

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

## **Notes**

1. The ‘comment’ column has been provided to explain any amendments to those conditions proposed by the Applicant, and is not proposed to form part of the consent conditions.
2. Amendments are shown using ~~strike through~~ and underline, with the Applicant’s proposed conditions provided on XXX (and incorporating changes in response to comments from Otago Regional Council and Te Rūnanga o Ōtākou).

<b>CONSENT AUTHORITY:</b>	<b>Clutha District Council</b>
<b>CONSENT HOLDER:</b>	<b>Tararua Wind Power Limited</b>
<b>CONSENT TYPE:</b>	<b>Land use consent</b>
<b>ACTIVITY AUTHORISED:</b>	<b>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</b>
<b>SITE LOCATION:</b>	<b>The Project Site is shown on Map 4.1 Puke Kapo Hau (Transmission Line) in Appendix 1 of this consent</b>
<b>LEGAL DESCRIPTION OF CONSENT LOCATION:</b>	<b>The relevant parts of the land within the Project Site shown in Appendix 1</b>

Condition Number	Condition	Panel Comment
<b>Exercise of consents</b>		
1.	<p>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:</p> <ul style="list-style-type: none"> <li>a) Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 – Fast-track Approvals Act Application and Assessment of Environmental Effects dated <del>DD31 MM10 2025</del>; and</li> <li>b) Puke Kapo Hau Stage 2 Plans dated <del>DD31 MM10 2025</del>; and</li> <li>c) <u>Supporting technical documents submitted by the Consent Holder to the Environmental Protection Authority in support of its application for authorisation of Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 under the Fast-track Approvals Act 2024.</u></li> </ul>	<p>Updated with date of lodgement with EPA.</p> <p>New clause added referring to further information submitted to EPA.</p>
2.	<p>In the event of any conflict or discrepancy between these documents referenced in condition 1 and the conditions of this consent, the conditions will be determinative.</p>	
<del>3.</del>	<p><del>Any request to change or cancel a consent condition must be made in accordance with s.127 of the Resource Management Act 1991.</del></p>	Unnecessary
4.	<p><del>Under</del> Pursuant to 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:</p>	Updated to align with language in Condition 5

Condition Number	Condition	Panel Comment
	<ul style="list-style-type: none"> <li>d) The consent is given effect to; or</li> <li>e) The Consent Authority extends the period after which the consent lapses.</li> </ul>	
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.	<p>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:</p> <ul style="list-style-type: none"> <li>a) All consent conditions; and</li> <li>b) All management and/or monitoring plans.</li> </ul> <p>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.</p>	
<del>7.—</del>	<del>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.</del>	Unnecessary
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	

Condition Number	Condition	Panel Comment
	<p>infrastructure received by the consent holder in relation to traffic, noise and dust. The Register must also record, where the following information is available:</p> <ul style="list-style-type: none"> <li>a) The date, time and duration of the incident that has resulted in a complaint;</li> <li>b) The location of the complainant when the incident was detected;</li> <li>c) The possible cause of the incident; and</li> <li>d) Any corrective action undertaken by the consent holder in response to the complaint, including timing of that corrective action.</li> </ul>	
10.	<p>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.</p>	
<b>Review of Conditions</b>		
11.	<p>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:</p> <ul style="list-style-type: none"> <li>a) To review the effectiveness of the conditions of this consent in avoiding, remedying or mitigating any adverse</li> </ul>	

Condition Number	Condition	Panel Comment
	<p>effects on the environment that may arise from the exercise of this consent;</p> <p>b) 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</p> <p>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.</p>	
<b>Charges</b>		
12.	<p>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:</p> <p>a) Administration, monitoring and inspection in relation to this consent; and</p> <p>b) Charges authorised by regulations.</p>	
<b>Site Development Plan-Design Drawings</b>		
13.	<p>At least <del>one month</del> <u>20 working days</u> 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:</p> <p>a) The location and specifications of all structures and buildings;</p>	<p>Aligns with wording in ORC consents.</p> <p>RM1409 amended.</p>

Condition Number	Condition	Panel Comment
	<ul style="list-style-type: none"> <li>b) <del>The location and specifications of internal access road network;</del></li> <li>c) <u>The layout and spacing of the wind turbines;</u></li> <li>d) <u>The specifications of the wind turbines, turbine platforms, foundations and hard stand areas;</u></li> <li>e) <u>The layout and pavement composition of the internal access road network;</u></li> <li>f) <u>The location of all fill disposal sites;</u></li> <li>g) The location and specifications of internal access road network; <del>and</del></li> <li>h) Engineering plans and sections of earthworks, including erosion and sediment control measures (locations, dimensions, capacity etc) <u>and supporting calculations and design drawings; and</u></li> <li>i) <u>A works programme, including any staging and the proposed start date of the works.</u></li> </ul>	
14.	<p>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.</p>	
<b>Certification Process for Draft Management Plans</b>		
15.	<p>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 <del>DD31 MM10</del> 2025 must be submitted as finals to the Consent Authority for written certification, <del>not less than one month</del> <u>20 working days prior</u> to construction works commencing:</p>	<p>20 working days more specific.</p> <p>All relevant management plans need to be submitted as final</p>

Condition Number	Condition	Panel Comment
	<ul style="list-style-type: none"> <li>a) <del>Draft</del> Environmental Construction Management Plan (dated <del>DD-MM-2025</del>)(<u>ECMP</u>); and</li> <li>b) <del>Draft</del> Earthworks Management Plan (<u>EMP</u>) (dated <del>DD-MM-2025</del>); and</li> <li>c) <del>Draft</del> Construction Traffic Management Plan (<u>CTMP</u>) (dated <del>DD-MM-2025</del>); and</li> <li>d) <u>Ecological Monitoring and Management Plan (EMMP); and</u></li> <li>e) <u>Lizard Management Plan (LMP); and</u></li> <li>f) <u>Avifauna Management Plan (AviMP); and</u></li> <li>g) <u>Rehabilitation Management Plan (RMP); and</u></li> <li>h) <u>Carex tenuiculmis and Epilobium chionathum Management Plan (CEMP); and</u></li> <li>i) <u>Woody Weeds Management Plan (WWMP); and</u></li> <li>j) <u>Environmental Monitoring Management Plan and Report (EMMP); and</u></li> <li>k) <u>Archaeological Management Plan (AMP); and</u></li> <li>l) <u>Fire Management Plan (FMP); and</u></li> <li>m) <u>Construction Noise Management Plan (CNMP).</u></li> </ul>	<p>to Council, and helpful to include abbreviations</p>
<p><b>16.</b></p>	<p>Certification is required to verify that the management plans, including any amendments and updates::</p> <ul style="list-style-type: none"> <li>a) <del>Include actions, methods and monitoring programmes as appropriate to meet the objectives in</del> Condition 19 (ECMP), Condition 21 (EMP); <del>and</del> Condition 24 (CTMP); <del>Condition 28</del> (<u>EMMP</u>); Condition 29 (LMP); Condition 30A (AviMP); <del>Condition 31 (RMP); Condition 33 (CEMP); Condition 35</del></li> </ul>	<p>Include all relevant management plans, and follow the sequence of objectives then requirements as in remainder of conditions</p>

Condition Number	Condition	Panel Comment
	<p><u>(WWMP); Condition 41 (AMP); Condition 43 (FMP); Condition 45 (CNMP) and Condition 75 (AviMP); and</u></p> <p>b) Satisfies the <del>requirements</del> <u>objectives</u> in Condition 22 (EM P); <del>and</del> Condition 25 (CTMP); Condition 30 (LMP); Condition 30A(AviMP); Condition 32 (RMP); Condition 34 (CEMP); Condition 36 (WWMP); Condition 39 (EMMP); Condition 42 (AMP); Condition 44 (FMP); Condition 46 (CNMP); and Condition 75 (AviMP).</p>	
16A	<p>The Consent Holder must follow the process set out below for the certification of the management plans identified in Condition 15, from the Consent Authority:</p> <p>a) <u>Documents requiring written certification must be submitted to the Consent Authority in electronic form;</u></p> <p>b) <u>Subject to (d) and (e) below, works to which the management plans relate must not commence until the Consent Holder has received written certification from the Consent Authority;</u></p> <p>c) <u>The Consent Authority will provide written certification to the Consent Holder within 5 working days, unless (d) below applies;</u></p> <p>d) <u>If the Consent Authority’s response is that they are not able to certify the documents, the reasons are to be provided in writing, and the Consent Holder must consider the Consent Authority’s reasons and resubmit amended documents for written certification; and</u></p> <p>e) <u>Certification, including of amendments to management plans, under this condition is for the purpose of confirming that the management plans meet the relevant objectives and requirements set out in these consents and is not an approval of the merits</u></p>	Process as per ORC consents

Condition Number	Condition	Panel Comment
	<p style="text-align: center;"><u>of the plans or a reassessment of the consented activity.</u></p>	
<p><b>16B</b></p>	<p>The Consent Holder may make amendments to the Environmental Construction Management Plan and associated management and/or monitoring plans (as listed in Condition 15).</p> <p>Any such amendments must:</p> <ul style="list-style-type: none"> <li>a) Continue to meet the objectives of the relevant plan;</li> <li>b) Remain consistent with the conditions of this resource consent; and</li> </ul> <p>Be subject to the certification process required under Condition G16A, prior to implementation of the amendment.</p>	<p>Process as per ORC consents</p>
<b>Amendments to Certified Management Plans</b>		
<p><b>17.</b></p>	<p>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) <del>but must not be amended in a way that contravenes the objectives set out for the respective plans.</del></p>	
<p><b>18.</b></p>	<p>A copy of any updated Environmental Construction Management Plan and associated management and/or monitoring plans (as listed in conditions <del>G12 and G16</del> 15) must be provided to the Consent Authority <u>for certification.</u></p>	<p>Amendment for consistency</p>
<b>Environmental Construction Management Plan (ECMP)</b>		
<p><b>19.</b></p>	<p>The ECMP sets out the practices and procedures to be adopted to ensure that all resource consent conditions relating to the</p>	<p>e) New overland flow path</p>

Condition Number	Condition	Panel Comment
	<p>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:</p> <ul style="list-style-type: none"> <li>a) Minimise the overall area of disturbance, so as to reduce the potential impact on fauna, flora and waterbodies;</li> <li>b) Minimise the generation of sediment and sediment laden runoff;</li> <li>c) Ensure that appropriate monitoring and reporting of all activities is undertaken in accordance with the consent conditions;</li> <li>d) Ensure that the earthworks are undertaken in a manner that provides for final surfaces which are suitable for rehabilitation;</li> <li>e) Ensure that earthworks are contoured to blend with the surrounding environment;</li> <li>f) To ensure that the design and appearance of the substation, BESS and operations and maintenance building are appropriately located within the environment; and</li> <li>g) <u>To ensure natural flow paths are maintained to natural inland wetlands during construction; and</u></li> <li>g) Provide a framework for the individual management plans including but not limited to: <ul style="list-style-type: none"> <li>i. Earthworks Management Plan;</li> <li>ii. Construction Traffic Management Plan.</li> <li>iii. Ecological Monitoring and Management Plan;</li> <li>iv. Archaeological Management Plan;</li> <li>v. Fire Management Plan; and</li> </ul> </li> </ul>	<p>objective in response to Te Rūnanga o Ōtākou.</p>

Condition Number	Condition	Panel Comment
	<ul style="list-style-type: none"> <li>vi. Construction Noise Management Plan.</li> <li>h) Provide an overall Site Development Plan.</li> </ul>	
20.	<p>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).</p>	
<b>Earthworks Management Plan (Including Erosion and Sediment Control Measures)</b>		
21.	<p>The EMP must achieve the following objectives:</p> <ul style="list-style-type: none"> <li>a) To minimise the overall area of disturbance, to reduce the potential impact on wetlands and streams;</li> <li>b) To minimise the generation of sediment and sediment laden runoff;</li> <li>c) 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> <li>d) To ensure the control and/or mitigation of any potential adverse effects of dust emissions, sediment run-off or contamination of stormwater; <del>and</del></li> <li>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; <u>and</u></li> </ul>	<p>f) New overland flow path objective in response to Te Rūnanga o Ōtākou</p>

Condition Number	Condition	Panel Comment
	<p>f) <u>Contour the Surplus Fill Disposals in such a manner that they do not impound water nor divert natural flow paths to adjacent natural inland wetland catchments.</u></p>	
<p><b>22.</b></p>	<p>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:</p> <ul style="list-style-type: none"> <li>a) Specific control <del>works</del> <u>measures (including details on their locations, dimensions, capacity etc) with details on how the earthworks and implementation of control measures will be staged</u>);</li> <li>b) Supporting calculations and design drawings <u>for all stages of earthworks</u>;</li> <li>c) Catchment boundaries and contour information;</li> <li>d) Details of construction methods;</li> <li>e) Timing and duration of construction and operation of control works;</li> <li>f) Details relating to the management of exposed areas; and</li> <li>g) Monitoring and maintenance requirements, <u>including</u> <ul style="list-style-type: none"> <li>i. <u>monitoring methodologies, frequency, and thresholds</u>;</li> <li>ii. <u>record keeping and maintenance requirements for control works.</u></li> </ul> </li> <li>h) <u>Removal of control works, including stabilisation of the catchment and rehabilitation requirements.</u></li> </ul>	<p>Amended to align with ORC consent wording.</p>
<p><b>23.</b></p>	<p>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</p>	

Condition Number	Condition	Panel Comment
	Activities in the Auckland Region (Guidance Document 2016/05).	
<b>Construction Traffic Management Plan</b>		
24.	<p>The Construction Traffic Management Plan (CTMP) must achieve the following objectives:</p> <ul style="list-style-type: none"> <li>a) Protect public safety; and</li> <li>b) Minimise delays to road users</li> </ul>	
25.	<p>In order to achieve the objectives established in Condition 24 the CTMP must, as a minimum, contain the following details:</p> <ul style="list-style-type: none"> <li>a) Details of how legislative requirements and consent conditions in relation to construction traffic will be satisfied;</li> <li>b) The proposed construction programme, traffic volumes and routes, worker carparking or carpooling as necessary.</li> <li>c) Driver protocols;</li> <li>d) Measures to manage over-weight and over-dimension loads;</li> <li>e) Measures to manage effects on adjacent properties and farm operations, including stock crossings;</li> <li>f) Local school bus routes and timetables;</li> <li>g) Communication arrangements;</li> <li>h) Road improvements and maintenance;</li> <li>i) Measures to manage arrivals and departures over the construction period, including monitoring and reporting of:</li> </ul>	

Condition Number	Condition	Panel Comment
	<ul style="list-style-type: none"> <li>i. of public roads and traffic management (incident reporting and investigation)</li> <li>ii. worksite incidents; and</li> <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.	
<b>Ecological Monitoring and Management Plan</b>		
28.	<p>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 Management Plan provides a framework for the individual management plans listed:</p> <ul style="list-style-type: none"> <li>a) Lizard Management Plan;</li> <li>b) <u>Avifauna Management Plan</u>;</li> <li>c) Rehabilitation Management Plan;</li> <li>d) Carex Tenuiculmis and Epilobium Chionanthum Management Plan; and</li> </ul>	<p>The objectives in Condition 28 do not include all matters in the EMMP, as some apply only to ORC consents.</p> <p>The AMP is relevant to construction</p>

Condition Number	Condition	Panel Comment
	e) Woody Weed Management Plan.	effects (e.g. for SIPO)
<b>Lizard Management Plan</b>		
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.	<p>In order to achieve the objective established in Condition 29 as a minimum the LMP must contain the following:</p> <ul style="list-style-type: none"> <li>a) Planning and timing of lizard capture/salvage, handling, relocation and roles and responsibilities;</li> <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> <li>c) Predator control; and</li> <li>d) Post-release monitoring, contingency implementation as appropriate, and reporting to the Department of Conservation.</li> </ul>	
<b>Avifauna Management Plan</b>		
30A	<p><u>The Consent Holder shall ensure that the construction of the Puke Kapo Hau - Mahinerangi Wind Farm Stage 2 is undertaken in accordance with the requirements of the Avifauna Management Plan prepared by Boffa Miskell Limited that forms Part C of the Puke</u></p>	<p>Relevant to construction effects on SIPO, taken from RM1409, may</p>

Condition Number	Condition	Panel Comment
	<p><u>Kapo Hau Mahinerangi Wind Farm Stage 2 – Fast-Track Approvals Act Application dated DD31 MM10 2025, and subsequent amendments as at 5 June 2026, and:</u></p> <ul style="list-style-type: none"> <li>i. <u>The objective of the Puke Kapo Hau - Avifauna Management Plan (AviMP) is to describe the methodological approach to minimise actual or potential adverse effects on falcon and pied oystercatcher resulting from of the construction and operation of the Stage 2 of Mahinerangi Wind Farm.</u></li> <li>ii. <u>In order to achieve the objective established in Condition 75 i, as a minimum the AviMP must contain the following details:</u> <ul style="list-style-type: none"> <li>a. <u>Pre-construction and construction monitoring measures for falcon and pied oystercatcher including surveys and timing, necessary construction buffers and reporting requirements; and Operational monitoring of falcon, including surveys, GPS tracking and reporting requirements.</u></li> </ul> </li> </ul>	<p>need modification to reflect effects associated with this consent</p>
<b>Rehabilitation Management Plan</b>		
<p><b>31.</b></p>	<p>The objectives of the Rehabilitation Management Plan (RMP) are to:</p> <ul style="list-style-type: none"> <li>a) <u>Following the practical completion of earthworks, disturbed areas and fill batters, 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</u></li> </ul>	<p>The objectives in Condition 31 do not include all matters in the RMP, as some apply only to ORC consents.</p>

Condition Number	Condition	Panel Comment
	b) Prevent weeds and pests invading the site,	
32.	<p>In order to achieve the objectives established in Condition 31, as a minimum the RMP must contain the following details:</p> <ul style="list-style-type: none"> <li>a) How cut batters will be stabilised and rehabilitated;</li> <li>b) How topsoil will be stockpiled and stabilised;</li> <li>c) Rehabilitation of construction sites in pasture;</li> <li>d) Planting in the Wetland Compensation Site;</li> <li>e) Monitoring requirements;</li> <li>f) Rehabilitation completion criteria; and</li> <li>g) Contact details of the key personnel responsible for rehabilitation of the site.</li> </ul>	
<b>Carex tenuiculmis and Epilobium chionanthum Management Plan</b>		
33.	<p>The objective of the Carex tenuiculmis and Epilobium chionanthum Management Plan (C&amp;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&amp;EMP that could potentially be affected by construction activities.</p>	
34.	<p>In order to achieve the objectives established in Condition 33, as a minimum the C&amp;EMP must contain the following details:</p> <ul style="list-style-type: none"> <li>a) Monitoring and mitigation requirements in respect of carex tenuiculmis located within wetlands within the transmission line corridor.</li> </ul>	
<b>Woody Weed Management Plan</b>		

Condition Number	Condition	Panel Comment
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.	<p>In order to achieve the objectives established in Condition 35, as a minimum the WWMP must contain the following:</p> <ul style="list-style-type: none"> <li>a) Baseline extent of weed cover;</li> <li>b) Weed management requirements, particularly relating to: <ul style="list-style-type: none"> <li>i. Vehicle use and cleaning requirements</li> <li>ii. Site rehabilitation requirements</li> <li>iii. Weed monitoring and control requirements prior, during and post construction</li> <li>iv. Reporting requirements to the Consent Authority in relation to weed control activities undertaken.</li> </ul> </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.	
<b>37A</b>	<p><u>During construction works authorised by this consent, the Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:</u></p> <ul style="list-style-type: none"> <li>a) <u>Prior to entering the site, ensure all machinery and equipment is cleaned within the designated wash-down areas established in accordance with the approved Construction Environmental Management Plan</u></li> </ul>	New biosecurity condition added in response to ORC comments

Condition Number	Condition	Panel Comment
	<p><u>(including Section 2.3 – Wash Down Water), to remove all visible soil, sediment, and/or vegetation. Where machinery or equipment has previously been used in waterbodies, the cleaning shall include the use of suitable chemical or treatment methods to kill Didymosphenia germinata (didymo).</u></p> <p>b) <u>Avoid construction works in areas where aquatic pest plants, including Lagarosiphon major, are known to be present, where practicable;</u></p> <p>c) <u>To prevent the spread of Didymosphenia germinata or any other pest plant, not use machinery in the bed or berm of a waterbody that has been used in any area known to be affected by pest plants within the previous 20 working days, unless the machinery has been thoroughly cleaned using an appropriate decontamination solution within the designated wash-down areas;</u></p> <p>d) <u>Remove any vegetation caught on machinery and equipment at the completion of construction works; and</u></p> <p>e) <u>At the completion of construction works and prior to leaving the site, ensure all machinery and equipment is washed down within the designated wash-down areas to reduce the potential for pest species being spread from the site.</u></p>	
<b>Environmental Monitoring Plan and Report</b>		
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	

Condition Number	Condition	Panel Comment
	these results in accordance with the conditions of resource consent.	
39. <del>40</del>	The Consent Holder must prepare and submit <del>to the Consent Authority</del> , an annual Environmental Monitoring Report <del>to the Consent Authority</del> , prior to each anniversary of the	Amended to align with ORC wording.
<del>40</del> 39	<p>commencement of <del>the</del> resource consents. <del>The monitoring period to be included in each report must be for the preceding 12 month period</del> The report must set out the monitoring results <u>in accordance with the conditions of these resource consents and must cover the preceding 12-month monitoring period.</u></p> <hr/> <p>As a minimum, the Environmental Monitoring Report must:</p> <ul style="list-style-type: none"> <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 <del>important</del> <u>relevant</u> 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>	Retain as separate conditions for clarity, and reorder to match the patten of other conditions
<b>Archaeological Management Plan</b>		

Condition Number	Condition	Panel Comment
41.	<p>The objective of the Archaeological Management Plan (AMP) is to:</p> <ul style="list-style-type: none"> <li>a) 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</li> <li>b) Provide protocols for the exposure of archaeological remains including koiwi tangata (human remains) or taonga (Māori artefacts).</li> </ul>	
42.	<p>In order to achieve the objectives established in Condition 41, as a minimum the AMP must contain the following:</p> <ul style="list-style-type: none"> <li>a) An outline of any pre and post-earthwork archaeological requirements;</li> <li>b) Procedures if archaeological sites/finds are exposed when the archaeologist is not present;</li> <li>c) <u>An Accidental Discovery Protocol endorsed by Te Rūnanga o Ōtākou</u> <del>Protocols relating to discoveries of Koiwi Tangata (human remains);</del></li> <li>d) <del>Protocols relating to Taonga (Māori artefacts);</del> and</li> <li>e) The required stand down periods in the immediate vicinity of an archaeological site/find.</li> </ul>	Amended in response to Te Rūnanga o Ōtākou comments
<b>Fire Management Plan</b>		
43.	<p>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.</p>	

Condition Number	Condition	Panel Comment																																	
44.	<p>In order to achieve the objectives established in Condition 43, as a minimum the FMP must contain the following details:</p> <ul style="list-style-type: none"> <li>a) Identifying fire hazards;</li> <li>b) Outline fire prevention/mitigation strategies;</li> <li>c) Identify water sources;</li> <li>d) Emergency response procedures;</li> <li>e) Contact details of the key personnel responsible for emergency response on the site.</li> </ul>																																		
<b>Construction Noise Management Plan</b>																																			
45.	<p>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 of construction and procedures for “long term” duration, as set out in Table 1 of this condition.</p> <p><small>Table 1: Noise limits for construction works of “long term” duration adapted from the Table 2 of NZS 6803</small></p> <table border="1" data-bbox="354 1241 1036 1570"> <thead> <tr> <th rowspan="2">Time of week</th> <th rowspan="2">Time period</th> <th colspan="2">Long-term duration</th> </tr> <tr> <th>dB LAeq</th> <th>dB LAfmax</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Weekdays</td> <td>0630 – 0730</td> <td>55</td> <td>75</td> </tr> <tr> <td>0730 – 1800</td> <td>70</td> <td>85</td> </tr> <tr> <td>1800 – 2000</td> <td>65</td> <td>80</td> </tr> <tr> <td>2000 – 0630</td> <td>45</td> <td>75</td> </tr> <tr> <td rowspan="2">Saturdays</td> <td>0730 – 1800</td> <td>70</td> <td>85</td> </tr> <tr> <td>1800 – 0630</td> <td>45</td> <td>75</td> </tr> <tr> <td rowspan="2">Sundays and public holidays</td> <td>0730 – 1800</td> <td>55</td> <td>85</td> </tr> <tr> <td>1800 – 0630</td> <td>45</td> <td>75</td> </tr> </tbody> </table>	Time of week	Time period	Long-term duration		dB LAeq	dB LAfmax	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	
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46.	<p>The Construction Noise Management Plan must as a minimum, address the noise management measures set out in the relevant annexures of NZS6803:1999 Acoustics - Construction Noise and address the following matters:</p>																																		

Condition Number	Condition	Panel Comment
	<ul style="list-style-type: none"> <li>a) Construction scheduling;</li> <li>b) Machinery and equipment to be used, including the use of non-percussive or low noise machinery where practicable;</li> <li>c) Hours of operation, including times and days when noisy construction work will occur; and</li> <li>d) Communication and complaints response.</li> </ul>	
<b>Earthworks and construction</b>		
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 <del>a distance</del> <u>at least 10m</u> from any waterbody, or overland flow path, that is sufficient to ensure that any spillage can be contained and not enter surface water.	Specific distance added in response to Te Rūnanga o Ōtākou concerns about overland flow paths
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 areas, other than the permanent hard stand areas and access tracks, must be progressively rehabilitated in accordance with the practices and procedures of the ECMP outlined in Conditions 19 and the objectives of the RMP outlined in Condition 28.	
50.	<del>All machinery, temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed from the site at the completion of the works.</del> <u>Upon completion of the</u>	Aligns with wording in ORC consents.

Condition Number	Condition	Panel Comment
	<p><u>approved works, all construction machinery, plant, temporary fencing, signage, chemicals, rubbish, debris, surplus materials and associated equipment must be removed from the site, and the site must be left in a tidy condition.</u></p>	
51.	<p>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.</p>	
<b>110 kV Transmission Lines and Poles</b>		
52.	<p>The transmission lines and poles must be located generally as shown in the Transmission Line Plans.</p>	
53.	<p>The transmission line must have a maximum of three conductors and a maximum voltage not exceeding 110 kV.</p>	
54.	<p>The transmission line will be supported by up to 25 monopoles with a maximum height of 45m above ground level (excluding any earth wire).</p>	
55.	<p>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).</p>	

Condition Number	Condition	Panel Comment
56.	<p>Transmission lines are specifically designed to prevent the electrocution of Karearea (New Zealand Falcons). The design should meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) All distribution transformer bushings connections be taped or covered;</li> <li>b) Taller bushings and insulators be considered on transformers and overhead structures;</li> <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> <li>d) That network drawings and designs incorporate wildlife symbology and graphic representations.</li> </ul>	
<b>Battery Energy Storage System</b>		
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.	
<b>Substation</b>		
60.	The substation must be located generally as shown in the Transmission Line Plans.	

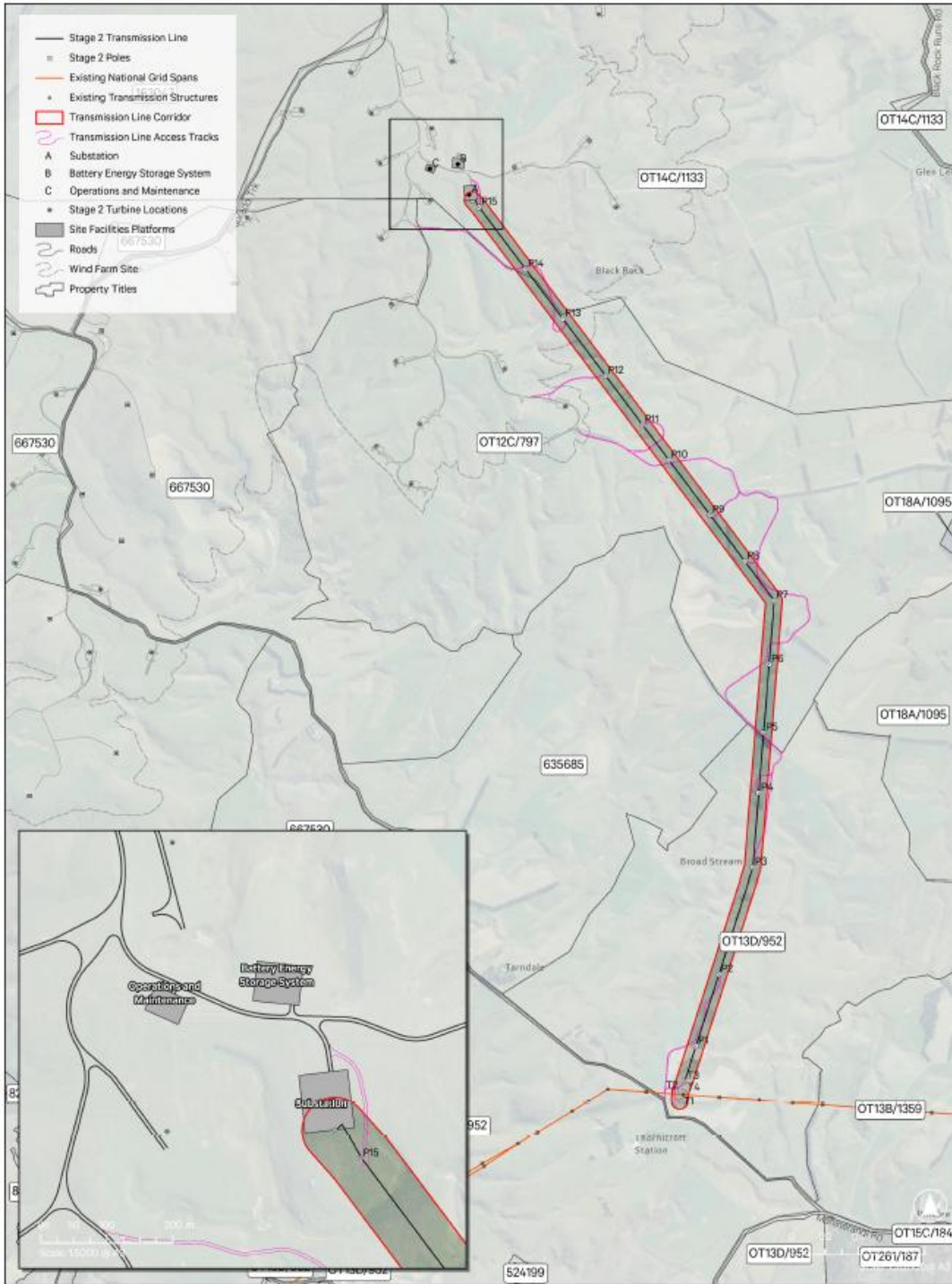
Condition Number	Condition	Panel Comment
61.	The maximum height of the substation buildings must not exceed: a) <del>57</del> m above ground level; and b) <del>250</del> m <sup>2</sup> in total floor area.	Amended to reflect updated substation design.
62.	The substation must comprise a security-fenced impervious surface area not exceeding <del>70m x 55m (being 0.39 ha)</del> <u>4,900m<sup>2</sup></u> <u>6,750m<sup>2</sup></u> .	Amended to reflect updated substation design.
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.	
<b>Operations and Maintenance Facility</b>		
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 <del>55m x 40m (being 0.22ha)</del> <u>2,200m<sup>2</sup></u> .	Amended to reflect updated O&M Facility design.
66.	<p><del>The operations and maintenance b</del>Buildings within of the operations and maintenance facility must not exceed</p> <p>a) <del>58</del>m above ground level; and</p> <p>b) <del>231</del><u>840</u>m<sup>2</sup> in total floor area.</p>	Amended to reflect updated O&M Facility design.
<b>Access Tracks</b>		

Condition Number	Condition	Panel Comment
67.	All access tracks which must be located generally as shown on the Transmission Line Plans.	
68.	All access tracks must have a: a) maximum overall length of 8.8km; and b) maximum width of 4.5m.	
69.	Cut and fill batters associated with access tracks must be generally consistent with the cross-section design depicted in Appendix 2.	
<b>Operational Noise</b>		
70.	Composite insulators will be installed on all transmission poles to minimise operational noise.	
71.	Operational noise must be measured in accordance with NZS6801: 2008: Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS6802:2008: Acoustics - Environmental Noise.	
72.	Operational noise from activities authorised by this consent must not exceed the following limits within the notional 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	
<b>Archaeology</b>		

Condition Number	Condition	Panel Comment
73	<p><u>The consent holder shall ensure that all construction personnel involved in site disturbance activities are suitably trained in the requirements of the Accidental Discovery Protocols, and identification of archaeological sites and/or artefacts.</u></p>	<p>Amended for consistency and to match Panel findings</p>
74	<p><u>If an unidentified archaeological site is located during works, the following applies:</u></p> <ul style="list-style-type: none"> <li>i. <u>Work must cease immediately at that place and within 20m around the site.</u></li> <li>ii. <u>The contractor must shut down all machinery, secure the area, and advise the Site Manager.</u></li> <li>iii. <u>The Site Manager must secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.</u></li> <li>iv. <u>If the site is of Māori origin, the Site Manager must notify the Heritage New Zealand Regional Archaeologist Te Rūnanga o Ōtākou of the discovery and ensure site access to enable appropriate cultural procedures and tikaka to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).</u></li> <li>v. <u>If human remains (kōiwi) are uncovered the Site Manager must advise the Heritage New Zealand Regional Archaeologist, NZ Police and Te Rūnanga o Ōtākou and the above process under 4 must apply. Te Rūnanga o Ōtākou will lead the management of any kōiwi tangata (human remains of a Māori person) that have been uncovered, in line with the Te Rūnanga o Ngāi Tahu Kōiwi Tangata policy 2019.</u></li> </ul>	

Condition Number	Condition	Panel Comment
	<p><u>Remains are not to be moved until such time as Te Rūnanga o Ōtākou and Heritage New Zealand have responded.</u></p> <p>vi. <u>Works affecting the archaeological site and any human remains (kōiwi) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Works affecting a site of Māori origin or containing kōiwi tangata must not resume until Te Rūnanga o Ōtākou give written approval for work to continue. Further assessment by an archaeologist may be required.</u></p> <p>vii. <u>Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.</u></p> <p>viii. <u>Heritage New Zealand Pouhere Taonga will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.</u></p> <p><u>It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the Resource Management Act.</u></p>	
	<p><b>Contact details of Consent Authority</b></p> <p><i>Where information is required to be provided to the Consent Authority in condition/s 6, 7, 8, 13, 18 and 39 this is provided in writing to the Planning and Environmental Manager, Clutha District Council.</i></p>	

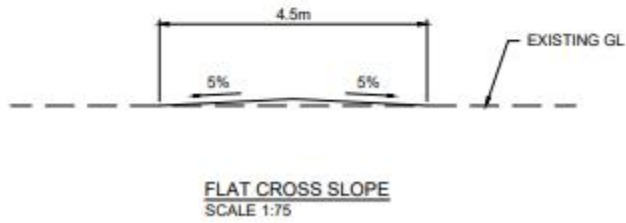
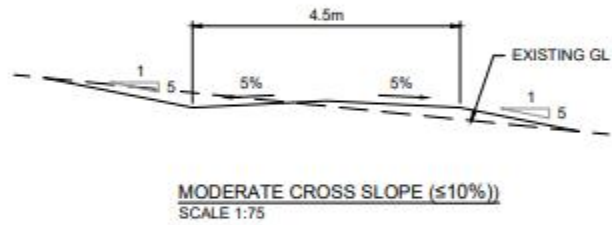
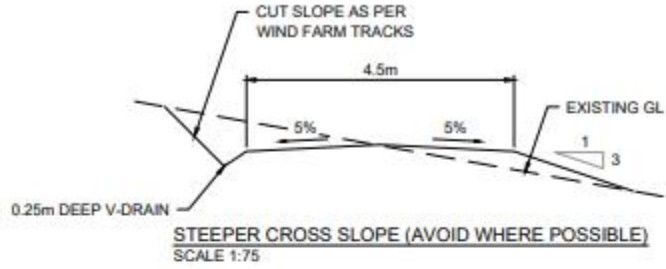
# APPENDIX 1 - PROJECT SITE



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



## APPENDIX 2 – TYPICAL ACCESS TRACK CROSS SECTION



**TRANSMISSION LINE ACCESS TRACK TYPICAL CROSS SECTIONS**  
SCALE 1:75