## Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 – Proposed Conditions of Consents

CONSENT AUTHORITY: Clutha District Council

CONSENT HOLDER: Tararua Wind Power Limited

CONSENT TYPE: Land use consent

ACTIVITY AUTHORISED: Land use consent to construct a double circuit

110kV transmission line and poles to convey electricity between the Puke Kapo Hau - Mahinerangi Wind Farm Site and the existing National Grid Line, including an associated Substation, Battery Energy Storage System ("BESS") and Operations and Maintenance Facility and clearance of vegetation, site preparation, access road construction and

traffic generation

SITE LOCATION: The Project Site is shown on Map 4.1 Puke Kapo

Hau (Transmission Line) in Appendix 1 of this

consent

LEGAL DESCRIPTION OF CONSENT

LOCATION:

The relevant parts of the land within the Project

Site shown in Appendix 1

[Note – the 'comment' column has been provided for guidance and interpretation purposes only, and is not proposed to form part of the consent conditions]

Condition Number	Condition	Comment			
Exercise of	Exercise of consents				
1.	The activities authorised by this consent must be undertaken in general accordance with the information submitted to and authorised by the Environmental Protection Authority contained in the:				
	a) Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 – Fast- track Approvals Act Application and Assessment of Environmental Effects dated DD MM 2025; and				
	b) Transmission Line Plans dated DD MM 2025.				
2.	In the event of any conflict or discrepancy between these documents referenced in condition 1 and the conditions of this consent, the condition will be determinative.				
3.	Any request to change or cancel a consent condition must be made in accordance with s.127 of the Resource Management Act 1991.				
4.	Under Clause 26(1) Schedule 5 of the Fast-track Approvals Act 2024, this consent lapses 10 years after the date of commencement of the consent unless:				
	c) The consent is given effect to; or				
	d) The Consent Authority extends the period after which the consent lapses.				
5.	Pursuant to Section 134(1) of the Resource Management Act 1991, this consent must only be exercised by the Consent Holder, its successor, or any person acting under the prior written approval of the Consent Holder.				
6.	Prior to the commencement of the works authorised by this consent, the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:				
	a) All consent conditions; and				
	b) All management and/or monitoring plans.				
	Copies of these documents, including any certified amendments, must be present on-site at all times while the work authorised by this consent is being undertaken.				

Condition Number	Condition	Comment				
7.	On receipt of a relevant information request from the Consent Authority the Consent Holder must supply any information required relating to the exercise of this consent within 10 working days.					
8.	The Consent Holder must notify the Consent Authority in writing of the commencement date of construction works no less than 10 working days prior to the commencement of works.					
9.	The Consent Holder must maintain and keep a Complaints Register to record any complaints about the construction activities and operation of transmission line and associated infrastructure received by the consent holder in relation to traffic, noise and dust. The Register must also record, where the following information is available:					
	<ul> <li>a) The date, time and duration of the incident that has resulted in a complaint;</li> </ul>					
	<ul> <li>b) The location of the complainant when the incident was detected;</li> </ul>					
	c) The possible cause of the incident; and					
	<ul> <li>d) Any corrective action undertaken by the consent holder in response to the complaint, including timing of that corrective action.</li> </ul>					
10.	The Complaints Register must be available to the Consent Authority at all reasonable times upon request. Complaints received by the Consent Holder that may infer non-compliance with the conditions of this resource consent shall be forwarded to the Consent Authority, within 48 hours of the complaint being received.					
Review of C	Conditions					
11.	The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, within 3 months of the one year anniversary of the commencement of construction works authorised as part of this consent, and within 3 months of this anniversary at five yearly intervals thereafter, serve notice on the Consent Holder of its intention to review the conditions of this consent for any of the following purposes:					
	a) To review the effectiveness of the conditions of this consent in avoiding, remedying or mitigating any adverse					

Condition Number	Condition	Comment
	effects on the environment that may arise from the exercise of this consent;	
	<ul> <li>To address any adverse effects on the environment that have arisen as a result of the exercise of this consent that were not anticipated at the time of commencement of this consent, including addressing any issues arising out of complaints; and</li> </ul>	
	c) To review the adequacy of, and necessity for, any of the management and/or monitoring plans that are part of the conditions of this consent.	
Charges		
12.	The Consent Holder must pay to the Consent Authority all required administration charges fixed by the Consent Authority pursuant to Section 36 of the Resource Management Act 1991 in relation to:	
	<ul><li>a) Administration, monitoring and inspection in relation to this consent; and</li><li>b) Charges authorised by regulations.</li></ul>	
Site Develo	ppment Plan	
13.	At least one month prior to the commencement of construction works authorised as part of this consent, the Consent Holder must provide the Consent Authority with a Site Development Plan for the activities consented. This plan must, as a minimum, include:  a) The location and specifications of all structures and buildings; b) The location and specifications of internal access road network; and c) Engineering plans and sections of earthworks, including erosion and sediment control measures.	
14.	Within one month of the completion of works authorised by this consent, the Consent Holder must provide the Consent Authority with a set of as-built plans for the consented activities.	

Condition Number	Condition	Comment			
Certification Process for Draft Management Plans					
15.	The following draft management plans prepared by the Consent Holder and submitted with the Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 – Fast-track Approvals Act Application dated DD MM 2025 must be submitted as finals to the Consent Authority for written certification, not less than one month prior to construction works commencing:				
	<ul> <li>a) Draft Environmental Construction Management Plan (dated DD MM 2025);</li> </ul>				
	<ul> <li>b) Draft Earthworks Management Plan (dated DD MM 2025);</li> <li>and</li> </ul>				
	c) Draft Construction Traffic Management Plan (dated DD MM 2025).				
16.	Certification is required to verify that the management plans:				
	<ul> <li>a) Include actions, methods and monitoring programmes as appropriate to meet the objectives in Condition 19 (ECMP), Condition 21 (EMP), and Condition 24 (CTMP)</li> </ul>				
	<ul> <li>Satisfies the requirements in Condition 22 (EMP); and Condition 25 (CTMP).</li> </ul>				
Amendmer	nts to Certified Management Plans				
17.	The Consent Holder may make amendments to the Environmental Construction Management Plan and associated management and/or monitoring plans (as listed in Conditions 15 and 19) but must not be amended in in a way that contravenes the objectives set out for the respective plans.				
18.	A copy of any updated Environmental Construction Management Plan and associated management and/or monitoring plans (as listed in conditions G12 and G16) must be provided to the Consent Authority.				
Environme	ntal Construction Management Plan (ECMP)				
19.	The ECMP sets out the practices and procedures to be adopted to ensure that all resource consent conditions relating to the construction, rehabilitation and operation of the Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 and transmission line are complied with. The objectives of the ECMP are to:				

Condition Number	Condition	Comment
	a) Minimise the overall area of disturbance, so as to reduce the potential impact on fauna, flora and waterbodies;	
	<ul> <li>b) Minimise the generation of sediment and sediment laden runoff;</li> </ul>	
	<ul> <li>Ensure that appropriate monitoring and reporting of all activities is undertaken in accordance with the consent conditions;</li> </ul>	
	<ul> <li>d) Ensure that the earthworks are undertaken in a manner that provides for final surfaces which are suitable for rehabilitation;</li> </ul>	
	<ul> <li>e) Ensure that earthworks are contoured to blend with the surrounding environment;</li> </ul>	
	<li>f) To ensure that the design and appearance of the substation, BESS and operations and maintenance building are appropriately located within the environment;</li>	
	g) Provide a framework for the individual management plans including but not limited to:	
	i. Earthworks Management Plan;	
	ii. Construction Traffic Management Plan.	
	iii. Ecological Monitoring and Management Plan;	
	iv. Archaeological Management Plan;	
	v. Fire Management Plan; and	
	vi. Construction Noise Management Plan.	
	h) Provide an overall Site Development Plan.	
20.	The Consent Holder must at all times construct the Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 and Operations and Maintenance Facility and the transmission line, poles, substation, BESS and access roads in accordance with the certified ECMP and associated management and/or monitoring plans (as listed in Conditions 15 and 19).	
Earthworks	Management Plan (Including Erosion and Sediment Control Me	easures)
21.	The EMP must achieve the following objectives:	
	<ul> <li>To minimise the overall area of disturbance, to reduce the potential impact on wetlands and streams;</li> </ul>	
	<ul> <li>To minimise the generation of sediment and sediment laden runoff;</li> </ul>	

Condition Number	Condition	Comment		
	<ul> <li>To ensure that the earthworks are undertaken in a manner that provides for final surfaces which are suitable for rehabilitation where rehabilitation is proposed;</li> </ul>			
	<ul> <li>To ensure the control and/or mitigation of any potential adverse effects of dust emissions, sediment run-off or contamination of stormwater; and</li> </ul>			
	e) To ensure that earthworks are undertaken in a manner that provides for compliance with relevant consent conditions in respect of water quality criteria applicable to discharge permits, and avoid, remedy or mitigate potential adverse effects on the environment.			
22.	In order to achieve the objectives established in Condition 21 the erosion and sediment control measures prepared under the EMP must, as a minimum, contain the following details:			
	<ul> <li>a) Specific erosion and sediment control works (locations, dimensions, capacity etc);</li> </ul>			
	b) Supporting calculations and design drawings;			
	c) Catchment boundaries and contour information;			
	d) Details of construction methods;			
	<ul> <li>e) Timing and duration of construction and operation of control works;</li> </ul>			
	<ul> <li>f) Details relating to the management of exposed areas; and</li> </ul>			
	g) Monitoring and maintenance requirements.			
23.	The erosion and sediment control measures outlined within the certified EMP must generally comply with the requirements of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guidance Document 2016/05).			
Constructi	on Traffic Management Plan			
24.	The Construction Traffic Management Plan (CTMP) must achieve the following objectives:			
	<ul><li>a) Protect public safety; and</li><li>b) Minimise delays to road users</li></ul>			
25.	In order to achieve the objectives established in Condition 24 the CTMP must, as a minimum, contain the following details:			

Condition Number	Condition	Comment		
	<ul> <li>a) Details of how legislative requirements and consent conditions in relation to construction traffic will be satisfied;</li> </ul>			
	<ul> <li>The proposed construction programme, traffic volumes and routes, worker carparking or carpooling as necessary.</li> </ul>			
	c) Driver protocols;			
	<ul> <li>d) Measures to manage over-weight and over-dimension loads;</li> </ul>			
	<ul> <li>e) Measures to manage effects on adjacent properties and farm operations, including stock crossings;</li> </ul>			
	f) Local school bus routes and timetables;			
	g) Communication arrangements;			
	h) Road improvements and maintenance;			
	<ul> <li>Measures to manage arrivals and departures over the construction period, including monitoring and reporting of:</li> </ul>			
	<ul> <li>of public roads and traffic management (incident reporting and investigation)</li> </ul>			
	ii. worksite incidents; and			
	<ul> <li>j) Monitoring requirements (including in relation to road pavements).</li> </ul>			
26.	The CTMP will be finalised after consulting with Clutha District Council, Dunedin City Council and the New Zealand Transport Agency Waka Kotahi as road controlling authorities.			
27.	No heavy construction traffic will access the site except via Mahinerangi Road and El Dorado Track and between the hours of 6.00 am and 10.00 pm. This does not prevent the use of any other roads between the port and State Highway 87 outside these hours. This may require the development of a layby for temporary parking of such vehicles before they reach Mahinerangi Road.			
Ecological	Monitoring and Management Plan			
28.	The objective of the Ecological Monitoring and Management Plan is to set out the practices and procedures to be adopted to ensure that all resource consent conditions relating to ecological monitoring and management are complied with. In respect to this consent, the Ecological Monitoring and			

Condition Number	Condition	Comment			
	Management Plan provides a framework for the individual management plans listed:  a) Lizard Management Plan; b) Rehabilitation Management Plan; c) Carex Tenuiculmis and Epilobium Chionanthum Management Plan; and d) Woody Weed Management Plan.				
Lizard Man	agement Plan				
29.	The objective of the Lizard Management Plan (LMP) is to avoid, minimise, remedy, or compensate for any adverse effects of construction works on native lizard species within the Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 Wind Farm Development and transmission line corridor.				
30.	In order to achieve the objective established in Condition 29 as a minimum the LMP must contain the following:				
	<ul> <li>a) Planning and timing of lizard capture/salvage, handling, relocation and roles and responsibilities;</li> </ul>				
	<ul> <li>b) Preparing habitat at release sites, capturing lizards at impact sites, temporary captivity (if required), data collection, transport to and release at receiving sites;</li> </ul>				
	c) Predator control; and				
	d) Post-release monitoring, contingency implementation as appropriate, and reporting to the Department of Conservation.				
Rehabilitat	ion Management Plan				
31.	The objectives of the Rehabilitation Management Plan (RMP) are to:				
	a) Create stable landforms are by establishing vegetation cover (which may include pasture) and erosion-resistant surfaces that have characteristics that favour growth of sustainable plant communities and manage run off and sediment generation; and				
	b) Prevent weeds and pests invading the site.				
32.	In order to achieve the objectives established in Condition 31, as a minimum the RMP must contain the following details:  a) How cut batters will be stabilised and rehabilitated;				
32.	In order to achieve the objectives established in Condition 31, as a minimum the RMP must contain the following details:				

Condition Number	Condition	Comment		
	b) How topsoil will be stockpiled and stabilised;			
	c) Rehabilitation of construction sites in pasture;			
	d) Planting in the Wetland Compensation Site;			
	e) Monitoring requirements;			
	f) Rehabilitation completion criteria; and			
	g) Contact details of the key personnel responsible for rehabilitation of the site.			
Carex tenu	iculmis and Epilobium chionanthum Management Plan			
33.	The objective of the Carex tenuiculmis and Epilobium chionanthum Management Plan (C&EMP) is to minimise actual or potential adverse effects on carex tenuiculmis and epilobium chionanthum (Classified as At Risk plant species) in specific locations identified in the C&EMP that could potentially be affected by construction activities.			
34.	In order to achieve the objectives established in Condition 31, as a minimum the C&EMP must contain the following details:  a) Monitoring and mitigation requirements in respect of carex tenuiculmis located within wetlands within the transmission line corridor.			
Woody We	ed Management Plan			
35.	The objective of the Woody Weed Management Plan (WWMP) is to ensure that invasive woody weeds (i.e., wilding pines, gorse, Spanish heath and broom) within the project site (in excess of the status quo) are targeted for control.			
36.	In order to achieve the objectives established in Condition 33, as a minimum the WWMP must contain the following:  a) Baseline extent of weed cover;			
	b) Weed management requirements, particularly relating to:			
	i. Vehicle use and cleaning requirements			
	ii. Site rehabilitation requirements			
	iii. Weed monitoring and control requirements prior, during and post construction			

Condition Number	Condition	Comment				
	<ul> <li>iv. Reporting requirements to the Consent Authority in relation to weed control activities undertaken.</li> </ul>					
37.	All weed control as detailed in the WWMP should be recorded and an annual report submitted to the Consent Authority outlining the weed control activities undertaken.					
Environme	ntal Monitoring Plan and Report					
38.	An Environmental Monitoring Plan and Report (EMPR) must be prepared by the Consent Holder that sets out a schedule of monitoring to be undertaken and requirements for reporting of these results in accordance with the conditions of resource consent.					
39.	The Consent Holder must prepare and submit to the Consent Authority, an annual Environmental Monitoring Report, prior to each anniversary of the commencement of the resource consents. The monitoring period to be included in each report must be for the preceding 12 month period.					
40.	<ul> <li>As a minimum, the Environmental Monitoring Report must: <ul> <li>a) Summarise all environmental monitoring undertaken;</li> <li>b) Summarise all the data collected, as required under the Environmental Monitoring Plan outlined above, and any other conditions of resource consent. This may include graphical presentation, statistical summations of monitoring data, critical analysis of the information in terms of compliance and environmental effects;</li> <li>c) Highlight and discuss any important environmental trends;</li> <li>d) Report and discuss any difficulties in compliance with the conditions of the consent and the measures adopted to rectify problems; and</li> <li>e) List any maintenance works needed, proposed or undertaken to ensure compliance with the conditions of the consent or to facilitate operations.</li> </ul> </li> </ul>					
Archaeolog	jical Management Plan					
41.	The objective of the Archaeological Management Plan (AMP) is to:					

Condition Number	Condition	Comment		
	Establish management procedures to be followed during archaeological monitoring of earthworks and procedures for recording any archaeological evidence before it is modified or destroyed; and			
	<ul> <li>Provide protocols for the exposure of archaeological remains including koiwi tangata (human remains) or taonga (Māori artefacts).</li> </ul>			
42.	In order to achieve the objectives established in Condition 41, as a minimum the AMP must contain the following:			
	a) An outline of any pre and post-earthwork archaeological requirements;			
	<ul> <li>b) Procedures if archaeological sites/finds are exposed when the archaeologist is not present;</li> </ul>			
	<ul> <li>c) Protocols relating to discoveries of Koiwi Tangata (human remains);</li> </ul>			
	d) Protocols relating to Taonga (Māori artefacts); and			
	e) The required stand down periods in the immediate vicinity of an archaeological site/find.			
Fire Manag	ement Plan			
43.	The objective of the Fire Management Plan (FMP) is to establish management procedures to ensure that the fire risk associated with the transmission line and associated infrastructure is minimised and, should fires occur, that immediate and appropriate action is instigated.			
44.	In order to achieve the objectives established in Condition 43, as a minimum the FMP must contain the following details:			
	a) Identifying fire hazards;			
	b) Outline fire prevention/mitigation strategies;			
	c) Identify water sources;			
	d) Emergency response procedures;			
	<ul> <li>e) Contact details of the key personnel responsible for emergency response on the site.</li> </ul>			
Constructi	on Noise Management Plan			
45.	The objective of the CNMP is to ensure that construction noise remains in accordance with the limits in Table 2 of NZS 6803 :1999 Acoustics - Construction Noise, which details the types			

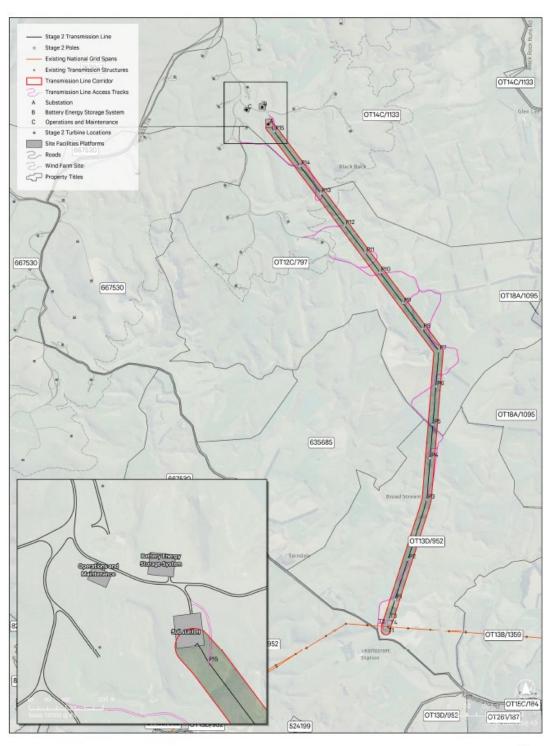
Condition Number	Condition	Comment				
	of construction and procedures for "long term" duration, as set out in Table 1 of this condition.					
	Table 1: Noise limits for co					
	Time of week	Time period	Long-tern	n duration		
			dB L <sub>Aeq</sub>	dB L <sub>AFmax</sub>		
	Weekdays	0630 - 0730	55	75		
		0730 – 1800	70	85		
		1800 – 2000	65	80		
		2000 – 0630	45	75		
	Saturdays	0730 – 1800	70	85		
		1800 – 0630	45	75		
	Sundays and public holidays	0730 – 1800	55	85		
	-	1800 – 0630	45	75		
46.	The Constructi address the no relevant annex Noise and addi a) Constru b) Machine of non-p practica c) Hours of construct d) Commu					
Earthworks	and constructi	on				
47.	All earthmoving machinery, and ancillary equipment must be operated in a manner which ensures spillages of fuel, oil and similar contaminants are prevented to the greatest extent practicable. Refuelling and lubrication activities must be carried out a distance from any waterbody, or overland flow path, that is sufficient to ensure that any spillage can be contained and not enter surface water.					
48.	All disturbed or cut vegetation, soil or debris must be placed in a position where it will not enter, nor cause erosion of, any waterbody.					
49.	All disturbed an and access tra					

Condition Number	Condition	Comment			
	outlined in Conditions 19 and the objectives of the RMP outlined in Condition 28.				
50.	All machinery; temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed from the site at the completion of the works.				
51.	To minimise erosion, the Consent Holder must ensure, to the greatest extent practicable, that all clean water run-off from stabilised surfaces including catchment areas up gradient of the site is diverted away from the exposed areas via a stabilised erosion and sediment control system.				
110 kV Transmission Lines and Poles					
52.	The transmission lines and poles must be located generally as shown in the Transmission Line Plans.				
53.	The transmission line must have a maximum of three conductors and a maximum voltage not exceeding 110 kV.				
54.	The transmission line will be supported by up to 25 monopoles with a maximum height of 45m above ground level (excluding any earth wire).				
55.	Notwithstanding Condition 52 above, double pole structures may be utilised to support the transmission line only where topographical or technical constraints limit the utilisation of monopole structures. All double pole structures must have a maximum height of 45m above ground level (excluding any earth wire).				
56.	Transmission lines are specifically designed to prevent the electrocution of Karearea (New Zealand Falcons). The design should meet the following requirements:				
	<ul> <li>a) All distribution transformer bushings connections be taped or covered;</li> </ul>				
	b) Taller bushings and insulators be considered on transformers and overhead structures;				
	<ul> <li>c) All HV droppers use black PVC covered conductor with split-tubing used to supplement it where possible. Split tubing or an alternative should always be used at voltages above 11kV; and</li> </ul>				
	d) That network drawings and designs incorporate wildlife symbology and graphic representations.				

Condition Number	Condition	Comment		
Battery Energy Storage System				
57.	The BESS must be located generally as shown in the Transmission Line Plans.			
58.	The BESS will be security-fenced, with up to 32 battery containers mounted on concrete foundation pads which have an impervious area not exceeding 70m x 60m (being 0.42 ha).			
59.	Each battery container must not exceed a height of 3m above ground level.			
Substation				
60.	The Substation must be located generally as shown in the Transmission Line Plans.			
61.	The maximum height of the Substation building must not exceed:			
	<ul> <li>a) 5m above ground level; and</li> <li>b) 250m² in total floor area.</li> </ul>			
62.	The substation must comprise a security-fenced impervious surface area not exceeding 70m x 55m (being 0.39 ha).			
63.	Any transformers and radiators in the substation will be enclosed by bunds. The bunds must be designed with sufficient capacity to retain any potential discharge of oil or other contaminant.			
Operations and Maintenance Facility				
64.	The operations and maintenance facility must be located generally as shown in the Transmission Line Plans.			
65.	The operations and maintenance facility (which includes a workshop, trafficable/car parking area, hazardous material storage area, operations and maintenance building and services) must occupy a security-fenced impervious surface area not exceeding 55m x 40m (being 0.22ha)			

Condition	Condition		Comment		
Number					
66.	The operations and maintenance buil maintenance facility must not exceed				
	a) 5m above ground level; and				
	b) 231m² in total floor area.				
Access Tracks					
67.	All access tracks which must be locat the Transmission Line Plans.				
68.	All access tracks must have a:				
	a) maximum overall length of 8.8k				
	b) maximum width of 4.5m.				
69.	Cut and fill batters associated with ac generally consistent with the cross-se Appendix 2.				
Operationa	l Noise				
70.	Composite insulators will be installed to minimise operational noise.				
71.	Operational noise must be measured NZS6801: 2008: Acoustics - Measurer Sound and assessed in accordance was Acoustics - Environmental Noise.				
72.	Operational noise from activities auth must not exceed the following limits v boundary of any dwelling:				
	a. 7:00 am to 10:00 am	55dBA L10			
	b. 10:00 pm to 7:00am	45dBA L10			
	c. 10:00 pm to 7:00am	75dBA Lmax			
	Contact details of Consent Authorit				
	Where information is required to be produced to be produced to the produced to the planning and Environme District Council.				

## **APPENDIX 1 - PROJECT SITE**

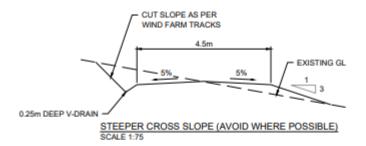


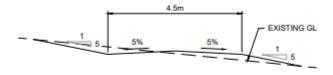
Isthmus.

Map 4.1 - Puke Kapo Hau Stage 2 (Transmission Line)

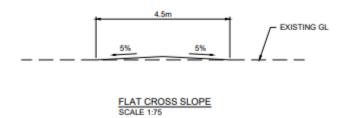


## APPENDIX 2 - TYPICAL ACCESS TRACK CROSS SECTION





MODERATE CROSS SLOPE (≤10%)) SCALE 1:75



TRANSMISSION LINE ACCESS TRACK TYPICAL CROSS SECTIONS SCALE 1:75