Appendix FF Assessment of Relevant Statutory Documents

Fast-Track Approvals Act 2024 Substantive Application

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00001

19 August 2026

Assessment of Relevant Statutory Documents

1. National Policy Statement for Renewable Electricity Generation

Provision / Requirement	Assessment
2.1 Objective	
Objective 2.1 1. The objective of this National Policy Statement is to: a) ensure the national, regional and local benefits of REG are provided for; b) enable REG capacity and output to significantly increase; c) enable REG to support the social, economic and cultural wellbeing of people and communities, and for their health and safety; d) enable REG to provide greater security of electricity supply and resilience to supply disruptions to all people and communities; e) enable REG to support achieving New Zealand's emission reduction target and implementation of the emissions reduction plan under the Climate Change Response Act 2002; and f) ensure REG is developed and operated in a safe, efficient and effective manner while managing the adverse effects from or on REG activities.	The Project provides for the construction and operation of a new solar farm which will contribute to significantly increasing renewable electricity generation capacity and output whilst reducing greenhouse gas emissions. The Project will result in various national, regional and local benefits, including the displacement of 72,711 tonnes of CO_2-equivalent emissions per year, competition in the wholesale electricity market, enhancing system flexibility and resilience, and the creation of various employment and wider social benefits. The Project is consistent with Objective 2.1.
2.2 Policies	
Policy A: National significance and benefits of renewable electricity generation 1. Decision-makers on REG activities must recognise and provide for the national significance and the national, regional and local benefits of REG activities.	The 147 GWh of annual generation from the Project would lift national utility-scale solar output as well as displace approximately 72,711 tonnes of CO_2-equivalent emissions per year. The Project provides a renewable energy source that reduces reliance on fossil fuels for energy production. The Project also

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2. Decision-makers must recognise that the benefits of REG activities include: a) avoiding, reducing and displacing greenhouse gas emissions; b) contributing to the security, resilience and independence of electricity supply at local, regional and national scales through diverse REG sources and electricity storage in diverse locations; c) providing for the social, economic and cultural wellbeing of people and communities and for their health and safety; d) using renewable rather than finite sources of energy; e) avoiding reliance on imported and domestic fossil fuels for the purposes of generating electricity; f) the temporary and reversible nature of adverse effects on the environment of some REG technologies; g) reducing electricity losses by locating REG activities close to electricity demand and existing electricity networks; and h) reducing adverse effects by: i. co-locating REG with other appropriate REG assets and activities and other appropriate infrastructure and activities; and ii. locating REG activities to minimise adverse effects on other activities.	improves competition in the wholesale electricity market and improves the security, resilience and independence of electricity supply. The Project returns a net benefit of approximately $52 million in NPV terms. As discussed in the Application, the Project significantly contributes to GDP and provides significant employment benefits both through the construction period and the ongoing operation of the solar farm. The Project provides for the economic and social wellbeing of the community. The Project is located within close proximity to the Hinuera substation, with a point of connection appropriate for the size of the Project. The Project has therefore been designed to maximise the benefits of locating the solar farm in close proximity to the necessary infrastructure and has appropriately minimised effects on sensitive activities. The Project is consistent with Policy A.
Policy B: Considering cumulative gains and losses of renewable electricity generation capacity 1. Decision-makers on REG assets and activities must recognise and provide for the importance of: a) enabling cumulative increases of REG capacity and output at any scale and any location, including small-	The Project provides for REG at a utility scale. The Project is consistent with Policy B.

Provision / Requirement	Assessment
scale and community-scale REG assets and activities; and b) avoiding, where practicable, any overall or cumulative losses of REG capacity and output from a region or district or existing REG assets and activities. 2. Decision-makers must have regard to any potential and reasonably foreseeable reduction in the utilisation of renewable electricity resources from inappropriate subdivision, use and development.	
Policy C: Operational need or functional need for REG assets and activities to be in particular locations and environments 1. Decision-makers must recognise and provide for REG assets and activities that have an operational need or functional need to be in particular locations and environments. 2. Decision-makers must recognise that the operational need or functional need of REG assets and activities includes, but is not limited to, the need to: a) be located where a renewable electricity resource is located and available at a viable scale and quality to sustain the REG activity; b) be accessible and to connect to electricity networks and be nearby to electricity demand; and c) have sufficient and accessible land available to support all associated current and reasonably foreseeable future REG activities at that particular location. 3. An assessment of alternative sites is not required to demonstrate that an operational or functional need exists.	There is an operational and functional need for the Project to be in this particular location. The Site was selected due to its proximity to connect to the point of connection at the Hinuera Substation, which is appropriately sized to accommodate and transmit electricity that will be generated by the Project. Additionally, the site is of a sufficient size, has appropriate topography and geotechnical attributes and receives the appropriate amount of irradiance to ensure the Project is viable. A further, more detailed, discussion on functional need is included in Section 8.2.2 of the Substantive Application. The Project is consistent with Policy C.
Policy E: Recognising and providing for Māori interests 1. Decision-makers must recognise and provide for Māori interests in relation to REG assets and activities, including by:	A draft Cultural Values Assessment (CVA) has been provided and the Project will recognise and provide for the iwi interests identified in the draft CVA. The Project is consistent with Policy E.

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a) taking into account the outcome of any engagement with tangata whenua on a relevant resource consent, notice of requirement or private plan change; b) recognising the opportunities tangata whenua may have in developing and operating their own REG activities at any scale or in partnership; and c) local authorities: i. providing opportunities for tangata whenua involvement where REG assets and activities may affect a site of significance or issue of cultural significance to Māori; and ii. operating in a way that is consistent with any relevant iwi participation legislation or Mana Whakahono ā Rohe.	
Policy F: Enabling and managing the effects of REG assets and activities on the environment 1. Decision-makers must enable REG assets and activities in all locations and environments. 2. Where REG assets and activities are proposed to locate in or are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read alongside other relevant national direction, regional policy statements and regional and district plans. 3. Where (2) does not apply, the adverse effects of REG assets and activities must be, where practicable, avoided, remedied or mitigated. 4. Decision-makers must have particular regard to the use of adaptive management measures. 5. When considering any residual adverse effects of REG assets and activities that cannot be avoided, remedied or mitigated, decision-makers shall have regard to offsetting measures or environmental compensation, including	Section 6(c) of the RMA provides for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. The Site contains a total of 31 highly degraded wetland areas with low ecological value, over a total area of 0.71 hectares. Of the 31 wetlands on site, 27 are located adjacent to the Mangawhero Stream or the un-named tributary and are proposed to be restored in conjunction with riparian margins. Two smaller wetlands are located outside the area of development. The remaining two wetlands (W02 and W03), with a total area of 273m^2 are located within the development area and are subject to consent for development. Development within these two wetlands includes the placement of piles, panels and cable trenching, activities which are not anticipated to result in any changes to the extent of values of the wetlands. While unlikely, it is also possible that some loss of extent of these wetlands will occur as an indirect result of topographical changes from earthworks in the locality. Effects on wetlands have been avoided and mitigated to the extent practicable. The planned restoration planting will include 2.43ha of restoration planting occurring within wetland and microchannel areas, with a further 2.38ha of restoration planting occurring within the riparian and marginal areas of the two streams. Assuming the entire extent of W02 and W03 are lost (which is unlikely

Provision / Requirement	Assessment
measures or compensation that benefit the local environment and community affected.	to occur), the increase in the extent of natural inland wetland habitat within the Site over time is expected to be, at least, greater in area than the potential loss. There will be no loss of indigenous vegetation as a result of the Project. Vegetation disturbance associated with the Project is limited to the clearance of pasture and exotic trees. Notwithstanding this, the clearance will result in some habitat loss for indigenous long tailed bats (loss of moderate – low functional foraging, roosting and commuting habitat). A Bat Management Plan (BMP) has been prepared which addresses the effects of habitat loss through the inclusion of a compensation package to achieve no net loss in bat habitat values. This includes the enhancement of potential roost habitat and foraging areas, as well as targeted pest control. Planting native vegetation increases vegetation productivity, food availability, foraging value, and biodiversity. It is considered that wetlands and significant habitats of indigenous fauna have been recognised and provided for as part of the Project. In terms of s6(e) of the RMA, the relationship of tangata whenua with their ancestral lands, water, sites, waahi tapu, and other taonga has been recognised and consultation has been undertaken to align the project with the aspirations of iwi. The Project is consistent with Policy F.

2. National Policy Statement for Highly Productive Land

Provision / Requirement	Assessment
Objectives	
Objective 2.1 Highly productive land is protected for use in land-based primary production, both now and for future generations	The Project will allow for sheep grazing on the site alongside the proposed solar farm and therefore highly productive land on the site will continue to be used for land-based primary production. Should the solar farm be decommissioned at the end of the lifespan of the solar panels, the site could be returned solely to productive use, without the loss of productive potential. The land will be protected for current and future generations. Therefore, the Project is consistent with Objective 2.1.
Policies	
Policy 1 Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.	The Project will provide for the ongoing use of the site for sheep farming in conjunction with the solar farm. The Project will continue to utilise highly productive land onsite as a resource for land-based primary production activities and will be consistent with Policies 1 and 4. The Project is not considered to be inappropriate development of the site (including with reference to Clause 3.9(2)(j)(i)) and is consistent with Policy 8.
Policy 4 The use of highly productive land for land-based primary production is prioritised and supported.	
Policy 8 Highly productive land is protected from inappropriate use and development.	
Policy 9 Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	There are no reverse sensitivity effects arising from solar farming within the rural zone. Sheep and solar farming are complementary, and the solar farm will not impact on existing productive rural activities on surrounding properties.
Implementation	
3.9 Protecting highly productive land from inappropriate use and development	The Project will allow for land-based primary production activities on the site to be undertaken alongside the solar farm activity.

Provision / Requirement	Assessment
1) Territorial authorities must avoid the inappropriate use or development of highly productive land that is not land-based primary production. 2) A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied: a. it provides for supporting activities on the land: aa. it provides for intensive indoor primary production or greenhouse activities: b. it addresses a high risk to public health and safety: c. it is, or is for a purpose associated with, a matter of national importance under section 6 of the Act: d. it is on specified Māori land: e. it is for the purpose of protecting, maintaining, restoring, or enhancing indigenous biodiversity: f. it provides for the retirement of land from land-based primary production for the purpose of improving water quality: g. it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land: h. it is for an activity by a requiring authority in relation to a designation or notice of requirement under the Act: i. it provides for public access: j. it is associated with one of the following, and there is a functional or operational need for the use or development to be on the highly productive land: i. the development, operation, or decommissioning of specified infrastructure, including (but not limited to) its construction, maintenance, upgrade, expansion, replacement, or removal: ii. the maintenance, operation, upgrade, or expansion of defence facilities operated by the New Zealand	The Project involves the construction and operation of the solar farm, which is considered specified infrastructure. The functional and operational need to be located on this highly productive land is set out in the assessment of NPS-REG Policy 3 above. Therefore, the Project will be consistent with Matter 2(j)(i). The Project minimises any loss of the availability and productive capacity of highly productive land in the district (both in the period during which the solar farm is operational and in the longer term); and avoids reverse sensitivity effects on land-based primary production activities from the use or development. In light of these matters, the Project will not introduce any inappropriate land use or development that is inconsistent with clause 3.9.

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Defence Force to meet its obligations under the Defence Act 1990: iii. mineral extraction that provides significant national public benefit that could not otherwise be achieved using resources within New Zealand: iv. aggregate extraction that provides significant national or regional public benefit that could not otherwise be achieved using resources within New Zealand. 3) Territorial authorities must take measures to ensure that any use or development on highly productive land: a. minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and b. avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development. 4) Territorial authorities must include objectives, policies, and rules in their district plans to give effect to this clause.	

3. National Policy Statement for Freshwater Management

Provision / Requirement	Assessment
Objectives	
Objective 2.1 The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: a) first, the health and well-being of water bodies and freshwater ecosystems b) second, the health needs of people (such as drinking water) c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	The Project will not have any significant adverse effects on the health and wellbeing of freshwater ecosystems. Instead, it will significantly improve the health and wellbeing of the watercourses and adjacent wetlands within the site in the long term within the site due to the proposed restoration planting detailed in the Restoration and Planting Plan. The Project will not have any impact on any source of drinking water. The Project provides for the enhancement of the natural environment, through riparian planting and wetland restoration. The provision of renewable energy will also positively impact the environment through a reduced reliance on fossil fuels and diversity in electricity supply. Therefore, the Project is consistent with the overarching objective.
Policies	
Policy 1 Freshwater is managed in a way that gives effect to Te Mana o te Wai.	HENZ is undertaking consultation with iwi authorities and has appropriately provided for the freshwater values of the site identified in the draft CVA. Following construction the Project will involve the restoration and enhancement of riparian and wetland habitats on the site, including ongoing pest and weed control, which will enhance the wider ecological environment and outcomes for freshwater flora and fauna. Therefore, the Project is consistent with Policies 1 and 2.
Policy 2 Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.	
Policy 3 Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.	The Project will not adversely affect freshwater on the site in the long-term, rather proposed riparian and wetland restoration will result in positive ecological and freshwater outcomes. Any temporary adverse effects on the unnamed stream running through the site will be appropriately avoided through the implementation of erosion and sediment controls. Dewatering will be restricted to the dewatering of trenches and excavations during construction. It is anticipated that the majority of this water will be discharged back to land or water, with some being retained for dust suppression.

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	The low level of depletion is not anticipated to result in unacceptable effects on the stream(s), wetland habitats, or wider catchment. Sufficient water will be retained instream to safeguard the life supporting capacity of freshwater. The water take will not adversely affect the quality of habitats or have an adverse impact on the receiving environment. Therefore, the Project is consistent with Policy 3.
Policy 6 There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	The values of natural inland wetlands are protected by the Project, with an overall net gain in value assessed as a result of the restoration proposed. Loss of extent may occur for two small wetlands (W02 and W03), however, there is no overall loss of wetland extent given the restoration proposed. Therefore, the Project is consistent with Policy 6. It is further noted that clause 3.22 of the NPS-FM requires WRC to insert a corresponding policy into the regional plan, which is Policy 3.A.2. This allows some exceptions for loss of wetland extent or values, including where it arises from the maintenance or operation of specified infrastructure, and WRC is satisfied that there is a functional need for the specified infrastructure in that location and the effects are managed through applying the effects management hierarchy. This is further assessed below.
Policy 7 The loss of river extent and values is avoided to the extent practicable.	The Project is expected to require two new culverts in streams, which are necessary to provide for internal road crossings. The culverts will provide for fish passage and all other existing stream extent is retained. The installation of the culverts, with appropriate fish passage is not considered to result in any material effect on river extent. Further, the ecological values of streams will be enhanced via the proposed riparian planting. Therefore, the Project is consistent with Policy 7. It is further noted that clause 3.24 of the NPS-FM requires WRC to insert a corresponding policy into the regional plan, which is Policy 3.A.3. This allows some exceptions for loss of river extent and values, including where there is a functional need for the activity in that location and the effects are managed through applying the effects management hierarchy. This is further assessed below.

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Policy 9 The habitats of indigenous freshwater species are protected.	The Project provides for riparian planting around the streams and restoration of the adjoining wetland areas. As a result of the proposed wetland restoration and riparian planting, habitat for indigenous species will be enhanced. Additionally, as is discussed in the EcIA, the proposed controls during the construction period will ensure any temporary adverse effects on aquatic species are very low. Therefore, the Project will be consistent with Policy 9.
Policy 11 Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	The Project allows for a small amount of re-use of water arising from dewatering activities – for non-potable activities (primarily dust suppression). This re-use has been assessed within the Hydrology Assessment and is within acceptable limits with less than minor impacts on the water quality or quantity of waterbodies and groundwater.
Policy 15 Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.	The Project provides for the social, economic and cultural wellbeing of the community by providing a reduced reliance on fossil fuels and diversity in electricity supply. Further, the Project has been designed in a manner that results in a positive outcome for freshwater values within the site. Therefore, the Project is consistent with Policy 15.

4. Waikato Regional Policy Statement

Provision / Requirement	Assessment
IM – Integrated Management	
IM-O1 – Integrated management Natural and physical resources are managed in a way that recognises: 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; 2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and **7.** the interrelationship of natural resources with the built environment.	Recognising the relationship between riparian areas and wetlands, the Project incorporates the restoration of these interconnected areas. It is anticipated that the proposed restoration will result in positive outcomes for freshwater, including water quality and enhanced habitat for fauna. Works will be managed and controlled to ensure that there are no effects on the wider catchment / downstream users. Lastly, the Project will not limit the availability of water or quality of water for current or future generations. Overall, the Project will provide a regional source of renewable energy which will have significant benefits in enabling communities to provide for their economic, social and cultural wellbeing while ensuring effects on the environment are acceptable. The Project is considered consistent with IM-O1.
IM-O2 – Resource use and development Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing: 1. access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry; 2. the life supporting capacity of soils, water and ecosystems to support primary production activities;	The Project will provide a source of renewable energy, located in the rural area on a site suitable to accommodate the activity. The production of renewable energy will have significant benefits in enabling communities to provide for their economic, social and cultural wellbeing. The site will allow for sheep grazing alongside the solar farm and will maintain the life-supporting capacity of soils. Restoration planting and ongoing pest management will enhance freshwater quality and habitats onsite, ensuring the life supporting capacity of water and ecosystems is maintained. The Project is considered consistent with IM-O2.

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3. the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists; 4. access to the significant mineral resources of the region; and 5. the availability of water for municipal and domestic supply to people and communities.	
IM-O3 – Decision making Resource management decision making is holistic and consistent and: 1. is aligned across legislation and national and regional strategies; 2. takes an integrated approach to managing resources that cross regional and functional boundaries; 3. adopts an appropriate planning timeframe; 4. adopts a precautionary approach, including the use of adaptive management, where appropriate, towards any proposed activity whose effects may be significant or irreversible but are as yet uncertain, unknown or little understood; 5. is transparent; 6. has regard to the potential for cumulative effects from activities; 7. is based on the best available information, including mātauranga Māori; 8. allows for flexible solutions for local variations; 9. recognises that time may be needed for change to occur; 10. includes working with tangata whenua; 11. includes working with key stakeholders; 12. considers a mix of methods to achieve objectives; and **13.** results in solutions which include processes to minimise conflicts.	HENZ has undertaken consultation with key stakeholders such as MPDC, WRC, mana whenua, neighbouring properties, NZTA, KiwiRail, and FENZ in preparation of the Application. The Application has also been prepared in accordance with all relevant national, regional, and district planning documents. The Project is considered consistent with IM-O3.
IM-O5 – Climate change Land use is managed to: 1. avoid the potential adverse effects of climate change induced weather variability and sea level rise on:	As set out in the Economic Assessment provided with the application, the 147 GWh of annual electricity generation would lift national utility-scale solar output by approximately 25 percent from its 2024 base and displace approximately 72,711 tonnes of CO_2-equivalent emissions per year and assist in increasing

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a. amenity; b. the built environment, including infrastructure; c. indigenous biodiversity; d. natural character; e. public health and safety; and f. public access. 2. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.	New Zealand's resilience to climate change. This will also contribute to a reduced reliance on fossil fuels to support the energy sector. The effects of climate change have been considered in the Project, with the development being designed to withstand any adverse effects of climate change induced weather such as extreme rain and flooding. The Project positively contributes to the outcomes sought by IM-O4.
IM-O6 – Ecosystem services The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.	The range of ecosystems within the site have been recognised and provided for through the design and development of the project. Construction will be carefully managed to ensure that ecosystem services are maintained. The Project will further contribute to the maintenance and enhancement of ecosystem services on the site through the proposed wetland restoration, riparian planting, and ongoing pest management. The Project is considered consistent with IM-O6.
IM-O7 – Relationship of tangata whenua with the environment The relationship of tangata whenua with the environment is recognised and provided for, including: 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and **2.** the role of tangata whenua as kaitiaki.	HENZ is undertaking consultation with mana whenua as part of the Project and has provided for the relationship of tangata whenua with the environment and the role of tangata whenua as kaitiaki as articulated in the draft CVA. The Project is considered consistent with IM-O7.
IM-O8 – Sustainable and efficient use of resources Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.	The Project will utilise the land in a way that provides national, regional, and local benefits to communities, and is considered to contribute to the sustainable and efficient use of land. The site is able to be concurrently utilised for sheep farming alongside electricity generation. Waste during construction will be minimised to the extent practicable and appropriately recycled or disposed of. The Project is considered consistent with IM-O8.

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IM-P3 – Tangata whenua Tangata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	In accordance with IM-07, HENZ is undertaking consultation with mana whenua as part of the Project and the relationship of tangata whenua with their rohe has been expressed through the preparation of a draft CVA. The Project is considered consistent with IM-P3.
EIT – Energy, infrastructure and transport	
EIT-O1 – Energy Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that: 1. increases efficiency; 2. recognises any increasing demand for energy; 3. seeks opportunities to minimise demand for energy; 4. recognises and provides for the national significance of electricity transmission and renewable electricity generation activities; 5. recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation; 6. reduces reliance on fossil fuels over time; 7. addresses adverse effects on natural and physical resources; 8. recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and 9. recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply.	The Project will respond to the increasing demand for energy and be located in close proximity to an appropriate point of connection on the corner of Lake Road and SH27, enabling the efficient dispatch of electricity to areas of demand. As assessed above, the Project is consistent with achieving the relevant objectives and policies under the NPS-REG and will provide local and regional benefits with respect to renewable electricity generation. This will also contribute to a reduced reliance on fossil fuels to support the energy sector. The adverse effects of the Project on natural and physical resources have been adequately addressed through the design of the Project. The Project will not create unacceptable effects on the environment. Therefore, the Project positively contributes to the outcomes sought in EIT-01.
EIT-P1 – Significant infrastructure and energy resources Management of the built environment ensures particular regard is given to: 1. that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected; 2. the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising	The Project will cater to the increase in energy demand across the region through the generation of electricity that will dispatched through regional and national distribution networks. Therefore, the solar farm will meet the definition of 'Infrastructure' and 'Regionally Significant Infrastructure' under the WRPS. HENZ is an experienced developer of renewable energy projects and therefore is well-resourced to appropriately assess and address the locational and technical practicalities associated with renewable electricity generation. Therefore, the Project is consistent with EIT-P1.

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and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and 3. the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.	
UFD – Urban Form and Development	
UFD-O1 – Built environment Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by: 1. promoting positive indigenous biodiversity outcomes; 2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; 3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; 5. recognising and protecting the value and long-term benefits of regionally significant infrastructure; 6. protecting access to identified significant mineral resources; 7. minimising land use conflicts, including minimising potential for reverse sensitivity; 8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region; 9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and	The Project will provide a source of renewable energy which will have significant benefits in enabling communities to provide for their economic, social and cultural wellbeing while ensuring effects on the environment are acceptable. It is particularly noted that: • The Project will result in a net biodiversity gain with the implementation of the proposed restoration planting and weed/pest control. Effects on wetlands and indigenous fauna (bats) have been appropriately addressed via planned restoration, compensation and management protocols. The Project will contribute to a positive indigenous biodiversity outcome. • The Project will not result in unacceptable effects on natural character, noting it will continue to be utilised as production land and is not within an outstanding natural features and landscapes area. • The Project will not compromise the safe and efficient operation of the adjoining State Highways or surrounding roading network. Proposed access points are capable of accommodating site construction traffic and operational traffic with negligible capacity and safety effects to the surrounding road network. • The Project will not have any effect on the availability of water to support future growth. Dewatering will have a negligible effect on catchment capacity. • The Project is considered Regionally Significant Infrastructure under the WRPS and will cater to the increase in energy demand across the region through the generation of electricity that will be fed into the national grid.

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renewable electricity generation activities including small and community scale generation; 10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and 11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that: a. support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change; b. improve housing choice, quality, and affordability; c. enable a variety of homes that enable Māori to express their cultural traditions and norms; d. ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term; e. improves connectivity within urban areas, particularly by active transport and public transport; **f.** take into account the values and aspirations of hapū and iwi for urban development.	• There are no reverse sensitivity effects arising from solar farming within the rural zone. Sheep and solar farming are complementary, and existing productive rural activities on surrounding properties will not impact on, or be impacted by, the solar farm. • The Project will work to reduce greenhouse gas emissions and reduce reliance on fossil fuels for electricity production. • The Project will result in a significant increase to national GDP and employment opportunities, contributing to the social and economic wellbeing of the region. • Mana whenua have provided a draft CVA to inform the Project. The Project is considered consistent with UFD-O1.
UFD-P4 – Energy demand management Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.	Construction and ongoing use onsite will not create any significant adverse effects relating to transport and waste production. Therefore, the Project is consistent with UFD-P4.
LF – Land and Freshwater	
LF-O1 – Mauri and values of fresh water bodies Maintain or enhance the mauri and identified values of fresh water bodies including by:	While there are no significant or outstanding values identified for the fresh water bodies on site, the Project will overall maintain and enhance the values of the streams and wetland habitats on site. Construction works will be controlled and

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1. maintaining or enhancing the overall quality of freshwater within the region; 2. safeguarding ecosystem processes and indigenous species habitats; 3. safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands; 4. safeguarding and improving the life supporting capacity of freshwater bodies where they have been degraded as a result of human activities, with demonstrable progress made by 2030; 5. establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed; 6. enabling people to provide for their social, economic and cultural wellbeing and for their health and safety; 7. recognising that there will be variable management responses required for different catchments of the region; and 8. recognising the interrelationship between land use, water quality and water quantity.	appropriately managed to ensure that the quality of freshwater on the site is maintained and that fauna on the site are protected. The Project involves restoration of the site, including • Indigenous planting of the riparian and marginal zones of the streams on Site (~2.38ha); • Indigenous planting of the wetlands and macro channel area associated with the Mangawhero Stream (~2.43ha); • Stock-proof fencing of planted areas and ongoing maintenance and monitoring; and • Weed and animal pest control measures. The proposed riparian planting will result in increased shading of the watercourse to the benefit of aquatic animals, assisting in safeguarding and improving the life supporting capacity of freshwater bodies. The Project will result in a biodiversity net gain for the site. The Project is consistent with LF-O1.
LF-O2 – Allocation and use of fresh water The allocation and use of fresh water is managed to achieve freshwater objectives (derived from identified values) by: 1. avoiding any new over-allocation of ground and surface waters; 2. seeking to phase out any existing over-allocation of ground and surface water bodies by 31 December 2030; 3. increasing efficiency in the allocation and use of water; and **4.** recognising the social, economic and cultural benefits of water takes and uses	Dewatering will be restricted to the dewatering of trenches and excavations during construction. It is anticipated that the majority of this water will be discharged back to land or water, with some being temporarily retained for dust suppression (still eventually discharged back to land). The Project will not have any effect on availability of water to meet domestic or municipal supply requirements or impact the efficient allocation and use of water. The water take will not adversely affect the quality of freshwater habitats or have an adverse impact on the availability of water to meet other social, economic and cultural needs of individuals and communities. The Project is consistent with LF-O2.
LF-O3 – Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to: 1. maintain and enhance: a. public access; and	Approximately 2.38 ha of planting is proposed in the riparian and marginal zones of the streams. This will ensure the extent and quality of these areas are enhanced. Wetland and macro channel areas include approximately 2.43 ha of proposed restoration planting. While acknowledging that there may be a loss in the

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b. amenity values. 2. maintain or enhance: a. water quality; b. indigenous biodiversity; c. natural hazard risk reduction; d. cultural values; e. riparian habitat quality and extent; and **f.** wetland quality and extent.	physical extent of W02 and W03, these wetlands are very small (99m^2 and 174m^2 respectively) and are considered low value wetlands. Assuming the entire extent of these wetlands is lost (which is unlikely to occur), the increase in the extent of natural inland wetland habitat within the Site over time is expected to be, at least, greater in area than the potential loss. The quality and extent of wetland will therefore be enhanced across the site. Stock-proof fencing of planted areas, ongoing maintenance and monitoring, and weed and animal pest control with further assist in enhancing indigenous biodiversity, riparian, and wetland habitats across the site. Therefore, the Project is consistent with LF-O3.
LF-O4 – Values of soil The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses.	The site contains high class soils and the Project involves a change from dairy farming use to agrivoltaics (grazing sheep under solar panels). The Project allows for productive use (most likely sheep farming) alongside the solar farm. Should the solar farm be decommissioned at the end of the lifespan of the solar panels, the site could be returned solely to productive use and the life supporting capacity of soil will be safeguarded. The Project is consistent with LF-O4 and LF-O5.
LF-O5 – High class soils The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.	
LF-P3 – All fresh water bodies Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by: 1. reducing: a. sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities; b. accelerated sedimentation of estuaries; c. microbial and nutrient contamination; d. other identified contaminants; and 2. Where appropriate, protection and enhancement of: a. riparian and wetland habitat; b. instream habitat diversity;	The Project will be managed so as to maintain and enhance the values of the stream and majority of wetlands on the site. Specifically: • Installation and maintenance of appropriate sediment and erosion control measures. • Restrictions of timing on works (installation of the culverts will be undertaken 'in the dry' where practicable, to avoid sediment discharges to downstream receiving environments). • There will be no discharge of contaminants. • Fish salvage and relocation prior to and/or during the culvert work in streams. • Culverts will be designed and installed to avoid barriers to fish passage. • There will be no adverse effects on groundwater or surface water flow as a result of the works or dewatering activities.

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c. indigenous biodiversity; and 3. providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable; and 4. avoiding: a. physical modification of fresh water bodies where practicable; and b. inappropriate development in flood plains; and 5. managing: a. groundwater and surface water flow/level regimes, including flow regime variability; b. linkages between groundwater and surface water; and c. pest and weed species where they contribute to fresh water body and coastal water degradation.	• The restoration of the site will include animal and plant pest control measures to improve the riparian and wetland habitats on the site and contribute to an increase in water quality. Additionally, the replacement of dairy cattle with sheep farming (and exclusion of livestock from the riparian zone) is expected to reduce environmental pressure on the land and impacts on downstream aquatic ecosystems and water quality through a reduced runoff of nutrients. The Project is consistent with LF-P3.
LF-P8 – Maintain or enhance the life supporting capacity of the soil resource Manage the soil resource to: 1. minimise sedimentation and erosion; 2. maintain or enhance biological, chemical and physical soil properties; and **3.** retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.	The Project will involve the installation and maintenance of appropriate sediment and erosion control measures. The Project will maintain the biological, chemical and physical soil properties on the site. If decommissioned, the site can continue to be used for productive activities. Soil versatility is protected. The Project is consistent with LF-P8.
LF-P9 – Soil contaminants Ensure that contaminants in soils are minimised and do not cause a reduction in the range of existing and foreseeable uses of the soil resource. Particular attention will be given to the potential for effects on: 1. human health; 2. animal health; 3. suitability of soil for food production; 4. micro-nutrient availability;	The areas around the farm buildings, oxidation ponds, and the depression adjacent to the cowshed have been subject to HAIL activities. Construction and disturbance of soil in these areas will be avoided to ensure that there are no effects on human health. There will be no discharge of contaminants as a result of the Project. The Project is consistent with LF-P9.

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5. soil ecology; and **6.** groundwater.	
LF-P11 – High class soils Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development.	The site contains high class soils and the Project involves a change from dairy farming use to agrivoltaics. The Project allows for the continuation of productive use (most likely sheep farm) alongside the solar farm. Should the solar farm be decommissioned at the end of the lifespan of the solar panels, the site could be returned solely to productive use. There is no decline in the availability of high class soils for production as a result of the Project. The Project is consistent with LF-P11.
HCV – Historical and Cultural Values	
HCV-O1 – Historic and cultural heritage Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	The Project will not compromise any sites, structures, landscapes, areas or places of historic and cultural heritage and will be consistent with HCV-01.
HCV-P2 – Relationship of Māori to taonga Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	A draft CVA has been provided by mana whenua and is discussed in sections 4.1.9 and 7.7 of the Substantive Application. Cultural values and relationships have been provided for as part of the Project. The proposed restoration of the streams and wetlands will result in a positive benefit for these habitats. The Project is consistent with HCV-P2 and HCV-P3.
HCV-P3 – Effects of development on historic and cultural heritage Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.	
ECO – Ecosystems and Indigenous Biodiversity	
ECO-O1 – Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	There will be no loss of indigenous vegetation as a result of the Project. Vegetation disturbance associated with the Project is expected to be limited to the clearance of pasture and exotic trees. Notwithstanding this, the clearance will result in some habitat loss for indigenous long tailed bats (loss of moderate – low functional foraging, roosting and

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ECO-P1 – Maintain or enhance indigenous biodiversity Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; 5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment; 7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and 10. the consideration and application of biodiversity offsets.	commuting habitat). A Bat Management Plan has been prepared and appended to the application, which addresses actions to ensure no harm to bats, including addressing habitat loss through a compensation package to achieve no net loss in bat habitat values. This includes the enhancement of potential roost habitat and foraging areas, as well as targeted pest control. Planting native vegetation increases vegetation productivity, food availability, foraging value, and biodiversity. Further ecological restoration and maintenance forms part of the Project and will ensure that ecological integrity and biodiversity is enhanced. This will include wetland and riparian planting and ongoing pest management. This will contribute to the improvement of freshwater habitats and terrestrial biodiversity onsite. It is considered that the Project has appropriately considered and applied biodiversity offsets to ensure that there is no net loss of biodiversity values across the site. Should a confirmed bat roost be discovered, additional offsetting is to be implemented within the same construction phase at a minimum replacement ratio of 1:5 for any lost roost habitat. It is considered that significant habitats of indigenous fauna have been recognised and provided for as part of the Project. The Project will maintain the full range of ecosystem types and enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems. The relationship of tangata whenua with the site has been recognised and consultation has been undertaken to inform the Project of the aspirations of iwi. The Project is consistent with ECO-P1 to ECO-P3.
ECO-P2 – Protect significant indigenous vegetation and significant habitats of indigenous fauna Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.	
ECO-P3 – Collaborative management Maintaining and enhancing indigenous biodiversity shall be promoted in an integrated and efficient manner including by working collaboratively	

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with landowners, resource managers, tangata whenua and other stakeholders.	
HAZ – Hazards and Risks	
HAZ-O1 – Natural hazards The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and 3. enabling the effective and efficient response and recovery from natural hazard events.	Modelling has shown the potential for a minor increase in flood levels in certain locations when comparing pre-development and post-development scenarios (including consideration of climate change). Conditions of consent have therefore been included to ensure that any increase in off-site flooding effects is avoided at the time of detailed design. The effects of climate change have been considered in the design of the Project, with the development being designed to avoid or withstand any adverse effects of hazards such as flooding. Arrays and other infrastructure will be designed to tolerate the anticipated liquefaction induced settlement. The risks of natural hazards are therefore considered tolerable and acceptable. The Project is consistent with HAZ-P1 and HAZ-P2.
HAZ-P2 – Manage activities to reduce the risks from natural hazards Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by: 1. ensuring risk is assessed for proposed activities on land subject to natural hazards; 2. reducing the risks associated with existing use and development where these risks are intolerable; 3. avoiding intolerable risk in any new use or development in areas subject to natural hazards; 4. minimising any increase in vulnerability due to residual risk; 5. avoiding the need or demand for new structural protection works; and **6.** discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.	
HAZ-P4 – Contaminated land Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.	The areas around the farm buildings, oxidation ponds, and the depression adjacent to the cowshed have been subject to HAIL activities. Construction and disturbance of soil in these areas will be avoided to ensure that there are no effects on human health. The Project is consistent with HAZ-P4.

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NATC – Natural Character	
NATC-O1 – Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	The site is not within the coastal environment. The site is not within an outstanding landscape and is not significant in the context of the rural landscape. The wetlands and streams on site are not of pristine or significant natural character value due to the modified nature of the site. The natural character of the streams and wetlands on the site will be enhanced via the proposed restoration planting and animal pest control. The functional need for the Project to be located on the site has been discussed in depth in Section 8.2.2 of the Substantive Application, and it is considered that there is a functional necessity for the Project in its location (both at a site-wide scale and over the two wetland areas and stream crossings). The Project is consistent with NATC-O1.
NATC-P1 – Preserve natural character Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and: 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character; 3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and **5.** regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	

5. Waikato Regional Plan

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2 Matters of Significance to Māori	
2.3.2 Objective 1. Uncertainty for all parties regarding the relationship between tangata whenua and resources for which they are Kaitiaki minimised. **2.** Tangata whenua able to give effect to kaitiakitanga	A draft CVA has been provided and the Project will provide for mana whenua to be able to give effect to kaitiakitanga. Therefore, the Project is consistent with the objective.
3 Water Module	
Policy A4 of the NPS Freshwater Management 1. When considering any application for a discharge the consent authority must have regard to the following matters: a. the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water and b. the extent to which it is feasible and dependable that any more than minor adverse effect on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided. 2. When considering any application for a discharge the consent authority must have regard to the following matters: a. the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their contact with fresh water; and b. the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their contact with fresh water, resulting from the discharge would be avoided.	Dewatering will be required for dewatering of trenches and excavations during construction. It is anticipated that the majority of this water will be discharged immediately back to land or water, with some being retained for dust suppression. Discharges will be controlled and appropriately managed to ensure that there will be no adverse effect to the quality, ecological values of the riparian habitats, or the life-supporting capacity of fresh water and ecosystems on site. For the discharge of dewatered water back to land or water, appropriate erosion and sediment controls such as filter socks, sediment bags and geotextiles will be implemented to maintain water quality. The activity does not involve the discharge of any contaminants. Water quality treatment will occur as required prior to the discharge, and any potential effects of erosion due to the discharge will be managed through the ESCP. The Project is consistent with Policy A4.

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3. This policy applies to the following discharges (including a diffuse discharge by any person or animal): a. a new discharge or **b.** a change or increase in any discharge – of any contaminant into fresh water, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering fresh water.	
Policy B7 of the NPS Freshwater Management 1. When considering any application the consent authority must have regard to the following matters: a. the extent to which the change would adversely affect safeguarding the life-supporting capacity of fresh water and of any associated ecosystem and b. the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of fresh water and of any associated ecosystem resulting from the change would be avoided. 2. This policy applies to: a. any new activity and b. change in the character, intensity or scale of any established activity – that involves any taking, using, damming or diverting of fresh water or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out).	As discussed in the above NPS-FM assessment, the Project will not have any significant adverse effects on the health, wellbeing, or life-supporting capacity of freshwater ecosystems. Instead, it will significantly improve the health and wellbeing of the watercourses and wetlands on the site in the long term as a result of the proposed riparian planting detailed in the Restoration and Planting Plan. The Project is consistent with Policy B7.

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3. This policy does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.	
Objective 3.A.1: Fish Passage The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	The proposed culverts in streams will be designed and installed to avoid barriers to fish passage. There will be no effect on fish passage as a result of the dewatering take. The Project is consistent with Objective 3.A.1.
Policy 3.A.2: Natural inland wetlands The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: a. the loss of extent or values arises from any of the following: i. the customary harvest of food or resources undertaken in accordance with tikanga Māori ii. wetland maintenance, restoration, or biosecurity (as defined in the National Policy Statement for Freshwater Management) iii. scientific research iv. the sustainable harvest of sphagnum moss v. the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) vi. the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 vii. natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or b. the regional council is satisfied that:	There may be a loss of extent or values in wetlands W02 and W03 as a result of the Project. This is necessary for the construction of specified infrastructure which provides significant national and regional benefits. The functional need for the infrastructure in this location is discussed under the NPS-FM assessment. HENZ has demonstrated in the Substantive Application how the effects management hierarchy has been applied to the loss of extent or values of wetlands W02 and W03, which are small, exotic grass dominated wetlands. No formal aquatic offsetting or compensation has been applied as there are no more than minor residual effects, however compensation is provided in the form of the proposed wetland restoration, and the conditions of consent (including restoration and planting plan, stock fencing, animal and plant pest control) will ensure the restored areas will be maintained over time.

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i. the activity is necessary for the purpose of the construction or upgrade of specified infrastructure; and ii. the specified infrastructure will provide significant national or regional benefits; and iii. there is a functional need for the specified infrastructure in that location; and iv. the effects of the activity are managed through applying the effects management hierarchy; or …	
Policy 3.A.3: Rivers The loss of river extent and values is avoided, unless the council is satisfied: a. that there is a functional need for the activity in that location; and **b.** the effects of the activity are managed by applying the effects management hierarchy.	The Project is expected to require two new culverts in streams, which are necessary to provide for internal road crossings, and have a functional need to cross the streams in order to develop and operate the Project. All other existing stream extent is retained, and overall ecological values of streams will be maintained and enhanced via the proposed riparian planting. HENZ has demonstrated in the Substantive Application how the effects management hierarchy will be applied to the loss of extent of the stream. No formal aquatic offsetting or compensation has been applied as there are no more than minor residual effects, however compensation is provided in the form of the proposed riparian planting, and the conditions of consent (including restoration and planting plan, stock fencing, animal and plant pest control) will ensure the planted areas will be maintained over time. The Project is consistent with Policy 3.A.3.
3.1.2 Objective The management of water bodies in a way which ensures: a. that people are able to take and use water for their social, economic and cultural wellbeing b. net improvement of water quality across the Region c. the avoidance of significant adverse effects on aquatic ecosystems d. the characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits	The Project will not impact the ability of water users to take water for their social, economic and cultural wellbeing. The site contains the Mangawhero Stream, an unnamed stream, and various wetland habitats. Works on the site will be managed to ensure that the effects on these waterbodies are acceptable and do not result in degradation on water quality, aquatic ecosystems, or flow of water. The extent, quality and values of the wetland and riparian habitats will be enhanced via restoration planting, pest and animal control, and stock proof fencing.

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e. the range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced f. the range of reasonably foreseeable uses of ground water and surface water are protected g. inefficient use of the available ground surface water resources is minimised h. an increase in the extent and quality of the Region's wetlands i. that significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated j. the cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated k. the management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed l. the natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development m. ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield n. shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed o. concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems	There are no known waahi tapu sites on the subject site. HENZ is undertaking consultation with iwi to ensure that the relationship of tangata whenua as Kaitiaki is maintained. Groundwater quality will be maintained, and water takes will be appropriately managed to ensure adverse effects are avoided. The Project is consistent with Objective 3.1.2.

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p. that the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment. q. Refer to Objective 3.A.1.	
Policies 3.2.3 **Policy 1: Management of Water Bodies** Manage all water bodies to enable a range of water use activities, whilst ensuring that a net improvement in water quality across the Region is achieved over time through: a. Classifying and mapping water bodies based on the characteristics for which they are valued and implementing the classification through a mixture of regulatory and non-regulatory methods. b. Maintaining overall water quality in areas where it is high, and in other water bodies, avoiding, remedying or mitigating cumulative degradation of water quality from the effects of resource use activities. c. Enhancing the quality of degraded waterbodies. d. Providing for the mitigation and remediation of adverse effects in accordance with Section 1.3.3 of the Waikato Regional Policy Statement. **e.** Recognising the positive benefits to people and communities arising from use or development of water resources and by taking account of existing uses of water and the associated lawfully established infrastructure.	The Substantive Application concludes that effects on water quality will be less than minor and acceptable. Appropriate sediment and erosion controls will be implemented to ensure that the proposed works do not have unacceptable effects on the Mangawhero Stream, unnamed stream, or wetland habitats on the site. The Project includes the enhancement of riparian margins across the site and will result in an overall net gain for biodiversity values. The Project is consistent with Policy 3.2.3(1).
Policies 3.2.3 **Policy 3: Natural Character** Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of lakes and rivers and their margins and the protection of them from inappropriate use and development:	The Project will not result in adverse effects on the natural character of the Managawhero Stream, unnamed stream, or wetland habitats on the site. Works within these areas will be appropriately managed to ensure that ecological values, water quality and character are not degraded. The proposed restoration of these riparian areas will result in an enhancement of natural character. The Project is consistent with Policy 3.2.3(3).

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a. Diversity and composition of aquatic and riparian habitat. b. Topography and physical composition of river and lake beds and the course of the river. c. The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. **d.** Any significant natural features of the lakes and rivers and their margins.	
3.3.2 Objective a. Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. b. The availability of water to meet the existing and the reasonably justified and foreseeable future domestic or municipal supply requirements of individuals and communities and the reasonable needs for an individual's animal drinking water requirements. c. The recognition of the significant community benefits that derive from domestic or municipal supply takes. d. The efficient allocation and the efficient use of water. e. No further allocation of water that exceeds the primary allocation in Table 3-5 that reduces the generation of electricity from renewable energy sources. f. The recognition that existing water takes contribute to social and economic wellbeing and in some cases significant investment relies on the continuation of those takes, including rural-based activities such as agriculture, perishable food processing and industry. g. The continued availability of water for cooling of the Huntly Power Station.	The site is not located within the Waikato River catchment. Dewatering will be restricted to the dewatering of trenches and excavations during construction. It is anticipated that the majority of this water will be immediately discharged back to land or water, with some being retained for dust suppression. The water retained results in a technical consumptive surface water take, with 100% of the water removed from the individual catchment of the excavation/trench. The Project will not have any effect on availability of water to meet the foreseeable future domestic or municipal supply requirements or the efficient allocation and use of water. The low level of depletion is not anticipated to result in unacceptable effects on the stream(s) or wetland habitats, as assessed in the Hydrogeology Assessment. Sufficient water will be retained instream to safeguard the life supporting capacity of freshwater. The water take will not adversely affect the quality of freshwater habitats or have an adverse impact on the availability of water to meet other future social, economic and cultural needs of individuals and communities. The Project is consistent with Objective 3.3.2.

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h. Sufficient water is retained instream to safeguard the life supporting capacity of freshwater, including its ecosystem processes and indigenous species and their associated ecosystems. i. That decisions regarding the allocation and use of water take account of the need to avoid the further degradation of water quality, having regard to the contaminant assimilative capacity of water bodies. j. Subject to Objectives a) to h) above, the availability of water to meet other future social, economic and cultural needs of individuals and communities (including rural-based activities such as agriculture, perishable food processing and industry). k. Refer to Objective 3.A.1.	
3.3.3 Policies **Policy 11: Consent Application Assessment Criteria – Surface Water** When assessing resource consent applications for surface water takes and/or any associated water use, the effects of these activities shall be assessed individually and cumulatively with all other existing or authorised (or currently applied for) water take and use activities. In doing so the Council shall have particular regard to the following matters: a. Whether the proposed take would adversely affect the restoration and protection of the health and wellbeing of the Waikato River b. The effect of the activity on the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wahi tapu and other taonga c. Phasing out any existing allocation of surface water that exceeds the combined primary and secondary allocable flows in Table 3-5, or exceeds the water harvesting limits in Policy 20 b) by 31 December 2030 in accordance with Policy 19 d. Whether the applicant has demonstrated a need for the volume and rate of water sought, taking into account the applicant's seasonal and rotational requirements (if any), and has proposed	As above, the low level of depletion as a result of the water take is not anticipated to result in unacceptable effects on the health and wellbeing of the catchment, waahi tapu areas, water quality or ecological values of the streams on the site. The take will involve the removal of 100% of the water from the individual catchment of the excavation/trenches. The water will either be discharged back to the environment or retained for dust suppression purposes associated with construction works. A limitation on the daily take volume to 149 cubic metres per day has been included as a proposed condition of consent. Any consumptive take (for use in dust suppression etc) has also been limited to 40 cubic metres per day. No groundwater bores will be affected by the dewatering. There will be no discharge of contaminants arising from the take and use and water quality treatment will occur as required prior to the discharge. There will be no effect on fish passage as a result of the water take. The Project is consistent with Policy 3.3.3(11).

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appropriate water efficiency measures including an assessment of measures to be taken to reduce the take and use during water shortage conditions as defined in Policy 17 e. The need to ensure that surface water is available for existing and reasonably justified and foreseeable future domestic or municipal supply needs identified in a water management plan that meets the requirements of Method 8.1.2.2, stock drinking water requirements and fire fighting purposes f. The significant social and economic benefits associated with the take and use of water for domestic or municipal supply g. With the exception of water harvesting undertaken in accordance with Policy 20 and Rule 3.3.4.22 and takes associated with renewable electricity generation, any need to limit the duration of a water take consent, impose conditions to provide for the review of the volume of water taken pursuant to a consent, or to decline to grant a water take consent, all in order to enable domestic or municipal supply takes required for future growth. h. Restricting takes that exceed the primary allocation in Table 3-5 and which reduce the amount of water that would otherwise be available for renewable electricity generation or be used for cooling of the Huntly Power Station, including in particular any takes from the Waikato River catchment upstream of the HPS mixing zone that when assessed in combination with all other authorised water takes would exceed 100% of the primary allocable flows in Table 3-5 i. The significance of the social and economic benefits that derive from existing takes and the significance of the investment that relies on the continuation of those takes j. The potential adverse effects on existing users of granting a consent which may result in the allocation of a catchment exceeding the combined primary and secondary allocable flows in Table 3-5 k. Subject to the matters listed in a), e) and h) of this Policy, the social and economic benefits that may arise from the take and	

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use of water (including rural-based activities such as agriculture, perishable food processing and industry.) l. The net effect of the take on water quality in the water body from which the water will be taken i.e. whether the further degradation of water quality is avoided (having regard to the flow rates and contaminant concentrations in that water body) m. Whether the applicant has demonstrated adequate consideration of alternative water sources including water harvesting and water reuse and that the current application is industry good practice n. The effects on the water body of any associated discharge of contaminants, (either point source or diffuse) arising from the take and use o. Whether existing lawful takes will be adversely affected, including those granted by neighbouring regional councils where water bodies cross regional boundaries p. Impacts on, and integration with, other existing authorised uses of the relevant water body (including customary uses) q. Whether Tangata Whenua uses and values, including the mauri of water, are maintained or enhanced r. The effects on ecological values and biodiversity and the benefits of the natural flow regime variability, including sediment transport and natural flushing and flood flows s. The need to ensure that water bodies are not over-allocated (having regard to the current allocation limits of the water body as indicated by Table 3-5 and to the provisions of Policy 6, Policy 9 and Method 3.3.4.10.k) t. In the case of an application for the replacement of an existing resource consent, whether the applicant has demonstrated a continued need for the volume and rate of water, taking account of seasonal and rotational requirements, applied for based on water use records, the efficiency of the use of the resource, any enforcement action taken by Council in respect to the previous consent and use of industry good practice	

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u. Any improvements in water take and use infrastructure, and whether adequate metering, data collection and leak detection mechanisms are adopted v. The effects of the abstraction on wetlands, areas of significant indigenous vegetation, or significant habitats for indigenous fauna w. The effects of the take and associated intake structure on fish passage and fish migration, and the potential for the entrainment of aquatic organisms x. Whether appropriate mitigation measures are to be implemented, including the maintenance of adequate environmental flows or flow regimes, the location of the abstraction, the maintenance of fish passage, the application of riparian planting, or other measures; y. Using site specific flow measurement methods where practicable to ensure compliance with water restrictions z. Demonstration that physical access to the water does not adversely affect any other land and/or property owner aa. In the case of temporary transfers; the extent to which the consent has already been given effect to on the site which the original consent relates bb. The requirements of the National Environmental Standard for Human Drinking water.	
Policy 14: Non-Complying Activities outside Waikato River Catchment and below Huntly within Waikato River Catchment Generally, non-complying activity applications for a takes located anywhere in the Region outside of the catchment area covered by Policy 13 shall not be granted unless the take: a. Is a zero net take, or b. Replaces a consented take for an activity listed in Policy 15 a)v); or	The proposed dewatering take is a non-complying activity as 100% of the water is removed from the individual catchment of the excavation/trench. Although not a zero net take, the Project is consistent with Chapter 3.2 of the WRP and will avoid the degradation of water quality. The Project is consistent with Policy 3.3.3(14).

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c. Achieves a higher level of electricity generation that would otherwise be achieved were the consent declined, or d. Is for the ecological enhancement of wetlands, or **e.** Avoids the further degradation of water quality as provided for in Chapter 3.2 of this Plan.	
Policy (3.4.3)1: Manage the Use of Water Manage, through permitted activities and resource consents, the use of water, any associated discharge of water onto or into land in a manner that ensures that: a. The overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations is given effect to b. The further degradation of water quality is avoided c. Any adverse changes to natural flow regimes are avoided as far as practicable and otherwise mitigated d. Adverse effects on the relationship tangata whenua as Kaitiaki have with water are avoided, remedied or mitigated e. Adverse effects on in-stream ecological values are avoided, remedied or mitigated f. Adverse effects on wetlands that are habitats for significant indigenous vegetation and significant habitats for indigenous fauna are avoided, remedied, or mitigated g. Adverse effects on groundwater quality are avoided as far as practicable and otherwise mitigated h. Does not result in an adverse effect relating to the objectives in Chapter 5.2 of this plan **i.** The benefits to be derived from the efficient take and use of water for reasonably foreseeable future uses, and in particular for domestic or municipal supply, are maintained and/ or enhanced.	The Project will comply with the permitted standards under the WRP for the discharge of stormwater to land and to water. Dewatering discharges will be controlled and appropriately managed to ensure that there will be no adverse effect to the quality of water or ecological values of the riparian habitats on site. The exotic wetlands W02 and W03 are not significant habitats for indigenous fauna and any adverse effects on such habitats will be avoided. For the discharge of dewatered water back to land or water, appropriate erosion and sediment controls such as filter socks, sediment bags, geotextiles will be implemented to maintain water quality. As discussed above, the take will not impact the efficient use of water in the foreseeable future. Installation of the culverts will be 'in the dry' where practicable, to avoid sediment discharges during works to downstream receiving environments. The objectives of Chapter 5 of the Plan are detailed below. The Project does not offend these provisions. As discussed above, the take will not impact the efficient use of water in the foreseeable future. The Project is consistent with Policy 3.4.3(1).

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3.5.2 Objective Discharges of contaminants to water undertaken in a manner that: a. does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2 b. does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2 **c.** Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.	Water quality treatment will occur as required prior to the discharge, and any potential effects of erosion due to the discharge will be managed through the ESCP. The Project will not result in the discharge of contaminants to water. Where hazardous substances are stored/used, appropriate containment will be in place. The Project is consistent with Objective 3.5.2.
3.5.3 Policies **Policy 1: Enabling Discharges to Water that will have only Minor Adverse Effects** Enable through permitted and controlled activity rules, discharges to water that due to their nature, scale and location will: a. avoid adverse effects on surface water bodies that are inconsistent with policies in Section 3.2.3 of this Plan b. not increase the adverse effects of flooding or erosion on neighbouring properties c. ensure that any adverse effects of sediment on aquatic habitats are confined to a small area relative to the habitat as a whole or are temporary, and the area will naturally re-establish habitat values comparable with those prevailing before commencement of the activity d. not result in significant effects on the Coastal Marine Area as identified in the Waikato Regional Coastal Plan, wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes e. not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan.	The Project will comply with the permitted standards under the WRP for discharges to water. As discussed above, the Project is consistent with Section 3.2.3 of the WRP. Where the discharge of dewatered water back to water (i.e. an existing farm drain) is necessary, the discharge point shall include suitable erosion and sediment controls such as filter socks, sediment bags, geotextiles to minimise sediment discharge. There will be no increase in erosion or flooding on adjacent properties as a result of proposed discharges to water. Discharges will be controlled and appropriately managed to ensure that there will be no adverse effect to the quality of water or ecological values of the riparian habitats on site. The proposed discharges will not have any adverse effect on the Coastal Marine Area or any wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna. The Project is considered consistent with Policy 3.5.3(1).

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Policy 5: Ground Water Minimise the adverse effects of discharges onto or into land on ground water quality by ensuring that they: a. do not compromise existing or reasonably foreseeable uses of ground water b. avoid adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan as far as practicable and otherwise, remedy or mitigate those effects c. are not inconsistent with the policies in Section 3.8.3 that manage the effects of drilling and discharges associated with drilling on ground water quality.	Discharges of stormwater to land will comply with the permitted standards of the WRP. For the discharge of dewatered water back to land, this will be directed to a stabilised vegetated area where practicable and/or appropriate erosion and sediment controls such as filter socks, sediment bags and geotextiles will be implemented to maintain water quality. The Project is not inconsistent with Section 3.2.3 of the WRP. The Project is not inconsistent with Section 3.8.3 of the WRP, discussed further below. The Project is consistent with Policy 3.5.3(5).
Policy 6: Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: a. the mauri of water b. waahi tapu sites **c.** other identified taonga.	HENZ will provide for the cultural values identified in the draft CVA to ensure that the relationship of tangata whenua as Kaitiaki is maintained. The Project will not have any adverse effects on any known waahi tapu or taonga sites. The Project will not result in unacceptable effects on the quality of water or riparian habitats. The proposed restoration will result in a biodiversity gain for the site. The Project is consistent with Policy 3.5.3(6).
Policy 7: Stormwater Discharges Encourage at-source management and treatment of stormwater discharges to reduce water quality and water quantity effects of discharges on receiving waters.	Culvert and swales will be used to manage stormwater and minimise the ponding levels on-site. Stormwater management on site will ensure that rainfall is safely conveyed, infiltrated, or detained without creating erosion, flooding, or downstream impacts. The Project is consistent with Policy 3.5.3(7).
3.6.2. Objective Damming and/or diverting of water undertaken in a manner that: a. Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2. b. Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2.	Temporary damming may be required in perennial streams and artificial farm drains around the areas of construction for culverts/crossings for the internal roading network. The proposed diversion of water required to install the culverts will be undertaken in a manner that will not result in any adverse effects which are minor or more than minor.

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c. Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle. d. Results in no increase in the adverse effects of flooding or land instability hazards. e. Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers. f. Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams. g. ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3. h. Refer to Objective 3.A.1.	The proposed diversion of water required to install the culverts will be undertaken in a manner that will not be inconsistent with Section 3.2.3 or 4.2.3. Any temporary pumped diversion of a stream will incorporate fish screening and fish salvage and relocation within dammed off construction areas. All flows will be diverted around the works area, maintaining the stream's hydrological regime. The diversion will not increase flooding or erosion effects on adjoining properties or gave any adverse effect on water quality or aquatic habitat. The works will be temporary, and the stream and riparian area will be restored and enhanced following the works. The Project is considered consistent with Objective 3.6.2 and Policy 3.6.3(1) and (2).
3.6.3 Policies **Policy 1: Off-Stream Dams and Dams or Diversions on Ephemeral Streams** Enable through permitted activity rules the use of off-stream dams, or dams and diversions on ephemeral streams where: a. Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided. b. The use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity avoid adverse effects that are inconsistent with the policies in Section 4.2.3. c. The damming and diversion does not increase the adverse effects of flooding or erosion on neighbouring properties. d. Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, aquatic habitat and flow regimes in perennial streams.	

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e. Any significant adverse effect on cave systems are avoided or mitigated. f. Any adverse effects on wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7. **g.** Existing legal public access to and along lakes and rivers is maintained where appropriate.	
Policy 2: Damming and Diverting of Water in Perennial Water Bodies Manage the damming and diverting of water in perennial water bodies in a manner that ensures: a. Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided as far as practicable and otherwise remedied or mitigated. b. Adverse effects of the use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity that are inconsistent with the policies in Section 4.2.3 are avoided as far as practicable and otherwise remedied or mitigated. c. That the activity will not obstruct fish passage of trout and/or indigenous fish to complete their lifecycle where it would otherwise occur in the absence of unnatural barriers. d. The adverse effects of flooding or erosion on neighbouring properties are avoided, remedied or mitigated. e. Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, habitat and flow regimes in perennial streams. f. Any significant adverse effect on cave systems are avoided or mitigated. **g.** Any adverse effects on wetlands that are areas of significant indigenous vegetation and/or significant habitats of	

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indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7.	
Policy 3: Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for, to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: a. the mauri of water, b. waahi tapu sites, c. other identified taonga.	HENZ will provide for the cultural values identified in the draft CVA to ensure that the relationship of tangata whenua as Kaitiaki is maintained. The Project will not have any adverse effects on any known waahi tapu or taonga sites. The Project will not result in unacceptable effects on the quality of water or riparian habitats. The proposed restoration will result in a biodiversity gain for the site. The Project is consistent with Policy 3.5.3(6).
3.8.2 Objective Drilling activities undertaken in a manner that: a. is consistent with the objectives in Section 3.1.2, b. is consistent with the objectives in section 5.2.2, c. prevents significant adverse effects from the mixing of previously isolated aquifers, d. does not result in significant adverse effects from a loss of aquifer pressure/level, e. is consistent with the objectives in Section 7.2.2, **f.** does not result in blow-outs in geothermal wells.	The Project includes the installation of cables under the bed of a river via directional drilling. The Project drilling will not result in the mixing of previously isolated aquifers, loss in aquifer pressure, or blow out of geothermal wells. The Project is consistent with Objective 3.8.2.
3.8.3 Policies **Policy 1: Effects of Drilling Activities** Manage the effects of drilling and any associated discharges in a manner that avoids significant adverse effects on the quality of ground water, surface water and soils from: a. contamination by drilling fluids, b. contamination of ground water by contaminants in surface water, c. mixing of previously isolated aquifers, d. loss of aquifer pressure/level,	The Project includes the installation of cables under the bed of a river via directional drilling. The location of the cables will be identified by markers, and the drilling will be undertaken at a distance (entry and exit points) from the riverbank and at a depth that does not disturb the riverbed. The Project will comply with the permitted standards of the WRP in relation to drilling activities and will not have adverse effects on the quality of groundwater, surface water, or soils. Drilling will be temporary in nature and will not introduce hazardous substances to groundwater.

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e. disturbance of waahi tapu and other identified sites of significance to tangata whenua as Kaitiaki, **f.** inappropriate drilling in geothermal systems.	There are no known waahi tapu sites on the site. The Project is consistent with Policies 3.8.3(1) and (2).
Policy 2: Enable Drilling Activities Enable drilling activities without the need for a resource consent where: a. the drilling does not intercept the water table, or b. the drilling is of a temporary nature, and c. sealing and abandonment of the drill hole will not allow conduits between aquifers, and d. no hazardous substances are introduced to ground water, and e. there is no disturbance of waahi tapu or other identified sites of significance to tangata whenua as Kaitiaki, and f. there are no adverse effects on Significant Geothermal Features or loss of geothermal fluid or pressure.	
Policy (3.9.3)2: Streamside (Riparian) Management Promote the use of streamside management that: a. recognises the importance of existing appropriate riparian vegetation b. promotes new planting of appropriate riparian vegetation c. reduces sediment and other contaminants entering the water body d. improves habitat for aquatic life **e.** Improves bank stability.	Riparian management controls will be appropriately implemented during works, including erosion and sediment controls, appropriate design of culverts, and restoration following works. Restoration of riparian and wetland habitats following construction will result in a net gain for biodiversity values on the site and result in increased bank stability. The Project is consistent with Policy 3.9.3(2)
4 River and Lake Bed Module	
4.2.2 Objective The use, erection, reconstruction, placement, alteration, extension, removal or demolition of structures in, on, under or over the beds of rivers and lakes managed in a manner that:	Three culverts (two proposed and one existing) are anticipated to be required in the stream(s) to provide internal road crossings. Proposed culverts are to be sized and installed in line with the rules of the WRP and design considerations listed in the NES-F and the New Zealand Fish Passage Guidelines. Culverts will

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a. produces a net reduction in the adverse effects of the destabilisation of river and lake beds b. does not have adverse effects on water quality, flow regimes, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 c. does not obstruct fish passage for trout and indigenous fish to complete their life cycle d. preserves the natural character of river and lake beds and their margins and protects them from inappropriate use and development e. there is no increase in the adverse effects of flooding f. provides for navigation of water bodies where appropriate g. remedies or mitigates adverse effects of existing structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries h. avoids significant adverse effects of new structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries i. remedies or mitigates cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries j. maintains existing legal public access to and along river and lake beds and their margins. **k.** Refer to Objective 3.A.1.	also be designed to convey a 50 year ARI event to ensure that any effects of flooding are appropriately managed. Installation of the culverts will occur 'in the dry' where practicable, to avoid sediment discharges during works to downstream receiving environments. Fish salvage and relocation protocols will be undertaken in the streams. While the streambed character will be affected in the vicinity of the culverts, the proposed restoration will enhance natural stream character overall. The proposed culverts will avoid significant adverse effects on the natural character of the streams or on the relationship with tangata whenua as Kaitiaki. The Project is consistent with Objective 4.2.2.
Policies 4.2.3 **Policy 2: Management of Structures** Control through resource consents the use, erection, reconstruction, placement, alteration, extension, removal and demolition of those structures in, on, under or over river and lake beds that:	The proposed culverts will not result in the destabilisation of the stream banks. Installation and design of the culverts will ensure that adverse effects on bank stability and water quality are avoided via the implementation of appropriate sediment and erosion controls.

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a. cause or accentuate the significant adverse effects of destabilisation of the beds and the banks of rivers and lakes, or b. have the potential to cause significant adverse effects on water quality, flow regimes and aquatic ecosystems in a manner that is inconsistent with the policies in Section 3.2.3 of this Plan, or c. occur in natural state areas as identified in the Water Management Class Maps of this Plan, or d. obstruct fish passage for trout and indigenous fish, or e. may cause significant adverse effects on the natural character of river and lake beds (including caves), or f. increase the adverse effects of flooding on neighbouring properties, or g. cause obstruction to navigation, or h. cause significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or i. cause cumulative adverse effects **j.** obstruct existing legal public access.	The culverts will be designed to allow for fish passage and will be designed to adequately convey floodwaters (50 year ARI event). While the streambed character will be affected in the vicinity of the culverts, the proposed restoration will enhance natural stream character overall. The proposed culverts will not have significant adverse effects on the relationship of tangata whenua as kaitiaki. The Project is consistent with Policy 4.2.3(2).
Policy 3: Existing Lawfully Established Structures Enable, through permitted activity and controlled activity rules, the use or alteration of existing structures that were lawfully established prior to the notification date of this Plan, where the significant adverse effects of these activities are avoided, remedied or mitigated.	The existing culvert is assumed to be lawfully established and will be upgraded, with design to be finalised at detailed design stage. As detailed above, the proposed upgrades (alongside the proposed culverts) will not have significant adverse effects. Design and installation will be carefully managed to ensure that any effects are avoided, remedied or mitigated. The Project is consistent with Policy 4.2.3(3).
Policy 5: Natural Character Recognise and, where relevant, provide for the following characteristics when considering the preservation of the natural character of river and lake beds and their margins and the protection of them from the inappropriate use, erection, reconstruction, placement, extension, removal or demolition of structures in, on, under or over river and lake beds: a. Diversity and composition of aquatic and riparian habitat.	While the streambed character will be affected in the vicinity of the culverts, the proposed restoration will enhance natural stream character overall. Aquatic and riparian habitat will be enhanced by the riparian planting. The structures will not adversely affect the natural flow of water and will continue to provide for conveyance of water in flood events. The culverts will also be designed to comply with relevant fish passage regulations. The stability of the stream banks has been considered and will be enhanced via the proposed restoration planting.

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b. Topography and physical composition of river and lake beds and the course of the river. c. The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. **d.** Any significant natural features of the bed or banks.	The Project is consistent with Policy 4.2.3(5).
Policy 6: Positive Benefits of Resource Use Recognise the positive benefits that can arise from the use, development and protection of river and lake beds whilst ensuring that any adverse effects are controlled in accordance with Policy 2 of this Chapter.	Works within and adjacent to streams provide for the development of the Project, providing renewable energy generation and regional and national benefits. Works will be managed to ensure that these adverse effects are controlled and are acceptable. The proposed restoration following construction works will result in a positive net gain for biodiversity and riparian habitats on the site. The Project is consistent with Policy 4.2.3(6).
4.3.2 Objective Physical alteration to the beds or banks of waterways, the deliberate introduction of vegetation to the beds or banks of rivers or lakes, the destruction or removal of vegetation from the beds and banks of rivers and lakes, and the access of livestock to the banks and beds of rivers and lakes managed so that: a. loss of adjacent land is avoided b. adverse effects on aquatic habitat, downstream water uses and on the passage of trout and indigenous fish of elevated suspended solids and temperature levels in surface water bodies are not inconsistent with objectives in Chapter 3.1 c. accelerated infilling of estuaries, harbours and wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna is avoided, excluding structures designed to trap sediment d. bank stability and channel stability is maintained e. there is in no increase in the adverse effects of flooding f. significant adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such	As above, appropriate controls and restrictions will be implemented to ensure that works within proximity to the streams and wetlands are appropriately managed and will not result in unacceptable effects on bank stability, flooding, aquatic habitats, passage of fish, or downstream users. These controls will involve appropriate sediment and erosion control measures, restrictions on earthwork periods, appropriate design and installation of culverts, and fish salvage and relocation as required. No significant adverse effects on the relationship of tangata whenua as kaitiaki have been identified, and the draft CVA has not identified any waahi tapu areas on the subject site. The proposed restoration planting includes: • Indigenous planting of the riparian and marginal zones of the streams on Site (~2.38ha); • Indigenous planting of the wetlands and macro channel area associated with the Mangawhero Stream (~2.43ha); • Stock-proof fencing of planted areas and ongoing maintenance and monitoring; and • Weed and animal pest control measures.

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as waahi tapu, native flora and fauna and access to their customary fisheries are avoided g. cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such as waahi tapu, native flora and fauna and access to their customary fisheries are remedied or mitigated h. significant adverse effects on the natural character of the margins of wetlands, lakes and rivers are avoided i. there is no introduction of any plant pest identified in the Waikato Regional Pest Management Strategy j. competition by introduced vegetation to existent desirable plant species is avoided k. obstruction of river channels by introduced vegetation is avoided l. faecal contamination does not have adverse effects that are inconsistent with objectives in Chapter 3.1 m. damage to lawfully established structures and drainage districts and river control scheme areas is avoided n. existing legal public access to and along river and lake beds and their margins is maintained, where appropriate. **o.** Refer to Objective 3.A.1.	Vegetation species have been recommended in the draft Restoration and Planting Plan to ensure that planting is suitable in the ecological context of the site. It is considered that the restoration will assist in bank stability as well as an improved aquatic habitat and ecological values post establishment. The Project is considered consistent with Objective 4.3.2 and Policy 4.3.3(1).
Policies 4.3.3 **Policy 1: Bed and Bank Alterations and Extraction of Sand, Gravel and Other Bed Material** Ensure that the physical alteration of the river bed and banks including the extraction of sand, gravel and other material in, on or under the bed of a river or lake: a. does not result in loss of adjacent land, or b. does not degrade water quality and aquatic ecosystems in a manner that is inconsistent with policies in Section 3.2.3, or	

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c. does not result in the accelerated infilling of estuaries, harbours and wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or d. does not obstruct fish passage, or e. does not significantly adversely affect bed and channel stability, except in those instances where the disturbance will provide environmental benefits, or f. does not result in an increase in the adverse effects of flooding on neighbouring properties, or g. does not affect the integrity of existing lawfully established structures or drainage districts and river control scheme areas, or h. avoids significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or i. does not degrade natural character in a manner that is inconsistent with Policy 6 in Section 4.3.3 **j.** does not obstruct existing legal public access where appropriate.	
5 Land and Soil Module	
5.1.2 Objective A net reduction of accelerated erosion across the Region so that: a. soil productivity, versatility and capability is maintained b. there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 c. there is no increase in the adverse effects of flooding or land instability hazards d. accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised e. significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified	The majority of the soil disturbance will occur outside of a high risk erosion area. Earthworks within the high risk erosion area are limited to the installation of three stream crossings and one area of road in proximity to a stream. Appropriate erosion and sediment controls will be utilised onsite to ensure that any earthworks do not contribute to land instability, the loss of productive soil, or infilling of the watercourses. Similarly, these controls and additional restrictions (i.e. staging of works, timing of works) will ensure that adverse effects on water quality and ecosystems are minimised and are acceptable. No significant adverse effects on the relationship of tangata whenua as kaitiaki have been identified, and there are no known taonga or waahi tapu areas on the site. There will be no adverse effects on air quality that are inconsistent with the relevant objectives and policies (Objective 6.1.2).

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ancestral taonga such as ancestral lands, water and waahi tapu are avoided f. cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated. g. significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided h. there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3 i. damage to property and infrastructure is avoided in particular in High Risk Erosion Areas together with: i. Catchments of estuaries that are areas of significant conservation value on the Coromandel Peninsula ii. Karst and cave systems.	Earthworks will not directly cause damage to property or infrastructure beyond the boundary of the site. Effects of flooding have been discussed below. Therefore, the Project is consistent with Objective 5.1.2.
5.1.3 Policies **Policy 1: Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices** Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to: a. the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area b. the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves c. the erosion potential of soil when it is disturbed or vegetation is cleared d. the potential to increase the adverse effects of flooding	The proposed works will be accompanied by appropriate erosion and sediment control, construction methodology and restoration to ensure consistency with the policy. Earthworks will not cause a long-term increase in downstream sedimentation, and where vegetation is removed onsite within the area of High Erosion Risk, this will be restored with riparian planting along the extent of the stream and wetland areas. Modelling has shown the potential for a minor increase in flood levels in certain locations when comparing pre-development and post-development scenarios (including consideration of climate change). Conditions of consent have therefore been included to ensure that any increase in off-site flooding effects is avoided at the time of detailed design. There are no known taonga or waahi tapu areas on the site. Accidental discovery protocols will be in place and adhered to during earthwork activities. The Project is considered consistent with Policy 5.1.3(1).

Provision / Requirement	Assessment
e. the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki f. the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna g. the potential to compromise air quality objectives as identified in Module 6 Air **h.** the potential to damage property and infrastructure.	
5.2.2 Objective Discharges of wastes and hazardous substances onto or into land undertaken in a manner that: a. does not contaminate soil to levels that present significant risks to human health or the wider environment b. does not have adverse effects on aquatic habitats, surface water quality or ground water quality that are inconsistent with the Water Management objectives in Section 3.1.2 c. does not have adverse effects related to particulate matter, odour or hazardous substances that are inconsistent with the Air Quality objectives in Section 6.1.2 d. is not inconsistent with the objectives in Section 5.1.2 e. avoids significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their taonga such as ancestral lands, water and waahi tapu **f.** remedies or mitigates cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	There will be no discharge of waste, hazardous substances or contaminated soil as a result of the Project. The Project is consistent with Objective 5.2.2.
5.2.3 Policies **Policy 2: Other Discharges Onto or Into Land**	There will be no discharge of contaminants onto or into land as a result of the Project.

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Manage discharges of contaminants onto or into land not enabled by Policy 1, in a manner that avoids, where practicable, the following adverse effects and remedies or mitigates those effects that cannot be avoided: a. contamination of soils with hazardous substances or pathogens to levels that present a significant risk to human health or the wider environment b. the discharge is not inconsistent with policies in Section 5.1.3 c. any effect on water quality or aquatic ecosystems that is inconsistent with the purpose of the Water Management Classes as identified by the policies in Section 3.2.3 d. the adverse effects outlined in the policies and rules for air quality in Chapters 6.1 and 6.2, particularly for odour and particulate deposition e. damage to archaeological sites, waahi tapu or other identified sites of importance to tangata whenua as Kaitiaki.	To manage the potential hazards presented by the storage, handling and use of hazardous substances at the site, a draft Hazardous Substance and Site Safety Management Plan has been prepared. The Project is consistent with Policy 5.2.3(2).

6. Matamata-Piako District Plan

Objectives	Policies	Assessment
2.4.2 Controlling activities		
Objective 2 To sustainably manage the natural resources of indigenous biodiversity for ecological, landscape, heritage and natural feature value.	**Policy 2** To recognise the effect activities may have on indigenous vegetation and habitat of indigenous fauna.	The Project provides for the development of large scale renewable energy generation, being significant infrastructure that is dependent on both land availability and proximity to grid infrastructure. These are factors which, in this case, necessitate the use of rural land. Further, use of the site for agrivoltaics (grazing sheep under solar panels) is provided for, allowing for the continued use of the site for productive purposes. There are no reverse sensitivity effects arising from solar farming within the rural zone. Sheep and solar farming are complementary, and existing productive rural activities on surrounding properties will not impact on the solar farm. Likewise, the solar farm will not impact on adjacent uses. Effects of the Project on indigenous biodiversity, ecological values, landscape values and heritage values have been assessed in Section 7 of the Substantive Application and are considered acceptable. Of note, the Project will appropriately manage effects of sedimentation & erosion, effects on wetlands, and effects on bats. This includes the establishment of wetland and riparian restoration planting, as well as compensatory planting for loss of habitat for indigenous fauna. The Project will result in a net gain for biodiversity values on the site. The Project is consistent with these objectives and policies.
Objective 3 To recognise that the rural environment is primarily a place for rural production activities while also providing for a variety of other activities, including rural lifestyle, intensive farming, rural based industry and significant infrastructure networks and sites, which are dependent on a rural location.	**Policy 3** Activities should not establish in rural areas unless they are able to be undertaken without constraining the lawful operation of existing activities.	

Objectives	Policies	Assessment
2.4.3 Tangata Whenua		
Objective 1 To maintain and encourage kaitiaki responsibility (guardianship) of Maori by implementing a partnership approach to the sustainable management of the District's natural and physical resource.	**Policy 1** To establish a joint Council/Iwi management process for considering and resolving resource management issues and policy.	HENZ has undertaken consultation with Mana Whenua to inform the project and encourage their role as kaitiaki. The Project is consistent with the objective and policy.
2.4.7 Regionally Significant Infrastructure		
Objective 1 The national, regional, and local benefits of regionally significant infrastructure are recognised and protected	**Policy 1** Enable the safe and efficient operation, maintenance, upgrading, and development of regionally significant infrastructure by recognising: • Operational requirements and technical constraints; • Location, route, and design constraints; • The complexity of infrastructure services and that infrastructure is generally managed as a connected network; and • The benefits of regionally significant infrastructure to the wider community	The Project involves the provision of regionally and nationally significant infrastructure that will provide energy needs and associated benefits to surrounding communities while minimising adverse effects on the natural and physical environment. The functional and operational need for the Project to be located on this site have been discussed at length in Section 8.2.2 of the Substantive Application. Adverse effects of the Project, including potential effects on landscape, ecological values, water quality, natural hazards, construction and operation effects have been discussed within Section 7 of the Substantive Application and are considered acceptable. There are no reverse sensitivity effects associated with the proposed solar farm in the rural landscape.

Objectives	Policies	Assessment
Objective 2 Operation, maintenance, upgrading, and development of regionally significant infrastructure is enabled, efficiency is promoted, and the asset is protected to promote the economic, social, and cultural wellbeing of national, regional and local communities, while avoiding, remedying or mitigating adverse effects on the environment to the extent practicable.	**Policy 2** Require the development and major upgrading of regionally significant infrastructure to avoid, remedy or mitigate adverse effects to the extent practicable on the: • Health, safety, and wellbeing of people; • Visual and amenity values; • Natural and physical environment; • Intrinsic values of scheduled sites; and • Existing sensitive activities	The Project is consistent with these objectives and policies.
Objective 3 Adverse effects including reverse-sensitivity effects on regionally significant infrastructure are avoided, remedied, or mitigated.	**Policy 3** Substantial upgrades of regionally significant infrastructure should, where practicable, be used as an opportunity to reduce existing significant adverse effects such as by promoting co-siting of infrastructure.	
	Policy 4 Ensure that the provision of works and network utilities that cross jurisdictional boundaries can be managed in an integrated manner.	
	Policy 5 Prevent inappropriate subdivision, use and development that may compromise the efficient, affordable, secure, and reliable operation and capacity of regionally significant infrastructure.	
	Policy 6 As far as practicable, the location of regionally significant infrastructure is identified on the Planning Maps.	
	Policy 7 Adverse effects including reverse-sensitivity effects on the National Grid are avoided.	

Objectives	Policies	Assessment
2.4.8 Energy efficiency and renewable energy generation		
Objective 1 Energy demand is met in a sustainable manner that: • Maximises the efficient use of energy; and: • Enables the operation, maintenance, upgrading, and development of renewable energy generation activities and associated electricity transmission.	***Policy 1*** The national significance of renewable energy generation activities (including their contribution to the national renewable electricity generation target), and the national, regional, and local benefits of these activities are recognised.	The Project involves the generation of renewable energy that will be dispatched via the Powerco Substation to help meet local and national energy demand. The Project will provide local and regional benefits with respect to renewable electricity generation as well as employment benefits during construction and operation, as well as a significant contribution to national GDP. Adverse effects of the Project, including potential effects on landscape, ecological values, water quality, natural hazards, traffic, construction and operation effects have been discussed within Section 7 of the Substantive Application and are considered acceptable. Where there is potential for minor or more than minor effects these have been discussed further below in regard to offsetting or compensation. Approximately 2.38ha of riparian planting is proposed around the riparian and marginal areas of the streams ensuring the extent and quality of these areas are enhanced. Wetland and micro channel areas include approximately 2.43 ha of proposed restoration planting. While acknowledging that there may be a very minimal loss in the physical extent of two wetlands on site (273m^2 total), the increase in the extent of natural inland wetland habitat within the Site over time is expected to be, at least, greater in area than the potential loss. Stock-proof fencing of planted areas, ongoing maintenance and monitoring, and weed and animal pest control with further assist in enhancing indigenous biodiversity, riparian, and wetland habitats across the site. It is considered that any potential effects have been adequately offset/compensated.
	Policy 2 Investigation into, operation, maintenance, upgrading, and development of new and existing renewable energy generation activities (including small and community scale renewable electricity generation) and their connections to the electricity transmission grid are enabled while managing: • Significant adverse effects on the environment and ensuring that any residual environmental effects which cannot be avoided remedied or mitigated can be offset or compensated to benefit the affected community or the region; and: • The potential for conflict with existing land uses/natural and physical resources.	
	Policy 3 The practical constraints associated with the operation, maintenance, upgrading, and development of renewable electricity generation activities and associated electricity transmission are recognised.	

Objectives	Policies	Assessment
	Policy 4 Efficiency in the use of energy is encouraged as far as is practicable having regard to: • The energy requirements of urban form, subdivision patterns and site orientation; • The design, location and orientation of buildings; • Transport modes and patterns; • Use of energy saving technologies; and: • Waste recovery and re-use.	It is acknowledged that vegetation clearance required for the Project will result in some habitat loss for indigenous long tailed bats. A Bat Management Plan has been prepared which addresses actions to ensure no harm to bats, as well as the effects of habitat loss through the inclusion of a compensation package to achieve no net loss in bat habitat values. This includes the enhancement of potential roost habitat and foraging areas, as well as targeted pest control. The riparian planting described above will also increase vegetation productivity, food availability, foraging value, and biodiversity. It is considered that any potential effects have been adequately offset/compensated. Should a confirmed bat roost be discovered, additional offsetting is to be implemented within the same construction phase at a minimum replacement ratio of 1:5 for any lost roost habitat. The Project is consistent with these objectives and policies, which both enable the development of, and recognise the national significance of, renewable energy generation.
3.1.2.1 Natural environment and heritage - Landscape Character		
Objective 1 To retain and enhance the varied landscape qualities of the District.	***Policy 1*** The scale, location and design of buildings, structures and activities in outstanding landscape types of the District should: • Preserve the elements which contribute to its natural character. • Not detract from the amenity values of the landscape.	The Project has been designed to protect natural character, amenity and landscape values whilst also providing for regionally significant infrastructure. Where potential adverse effects on rural character and amenity values have been identified they have been mitigated. Screen planting has been proposed along SH27 and on the northern, southern and southeastern boundaries of the Site. The proposed planting is considered to effectively screen the most dominant views of the solar farm and preserve the landscape qualities of the site. Consequently, the Project is considered to be consistent with this objective and policy.
3.1.2.2 Natural environment and heritage – Natural Environment		
Objective 2	**Policy 2**	

Objectives	Policies	Assessment
Trees that have significant value to the community in terms of amenity, ecological and historical values are recognised and protected.	To avoid, remedy or mitigate the adverse effects of activities that have the potential to compromise, damage or destroy significant areas of indigenous vegetation and habitats of indigenous fauna.	The Project footprint has avoided trees with the highest ecological value as bat habitat. Potential adverse effects on bat habitat values from removal of other trees will be appropriately mitigated through implementation of a Bat Management Plan, including an enhancement area so that there is no net loss of bat habitat values. As previously noted, the Project also provides for the enhancement of riparian and wetland ecosystems within the site. Consequently, the Project is considered to be consistent with these objectives and policies.
	Policy 3 Outstanding natural features, areas of indigenous vegetation or habitats of indigenous fauna are to be permanently protected at the time of subdivision, use and development.	
	Policy 4 To maintain and enhance ecosystems with their essential values and qualities.	
3.2.2.1 – Flooding		
Objective 1 To minimise the risks of flooding affecting people and property in the District.	**Policy 1** To ensure that all future development does not increase the flood risk for existing buildings and activities.	Critical infrastructure on the site will be elevated to meet 100-year flood level freeboard requirements. Modelling has shown the potential for a minor increase in flood levels in certain locations when comparing pre-development and post-development scenarios (including consideration of climate change). In the northwest corner of the site, raised ground levels has been modelled to result in a marginal increase in flood depths of surrounding areas (without mitigation). An increase in flood depths also occurs in small areas to the south and southwest of the site (without mitigation). Conditions of consent have therefore been included to ensure that any increase in off-site flooding effects is avoided at the time of detailed design; this includes the provision of updated modelling to be provided to MPDC prior to construction. With the imposition of appropriate conditions the Project is considered consistent
	Policy 2 To avoid building development below a known risk factor of 1% annual return flood levels.	
	Policy 3 To ensure new developments and subdivision take cognisance of overland flow paths in their design to avoid adverse effects.	
	Policy 4 To utilise public open space as natural floodways and ponding areas where this does not adversely affect protected natural environments and heritage features.	

Objectives	Policies	Assessment
	Policy 5 To provide an acceptable degree of protection to settlements and productive rural land from the adverse effects of flooding.	with these objectives and policies and will not result in any unacceptable flooding effects on the site or surrounding area.
3.2.2.2 – Fire Hazard		
Objective 1 To minimise fire hazard for people and property in the District.	**Policy 1** To avoid new dwellings being erected in high risk bush and forest areas of the District.	The Project has low fire risk, which will be minimised through the design and managed through the implementation of a Hazardous Substance and Site Safety Management Plan. The Project is considered to be consistent with this objective and policy.
3.2.2.4 Natural Hazards – Land Movement		
Objective 1 To minimise hazards for people and property caused by erosion, slipping, slumping and land instability.	**Policy 1** To ensure that future development does not aggravate instability or erosion problems **Policy 2** To avoid development in areas subject to high risk of land movement.	Due to the flat to gently sloping nature of the site, the risk of deep-seated land instability occurring is assessed to be low. The cohesive nature of the soil, which may be used as fill, presents a low risk of erosion. Appropriate erosion measures will be implemented. The soils encountered in the boreholes are suitable for driven piles to support the proposed panels. The Geotechnical Assessment confirms that liquefaction may occur in some soil layers during an Ultimate Limit State (ULS) earthquake event. Additional geotechnical inputs to support the design and construction of the proposed development at the site have been recommended at detailed design / building consent stage. The site is considered suitable for the Project and will not increase risk of erosion or land instability. The Project is consistent with these objectives and policies.
3.3.2.1 – Sustainable Activities		
Objective 1 To maintain and enhance the District's land resource to enable activities that do	**Policy 1** To maintain and enhance the soil cover and soil values including: water holding capacity, soil	The Project will protect the district's soil resource as well as result in less intensive primary production use and will reduce erosion and improve water quality through the proposed

Objectives	Policies	Assessment
not threaten the life supporting capacity of the soil and consequently water and ecosystems	structure and organic components necessary to support a diversity of vegetation.	planting and restoration works. The life supporting capacity of the soil is not compromised by the Project and the Project is not considered to reduce the productive capacity of the site. Sheep farming is enabled through the life of the solar farm and is consistent with the productive use of the rural zone. Should the solar farm be decommissioned at the end of the lifespan of the solar panels, the Site could be returned solely to productive use. The Project is considered consistent with these objectives and policies.
	Policy 2 To avoid, remedy or mitigate any adverse effects on the intrinsic values of the land from the disposal of solid and liquid wastes and or stormwater.	
	Policy 3 To avoid, remedy or mitigate the adverse effects of land use practices on the land resource in a way that avoids any potential for soil erosion and sedimentation of waterways.	
Objective 2 To manage all activities in a manner that maintains and enhances the District's high quality soils and to ensure that the productive capability of rural land is not compromised.	**Policy 4** Subdivision, use or development must minimise the coverage of good quality soils.	
3.3.2.2 – Hazardous Substances		
Objective 1 To avoid, remedy or mitigate the potential for adverse effects on the environment that may result from the use, storage, disposal and transportation of hazardous substances.	**Policy 1** Hazardous wastes should be disposed of to authorised disposal sites with appropriate management systems in place.	There will be no discharge of contaminants onto or into land as a result of the Project. To manage the potential hazards presented by the storage, handling and use of hazardous substances at the site, a draft Hazardous Substance and Site Safety Management Plan (HSSSMP) has been prepared. There will be no soil disturbance within the identified HAIL pieces of land. The Project is considered consistent with these objectives and policies.
Objective 2 To ensure that contaminated sites in the District are managed and/or redeveloped in a manner which avoids, remedies or mitigates any adverse environmental effects.	**Policy 2** The risks associated with the use, storage, disposal and transportation of hazardous substances or contaminated sites must be comprehensively documented to enable Council and the public to manage potential adverse effects.	

Objectives	Policies	Assessment
3.5.2.1 – Development Standards		
Objective 1 To maintain and enhance a high standard of amenity in the built environment without constraining development innovation and building variety.	**Policy 1** To ensure that development in residential and rural areas achieves adequate levels of daylight admission, privacy and open space for development sites and adjacent properties.	The Project will comply with bulk and location standards of the rural zone to ensure that daylight admission, privacy and open space is maintained between adjoining sites. The Project will not dominate the rural character, and the design maintains the rural productive landscape and will be consistent with the area's productive character. Screen planting has also been proposed to effectively screen the most dominant views of the solar farm. It is considered that rural character and amenity will be preserved. Accordingly, the Project provides for development while achieving the anticipated environmental results of the Rural Zone. The Project is considered consistent with these objectives and policies.
Objective 2 To minimise the adverse effects created by building scale or dominance, shading, building location and site layout.	**Policy 3** To maintain the open space character of residential and rural areas by ensuring that development is compatible in scale to surrounding activities and structures.	
	Policy 5 To provide for development within the District in a manner that encourages flexibility and innovation in design and variety in the built form while achieving the anticipated environmental results.	
3.5.2.2 – Design, appearance and character		
Objective 3 To ensure that the design of subdivisions and the potential future development maintains or enhances the rural character, landscape and amenity of the zone and the surrounding area.	**Policy 7** To ensure that the rural landscape, character and amenity values are maintained by avoiding inappropriate adverse effects, including cumulative adverse effects, from subdivision and potential future development.	The Project involves the development of a solar farm activity that requires adequate land and a location in proximity to an appropriate point of connection; in this case, this results in the need for a rural location. The Project complies with the relevant development standards and has been designed in a manner that maintains the open character of the rural landscape. Associated built form elements will be compatible with the surrounding landscape and rural land uses. The Project does not dominate the rural character, and the design maintains the rural productive landscape and will be consistent with the area's productive character. Screen planting has also been proposed to effectively screen the
	Policy 9 Subdivision, use and development that is not primarily related to productive rural activities or requiring a rural location shall occur predominately in urban areas.	

Objectives	Policies	Assessment
		most dominant views of the solar farm for both travellers along State Highway 27 and State Highway 29, as well as adjoining properties. It is considered that rural character and amenity will be maintained. The Project is considered consistent with these objectives and policies.
3.5.2.3 – Nuisance Effects		
Objective 1 To ensure that residences are free from the effects of unreasonable and excessive noise, odour, dust, glare and vibration	**Policy 1** To protect residential and rural amenity by the use of performance standards for noise, glare, odour, particulates and vibration control which generally ensure that generated effects do not exceed background or ambient levels.	The Project has been designed to minimise effects relating to noise, dust and glare on surrounding properties and appropriate conditions of consent have been proposed to manage adverse effects arising from construction and operation. This includes (but is not limited to): • Construction Noise and Vibration standards. • A Construction Noise and Vibration Management Plan (CNVMP) will be prepared to manage noise and vibration effects to ensure compliance. • A CMP and ESCP will be prepared to ensure that effects of dust are appropriately managed. • The inclusion of landscape screen planting. • An Operational Site Management Plan to ensure compliance with relevant standards and minimise adverse effects during the operational period. The Project is considered consistent with these objectives and policies.
Objective 2 To provide healthy and safe working, living and recreational environments by avoiding and mitigating the effect of excessive noise, vibration, odour and dust.	**Policy 2** To ensure that activities in business, rural, industrial and recreational areas avoid, remedy or mitigate generated effects to maintain and enhance a healthy, safe and pleasant environment and take all reasonable steps to internalise any nuisance effects.	
3.7.2.1 – Community infrastructure		
Objective 2 Development is planned, and works and network utilities are provided, in an integrated and coordinated manner.	**Policy 3** To ensure that works and network utilities are considered having regard to: • The environment as it exists;	The Project is considered a network utility as it involves the transmission of electricity.

Objectives	Policies	Assessment
	• The duration, timing and frequency of the adverse effect; • The impact on the network and levels of service if the new work is not undertaken; • The need for the work in the context of the wider network or in the context of the provision of alternative infrastructure; • The avoidance, remediation or mitigation of anticipated adverse environmental effects to the extent practicable; • The demand for/benefits of existing and future services/facilities; • The route, site, and method selection process; and: • The technical and locational constraints.	The Project has been developed with consideration to the existing environment and the technical and logistical constraints associated with the site. The need/demand for additional electricity generation has been discussed in the Economics Assessment provided with the Substantive Application and the Project has been located in proximity to an appropriate point of connection. Adverse effects associated with construction are appropriately avoided or managed through the proposed consent conditions and no cumulative effects are anticipated. The Project is considered consistent with these objectives and policies.
	Policy 7 Provision of works and network utilities occurs in a planned and coordinated manner which recognises and addresses potential cumulative effects and is based on sufficient information to allow assessment of the potential long-term effects on the environment.	
	Policy 8 Provision of works and network utilities adopts, where appropriate, sustainable design technologies such as the incorporation of energy-efficient design, rain gardens, rainwater harvesting, and grey-water recycling.	

Objectives	Policies	Assessment
3.8.2 – Transportation		
Objective 1 The strategic importance of significant transport infrastructure is recognised.	**Policy 1** Subdivision, use and development shall be managed to recognise, enable, and protect: • The primary function of significant transport infrastructure as inter-regional connectors; and • The local, regional, and national benefits of significant transport infrastructure.	The Project will not generate unacceptable traffic volumes or generate unacceptable effects on the transportation network: • Construction traffic will not exceed the carrying capacity of the State Highways. Traffic volumes are expected to have no discernible adverse impact on the efficient operation of the State Highways. • Operational traffic will be adequately integrated into the roading network with no discernible adverse impact on the efficient operation of the State Highways. • Suitable access points have been identified, and any non-compliances with entrance standards have been adequately addressed to ensure the Project does not result in safety concerns. Consultation with NZTA has informed the proposed options for access. • Construction of any new permanent access will be completed in accordance with NZTA standards. • The Project will not compromise any road intersection. • The Project will not compromise the use of the adjacent railway or nearby railway level crossing. The Project is consistent with these objectives and policies.
Objective 3 The avoidance, remediation or mitigation of the adverse effects of transportation.	**Policy 3** Subdivision, use and development shall enable a safe, integrated, efficient, and well-connected transport network that provides for all modes of passenger and freight transport in a manner that: • Ensures land-use and transportation successfully interface with each other; • Manages the adverse environmental effects of the network, and the effects of other activities on the network (i.e. reverse-sensitivity effects); • Considers the transport needs of an ageing population; and: • Ensures route security across all modes of travel.	
	Policy 5 To ensure that access points and intersections meet safe sightline and spacing standards for the class of road within the hierarchy and are formed to appropriate design standards.	
	Policy 6 To manage the location of subdivision and land use activities to avoid compromising road	

Objectives	Policies	Assessment
	intersection and railway level crossing safety sightlines.	
Objective 5 To protect residential amenity from the effects of excessive traffic generation.	**Policy 7** To ensure that the safety and efficiency of the state highways and district road networks are not compromised by proposed subdivision and/or development and the cumulative effect of subdivision and/or development.	

7. Waikato-Tainui Environmental Management Plan

Provision / Requirement	Assessment
Chapter 15 – Natural Heritage and Biosecurity	
Issue - Indigenous biodiversity & biosecurity Ensure that the size, natural health, and ecological integrity of the remaining indigenous areas of vegetation within Waikato are protected and do not continue to decline. Ensure that pests do not threaten indigenous species. **Issue - Landscape planning and compromising of natural heritage** Waikato-Tainui are concerned that inefficient resource development, use, associated activities and infrastructure risks are compromising and depleting the remnants of natural vegetation that remain in the region and serve as a reminder of the original natural character of the landscape.	Vegetation disturbance is expected to be limited to the clearance of pasture and some exotic trees to allow for the construction of panels and ancillary buildings. No indigenous vegetation is proposed to be removed. The ecological value of species on the site ranged from 'low' to 'very high' (as identified in the Ecological Impact Assessment), which is primarily based on the detection and threat status of respective faunal species. New Zealand long-tailed bats were confirmed to be present on the site. The removal of significant roost trees/habitats has been avoided through the design of the solar farm. Vegetation clearance (pasture and exotic trees) however, will result in some habitat loss for indigenous long tailed bats (loss of moderate – low functional foraging, roosting and commuting habitat). A Bat Management Plan has been prepared which addresses actions to ensure no harm to bats, as well as the effects of habitat loss through the inclusion of compensation calculations and a compensation package to achieve no net loss in bat habitat values. The enhancement of a 1 ha area identified as having potential for roost trees close to the solar site is to be undertaken. This enhancement includes infill planting of faster growing exotic trees, as well as suitable native species for longer term gains. Across the site, riparian areas and their 10m riparian setbacks, and wetland / wetland floodplain areas adjacent to the riparian areas are to be fenced and planted. Planting native vegetation increases vegetation productivity, which supports higher insect abundance and biodiversity. This improves food availability for bats, enhancing the landscape's value as a foraging habitat. A total of 4.81 ha across the site is expected to be restored (refer to Restoration and Planting Plan). Effects of the Project on aquatic fauna and lizards are expected to be less than minor and appropriately managed. Pest control discussed below will result in positive benefits for indigenous fauna species.
Objective 15.3.1 The full range of Waikato ecosystem types found throughout the Waikato-Tainui rohe are robust and support representative native flora and fauna.	
Policy 15.3.1.1 To ensure that the full range of Waikato ecosystem types found throughout the Waikato-Tainui rohe are robust and support representative native flora and fauna.	
Objective 15.3.2 Cultural, spiritual and ecological features of the Waikato landscape that are significant to Waikato-Tainui are protected and enhanced to improve the mauri of the land	
Policy 15.3.2.1 To ensure that there is greater protection and enhancement of cultural, spiritual and ecological features of significance to Waikato-Tainui.	

Provision / Requirement	Assessment
Objective 15.3.3 Priority plant and animal pests are appropriately identified, managed, and/or controlled to a level where their impacts are minor or, where possible, are eradicated.	Pest animal control including possums, rats, and mustelids is to be undertaken across the entire site, with particular focus across the riparian and wetland areas of the site. This pest control will be implemented in accordance with Department of Conservation bat-specific best-practice guidelines, with the aim of reducing predation pressure on pekapeka. Controlling pests will also provide benefits for indigenous fauna species such as invertebrates, birds and lizards. To prevent stock access into the restoration areas, a stock-proof fence will be erected. Controls to manage weeds will also be implemented (refer to Restoration and Planting Plan).
Objective 15.3.4 Control agents are effective in controlling or eradicating target pest(s) with no non-target effects	
Chapter 19 - Te Wai Maaori – Water	
Issue: Water quality & quantity The degradation of the whenua and waterways affects the use (physical and metaphysical) of water resources	Two streams were identified on site, namely, the Mangawhero Stream and an unnamed tributary of the Mangawhero Stream. There is potential for sediment to discharge into the nearby receiving streams during the construction period for general site preparation works and installation of two new / one upgraded culverts. Appropriate sediment and erosion control measures will be implemented and adhered to during the construction phase including provisions relating to the timing of the earthworks to ensure that there are minimal effects on the streams. Further information on sediment and erosion control measures are detailed in Chapter 21 below. Riparian buffer planting is proposed along both the Mangawhero Stream and unnamed stream, which is expected to result in increased shading of the stream, increase bank stability, and filtration of overland flows to the benefit of any aquatic fauna utilising the stream. A selection of native trees, shrubs and sedges are proposed to establish a sheltered microclimate, whilst existing pasture grasses will be retained for bank stabilisation. As part of restoration works the Project also includes weed and pest animal control measures (refer to Restoration and Planting Plan). Further, the conversion of the land from dairy to sheep farming is anticipated to result in a reduction in nutrient losses. Any potential discharges will be adequately managed as to not have any adverse effect on surface water of the streams running through the site.
Objective 19.4.1 To ensure that Waikato-Tainui engage and participate in the highest level of decision-making on matters that affect waters in the Waikato-Tainui rohe.	
Objective 19.4.2 Water quality is such that fresh waters within the rohe of Waikato-Tainui are drinkable, swimmable and fishable in all places (with water quality to the level that Kingi Taawhiao could have expected in his time)	
Policy 19.4.4.3 Resource consents granting, monitoring, and reassessment ensures any allocation of water has regard to best practice and the objective of restoring and protecting the health and wellbeing of Waikato-Tainui water bodies**.**	

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	Overall, the Project is considered to result in a positive net-gain for the aquatic environment.
Chapter 20 - Ngaa Repo – Wetlands	
Issues: Wetland mauri and condition, hauanga kai, habitat Negative impacts on the whakapapa of the wetlands will, therefore, have corresponding negative effects on wetland mauri and the ability of Waikato-Tainui to utilise hauanga kai. Many of the remaining wetlands in the Waikato and their whakapapa are under constant threat. Flood plains and wetlands provide important habitat and spawning for indigenous fish but many of the region's wetlands are no longer in a suitable state to perform this function. Pest fish now occupy and dominate many of the region's wetlands. Many wetlands in the region are surrounded by privately owned land with no legal access for Waikato-Tainui or the public.	The solar farm layout was designed with general consideration to wetland features and accordingly these areas have been largely avoided. The construction footprint does include two small, low value wetland areas. The Ecological Impact Assessment confirms that there will be no decrease in the overall extent and values of wetlands as a result of the Project when compared to what is currently observed on the site. As discussed above, the planned restoration planting will lead to a biodiversity and functional 'net gain' for the site in respect of the wetlands. For wetlands specifically, this will involve restoration through planting of recommended species with a mix of grasses, sedges, shrubs, ferns and trees (refer to Restoration and Planting Plan). Besides providing nutrient filtration and localised flood attenuation benefits, the area will also provide habitat for native species including birds and insects. As part of restoration works the Project also includes weed and pest animal control measures that will result in positive benefits for indigenous fauna species.
Objective 20.3.1 Existing wetlands are protected and enhanced	
Policy 20.3.1.1 To encourage improvements to local hydrology (where possible) to support healthy wetland function, and restoration of locally appropriate wetland biodiversity within local planning and land management practice	
Policy 20.3.1.2 To ensure that all land use practices that have the potential to impact on wetlands have efficient sediment, drainage, discharge, fertiliser application, and riparian buffer control practices in place to ensure that adverse impacts on wetlands are prevented.	

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Objective 20.3.2 The relationship of Waikato-Tainui with its wetlands is enhanced through the restoration of wetlands and enhanced/ permitted access for cultural purposes.	The Project will involve the restoration of wetland habitats as detailed above. HENZ welcomes further engagement with Waikato-Tainui to ensure that the relationship of Waikato-Tainui to wetlands is enhanced.
Policy 20.3.2.1 To ensure that the relationship of Waikato-Tainui with its wetlands is enhanced through the restoration of wetlands and enhanced/permitted access for cultural purposes	
Chapter 26 –Waihanga Matua Infrastructure	
Issues – Electricity generation and transmission 26.2.9 - Depending on the form of energy generation there can be adverse effects from discharges, particularly from coal fired plants. Waikato-Tainui generally do not support any form of energy generation unless it is sustainable and renewable, or any form of energy generation that has adverse social, cultural, spiritual, or environmental effects that cannot be managed to meet the requirements of this Plan. For clarity, Waikato-Tainui does not consider containment hydro dams suitable as a form of sustainable renewable energy generation, due to the adverse environmental, cultural, spiritual, and social effects of such dams.	The Project will establish a renewable electricity generation activity on the site, the design of which has been informed through consultation with iwi to ensure that adverse social, cultural, spiritual, and environmental effects are appropriately mitigated.
Chapter 21 - Land	
Issues - Soil erosion and management The removal of indigenous vegetation in favour of pastoral farming, production forestry and roading has caused, and continues to cause accelerated soil erosion. Intensification of agricultural practices throughout the rohe increases the risk of soil degradation, soil compaction, surface water runoff, and sediment loss **Issues - Nutrient loss and water quality management**	The Project will not result in the removal of any indigenous vegetation. The Project will change the use of the land from dairy farming to renewable electricity generation and sheep grazing, with reduced nutrient run-off. A Preliminary Site Investigation (PSI) has been undertaken by SLR Consulting to support the Project. Based on the findings of the PSI, the area around the farm buildings, oxidation ponds, and the depression adjacent to the cowshed have been subject to various HAIL activities. Earthworks are required to establish the engineered ground conditions needed for a utility-scale solar farm, creating level platforms for PV arrays, BESS, inverters, transformers, control buildings, switching stations, cable management, auxiliary infrastructure, and roading. Earthworks near waterbodies (in the High

Provision / Requirement	Assessment
Intensification of agricultural practices increases the nitrogen and phosphorus loads and levels of faecal pathogens entering rivers, lakes, wetlands and estuaries. **Issues - Land contamination** There is a lack of detailed knowledge of existing and historical contaminated sites within the rohe and their on-going impact on the environment.	Risk Erosion Area defined by WRC) are anticipated to be limited to three stream crossings associated with the internal roading network and a small section of an internal road near the stream.
Objective 21.3.1 Activities that accelerate soil erosion are managed effectively, including through the reforestation and retirement of marginal lands from existing intensive and environmentally unsustainable land uses	Earthworks will be undertaken in accordance with NZS4431:2022, and the recommendations of CMW's Geotechnical Investigation Report. An Erosion and Sediment Control Plan has been prepared by Maven in accordance with WRC's Erosion and Sediment Control Guidelines for Land Disturbing Activities. Various controls are proposed to ensure that erosion and sedimentation effects are appropriately managed, including: • Stabilised entrances to minimise sediment tracking • A staged approach to earthworks, progressively stabilised with topsoil, grass seed, and straw mulch, where appropriate. • Clean water diversion channels are proposed to divert upstream runoff away from the site, preventing clean water from entering the area of work. • Silt fences proposed on downstream site boundaries. • Hay bale check / filter dams. • Controlled stockpiling away from any watercourse or runoff path. • Earthworks within the High Risk Erosion Area will be undertaken during the drier/summer period. • Works within watercourses (installation of culverts) will involve diversion around the active works area, ensuring that sediment-laden water does not enter the downstream watercourse. The temporary diversion will remain in place until the works area is adequately stabilised. The controls will be regularly monitored and maintained to ensure they are performing as intended. With these measures in place the effects of
Policy 21.3.1.2 All major excavation works that have the potential to impact on waterways shall have sufficient erosion and sediment control measures in place to ensure that adverse effects on water bodies are managed	
Policy 21.3.1.3 To ensure that riverbank erosion, including the erosion of river islands is effectively managed.	
Objective 21.3.2 The life supporting capacity of land and soils effectively manages soil nutrient loss and water quality so there is minimal impact on nutrient loss to waterways.	
Policy 21.3.2.1 To promote the adoption of best practice land and soil management that minimises soil erosion, nutrient leaching, and sediment and nutrient runoff.	
Policy 21.3.2.2 To promote and encourage the development and adoption of land management practices that protects waterways from suspended sediments, nutrients and pollutant	

Provision / Requirement	Assessment
	sedimentation and erosion can be adequately managed during the construction phase.
Objective 21.3.3 Effectively manage the impact of contaminated land on the surrounding environment.	The area around the farm buildings, oxidation ponds, and the depression adjacent to the cowshed have been subject to HAIL activities. The land will remain production land, and no soil disturbance will occur within the pieces of land themselves. If potential contamination is identified during works (accidental discovery or visual or olfactory indicators of contamination), the Site Manager is to contact a Suitably Qualified and Experienced Practitioner to assess the nature of the material.
Policy 21.3.3.1 To ensure that the impact of contaminated land is effectively managed and, where possible and practicable, mitigate and restore the contaminated land	
Chapter 26 – Whakaputa Hiko: Electricity Generation	
Issues – Alternative electricity generation sources Waikato-Tainui is supportive of, and would like an increased focus on renewable electricity generation providing the social, cultural, spiritual, environmental, and economic effects of the activity are managed in partnership with Waikato-Tainui. Waikato-Tainui is supportive of micro-renewable electricity generation schemes that provide localised community benefit. Similarly Waikato-Tainui is supportive of alternative electricity generation, such as waste to energy initiatives, again, providing adverse effects are managed.	The Project will establish a renewable electricity generation activity on the site, the design of which has been informed by consultation with Iwi. As detailed above, the design of the Project has taken into consideration social, spiritual, environmental, and economic effects of the activity to ensure that these effects are appropriately mitigated. Of note, restoration planting, erosion and sediment controls, bat management protocols and ongoing pest management are proposed to ensure that environmental effects are managed during the construction and operation of the activity. HENZ welcomes further engagement with Waikato-Tainui to ensure that cultural effects are appropriately addressed in partnership with Iwi.
Objective 27.3.1 In partnership with Waikato-Tainui, existing and new electricity generation activities, and the structures and operations to transmit electricity to end users, effectively manages adverse social, cultural, spiritual, environmental, and economic effects.	
Policy 27.3.1.1 In partnership with Waikato-Tainui, to ensure that existing and new electricity generation activities, and the structures and operations to transmit electricity to end users effectively manages adverse social, cultural, spiritual, environmental, and economic effects.	

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Objective 27.3.2 Alternative sustainable forms of electricity generation are developed, provided any adverse effects on the environment, particularly on the Waikato River or culturally and/or spiritually sensitive sites, are managed.	The Project will establish a sustainable form of renewable electricity generation through the establishment of a solar farm on the site. As discussed in the Substantive Application, any adverse effects associated with the Project will be appropriately addressed and mitigated. Particular care has been taken to ensure that freshwater stream, wetland habitats, and fauna on the site are not compromised as a result of the Project. The site is located outside of the Waikato River Catchment. There are no known cultural and/or spiritually sensitive sites located with Site.
Policy 27.3.2.1 Ensure that preference is given to the development of sustainable forms of electricity generation, provided any adverse effects on the environment, particularly on the Waikato River or culturally and/or spiritually sensitive sites, are managed	

8. Raukawa Environmental Management Plan

Provision / Requirement	Assessment
Section 2.1 – Water – Wai	
Objective 2.1.7 • The mana and mauri of water is safeguarded for present and future generations. • The Raukawa kaitiaki relationship with our waters is respected, enhanced, and supported. • The health and wellbeing of the Waikato, Te Waihou, and the Upper Waipā River and their catchments are restored and protected.	Two streams were identified on site, namely, the Mangawhero Stream and an unnamed tributary of the Mangawhero Stream**.** Riparian buffer planting is proposed along both the streams and wetland areas on the site, which is expected to result in increased shading of the stream, increase bank stability, and filtration of overland flows to the benefit of any aquatic fauna utilising the stream. A selection of native trees, shrubs and sedges are proposed to establish a sheltered microclimate, whilst existing pasture grasses will be retained for bank stabilisation. As part of restoration works the Project also includes weed and pest animal control measures (refer to the Restoration and Planting Plan). Appropriate sediment and erosion control measures will be implemented and adhered to during the construction phase including provisions relating to the timing of the earthworks to ensure that there are minimal effects on the streams. The Project will safeguard the values of the freshwater bodies on the site.
Section 2.2 – Land - Whenua	
Objective 2.2.4 • The whenua across our takiwā is healthy and resilient. • Our relationship with Papa-tū-ā-nuku is reflected both in her health and ours. • Land use activities align with land use capability to protect long term soil health. • Sustainable farming reduces environmental footprint whilst optimising profit.	The Project provides for continued primary land-based production activities in the form of sheep grazing in addition to the solar farm activity on the site. The Project will not remove any production land or adversely affect soil versatility. The Project will protect the long term soil health of the site.

Provision / Requirement	Assessment
M17 Industry groups and land owners should advocate for and promote land use activities that align with land use capability for the protection of soil health and structure.	The Project will retain primary land-based production activities on the site in accordance with the LUC Classes 1, 2 and 4 soils comprising the site. Production activities will most likely include sheep grazing, which is of a lower intensity than dairy farming (as the site is currently used) and will contribute to the protection of soil health and structure.
M18 Local authorities, industry groups, government agencies, and land owners should promote riparian planting and other activities that assist to avoid sedimentation, erosion, and contaminants entering water.	Riparian planting is proposed along the extent of the streams and wetland habitats on the site. This will contribute to improved freshwater habitat, water quality, and biodiversity values on the site. Appropriate sediment and erosion control measures will be implemented and adhered to during the construction phase including provisions relating to the timing of the earthworks to ensure that there are minimal effects on the streams. There will be no discharge of contaminants as a result of the Project.
Section 2.4 – Wetlands – Ngā Repo	
Objective 2.4.3 • Raukawa uri are able to utilise and enjoy a rich harvest of traditional and customary resources from wetland areas. • Raukawa uri and the community understand the important role and function of wetlands within the hydrological system. • There is an active and coordinated programme of creation, restoration, enhancement, and protection of wetlands across the Raukawa takiwā. • The intrinsic nature and biological functioning of wetlands is valued and protected.	The Project actively seeks to restore and protect wetland areas onsite through temporary fencing during the solar farm construction, as well as planting and pest management following the completion of works. This will work towards protecting the biological functioning of the wetlands on site. Given the extent of restoration proposed it is considered that the values of the wetlands on the site will be protected and enhanced.
M10 Local authorities, sector groups, and landowners should avoid the direct or indirect drainage or modification of any existing wetland area	The Project may result in the indirect drainage of two small wetland areas (273m^2 total). These exotic grass dominated wetlands are considered low value. The majority of wetlands on the site (27) will be restored and fenced off.

Provision / Requirement	Assessment
M12 Landowners should retire and fence off all identified wetlands.	Assuming the entire extent of the two wetlands are lost (which is unlikely to occur), the increase in the extent of natural inland wetland habitat within the Site over time is expected to be, at least, greater in area than the potential loss. Over the long term, this will result in a net gain for biodiversity values and will enhance wetland quality and extent. The Project will also include stock-proof fencing and ongoing monitoring and maintenance of the enhanced areas, resulting in an improved biodiversity outcome.
Section 2.11 – Infrastructure	
Objective 2.11.3 • Providers of infrastructure networks, developments, and operations within the Raukawa takiwā understand Raukawa values and interests. • The Raukawa cultural landscape and Raukawa cultural values and associations are protected and provided for in infrastructure planning and developments. • Resilient and efficient infrastructure networks and renewable technologies are promoted within the Raukawa takiwā.	Raukawa has provided a draft CVA which sets out values, associations and interests to be protected and provided for.
M18 Sector operators should adopt sustainable and new technologies where possible and practicable.	The Project will be consistent with the objective through the proposed establishment of a solar farm as a sustainable renewable electricity generation activity. More specifically, HENZ will ensure that all components selected for the development of the site meet all international standards and where technologies across components differ HENZ will consider the costs and benefits of such technological differences.
M25 Local authorities and sector operators should ensure early collaboration with Raukawa in the development of new or major upgrade of existing infrastructure development and avoid, remedy, or mitigate any adverse effects.	As discussed, HENZ has collaborated with Raukawa and a draft CVA has been provided setting out iwi aspirations and values in respect to the Project.

9. Ngāti Hauā Environmental Management Plan – Te Rautaki Tāmata Ao Turoa o Hauā

Provision / Requirement	Assessment
Section 11 – Te Wai Māori – Water	
Objective 11.2.1 The mauri of freshwater within our rohe is restored and protected. This means that: 1. Water is plentiful and clean enough for drinking, swimming and sustaining plentiful mahinga kai. 2. Water allocation occurs in a manner that is sustainable and consistent with the natural limits of our rivers, streams and aquifers 3. Water is allocated fairly and used efficiently and responsibly 4. Waterways are accessible for customary use.	The Project will not have adverse effects on the quality of water or overallocation of water in the catchment. Dewatering will be managed to ensure there are no effects on the limits of the catchment, and erosion and sediment controls will ensure sedimentation of waterways does not occur. The riparian areas of the stream will be replanted and maintained with ongoing pest management. This will improve water quality and freshwater habitats on the site and restore the mauri of the streams.
Objective 11.2.2 Recognition of Ngāti Hauā values, interests and mātauranga in relation to freshwater planning and management within the rohe. This means that: 1. Aspirations for marae, papkāinga and Māori land development is not unfairly disadvantaged by freshwater allocation and quality. 2. Our intergenerational knowledge and experience is valued. 3. Our role as a Treaty partner and post settlement governance entity is recognised.	Ngāti Hauā has provided a draft CVA setting out aspirations and values which the Project will appropriately respond to.
Policy 11A Work collaboratively to ensure a holistic and integrated approach is taken to restoring the mauri of freshwater within our rohe.	HENZ will continue to work collaboratively with Ngāti Haua following lodgement of the Substantive Application.
Policy 11C Avoid further degradation of water quality within our rohe.	

Provision / Requirement	Assessment
Section 12 – Ngā Repo - Wetlands	
Objective 12.2.1 Protect, restore and enhance the mauri of all wetlands and associated ecosystems within our rohe. This means that: 1. Wetland ecosystems are diverse, providing healthy habitats for flora and fauna 2. The area of wetlands within our rohe increases over time. 3. Our traditional knowledge and practices associated with wetlands are restored and revitalised.	The Project will result in a net gain for biodiversity values (flora and fauna extent) and will enhance wetland quality and extent as a whole. The Project will also include stock-proof fencing and ongoing monitoring and maintenance of the enhanced areas, resulting in an improved biodiversity outcome. HENZ is undertaking consultation with Ngāti Hauā to understand iwi aspirations for the Project, including planned restoration.
Policy 12A Ensure no further degradation or loss of remaining wetlands within our rohe.	