Attachment 11: Western Bays Solar Farm Referral Application – Permitted Activities / Certificates of Compliance

Section 13(4)(y)(iii) of the Fast Track Approvals Act 2024 requires that if an approval described in section 42(4)(c) (certificates of compliance) is sought, then the information specified in Schedule 5, Clause 4 must be provided with the referral application. The information required to be provided is information that shows the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent.

The table below therefore provides comment on the permitted activities Meridian may seek Certificates of Compliance (CoCs) for as part of the substantive application. It reflects a preliminary assessment and therefore is subject to change as details are confirmed for the substantive applic

Activity	Applicable permitted activity rule	Comment on compliance with permitted activity standards
Waikato Regional Plan (WRP)		
Vegetation removal	5.1.4.11	Vegetation clearance comprises the removal of shelterbelts (predominantly eucalyptus, Douglas fir, pine and poplar species) within the solar farm. The Transmission Line and access tracks as well as the access to the GIP may require selective vegetation clearance. It is expected that the conditions of Section 5.1.5 will be met.
Soil disturbance and associated discharge of contaminants to water and air	5.1.4.11	Soil disturbance is required for re-grading parts of the site as well as for roading and tracking. These areas are outside of High Risk Erosion Areas as defined by the WRP. No earthworks are proposed on any land with a slope greater than 15 degrees and while there are overland flow paths within the site, there are no perennial or ephemeral waterbodies. It is expected that the conditions of Section 5.1.5 will be met.
Remediation of contaminated land	5.3.4.6	Three areas of contaminated soil have been identified as requiring remediation and management. It is anticipated that any discharge arising from the remediation of these features will meet the applicable standards and will be subject to an industry best practice management plan.
Discharge of stormwater during operational phase	3.5.11.5	The discharge of stormwater onto or into land is a permitted activity subject to the conditions of Rule 3.5.11.5. These are expected to be met.
Discharges to air during construction and operation	6.1.9.1	The road construction and manufacture of concrete activities during construction and the release of energy from transmission lines are industrial and trade processes and subject to the conditions specified in Section 6.1.8 of the WRP. The project is expected to comply with these conditions.

Activity	Applicable permitted activity rule	Comment on compliance with permitted activity standards
Sheep grazing on the operational Solar Farm (within the Lake Taupō Catchment)	3.10.5.1	The Site is an existing dairy farm and has an existing Nitrogen Leaching Consent (ref AUTH123407.01.01) which expires 1/7/2034. It is intended that this consent will be surrendered given that the site is proposed to be converted from dairy farming to a solar farm (with sheep grazing as an ancillary activity). A maximum stock density of 10.2 sheep per hectare has been assumed consistent with Table 3.10.5.1 (Waikato Regional Plan) such that the activity will meet the conditions for a permitted activity.
Taupo District Plan (TDP)		
Works in the National Grid Yard (GIP site)	ENGY R1.13 and ENGY-R1.15 and EW-R1.10	The transmission line and GIP are transmission infrastructure for the purpose of connecting to the National Grid and have been designed as such. Structures (and associated earthworks) are needed within 32 m of the National Grid (to connect to this) and will be subject to compliance with NZECP34:2001. Transpower will be involved in the design and will be responsible for the operation and maintenance of the GIP infrastructure following commencement of operation.
Operational noise	NOISE-R1.1 and NOISE-R8.1	Operational noise is anticipated to comply with the relevant noise limits of the General Rural Zone. Noise will be measured in accordance with NZS6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with NZS6802:2008 Acoustics – Environmental Noise.