programme is to: <ul style="list-style-type: none"> a. Be a programme of works that integrates project outcomes and initiatives required by these resource consents to promote the mana of the taiao and the people; b. Recognise and provide for mana whenua values of the area affected by the activities authorised by these resource consents and support the management of the impacts on those values through the implementation of monitoring, restoration and enhancement measures; and c. Incorporate mātauranga Māori into environmental management associated with the Solar Farm.
20.	The Strategic Cultural Programme, must include: <ul style="list-style-type: none"> a. Provision for participation of mana whenua in the monitoring, mitigation, restoration, and/or enhancement activities for the project site and other affected areas associated with the Solar Farm, as required by the conditions of these resource consents; b. Mechanisms to incorporate mātauranga Māori into environmental management practices associated with the Solar Farm; c. Cultural awareness or induction initiatives for project staff and contractors; d. Processes to identify and respond to matters affecting mana whenua values, including the health and wellbeing of the taiao, that may arise during the construction or operation of the Solar Farm; and e. Processes for periodic review of the programme to enable adaptation over time.
21.	If mana whenua representatives invited to participate in the Kaitiaki Governance Group advise the Consent Holder that they do not wish to participate in the preparation or implementation of the Strategic Cultural Programme, the Consent Holder will not be required to comply with Conditions 18-20. For the avoidance of doubt, the Consent Holder must still demonstrate that reasonable steps have been taken to invite mana whenua to participate in accordance with Condition 20.
22.	In the event no separate agreement is in place between the Consent Holder and mana whenua in relation to these resource consents, the Consent Holder shall meet the costs of establishing, resourcing, and paying (on an ongoing basis for the duration of this consent, where applicable) for any of the roles and functions of mana whenua in conditions 19-20.
23.	The Consent Holder shall, subject to any relevant health and safety requirements, ensure that mana whenua representatives have access to all relevant parts of the Project site to enable them to carry out any of the roles and functions contained of mana whenua in conditions 19-20.
	Start of Works
24.	Pre-construction site meeting The Consent Holder shall arrange and conduct a pre-construction site meeting and invite (with a minimum of 10 working days' notice): <ul style="list-style-type: none"> a. Mackenzie District Council, b. Canterbury Regional Council c. Representatives of Te Rūnanga o Arowhenua, Te Rūnanga o Waihao and Te Rūnanga o Moeraki;

	<p>d. Transpower NZ Ltd;</p> <p>e. The contractor;</p> <p>e-f. The landowners of Lot 1 DP 470213 (Canterbury); and</p> <p>f-g. Any other party representing the Consent Holder.</p> <p>prior to any works authorised by this consent commencing on the Site.</p> <p>At a minimum, the following must be covered at the meeting:</p> <ul style="list-style-type: none"> i. Scheduling and staging of the works; ii. Responsibilities of and contact details for all relevant parties; iii. Expectations regarding communication between all relevant parties; iv. Ecological expectations and obligations; v. Site familiarisation; and vi. Confirmation that all relevant parties have copies of this resource consent and all associated Management Plans and understand the obligations contained in those documents. <p><i>Advice Note: In the case that any of the invited parties, other than a party representing the Consent Holder, does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met. In relation to Transpower attendance, written notice of the pre-start meeting should be sent to: transmission.corridor@transpower.co.nz.</i></p>
	<p>Construction Management Plan</p>
<p>25.</p>	<p>No less than 20 working days prior to the commencement of physical works on the site, the Consent Holder must submit a Construction Management Plan to the Mackenzie District Council for certification. Certification is required to demonstrate that the Construction Management Plan provides the means to achieve the purpose and matters set out in Condition 26.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Construction Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Construction Management Plan will occur.</i></p> <p><i>Advice Note:</i></p> <p><i>The Construction Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
<p>26.</p>	<p>The purpose of the Construction Management Plan is to outline the construction methods and management procedures to be implemented on Site so as to avoid, remedy or mitigate adverse construction-related effects on the environment. To achieve this purpose, the plan must include:</p> <ul style="list-style-type: none"> a. Confirmation of the construction works programme, including staging of work and construction methodologies; b. Site plans, including the location of installations, internal access routes, parking areas and laydown areas;

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	<ul style="list-style-type: none"> c. Identification of the key personnel and contact person(s), including dedicated contacts for any complaints; 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 potential adverse effects; e. Publicity and safety measures, including signage, to inform adjacent landowners and occupiers and other road users; f. Identification of management procedures to deal with any potential effects of construction activity on the environment; g. Waste minimisation and management measures; h. Measures to avoid introduction or spread of weed or pest species; i. Protocols to manage accidental cultural heritage and archaeology discovery and preservation of discovered artefacts, including a list of contact names and numbers relevant to that discovery.
27.	<p>The Construction Management Plan may be amended at any time. Any amendments must be:</p> <ul style="list-style-type: none"> a. Only for the purpose of improving the efficacy of the management of construction effects-related management activities. b. For the purpose of applying best practicable measures to mitigate adverse effects; c. To give effect to give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to construction matters; d. Consistent with the conditions of this resource consent; and e. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Construction Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Construction Management Plan will occur.</i></p>
28.	The Consent Holder must undertake the anticipated activities in accordance with the certified Construction Management Plan at all times.
	Construction Traffic Management
29.	<p>No less than 20 working days prior to the commencement of physical works on the Site, the Consent Holder must submit a Construction Traffic Management Plan to Mackenzie District Council for certification, prepared by a suitably qualified and experienced practitioner. Certification is required to demonstrate that the Construction Traffic Management Plan provides the means to achieve the purpose and matters set out in Condition 30.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Construction Traffic Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Construction Traffic Management Plan will occur.</i></p>

	<p><i>Advice Note:</i></p> <p><i>The Construction Traffic Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
30.	<p>The purpose of the Construction Traffic Management Plan is to ensure that:</p> <ul style="list-style-type: none"> a. Construction traffic, particularly heavy traffic, is safely accommodated along all routes to the Site; b. Construction traffic can safely turn at intersections without affecting the safety of the intersections; c. Construction traffic can safely turn onto and off the Site at the proposed access location without impacting the safety of the frontage road; d. Vehicles associated with construction can be accommodated onsite; and e. Adverse effects of the condition of the public road network as a result of construction traffic are avoided, remedied and mitigated.
31.	<p>To achieve the purpose, the Construction Traffic Management Plan must include:</p> <ul style="list-style-type: none"> a. Details of the construction programme and planned traffic flows; b. Scheduling of deliveries within construction hours; c. Identification of travel routes, site access points and staff/contractor parking, including details of any measures to enable shared transport; d. Details of signage to provide guidance to the Site; e. Measures to manage road safety including such measures as signage, driver protocols, monitoring and reporting requirements; f. Measures to minimise the effects of construction traffic on local amenity, including the management of dust from the use of unsealed roads; g. Details of any road safety assessments undertaken; h. Methods for recording and accounting for pavement maintenance (including structures such as bridges and cattlegrids); i. Planning for, and details of over-weight / over-dimension transport movements, including any relevant permit provisions; j. Provision for planning and managing the safety and efficiency of stock movements in conjunction with vehicle movements associated with the solar farm; k. Incident reporting mechanisms, recording and reporting methods, including steps for remedial actions (if required); l. Provision for emergency services access; m. Temporary traffic management planning, including at one-lane bridges;

	<p>n. Provision and publicity of contact details (such an 0800 number) so that members of the public and road users have a known point of contact for any traffic related issues that may arise during the construction of the solar farm;</p> <p>o. Measures to ensure no standing or parking of construction-related vehicles on public roads; and</p> <p>p. Measures for the ongoing review of the effectiveness of the Construction Traffic Management Plan.</p>
32.	<p>Prior to submitting the Construction Traffic Management Plan to Mackenzie District Council, a copy of the draft Construction Traffic Management Plan must be provided to:</p> <p>a. the New Zealand Transport Agency; and</p> <p>b. The landowners of Lot 1 DP 470213 (Canterbury);</p> <p>with an invitation to provide feedback within 10 working days. The Consent Holder must ensure that all written feedback on the draft Construction Traffic Management Plan received from the New Zealand Transport Agency parties listed in (a) and (b) above within the 10 working day timeframe is provided to Mackenzie District Council when submitted for certification. This must include a clear explanation of how each comment on the draft Construction Traffic Management Plan has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion.</p>
33.	<p>The Construction Traffic Management Plan may be amended at any time. Any amendments must be:</p> <p>a. Made in consultation with the New Zealand Transport Agency and the owners of Lot 1 DP 470213 (Canterbury);</p> <p>b. Only for the purpose of improving the efficacy of the construction traffic management measures;</p> <p>c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to construction traffic.</p> <p>d. For the purpose of applying best practicable measures to mitigate adverse effects;</p> <p>e. Consistent with the conditions of this resource consent; and</p> <p>f. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Construction Traffic Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Construction Traffic Management Plan will occur.</i></p>
34.	The certified Construction Traffic Management Plan is to be implemented throughout the construction phase of the project.
35.	There must be no more than 30 heavy vehicle trips (in and out) per day, where a trip is either to or from the Site.
36.	Access Road

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~~37-36.~~ a. During the construction period of the Solar Farm, the Consent Holder must, at intervals not exceeding 12 months, engage an independent suitably qualified and experienced civil engineer to undertake an inspection of the condition of the access road located within Lot 1 DP 470213.

b. The inspection must assess the condition of the access road, including but not limited to surface wear, rutting, potholing or drainage performance, and any damage attributable to construction traffic associated with the consent activity.

c. A written inspection report, recording the results of the inspection required by Condition 36(a), must be prepared by the independent suitably qualified and experienced civil engineer. The inspection report must be provided within 10 working days of completion of the road inspection in Condition 36(a) to:

i. The owners of Lot 1 DP470213; and

ii. Mackenzie District Council.

d. Where the inspection in Condition 36(a) identified damage or deterioration to the access road attributable to construction traffic associated with the consent activity, the Consent Holder must undertake remediation works to return the affected section of road to a condition that is at least equivalent to the condition existing prior to the commencement of construction activities, unless otherwise agreed in writing by the owners of Lot 1 DP470213.

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Construction General

~~38-37.~~ All construction works must be restricted to between 7.30am and 6.00pm from Monday to Saturday. There must be no works on Sundays or public holidays. The restriction on hours of works does not apply to low noise generating activities, such as Site set up or staff meetings, which may occur outside of these hours.

Advice Note:

This restriction does not apply to low noise creating activities such as site set up, electrical works or planting, which may occur outside of these hours Monday to Saturday only.

~~39-38.~~ Noise from construction work must not exceed the typical duration limits recommended in, and must be measured and assessed in accordance with, New Zealand Standard NZS 6803: 1999 “Acoustics – Construction Noise” as set out in Table 1.

Table 1. Construction noise limits.

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

	Saturdays	0630-0730	45	75
		0730-1800	75	90
		1800-2000	45	75
		2000-0630	45	75
	Sundays & Public Holidays	0630-0730	45	75
		0730-1800	55	85
		1800-2000	45	75
		2000-0630	45	75
	<p><i>Advice Note:</i></p> <p><i>For reference, the noise limits that apply at rural dwellings that are occupied when construction work is underway are provided in Table 1. 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.</i></p>			
40-39.	<p>Prior to the commencement of physical works on the Site, the Consent Holder must provide to the Mackenzie District Council a copy of the Erosion and Sediment Control Plan for the construction of the Solar Farm, as certified by Canterbury Regional Council under the conditions of the regional consents for the Site. The Erosion Sediment Control Plan must be prepared by a suitably qualified and experienced person, taking into account Environment Canterbury's Erosion and Sediment Control Toolbox.</p> <p><i>Advice Note:</i></p> <p><i>The Erosion and Sediment Control Plan required by this condition is the same document certified by Canterbury Regional Council under the regional consents for the Site.</i></p>			
41-40.	<p>Before the commencement of any earthworks on Site, the Consent Holder must provide a Preliminary Site Investigation to Mackenzie District Council for certification. The Preliminary Site Investigation must be prepared by a suitably qualified and experienced practitioner and in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No.1: Reporting on Contaminated Land in New Zealand (CLMG1).</p>			
42-41.	<p>In the event that an activity on the Hazardous Activities and Industries List (HAIL) is identified to have occurred on the Site in the Preliminary Site Investigation required under Condition 39, a Detailed Site Investigation must be prepared by a suitably qualified and experienced practitioner in accordance with the CLMG1 guidelines. The Detailed Site Investigation must be provided to Mackenzie District Council for certification no more than 20 working days from the date of the Preliminary Site Investigation being lodged with Mackenzie District Council as required in Condition 39.</p>			

43-42.	In the event that the Detailed Site Investigation required by Condition 39 finds contamination to exceed 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 Remedial Action Plan must be prepared by a suitably qualified and experienced practitioner and in accordance with the current edition of the CLMG1 and the Ministry for the Environment's Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Revised 2021) (CLMG5). The Remedial Action Plan must be provided to Mackenzie District Council for certification no more than 15 working days from the date of the Detailed Site Investigation being lodged with Mackenzie District Council as required in Condition 40.
44-43.	A Site Validation Report prepared by a suitably qualified and experienced practitioner in contaminated soils must be provided to Mackenzie District Council to confirm that the land has been remediated in accordance with the Remedial Action Plan.
45-44.	<p>Where during Project works any archaeological feature, artefact or human remains are accidentally discovered or are suspected to have been discovered, the following protocol must be followed by the Consent Holder:</p> <ul style="list-style-type: none"> a. Immediately cease all works within 20m of the discovery. b. Secure/tape off the discovery area (including a buffer area) to ensure sensitive material remains undisturbed. c. Advise Mana Whenua in the first instance if the discovery relates to taonga tuturu, an archaeological site, or kōiwi (or human remains). d. Advise New Zealand Police if the discovery is kōiwi or human remains. e. Advise Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, or kōiwi (or human remains). f. Attend and enable the site to be inspected by the relevant authorities outlined in subclauses c-e (above). g. Ensure no further action be undertaken until responses have been received from all notified parties, and if the discovery is kōiwi it shall not be removed until advised by Heritage New Zealand Pouhere Taonga.
46-45.	Work may recommence if Mana Whenua, and Heritage New Zealand Pouhere Taonga provides a statement in writing to Mackenzie District Council, that appropriate action has been undertaken in relation to any Taonga tuturu or Māori cultural heritage material, and archaeological site respectively. The Mackenzie District Council shall advise the Consent Holder on written receipt from Mana Whenua, and Heritage New Zealand Pouhere Taonga that work can recommence.
Access and Traffic	
47-46.	<p>The southwestern vehicle crossing at Section 1 SO 432605 (Record of Title 634899) that will serve Bendrose Farm and Site shall be upgraded in accordance with the New Zealand Transport Agency Access Type E standard, as outlined in the New Zealand Transport Agency Planning Policy Manual (2025) and the State Highway Geometric Design Manual, and to the satisfaction of the New Zealand Transport Agency Network Manager.</p> <p><i>Advice Note:</i></p> <p><i>Before the commencement of any physical work on the state highway, including the upgrade of the southwestern vehicle crossing at Section 1 SO 432605 (Record of Title 634899), the Consent Holder is legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved. The consent holder is to submit the CAR application via www.submitica.com a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works. The New Zealand Transport Agency and Mackenzie District Council-approved CTMP must be submitted as part of the CAR application.</i></p> <p><i>The Consent Holder may be required to obtain all necessary over-dimension and/or overweight load permits from the New Zealand Transport Agency for any transportation of overweight and/or over-dimension loads to the location of the area of the construction works for the solar farm no less than 14 working days prior to the commencement of the construction works. A copy of all the permits that are issued to the Consent Holder in compliance with this condition must be provided to Mackenzie District Council within working day of those permits being received by the Consent Holder.</i></p>

	<p><i>As the property has access to a limited access road, once the decision document for the Solar Farm has been issued by the expert panel under section 87 of the Fast-Track Approvals Act 2024 and works have been completed to the satisfaction of the New Zealand Transport Agency Network Manager, crossing place notices per section 91 of the Government Roadings Powers Act 1989 will be registered on the titles confirming the legal establishment of the crossing places.</i></p>
48-47.	<p>Prior to the commencement of physical works on Site, the Consent Holder must identify and commit to practicable measures to minimise private vehicle travel to and from the Site during the construction period, including (but not limited to):</p> <ul style="list-style-type: none"> a. Car-pooling incentives, such as ride-share arrangements or other mechanisms, to encourage shared vehicle trips; b. Shuttle bus or shared transport services operating between the Site and identified local accommodation hubs where construction staff are anticipated to be accommodated; and c. Staggered construction start and finish times, where required, to reduce concentrated vehicle movements during peak periods. <p>Physical works on the Site may not commence until the above matters have been certified in writing by Mackenzie District Council. The certified measures must be implemented and maintained for the duration of the construction period.</p>
	<p>Transpower Requirements</p>
49-48.	<p>The Consent Holder must provide Transpower NZ 10 working days' notice in writing prior to the commencement of physical works on Site.</p> <p><i>Advice Note:</i></p> <p><i>Notification can be sent to transmission.corridor@transpower.co.nz.</i></p>
50-49.	<p>No less than 20 working days prior to the commencement of physical works on the site, the Consent Holder must submit a Transpower Construction Management Plan to Mackenzie District Council for certification, prepared by a suitably qualified and experienced practitioner. Certification is required to demonstrate that the Transpower Construction Management Plan provides the means to achieve the purpose and matters set out in Condition 49.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Transpower Construction Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Transpower Construction Management Plan will occur.</i></p> <p><i>Advice Note:</i></p> <p><i>The Transpower Construction Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
51-50.	<p>The purpose of the Transpower Construction Management Plan is to ensure that:</p> <ul style="list-style-type: none"> a. Works near the National Grid are undertaken safely; and b. Adverse effects of the on the National Grid assets as a result of construction activities are avoided, remedied and mitigated.

52-51.	<p>To achieve the purpose, the Transpower Construction Management Plan must include:</p> <ol style="list-style-type: none"> a. The name, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the Transpower Construction Management Plan; 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: <ol style="list-style-type: none"> 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.
53-52.	<p>Prior to submitting the Transpower Construction Management Plan to Mackenzie District Council, a copy of the draft Transpower Construction Management Plan must be provided to Transpower NZ Ltd with an invitation to provide feedback within 10 working days. The Consent Holder must ensure that all written feedback on the draft Transpower Construction Management Plan received from Transpower NZ Ltd within the 10 working day timeframe is provided to Mackenzie District Council when submitted for certification, along with a clear explanation of where any comment made on the draft Transpower Construction Management Plan has or has not been incorporated into the Transpower Construction Management Plan and, if not incorporated, the reasons why.</p> <p><i>Advice Note:</i></p> <p><i>The draft Transpower Construction Management Plan should be sent to Transpower NZ Ltd via PATAI Form 5: https://transpower.patai.co.nz/new-enquiry.</i></p>
54-53.	<p>The Transpower Construction Management Plan may be amended at any time. Any amendments must be:</p> <ol style="list-style-type: none"> a. Made in consultation with Transpower NZ Ltd; b. Only for the purpose of improving the efficacy of the construction management measures; c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to National Grid assets; d. For the purpose of applying best practicable measures to mitigate adverse effects; e. Consistent with the conditions of this resource consent; and f. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented.

	<p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Transpower Construction Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Transpower Construction Management Plan will occur.</i></p>
55-54.	The certified Transpower Construction Management Plan is to be implemented throughout the construction phase of the Solar Farm.
56-55.	<p>The Site must be designed, constructed and operated in accordance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001) or any subsequent revision to the code, including all buildings or structures are be located within 12 metres of any outer visible edge of the foundation of any National Grid support structure; except for non-conductive fencing, which can be located 6 metres from any outer visible edge of the support structure foundation.</p> <p>In addition:</p> <ol style="list-style-type: none"> a. All buildings and structures must be located to ensure vehicle access is maintained to the National Grid transmission lines and support structures, for maintenance at all reasonable times, and emergency works at all times; and b. All internal access roads and gates providing access to the National Grid transmission lines must have a minimum width of 6 metres, or a 4 metre accessway formation width provided there is at least 1 metre either side of the formation width to provide a physical width of 6 metres, to allow access for operation and maintenance of the National Grid transmission assets at all reasonable times, and emergency works at all times. All access road gates shall have a minimum width of 6 metres. <p><i>Advice Note:</i></p> <p><i>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.</i></p>
57-56.	All machinery, vehicles and mobile plant must 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. This includes any loads being lifted or transported underneath the transmission lines.
58-57.	The substation works must be designed and constructed to limit the EMF exposure at or beyond the boundary of the Transpower GIP 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).
59-58.	Any Transpower GIP Substation works or equipment must 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.
	Landscape Management
60-59.	<p>At least 30 working days before the commencement of landscaping on Site, the Consent Holder must submit to Mackenzie District Council for certification a Landscape Management Plan. Certification is required to demonstrate that the Landscape Management Plan provides the means to achieve the purpose and matters set out in Condition 59.</p> <p>The Landscape Management Plan must be prepared by a suitably qualified landscape architect and / or ecologist. The Landscape Management Plan must be informed by the Pest Mammal Management Plan, Avifauna Monitoring Plan, Lizard Management Plan and Terrestrial Invertebrate Management Plan by Conditions 71, 89, 77 and 84, noting that the landscape planting must not impact on the proposed Grasshopper Reserve and areas for lizard and invertebrate habitat enhancement.</p>

	<p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Landscape Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Landscape Management Plan will occur.</i></p> <p><i>Advice Note;</i></p> <p><i>The Landscape Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
<p>61-60.</p>	<p>The purpose of the Landscape Management Plan is to achieve the best plant success rate possible and ensures that the landscape mitigation vegetation establishes, survives and thrives in this environment.</p> <p>The Landscape Management Plan, at a minimum must include:</p> <ul style="list-style-type: none"> a. A planting methodology(s), b. Maintenance methodology(s), and c. Record the success and failure of the plant establishment.
<p>62-61.</p>	<p>The Consent Holder must submit the Landscape Management Plan to Transpower NZ Ltd for comment in relation to planting proposed near the BEN-ISL-A National Grid transmission lines and support structures, at least 20 working days before it submits the Landscape Management Plan in Condition 58 to Mackenzie District Council for certification.</p> <p>Any comments provided by Transport NZ Ltd must appended to the Landscape Management Plan that is provided to Mackenzie District Council for certification.</p> <p><i>Advice Note:</i></p> <p><i>Planting near the BEN-ISL-A National Grid transmission lines and support structures shall comply with Condition 54.</i></p>
<p>63-62.</p>	<p>The Landscape Management Plan may be amended at any time. Any amendments must be:</p> <ul style="list-style-type: none"> a. If and when there are better planting and maintenance methodology(s). 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; b. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to landscape matters; c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Landscape Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Landscape Management Plan will occur.</i></p>

- 64.63. The vegetation within the Landscape Mitigation Strip as illustrated on the landscape plan prepared by Rough Milne Mitchell (titled: Proposed Solar Farm Plan), dated 30 April 2025, is to achieve a minimum height of 3 m tall and create a visually continuous band of planting. To achieve this:
- a. A minimum of 36,000 native plants must be planted on Site. This includes a minimum of:
 - i. 4,900 native plants within the 1,467m long x 7.5m wide planting strip along the northern boundary.
 - ii. 12,500 native plants within the 1,041m long x 40m wide planting strip along the southern boundary.
 - iii. 18,600 native plants within the 1,032m long x 35m wide planting strip along the eastern boundary.
 - b. Plants must be planted in offset rows. Plants must be spaced at a maximum of 1.5m centres along each row. Each row must be spaced at 1.0 – 1.5 m centres and as follows:
 - i. Five offset rows of plants must be established within the planting strip along the northern boundary;
 - ii. Eighteen offset rows of plants must be established within the planting strips along the southern and eastern boundaries. The eighteen rows will be separated into three groups of six, separated by vehicle accessways for planting and maintenance purposes.
 - c. Plant species must consist of the following, or similar, and as agreed upon by a suitably qualified ecologist, so long as all plant species provide the desired screening.
 - i. *Aristotelia fruticosa*, (Mountain Wineberry)
 - ii. *Coprosma intertexta* (Tumbledown Coprosma)
 - iii. *Coprosma propinqua* (Mingimingi)
 - iv. *Coprosma rigida* (Rigid Coprosma)
 - v. *Coprosma virescens* (Mikimiki)
 - vi. *Corokia cotoneaster* (Korokia)
 - vii. *Discaria toumatou* (Matagouri)
 - viii. *Leptospermum scoparium* (Manuka)
 - ix. *Olearia lineata* (Tree daisy)
 - x. *Olearia odorata* (Scented tree daisy)
 - xi. *Phyllocladus alpinus* (Mountain Toatoa)
 - d. The area 12m either side of the centreline of the Transpower National Grid conductors along the eastern boundary, being a 24m long x 35m wide area must be planted with the following species or as agreed by a suitably qualified experienced practitioner:
 - i. *Carmichaelia kirkii* (Kirk's Broom)
 - ii. *Carmichaelia petriei* (Petrie's Broom)
 - iii. *Ozothamnus leptophyllus* (Cottonwood)
 - e. At the time of planting, plants must be of a root trainer grade or larger.
 - f. The landscape area must be fenced off by a rabbit and hare-proof fence around the perimeter of the Site and perimeter of the Solar Farm. Alternatively, all plants must be planted with staked, pest protective sleeves.
 - g. A slow-release fertiliser must be included with every plant, at the time of planting.
 - h. All plants must be planted with mulch, to suppress weeds and retain moisture.
 - i. Plants must be irrigated for the first three years following planting to ensure their survival and establishment, during the hot and drier summer, autumn and spring months:

	<p>j. Irrigation must be via a water truck / tractor with a boom arm that can provide direct top-down irrigation as it travels alongside the planting strips or similar. When applied, the truck / tractor may be situated between the Site's boundary and the planting strips, to direct water into the Site and away from its boundary. Irrigation must not occur during high wind days, when irrigation may drift over the site boundary.</p> <p><i>Advice Note: No specific frequency of irrigation is required. However, it is a requirement that these plants establish and thrive. Therefore, the maintenance methodology(s) in the Landscape Management Plan will include a strategy to apply and monitor irrigation, and how it is used on Site to achieve the desired outcomes.</i></p>
65-64.	<p>Implementation of the landscaping within the Landscape Mitigation Strip, in accordance with Condition 62 and as illustrated on the landscape plan prepared by Rough Milne Mitchell (titled: Proposed Solar Farm Plan), dated 30 April 2025, is to be:</p> <p>a. Undertaken within the first five planting seasons (approximately September – November) directly following commencement of any physical works relating to the solar farm; and</p> <p>a. Must be maintained by the Consent Holder for the term of the resource consent to the satisfaction of Mackenzie District Council or a duly delegated Council officer.</p>
66-65.	<p>The vegetation identified within the Rough Milne Mitchell (titled: Proposed Solar Farm Plan), dated 30 April 2025 must 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 Mackenzie District Council.</p>
67-66.	<p>The landscape area must be fenced off by a rabbit and hare-proof fence around the perimeter of the Site and perimeter of the Solar Farm and maintained. Alternatively, all plants must be planted with staked, pest protective sleeves.</p>
	<p>Ecology</p>
	<p>Vegetation</p>
68-67.	<p>No less than 30 working days prior to the commencement of landscaping works on the site, the Consent Holder must submit a Vegetation Management Plan to the Mackenzie District Council for certification. Certification is required to demonstrate that the Vegetation Management Plan provides the means to achieve the purpose and matters set out in Condition 67.</p> <p>The Vegetation Management Plan must be prepared by a suitably qualified and experienced ecologist.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Vegetation Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Vegetation Management Plan will occur.</i></p> <p><i>Advice Note;</i></p> <p><i>The Vegetation Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
69-68.	<p>The purpose of the Vegetation Management Plan is to:</p> <p>a. Minimise weeds on the Site during the operation of the solar farm; and</p> <p>b. Manage indigenous vegetation on the Site during the operation of the solar farm.</p> <p>To achieve this purpose, the plan must include:</p>

	<ul style="list-style-type: none"> i. Measures for how weed control will be undertaken on the Site; ii. Measures for managing the accidental introduction of pest plant species to the Site; iii. Identification of times of year to focus on particular weed control strategies; iv. Methods for giving effect to the Canterbury Regional Pest Management Plan; v. Establish mechanisms to report annually on the results of weed management to Mackenzie District Council; vi. Baseline and ongoing monitoring of threatened plant populations and pest species at the Site; vii. Adaptive management measures to ensure the survival of threatened plant populations at the Site; viii. Be informed by the: <ul style="list-style-type: none"> A. Pest Mammal Management Plan; B. Avifauna Monitoring Plan; C. Lizard Management Plan; and D. Terrestrial Invertebrate Management Plan.
70-69.	<p>Prior to submitting the Vegetation Management Plan to Mackenzie District Council, a copy of the draft Vegetation Management Plan must be provided to the Department of Conservation. The Consent Holder must ensure that all written feedback on the draft Vegetation Management Plan received from the Department of Conservation is provided to the Mackenzie District Council when submitted for certification. This must include a clear explanation of how each comment on the draft Vegetation Management Plan has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion.</p>
71-70.	<p>The Vegetation Management Plan may be amended at any time. Any amendments must be:</p> <ul style="list-style-type: none"> a. Only for the purpose of improving the efficacy of the management of weeds. b. For the purpose of applying best practicable measures; c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to vegetation management; d. Consistent with the conditions of this resource consent; and e. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of any amendments within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Vegetation Management Plan will occur.</i></p>
72-71.	<p>The Consent Holder must undertake the anticipated activities in accordance with the certified Vegetation Management Plan at all times.</p>
	<p>Pest Mammal Management</p>
73-72.	<p>No less than 20 working days prior to the planting of vegetation on the site in accordance with the vegetation management Plan, the Consent Holder must submit a Pest Mammal Management Plan to the Mackenzie District Council for certification. Certification is required to demonstrate that the Pest Mammal Management Plan provides the means to achieve the purpose and matters set out in Condition 72.</p> <p>The Pest Mammal Management Plan must be prepared by a suitably qualified and experienced ecologist.</p> <p><i>Advice Note:</i></p>

The Consent Holder must work with Mackenzie District Council to secure certification of the Pest Mammal Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Pest Mammal Management Plan will occur.

Advice Note:

The Pest Mammal Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.

74.73. The purpose of the Pest Mammal Management Plan is to:

- provide details on how manage pest mammals will be managed on the Site during the operation of the Solar Farm; and
- achieve the target outcomes shown in Table 2 below:

Table 2. Mammalian pest control management targets and thresholds.

Pest Species	Location	Management Target	Threshold – Indicating Where Additional Management is Required to be Implemented
Possums	Outside Grasshopper Reserve	< 5% Residual Trap Catch	≥ 10 % Residual Trap Catch
	Inside Grasshopper Reserve	Functional eradication within Grasshopper Reserve	Any detection will require a management response
Ratsodents	Inside Grasshopper Reserve	Functional eradication within Grasshopper Reserve	Any detection will require a management response
	Outside Grasshopper Reserve	<10% tracking tunnel index	>15% tracking tunnel index
Hedgehogs	Outside Grasshopper Reserve	< 5% Residual Trap Catch or tracking tunnel index	≥ 10 % Residual Trap Catch or tracking tunnel index
	Inside Grasshopper Reserve	Functional eradication within sanctuary	Any detection will require a management response
Mustelids	Outside Grasshopper Reserve	< 5% Residual Trap Catch	≥10 % Residual Trap Catch
	Inside Grasshopper Reserve	Functional eradication within Grasshopper Reserve	Any detection will require a management response

	Feral cats	Outside Grasshopper Reserve	< 5% Residual Trap Catch	>5% Residual Trap Catch
		Inside Grasshopper Reserve	Functional eradication within Grasshopper Reserve	Any detection will require a management response

To achieve this purpose, the plan must:

- i. Identify measures for how pest management will be undertaken on the Site;
- ii. Identify times of year to focus on particular pest management strategies;
- iii. Identify control targets for each pest species (e.g. using tracking tunnel and / or trapping indices);
- iv. Give effect to the Canterbury Regional Pest Management Plan;
- v. Establish mechanisms to report annually on the results of pest mammal and weed management to Mackenzie District Council; and
- vi. Set out the details of monitoring programmes for:
 - A. Baseline
 - B. Reduction target
 - C. Response;

75-74. The Pest Mammal Management Plan may be amended at any time. Any amendments must be:

- a. Only for the purpose of improving the efficacy of the management of pest mammals;
- b. For the purpose of applying best practicable measures to manage pest mammals;
- c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to pest mammal matters;
- d. Consistent with the conditions of this resource consent; and
- e. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented.

Advice Note:

The Consent Holder must work with Mackenzie District Council to secure certification of the Pest Mammal Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Pest Mammal Management Plan will occur.

76-75. The Consent Holder must undertake the anticipated activities in accordance with the certified Pest Mammal Management Plan at all times.

77-76. The Consent Holder must undertake the following monitoring of mammalian pest management:

- a. Baseline monitoring: Prior to the commencement of mammalian pest management required by Condition 71, pest monitoring must be undertaken to establish baseline data on pest animal densities of target species;

	<p>b. Reduction target monitoring: Commencing one year following the implementation of mammalian pest management required by Condition 71, reduction target monitoring must be undertaken annually to verify that the reduction targets outlined in Condition 72, Table 2. have been achieved for target species; and</p> <p>c. Response monitoring: In the event monitoring required by Condition 75(b) identifies that targets have not been achieved and pest levels are consistent with the thresholds outlined in Condition 72 and Table 2, the Consent Holder must implement additional mammalian pest management in accordance with the Pest Mammal Management Plan.</p>
78-77.	Prior to the commencement of the implementation of pest control at the proposed Grasshopper Reserve, the Consent Holder must consult with Department of Conservation on the pest control methods that will be implemented for the purposes of confirming the proposed methods do not directly, or indirectly, affect lizards.
	Lizards
79-78.	<p>No less than 30 working days prior to the commencement of physical works on the site, the Consent Holder must submit a Lizard Management Plan to the Mackenzie District Council for certification. Certification is required to demonstrate that the Construction Management Plan provides the means to achieve the purpose and matters set out in Condition 78.</p> <p>The Lizard Management Plan must be prepared by a suitably qualified and experienced herpetologist and must be made in accordance with the Department of Conservation's 'Guidelines and model for producing management plans for New Zealand lizards'.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Lizard Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Lizard Management Plan will occur.</i></p>
80-79.	<p>The purpose of the Lizard Management Plan is to minimise any potential effects on indigenous skinks / geckos within the vegetation.</p> <p>To achieve this purpose, the plan must include:</p> <ol style="list-style-type: none"> Timing of the works; A description of the salvaging methodology; A description of relocation methodology, including transfer methods, relocation site(s) selection and habitat enhancement methods (such as deployment of rock piles and pest mammal control); Copies of any Department of Conservation permits (if required) Be informed by the Landscape Management Plan. <p><i>Advice Note:</i></p> <p><i>To survey, capture, relocate or otherwise disturb lizards, a Wildlife Act Authority will need to be obtained from Department of Conservation.</i></p>
81-80.	Prior to submitting the Lizard Management Plan to Mackenzie District Council, a copy of the draft Lizard Management Plan must be provided to the Department of Conservation. The Consent Holder must ensure that all written feedback on the draft Lizard Management Plan received from the Department of Conservation is provided to the Mackenzie District Council when submitted for certification. This must include a clear explanation of how each comment on the draft Lizard Management Plan has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion

82-81.	Prior to submitting the Lizard Management Plan to Mackenzie District Council, a copy of the draft Lizard Management Plan must be provided to the Department of Conservation. The Consent Holder must ensure that all written feedback on the draft Lizard Management Plan received from the Department of Conservation is provided to the Mackenzie District Council when submitted for certification. This must include a clear explanation of how each comment on the draft Lizard Management Plan has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion.
83-82.	<p>The Lizard Management Plan may be amended at any time. Any amendments must be:</p> <ul style="list-style-type: none"> a. Only for the purpose of improving the efficacy of the management of construction effects-related management activities. b. For the purpose of applying best practicable measures to mitigate adverse effects; c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to lizard management; d. Consistent with the conditions of this resource consent; and e. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Lizard Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Lizard Management Plan will occur.</i></p> <p><i>Advice Note;</i></p> <p><i>The Lizard Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
84-83.	The Consent Holder must undertake the anticipated activities in accordance with the certified Lizard Management Plan at all times.
85-84.	<p>During the construction of the Solar Farm, the Consent Holder must engage a suitably qualified and experienced practitioner to prepare an annual compliance monitoring report in accordance with the requirements of the Lizard Management Plan in Condition 78.</p> <ul style="list-style-type: none"> a. The annual compliance monitoring report must include: <ul style="list-style-type: none"> i. Confirmation that any salvage and relocation operations were undertaken in accordance with the Lizard Management Plan in Condition 77 and associated consent conditions; ii. Salvage and relocation results; iii. If required, results of any monitoring at the release site(s), including pest monitoring results; iv. Representative photos of the salvage methodologies used, and lizards captured at the salvage site(s) and release site(s); and v. Any recommendation to improve the effectiveness of lizard management of the Lizard Management Plan in Condition 76. b. The Consent Holder must submit the compliance monitoring report to Mackenzie District Council on 1 July of each year for the duration of the construction of the Solar Farm. c. Following the completion of all lizard salvage, relocation and associated monitoring, the annual compliance monitoring report required by Condition 83(a) shall cease. The Consent Holder must submit a final report summarising the implementation of the Lizard Management Plan required by Condition 77 to Mackenzie District Council within three months following the final lizard release.
	Terrestrial Invertebrates
86-85.	No less than 30 working days prior to the commencement of physical works on the site, the Consent Holder must submit a Terrestrial Invertebrate Management Plan to the Mackenzie District Council for certification. Certification is required to demonstrate that the Terrestrial Invertebrate Management Plan provides the means to achieve the purpose and matters set out in Condition 85.

	<p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Terrestrial Invertebrate Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Terrestrial Invertebrate Management Plan will occur.</i></p> <p><i>Advice Note:</i></p> <p><i>The Terrestrial Invertebrate Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
87-86.	<p>The purpose of the Terrestrial Invertebrate Management Plan is to describe the specific procedures to address potential adverse effects associated with the construction and operation of the project on protected and threatened indigenous grasshopper and wētā species.</p> <p>The Terrestrial Invertebrate Management Plan must be prepared by a suitably qualified and experienced ecologist.</p> <p>To achieve this purpose, the plan must include:</p> <ul style="list-style-type: none"> a. Timing of works; b. Incidental Discovery Protocol and selection of appropriate relocation site(s), if required; c. Methods for enhancing invertebrate habitat; and d. Be informed by the Landscape Management Plan.
88-87.	<p>Prior to submitting the Terrestrial Invertebrate Management Plan to Mackenzie District Council, a copy of the draft Terrestrial Invertebrate Management Plan must be provided to Department of Conservation. The Consent Holder must ensure that all written feedback on the draft Terrestrial Invertebrate Management Plan received from the Department of Conservation is provided to the Mackenzie District Council when submitted for certification. This must include a clear explanation of how each comment on the draft Terrestrial Invertebrate Management Plan has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion.</p>
89-88.	<p>The Terrestrial Invertebrate Management Plan may be amended at any time. Any amendments must be:</p> <ul style="list-style-type: none"> a. Only for the purpose of improving ecological outcomes; b. For the purpose of applying best practicable measures to mitigate adverse effects; c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to terrestrial invertebrate matters; d. Consistent with the conditions of this resource consent; and e. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Terrestrial Invertebrate Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Terrestrial Invertebrate Management Plan will occur.</i></p>
90-89.	<p>The Consent Holder must undertake the anticipated activities in accordance with the certified Terrestrial Invertebrate Management Plan at all times.</p>
	<p>Avifauna</p>

<p>91-90.</p>	<p>At least 30 working days before the commencement of physical works on Site, the Consent Holder must submit an Avifauna Management Plan to Mackenzie District Council for certification. Certification is required to demonstrate that the Avifauna Management Plan provides the means to achieve the purpose and matters set out in Condition 90.</p> <p>The Avifauna Management Plan must be prepared by a suitably qualified and experienced ornithologist / ecologist with input from a biostatistician, in consultation with the Department of Conservation.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Avifauna Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Avifauna Management Plan will occur.</i></p> <p><i>Advice Note:</i></p> <p><i>The Avifauna Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
<p>92-91.</p>	<p>The purpose of the Avifauna Management Plan is to:</p> <ol style="list-style-type: none"> a. Achieve no net loss of nationally Threatened or At Risk indigenous bird species as a result of the operation of the Solar Farm; b. Avoid, minimise, and remedy adverse effects on indigenous birds, and where residual effects remain, implement appropriate offsetting or compensation measures; c. Monitor and quantify avifauna mortality associated with the Solar Farm, including collision events with solar arrays and ancillary infrastructure, and identify species most at risk; d. Detect, record, and manage collision incidents in a timely and systematic manner to enable accurate assessment of effects; e. Establish clear management triggers and implement adaptive responses where mortality thresholds identified in Table 3 are approached or exceeded, to prevent unacceptable adverse effects; and f. Ensure that operational effects on indigenous birds remain within the limits of acceptable effect defined in Table 3. <p>The Avifauna Management Plan must include, but not be limited to, the following:</p> <ol style="list-style-type: none"> A. Monitoring Design: <ol style="list-style-type: none"> i. Frequency, duration (including a minimum of 36 months from commencement of installation of solar panels and ancillary infrastructure within the Site), timing, and site coverage of bird collision monitoring surveys that is adequate to ensure carcasses are detected; and ii. Systematic monitoring shall occur throughout the construction period and post-construction at representative locations within the Site and off-site as determined by a suitably qualified avifauna ecologist. B. Methodology: <ol style="list-style-type: none"> i. Statistically robust methods for bird collision surveys. ii. Methods for carcass detection and removal trials (to be informed by the Literature Review Report if addressed in the literature, otherwise that is of an adequate standard to ensure carcasses are detected). iii. Methods for record keeping and data analysis, including statistical methods to derive annual mortality estimates. C. Mortality Thresholds and Management Responses: <ol style="list-style-type: none"> i. Thresholds in Table 3 for indigenous bird species that trigger a management response in accordance with Condition 94. <p>The Avifauna Management Plan must incorporate best practice as determined through IUCN guidelines, international best practice and Condition 94.</p>

	Footnote: Mitigating biodiversity impacts associated with solar and wind energy development, (2021) Bennun, L, van Bochove, J, Ng C, Fletcher, G, Wilson, D, Phair, N, Carbone, G. Gland, Switzerland, IUCN and Cambridge, UK: the Biodiversity Consultancy. ISBN 978-2-8317-2101-9.																																				
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94-93.	<p>The Avifauna Management Plan may be amended at any time. Any amendments must be:</p> <ol style="list-style-type: none"> Only for the purpose of improving the efficacy of the management of effects on avifauna. For the purpose of applying best practicable measures to mitigate adverse effects; To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to avifauna matters; Consistent with the conditions of this resource consent; and Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Avifauna Management Plan within 30 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Avifauna Management Plan will occur.</i></p>																																				
95-94.	The Consent Holder must undertake the anticipated activities in accordance with the certified Avifauna Management Plan at all times.																																				
96-95.	<p>Bird collision monitoring shall be measured against the Compensation Trigger for the individual species listed in Table 3 below. The annual mortality period shall commence following the date of the commissioning of The Point Solar Farm and thereafter on 1 July – 30 June annually.</p> <p><i>Table 3. Bird mortality triggers.</i></p> <table border="1"> <thead> <tr> <th>SPECIES</th> <th>CONSERVATION STATUS</th> <th>TAONGA SPECIES AS PER NGĀI TAHU CLAIMS SETTLEMENT ACT 1998</th> <th>COMPENSATION TRIGGER (ANNUAL MORTALITY)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Nationally Critical or Nationally Endangered Species</td> </tr> <tr> <td>Kakī</td> <td>Critical</td> <td>Yes</td> <td>1</td> </tr> <tr> <td>Australasian bittern/matuku-hūrepo</td> <td>Critical</td> <td>No</td> <td>1</td> </tr> <tr> <td>White heron/kōtuku</td> <td>Critical</td> <td>Yes</td> <td>1</td> </tr> <tr> <td>Black-fronted tern/tarapihore</td> <td>Endangered</td> <td>Yes</td> <td>1</td> </tr> <tr> <td colspan="3">Any other nationally critical and endangered species</td> <td>1</td> </tr> <tr> <td colspan="4">Nationally Vulnerable Species</td> </tr> <tr> <td>Australasian crested grebe/pūteketeke</td> <td>Vulnerable</td> <td>Yes</td> <td>Two carcasses detected within</td> </tr> </tbody> </table>	SPECIES	CONSERVATION STATUS	TAONGA SPECIES AS PER NGĀI TAHU CLAIMS SETTLEMENT ACT 1998	COMPENSATION TRIGGER (ANNUAL MORTALITY)	Nationally Critical or Nationally Endangered Species				Kakī	Critical	Yes	1	Australasian bittern/matuku-hūrepo	Critical	No	1	White heron/kōtuku	Critical	Yes	1	Black-fronted tern/tarapihore	Endangered	Yes	1	Any other nationally critical and endangered species			1	Nationally Vulnerable Species				Australasian crested grebe/pūteketeke	Vulnerable	Yes	Two carcasses detected within
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	Wrybill/Ngutu pare	Vulnerable	Yes	any one survey; or three carcasses detected cumulatively in any consecutive 12-month period.
	Caspian tern/taranui	Vulnerable	Yes	
	Wrybill/ngutu pare	Nationally Increasing	No	
	Any other nationally vulnerable species			3
	At Risk and Other Species			
	Kotoreke/marsh crake	Declining	No	Three carcasses detected within any one survey; or five carcasses detected cumulatively in a consecutive 12-month period.
	Pihoihoi/New Zealand pipit	Declining	Yes	
	Pohowera/banded dotterel	Declining	No	
	Tarāpuka/black-billed gull	Declining	No	
	Tōrea/South Island pied oystercatcher	Declining	No	
	Kawaupaka/little shag	Declining	Yes	
	Māpunga/black shag	Declining	Yes	
	Australian coot	Naturally Uncommon	No	
	Any other At Risk species			
	Any other indigenous or taonga bird species not listed above			Five carcasses detected within any one survey; or 15 carcasses detected cumulatively in any consecutive 12-month period.
97-96.	Any physical works on Site occurring during the bird breeding season (1 July to 1 March) must be undertaken in accordance with the recommendations set out in Section 7.1 of the Avifauna Management Plan. At a minimum, this must include the following:			
	a. A Site inspection by a suitably qualified and experienced ornithologist / ecologist within 48 hours of works commencing to determine whether any indigenous birds are nesting on the Site on or in the vicinity of the construction area(s).			

	<p>b. If nesting birds, eggs or chicks are found, then works must not commence until after an exclusion zone has been established around the nesting birds, eggs or chicks within which construction must not commence until after nesting activities have ceased. Exclusion zones must be 100 metres, or smaller if considered appropriate by the suitably qualified and experienced ecologist, but under all circumstances must not be less than 50m for braided river birds and 25 m for non-threatened terrestrial bird species.</p> <p>c. If works are paused for eight successive days or more, then are resumed during the breeding season, a new survey will be required.</p>
98-97.	<p>At least six months before the commencement of physical works on Site, the Consent Holder must engage a suitably qualified and experienced ornithologist / ecologist to prepare a Literature Review Report. This report must summarise the current international state of knowledge on bird collision with ground-mounted, photovoltaic solar array, including with guilds of birds that fulfil a similar ecological niche in the northern hemisphere. The purpose of the Literature Review Report is to:</p> <ul style="list-style-type: none"> a. Provide an up-to-date evaluation of bird collision risk with equivalent solar PV projects both internationally and within New Zealand; b. Be based on IUCN Guidelines (2021); c. Investigate methods to achieve no net loss of threatened species; and d. Recommend appropriate timing, methods (including methods for carcass detection / persistence trials), frequency, and duration for bird collision monitoring that would enable effective detection and response to collision events in accordance with internal best practice. <p>The Literature Review Report is intended to inform the development of, and must be appended to, the Avifauna Management Plan required under Condition 89.</p> <p><i>Advice Note:</i></p> <p><i>Carcass detection / persistence trials refer to statistically robust methods developed to account for bird carcass detection, search effort and search coverage and loss (via scavenging, decomposition) probability when estimating rates of bird mortality.</i></p>
99-98.	<p>Twenty working days after the first, second and third year anniversaries of the monitoring required by Conditions 94, a suitably qualified and experienced ecologist / ornithologist is to submit a report to Mackenzie District Council and Department of Conservation setting out the results of the monitoring.</p> <p><i>Advice Note:</i></p> <p><i>The meaning of 'Threatened and At Risk' and national threat classifications for indigenous bird species are based on the most recent available assessment under the New Zealand Threat Classification System administered by Department of Conservation (Rolfe et al. 2022; available at https://nztns.org.nz/). In the event that the conservation status of any of the individual bird species listed in Table 3 changes as a result of an amendment to the New Zealand Threat Classification System as published by Department of Conservation, then the Management Response Trigger shall be updated, in accordance with the advice from suitably qualified and experienced practitioner, in consultation with Department of Conservation.</i></p>
100-99	<p>Within 5 working days of exceeding a threshold in Table 3 (Condition 94) at any time prior to the conclusion of the monitoring period, a suitably qualified and experienced ecologist / ornithologist is to provide a report to Mackenzie District Council setting out:</p> <ul style="list-style-type: none"> a. The details of the mortality threshold breach; and b. Notice of the preparation and recommendations on the content of an on-going Bird Collision Management Plan to ensure mortality of avifauna does not continue to exceed the thresholds in Table 3, Condition 93.

<p>101-10</p>	<p>If a threshold in Table 3 is exceeded, the Consent Holder must submit a Bird Collision Management Plan to the Mackenzie District Council for certification within 40 working days. Certification is required to demonstrate that the Bird Collision Management Plan provides the means to achieve the purpose and matters set out in Condition 100.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Bird Collision Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Bird Collision Management Plan will occur.</i></p> <p><i>Advice Note;</i></p> <p><i>The Bird Collision Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
<p>102-10</p>	<p>The purpose of the Bird Collision Management Plan is to minimise the risk of bird collision with structures and not exceed the indigenous bird mortality thresholds Table 3.</p> <p>To achieve this purpose, the plan must include:</p> <ul style="list-style-type: none"> a. Details of ongoing monitoring to be undertaken; b. Details of collision prevention / deterrent measures that are to be developed in consultation with Department of Conservation which may include (as relevant to the nature of the impacts identified by the monitoring provided for under Condition 94) but are not limited to: <ul style="list-style-type: none"> i. Bird sensitive anti-reflective coatings and / or applications to the panels;’ ii. Use of deterrent devices or visual warning devices / markings (flags, streamers, or visually distinctive markings on panels) to deter attempted landing on panels; iii. Limitations on angle or orientation of solar panels over defined spatial, temporal scales, or environmental conditions if collisions were able to be attributed to certain spatial temporal or environmental patterns; iv. Further monitoring at an appropriate time scale, to test the effectiveness of proposed mitigation responses; and c. An assessment of the significance of the loss in relation to the objectives of the Avifauna Management Plan under Condition 909 and any population gains achieved under the Condition 94 for the current year.
<p>103-10</p>	<p>Prior to submitting the Bird Collision Management Plan to Mackenzie District Council, a copy of the draft Bird Collision Management Plan must be provided to Department of Conservation. The Consent Holder must ensure that all written feedback on the draft Bird Collision Management Plan received from the Department of Conservation is provided to the Mackenzie District Council when submitted for certification. This must include a clear explanation of how each comment on the draft Bird Collision Management Plan has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion.</p>
<p>104-10</p>	<p>The Bird Collision Management Plan may be amended at any time. Any amendments must be:</p> <ul style="list-style-type: none"> a. Only for the purpose of improving the efficacy of actions to reduce the risk of bird collisions; b. For the purpose of applying best practicable measures to mitigate adverse effects;

	<p>b. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to bird collision management;</p> <p>c. Consistent with the conditions of this resource consent; and</p> <p>d. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Bird Collision Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Bird Collision Management Plan will occur.</i></p>
+05-10	The Consent Holder must undertake the anticipated activities in accordance with the certified Bird Collision Management Plan at all times.
	Avifauna Compensation Strategy
+06-10	The Consent Holder must ensure that an Avifauna Compensation Strategy is prepared and implemented in conjunction with Department of Conservation before the commencement of physical works on Site. The Aviation Compensation Strategy must provide the means to achieve the purpose and matters set out in Condition 105.
+07-10	<p>The purpose of the Avifauna Compensation Strategy is to improve the survival and resilience of Threatened and At Risk avifauna species which use or traverse the Site, including but not limited to kaki / black stilt, matuku-hūrepo / Australasian bittern, kōtuku / white heron, and tarapirohe / black-fronted tern.</p> <p>The Avifauna Compensation Strategy shall:</p> <ol style="list-style-type: none"> a. Describe the compensation measures to be funded, which may include: <ol style="list-style-type: none"> i. Predator control within priority braided river and wetland habitats in the Mackenzie Basin; ii. Wetland habitat enhancement and maintenance; iii. Research and transmitter tracking projects to improve survival and recruitment; iv. Instream invertebrate research to inform adaptive management of threatened species; and b. Specify how the compensation measures will support the survival, recruitment, or resilience of the identified species; and c. Outline reporting arrangements between Department of Conservation and the Consent Holder, confirming receipt and application of funds.
+08-10	The Avifauna Compensation Strategy may provide for implementation by Department of Conservation.
+09-10	The Consent Holder's financial contribution to the Avifauna Compensation Strategy shall comprise a minimum payment to Department of Conservation of \$1,0050,000 (one million <u>and fifty thousand</u> dollars) CPI (all groups) adjusted from 1st July 2026 to be used for implementation of the Avifauna Compensation Strategy, payable on or before the first day of commencement of physical works on Site.

410:10	Payment of the financial contribution specified in Condition 107 shall constitute full and final satisfaction of the Consent Holder's obligations under this condition.						
411:11	Within 12 months of receipt of the financial contribution, Department of Conservation shall provide written confirmation to the Consent Holder that the funds have been allocated for implementation of the Avifauna Compensation Strategy. No further reporting obligations shall apply to the Consent Holder under this condition.						
Operational General Matters							
412:11	Between sunset and sunrise, the panels must be stowed at an angle of 60 degrees from horizontal, or the maximum stow angle allowed by the selected technology, except where panels are otherwise subject to maintenance activities or in response to inclement weather.						
413:11	All panels installed and used on Site must be coated in anti-reflective coating which contain no PFAS and have gridlines.						
414:11	Solar panels and array tables must be cleaned with water only. No chemical cleaning agents, detergents or additives shall be used.						
415:11	All activities on the Site, other than emergency service warning devices and sirens, must be designed, conducted and undertaken so as to ensure that the following noise limits are not exceeded at any point within the notional boundary of any noise sensitive activity within the site: <table border="1" data-bbox="240 892 1291 1092"> <tr> <td>0700-2200 hours</td> <td>55 dB LA_{eq(15 min)}</td> </tr> <tr> <td>2200-0700</td> <td>45 dB LA_{eq(15 min)}</td> </tr> <tr> <td>At any time</td> <td>70 dB L_{AFmax}</td> </tr> </table>	0700-2200 hours	55 dB LA _{eq(15 min)}	2200-0700	45 dB LA _{eq(15 min)}	At any time	70 dB L _{AFmax}
0700-2200 hours	55 dB LA _{eq(15 min)}						
2200-0700	45 dB LA _{eq(15 min)}						
At any time	70 dB L _{AFmax}						
416:11	All transformers and structures on Site must be finished in the colours Black, Dark Grey, Ebony, Flaxpod, Heritage Green, Ironsand, Karaka, Slate, Tidal Drift, Thunder Grey, Windsor Grey or similar. If any externally visible part of a transformer, water tank and / or other structure that is externally visible cannot meet the light reflectance value requirements of the above-mentioned colours, the Consent Holder must submit written justification to Mackenzie District Council for certification prior to installation. This condition does not apply to any transmission pole and lines, solar panel housing and supporting structures or fencing.						
417:11	Outdoor lighting must not be used between the hours of 10:00pm and 6:00am, except where required for emergencies, maintenance, or for health and safety purposes.						
418:11	Security lights must be fitted and controlled with a motion sensor.						
419:11	All fixed exterior lighting must be directed away from any adjacent roads and Lake Benmore.						
420:11	All outdoor lighting must be shielded from above in such a manner that all the light shines below the horizontal.						
421:12	The correlated colour temperature of outdoor lighting must not exceed 3000 K.						
422:12	Only light-emitting diode, low pressure sodium and high-pressure sodium light sources must be used for outdoor lighting.						
423:12	The maximum level of light spill from outdoor lighting must not exceed the following horizontal or vertical illuminance levels on any adjoining site:						

	2200 to 0600	1 lux
	0600 to 2200	5 lux
124.12	The Consent Holder must adopt all reasonable and practicable measures to prevent any dust caused by operations on the site from causing: <ul style="list-style-type: none"> a. An effect that is noxious, dangerous, offensive or objectionable at or beyond the site; or b. Material damage to the National Grid transmission lines which cross the consent area. 	
Operational Management Plan		
125.12	No less than 20 working days prior to the commencement of the Solar Farm operations, the Consent Holder must submit to Mackenzie District Council an Operational Management Plan for certification. Certification is required to demonstrate that the Operational Management Plan provides the means to achieve the purpose and matters set out in Condition 124. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Operational Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Operational Management Plan will occur.</i></p> <p><i>Advice Note;</i></p> <p><i>The Operational Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>	
126.12	The purpose of the Operational Management Plan is to provide details on how the solar farm will be managed and operated to avoid, remedy or mitigate adverse operational-related effects on the environment. To achieve this purpose, the plan must include: <ul style="list-style-type: none"> a. Contact details of the Site Manager on a 24 hour, 7 days a week basis; <u>b.</u> Provision for Staff and visitor inductions and safety considerations; <u>c.</u> <u>Operational traffic volumes;</u> <u>b-d.</u> <u>Site access hours;</u> <u>c-e.</u> Details of site signage; <u>d-f.</u> Access track maintenance; <u>e-g.</u> Details of Site security; <u>f-h.</u> Procedures for panel and infrastructure maintenance and cleaning, including monitoring for panel damage and integrity; 	

	<p>g.i. Risk mitigation measures including appropriate disposal and recycling of any damaged panels as e-waste;</p> <p>h.i. Procedures to be followed during and following high wind events of other natural disasters;</p> <p>h.k. Emergency events and site remediation procedures in the event of contaminant discharge (e.g. fire or oil spill); and</p> <p>j.l. A reinstatement procedure after any electrical equipment is damaged by an emergency event or natural disaster.</p>
127-12	<p>The Operational Management Plan may be amended at any time. Any amendment must be:</p> <ol style="list-style-type: none"> Only for the purpose of improving the efficacy of the management of operational effects; For the purposes of applying best practicable measures to mitigate adverse effects; To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to operational matters; Consistent with the conditions of this resource consent; and Submitted in writing to Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Operational Management Plan within 20 working days of their provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Operational Management Plan will occur.</i></p>
128-12	<p>The Operational Management Plan shall be subject to review annually from the date the Solar Farm becomes operational (unless the requirement for review is waived by Mackenzie District Council). A review is to include assessment of the performance of the practices and procedures specified in the Operational Management Plan. Any amendment required by Mackenzie District Council arising out of this review must be incorporated into the Operational Management Plan without delay.</p>
129-12	<p>The Consent Holder must undertake the anticipated activities in accordance with the certified Operational Management Plan at all times.</p>
130-12	<p>The Consent Holder must keep a hard copy of the certified Operational Management Plan on Site during the operation of the Solar Farm and the Consent Holder must undertake the anticipated activities in accordance with the certified Operational Management Plan at all times.</p>
	<p>Subdivision</p>
131-13	<p>This consent shall commence on the date of grant and shall remain in force indefinitely unless surrendered or cancelled pursuant to the Resource Management Act 1991.</p>
132-13	<p>The subdivision must be carried out in general accordance with the scheme plan attached as Attachment B, stamped as approved on [insert date], and the application and further information submitted under reference RMXXXX, as amended by the following consent conditions.</p>

133 -13	All Right of Way easements proposed on the scheme plan must be shown on the Land Transfer Plan and in a Memorandum of Easements, attached to the Land Transfer Plan, prior to certification pursuant to section 223 of the Resource Management Act 1991.
134 -13	Prior to section 224(c) certification, the proposed right of ways must be formed in accordance with Standard TRANS-11 of the Mackenzie District Plan except that they are not required to be sealed.
	Hazards
135 -13	<p>No less than 20 working days prior to the commencement of any physical works on the site, the Consent Holder must prepare an Emergency Management Plan in consultation with Fire and Emergency New Zealand and submit the plan to the Mackenzie District Council for certification. Certification is required to demonstrate that the Emergency Management Plan provides the means to achieve the purpose and matters set out in Condition 134.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Emergency Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Emergency Management Plan will occur.</i></p> <p><i>Advice Note:</i></p> <p><i>The Emergency Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
136 -13	<p>The purpose of the Emergency Management Plan is to outline the methods and management procedures to be implemented on Site so as to avoid or minimise health and safety and fire risks on site throughout the life of the solar farm. To achieve this purpose, the plan must include:</p> <ol style="list-style-type: none"> a. Details of construction and operational activities occurring on the site; b. A description of the facilities including infrastructure details, site access(es), internal roads, provisions for and location of an onsite firefighting water supply; c. Detail of operational risk management measures and procedures, including monitoring of alarms and faults and the management of vegetation; d. Identification of 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); e. 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 (d) above; f. Other risk control measures that may need to be implemented in a fire emergency due to any unique hazards specific to the site; g. Provision for on-site meeting(s) with Fire and Emergency New Zealand staff to familiarise emergency crews with the site and the Emergency Management Plan; and h. A procedure for a site representative to be available to attend whenever Fire and Emergency New Zealand are alerted to a fire at the site.
137 -13	Prior to submitting the Emergency Management Plan to Mackenzie District Council, a copy of the draft Emergency Management Plan must be provided to Fire and Emergency New Zealand with an invitation to provide feedback within 10 working days. The Consent Holder must ensure that all written feedback on the draft Emergency Management Plan received from Fire and Emergency New Zealand within the 10 working day timeframe is provided to the Mackenzie

	District Council when submitted for certification. This must include a clear explanation of how each comment on the draft Emergency Management Plan has been addressed - whether it has been incorporated into the final Plan, and if not, the reasons for its exclusion.
138 .13	<p>The Emergency Management Plan may be amended at any time:</p> <ul style="list-style-type: none"> a. Made in consultation with Fire and Emergency New Zealand; b. For the purpose of improving the efficacy of the Emergency Management Plan and management of risks; c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to emergency management matters; d. For the purpose of applying best practicable measures; e. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to operational management; f. Consistent with the conditions of this resource consent; and g. Submitted in writing to the Mackenzie District Council for certification prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the amended Emergency Management Plan within 20 working days of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Emergency Management Plan will occur.</i></p>
139 .13	The Consent Holder must undertake the anticipated activities in accordance with the certified Emergency Management Plan at all times.
140 .13	<p>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:</p> <ul style="list-style-type: none"> 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.
141 .14	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 Fire and Emergency New Zealand.
142 .14	The substation will be designed and operated to meet Transpower's "Substation Fire Mitigation Design Standard" (Transpower Reference TP.DS 61.06).
143 .14	The Consent Holder must 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.
144 .14	Each fire water storage tank must be fitted with a highly visible float indicator so each tank's water level is easily observed.
145 .14	All hazardous substances must be identified, handled and stored in accordance with the requirements of the Hazardous Substances and New Organisms Act (1996).

Decommissioning	
146 .14	The Consent Holder must provide written notice to Mackenzie District Council and the Kaitiaki Governance Group of the intended commencement of decommissioning of the Solar Farm at least six months before the commencement of Solar Farm decommissioning.
147 .14	<p>At least three months prior to the decommissioning of the Solar Farm, the Consent Holder must submit a Decommissioning Management Plan prepared by a suitably qualified and experienced person to Mackenzie District Council for certification. Certification is required to demonstrate that the Decommissioning Management Plan provides the means to achieve the purpose and matters set out in Condition 146.</p> <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of the Decommissioning Management Plan within three months of its provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the Decommissioning Management Plan will occur.</i></p> <p><i>Advice Note:</i></p> <p><i>The Decommissioning Management Plan must be consistent with all other management plans for the consented activity certified by Canterbury Regional Council or Mackenzie District Council.</i></p>
148 .14	<p>The purpose of the Decommissioning Management Plan is to outline the methods and management procedures to be implemented on Site so as to avoid, remedy or mitigate adverse decommissioning-related effects on the environment. To achieve this purpose, the plan must include:</p> <ul style="list-style-type: none"> a. details on all infrastructure to be decommissioned and specific infrastructure to remain on-site post-closure (if any) and, if so, reasons why it will remain on site; b. scheduling and timing for decommissioning; c. identification of management procedures to deal with any potential effects of decommissioning activity on the environment; d. details of waste management and minimisation of material removed from the site; e. details of how decommissioning-related traffic is to be managed; f. information to demonstrate that decommissioning 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: <ul style="list-style-type: none"> i. an outline of the methods and management procedures to be implemented on site so that works near the National Grid are undertaken safely and potential adverse effects on the National Grid assets are appropriately managed; and ii. protocols to ensure that existing transmission lines and support structures will remain accessible during and after decommissioning activities; g. any ongoing ecological enhancement measures; and h. details for finished ground cover at completion of decommission and future intended land use.

+49-14	Prior to submitting the Decommissioning Management Plan to Mackenzie District Council, a copy of the draft Decommissioning Management Plan must be provided to Transpower NZ Ltd, with an invitation to provide feedback within 10 working days. The Consent Holder must ensure that all written feedback on the draft Decommissioning Management Plan received from Transpower NZ Ltd within the 10 working day timeframe is provided to the Councils when submitted for certification, along with a clear explanation of where any comment made on the draft Decommissioning Management Plan has or has not been incorporated into the Decommissioning Management Plan and, if not incorporated, the reasons why.
+50-14	<p>The Decommissioning Management Plan may be amended:</p> <ul style="list-style-type: none"> a. For the purpose of improving the efficacy of the management of Decommissioning effects-related management activities. b. For the purpose of applying best practicable measures to mitigate adverse effects; c. To give effect to any recommendations, outcomes, or requirements arising from the Kaitiaki Governance Group and/or the Strategic Cultural Programme, where relevant to decommissioning matters; d. Consistent with the conditions of this resource consent; and e. Submitted in writing to the Mackenzie District Council for certification, prior to any amendment being implemented. <p><i>Advice Note:</i></p> <p><i>The Consent Holder must work with Mackenzie District Council to secure certification of any amended Decommissioning Plan within 20 working days of their provision or alternatively confirm with Mackenzie District Council a timeframe for which certification of the amended Decommissioning Plan will occur</i></p>
+51-15	The Consent Holder must undertake the anticipated activities in accordance with the certified Decommissioning Management Plan.
+52-15	No more than 15 working days following completion of decommissioning works on the site, the Consent Holder must provide a Detailed Site Investigation to Mackenzie District Council for certification. The Detailed Site Investigation must be prepared in accordance with the current edition of the CLMG1 guidelines.
+53-15	<p>In the event that the Detailed Site Investigation required in Condition 150 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, a Remediation Action Plan and Site Validation Plan must be prepared in accordance with the current edition of the CLMG1 and CLMG5 guidelines. The Remediation Action Plan and Site Validation Plan must be provided to the Mackenzie District Council within 15 working days of the submission of the Detailed Site Investigation required under Condition 150, for certification.</p> <p><i>Advice Note:</i></p> <p><i>For the avoidance of doubt, the Remediation Action Plan is to be prepared in accordance with the relevant guidelines and requirements as set out by the Ministry for the Environment.</i></p>
153.	During the decommissioning of the Solar Farm, all heavy vehicle access to and from the site shall be limited to access via Section 1 SO 432605 and Lot 2 DP 470213 only. No heavy vehicles associated with decommissioning activities shall access the site via any other property or access route.
	Review

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| 154. | <p>The Mackenzie District Council may, under section 128 of the Resource Management Act 1991, initiate a review of any or all conditions of this resource consent annually in the month of the anniversary of the commencement of the consent, for the duration of the resource consent. Any such review of conditions must be for the purposes of:</p> <ul style="list-style-type: none">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;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;c. Reviewing whether or not any additional avoidance, remediation, mitigation, offset or compensation measures are required to address and adverse effect on threatened avifauna species that Mackenzie District Council consider are not adequately addressed through implementation of the relevant conditions, including the certified Avifauna Management Plan under Condition 89;d. Responding to any effects detected by the avifauna monitoring required under Condition 94; ore. Ensuring that the conditions are effective and appropriate in managing the effects of the activities authorised by these consents. |
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