



Appendix T Rules, Standards and Other Requirements Assessment

Fast-Track Approvals Act 2024 Substantive Application

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00001

19 August 2026

1. Waikato Regional Plan Assessment

The following analysis of rules has determined that under the Waikato Regional Plan, the Project is a **Non-Complying Activity** overall. Note that only those rules/standards which are relevant to the assessment of this Project have been addressed.

Rule	Compliance Comment
Chapter 3 – Water Module	
3.3 Water Takes	
3.3.4.26 Non-Complying Activity Rule – Water Takes Except as provided in Rules 3.3.4.17, 3.3.4.18, 3.3.4.19, 3.3.4.20, 3.3.4.23, 3.3.4.24, and 3.3.4.25 and the takes described by Policy 6 the taking of groundwater or surface water (surface water calculated on a net take basis) that: 1. Is for a surface water take which when assessed in combination with all other authorised water takes exceeds the combined primary and secondary allocable flows in Table 3-5; or 2. Is for a surface water harvesting take which when assessed in combination with all other authorised surface water harvesting water takes exceeds the limits set in Policy 20 b); or ... is a non-complying activity (requiring resource consent)	Non-Complying Activity. Dewatering of trenches and excavations is expected to be required during construction. Flexibility is sought for the dewatering methodology, so as to have the options of discharging the water taken to land, water, or retaining some of the water in tank storage for dust suppression. Dewatering of water that ponds within excavations (as described below) and is discharged to a different water body (such as a nearby farm drain) or stored for dust suppression purposes during construction is understood to be considered by WRC as a consumptive surface water take. As 100% of the water is removed from the individual catchment of the excavation/trench, it is treated as defaulting from Rule 3.3.4.23 to Rule 3.3.4.26.
3.5 Discharges	
3.5.4.4 Permitted Activity Rule – Discharges of Water to Water – General Rule Except as expressly provided for by other rules in this Plan any discharge of water (excluding geothermal water), into water is a permitted activity subject to the following conditions:	Complies. Should dewatered water be discharged into a farm drain, it will be treated if required prior to discharge,



Rule	Compliance Comment
a. There shall be no adverse effect on water quality of the receiving water body. b. Any adverse erosion effects occurring as a result of the discharge to be remedied as soon as practicable. c. There shall be no adverse effects from increased water levels downstream of the discharge point. d. The Waikato Regional Council shall be notified in writing of the discharge, its volume, contaminant concentrations and the water quality of the receiving water body 10 working days prior to the discharge commencing.	and will not have adverse effects on the quality or water levels (see Hydrogeology Assessment).
3.5.4.5 Discretionary Activity Rule – Discharges – General Rule Any discharge of a contaminant into water, or onto or into land, in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water, that is not specifically provided for by any rule, or does not meet the conditions of a permitted or a controlled activity rule in this Plan, is a discretionary activity (requiring resource consent).	Not Applicable. All discharges covered under other rules.
3.5.4.6 Non-Complying Activity Rule – Discharges into other Water Bodies The discharge of contaminants (not including stormwater or contaminants associated with the take and use of geothermal water), into Natural State Water Bodies or wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or cave entrances or lakes (excluding artificial lakes and Lake Rotoaira) is a non-complying activity (requiring resource consent)	Not Applicable. There will be no discharge of contaminants onto or into water.
3.5.11.4 Permitted Activity Rule – Discharge of Stormwater to Water The discharge of stormwater to surface water (including geothermal water) is a permitted activity subject to the following conditions: a. The discharge shall not originate from a catchment that includes any high risk facility, contaminated land*, operating quarry or mineral extraction site unless there is an interceptor system* in place. b. Any erosion occurring as a result of the discharge shall be remedied as soon as practicable. c. The catchment shall not exceed one hectare for discharges that originate from urban areas. d. There shall be no adverse increase in water levels downstream of the discharge point which causes flooding on neighbouring properties, as a result of the discharge. e. The discharge shall comply with the suspended solids standards in Section 3.2.4.6.	Complies Any discharge of stormwater runoff to water (such as farm drains) will comply with the relevant conditions. In particular, the proposal does not include any high risk facilities listed in section 3.5.12 of the WRP, and where hazardous substances are stored/used, appropriate containment will be in place (see Hazardous Substances Management Plan).



Rule	Compliance Comment
f. The discharge shall not contain any material which will cause the production of conspicuous oil or grease films, scums or foams, or floatable suspended materials at any point downstream that is a distance greater than three times the width of the stream at the point of discharge. g. The discharge shall not contain concentrations of hazardous substances that may cause significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment. h. There shall be no discharge to any Significant Geothermal Feature.	
3.5.11.5 Permitted Activity Rule – Discharge of Stormwater Onto or Into Land The discharge of stormwater (including geothermal water) onto or into land is a permitted activity subject to the following conditions: a. The discharge shall not originate from a catchment that includes any high risk facility or contaminated land* unless there is and interceptor system* in place. b. The discharge shall be below a rate that would cause flooding outside the design discharge soakage area, except in rain events equivalent to the 10% Annual Exceedence Probability design storm or greater. Any exceedence shall go into designated overland flow paths. c. There shall not be any overland flow resulting in a discharge to surface water, except in rain events equivalent to the 10% Annual Exceedence Probability design storm or greater; then there shall be no adverse surface water effects as a result of the discharge. d. Any erosion occurring as a result of the discharge shall be remedied as soon as practicable. e. The discharge shall not contain concentrations of hazardous substances that may cause significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment.	Complies Any discharge of stormwater runoff to land will comply with the relevant conditions. In particular, the proposal does not include any high risk facilities listed in section 3.5.12 of the WRP, and where hazardous substances are stored/used, appropriate containment will be in place (see Hazardous Substances Management Plan).
3.6 Damming and Diverting	
3.6.4.4 Permitted Activity Rule – Small Dams and Damming Water 1. The damming of water and its diversion, taking, and discharging related to its passage through, past or over the dam, in any off-stream area or ephemeral river or stream or artificial watercourse, and 2. The use, erection, reconstruction, placement, alteration or extension of any associated structure in or on the bed of an ephemeral river or stream, where: i. the catchment area is less than one square kilometre (100 hectares), and	Complies Temporary damming may be required in farm drains around the areas of construction for culverts/crossings for the internal roading network. All standards will be complied with.



Rule	Compliance Comment
ii. the maximum retained water depth in the pond is less than three metres, and iii. the dam retains not more than 20,000 cubic metres of water except that: a. the damming shall not affect Significant Geothermal Features b. the dam shall not occur in a cave system; is a permitted activity subject to the following conditions: a. The dammed water is not a Natural State Water Body as identified in the Water Management Class Maps. b. The dammed water shall not raise water levels on neighbouring properties. c. Any erosion or scour as a result of the dam and associated discharges shall be remedied as soon as practicable. d. The damming or discharge of water from the dam shall not increase the potential for land instability. e. A spillway must be constructed to prevent the dam being overtopped, and the spillway shall be designed to pass the probable maximum flood. f. The spillway shall be constructed on underlying parent material. g. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme or by the Historic Places Trust except where Historic Places Trust approval has been obtained. h. In the event of any waahi tapu that is not subject to condition g) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. i. The structure shall be maintained in a structurally sound condition at all times. j. Any discharge from construction works associated with the structure shall comply with the suspended solid standards as set out in Section 4.2.21.	



Rule	Compliance Comment
3.6.4.8 Permitted Activity Rule – Diversions and Discharges in Artificial Watercourses and Drainage Systems Unless restricted by Rule 3.7.4.6, the diversion and any consequent discharge of water within an established artificial watercourse* or drainage system, undertaken after the date of notification of this Plan is a permitted activity subject to the following conditions: a. The catchment area above the diversion shall not exceed two square kilometres. b. No discharge shall be made outside of the natural catchment of the drainage system. c. The activity shall be undertaken and structures maintained in a manner that does not increase adverse effects of flooding on any land or property owned or occupied by any person. d. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's State Recording Scheme or by the Historic Place Trust except where Historic Places Trust approval has been obtained. e. In the event of any waahi tapu that is not subject to condition d) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. f. Any discharge from construction works associated with the structure shall comply with the suspended solid standards as set out in Section 4.2.21. g. The structure shall provide for the safe passage of fish both upstream and downstream. h. Where the diversion occurs in a waterway classified as Indigenous Fisheries in the Water Management Class Maps the operator of the diversion shall notify the Waikato Regional Council of its location three weeks prior to the construction of the diversion. i. Any erosion occurring as a result of the activity shall be remedied as soon as practicable.	Complies Temporary diversions may be required in farm drains around the areas of construction for culverts/crossings for the internal roading network. All standards will be complied with.



Rule	Compliance Comment
3.6.4.13 Discretionary Activity Rule – Stopbanks, Diversions and any Associated Discharges of Water Where the diversion and subsequent discharge of water does not comply with Rules 3.6.4.6, 3.6.4.7, 3.6.4.8, 4.2.9.1, 4.2.9.2 or 4.2.9.3 any: 1. Damming or diversion of water by way of a stopbank, and 2. Diversion of water, and 3. The use, erection, reconstruction, placement, alteration or extension of any structure on or in the bed of a river or stream associated with the above activities that: i. is undertaken after the date of notification of this Plan, or ii. affects a Significant Geothermal Feature iii. does not occur in a cave system; is a discretionary activity (requiring resource consent).	Discretionary Activity Groundwater flow into trenches/excavations is considered a groundwater diversion and will be a discretionary activity under 3.6.4.13. This rule also encompasses any subsequent discharge to land in the direct vicinity during dewatering of trenches/excavations, which is one of the dewatering options being applied for.
3.6.4.14 Discretionary Activity Rule – New Dams/Damming of Water Except as provided for by Rules 3.6.4.4, 3.6.4.9, 3.6.4.10 and 3.6.4.12 the following activities, if undertaken after the date of notification of this Plan: 1. Damming of water and associated diversion, taking and discharging of water related to the passage of water through, or past or over the dam 2. The use, erection, reconstruction, placement, alteration or extension of any structure in or on the bed of a river or stream associated with the above activities;	Discretionary Activity The proposal will require the temporary diversion and/or damming of water along the stream to allow for the construction of the three culverts where the proposed internal roads cross the stream.
3.7 Wetlands	
3.7.4.6 Discretionary Activity Rule – Creation of New Drains and Deepening of Drain Invert Levels The following activities: 1. the creation of new drains for the purposes of managing water tables, or 2. the deepening (relative to the wetland level) of the invert level (bed) of lawfully established or authorised drains constructed prior to the date of notification (28 September 1998) of this Plan in areas within 200 metres of the legal property boundaries of any wetland listed in Section 3.7.7 are discretionary activities (requiring resource consent) (except where the location of that activity is hydrologically isolated from the wetland).	Not Applicable. No wetlands on the site are listed in section 3.7.7.



Rule	Compliance Comment
3.7.4.7 Discretionary Activity Rule – Drainage of Wetlands The following activities: - the creation of drains after the date of notification of this Plan (28 September 1998), and - the deepening (relative to the wetland water level) of the invert level (bed) of lawfully established or authorised drains constructed prior to the date of notification of this Plan (28 September 1998) within a wetland that is an area of significant indigenous vegetation and/or significant habitat of indigenous fauna are discretionary activities (requiring resource consent).	Not Applicable. There are two wetlands within the area of development. Neither are considered significant. Refer to Ecological Impact Assessment provided with the application.
Chapter 4 – River and Lakebed Module	
4.2 River and Lake Bed Structures	
4.2.5.2 Controlled Activity Rule – Existing Lawfully Established Structures - Unless controlled by Rules 3.6.4.5, 3.6.4.7, 3.6.4.10, 3.6.4.11 or 4.2.5.1 the use or alteration (including operation, repair, upgrading and maintenance activities encompassed by section 13(1)(a)) of any existing lawfully established structure authorised before the date of notification (28 September 1998) of this Plan, and - Associated bed disturbances, in, on, under or over the bed of a river or lake, and - Any discharge of sediment associated with the use or alteration activities; are controlled activities (requiring resource consent) subject to the following standard and term: - The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained.	Controlled Activity The existing culvert (to be upgraded) has a catchment size exceeding 500ha and therefore cannot comply with rule 4.2.9.3. It is assumed that the culvert was lawfully established, however the specific requirements for any upgrade will be determined at detailed design stage and may result in an increase in size, which would not meet rule 4.2.5.1.
4.2.9.3 Controlled Activity Rule - Culverts for Catchment Areas Not Exceeding 500 Hectares. Any activity unable to comply with Rules 4.2.9.1 or 4.2.9.2 or unless controlled by Rule 4.2.5.1, the following activities: The use, erection, reconstruction, placement, alteration or extension of a culvert, and associated bed disturbance, in or on the bed of a river or lake for a catchment area exceeding 100 hectares but not exceeding 500 hectares upstream of the culvert, and	Controlled Activity Three culverts (2 proposed and 1 existing to be upgraded) are currently proposed to be located within streams on the site. The two proposed culverts both have catchments of greater than 100ha, but less than 500ha.



Rule	Compliance Comment
2. The subsequent diversion and discharge of water through the culvert, and 3. Any discharge of sediment associated with construction activities; and 4. The associated deposition of construction materials are controlled activities (requiring resource consent) subject to the following standards and terms: a. Any such culvert shall be designed so that a two percent annual exceedance probability (1 in 50 year) flood event shall not cause any increase in upstream water levels which causes flooding on neighbouring properties. b. The structure shall provide for the safe passage of fish both upstream and downstream in water bodies classified as Significant Indigenous Fisheries and Fish Habitats c. There shall be no obstruction of debris that causes flooding on neighbouring properties. d. This Rule does not apply within a Natural State water body as identified in the Water Management Class Maps of this Plan. e. All construction materials and equipment shall be removed from the river or lake bed and the floodplain on the completion of that activity. f. No contaminants (including, but not limited to, oil, hydraulic fluids, petrol, diesel, other fuels, paint or solvents, but excluding sediment) shall be discharged to water from the activity. g. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained. h. Any erosion occurring as a result of the structure and diversion and discharge shall be remedied as soon as practicable. i. No discharge shall be made outside of the natural catchment. j. This rule shall not apply to activities located in, on, under or over the bed of a river or lake that is a Significant Geothermal Feature.	The culverts will meet all standards identified in a) – j) and are a controlled activity. The existing culvert (to be upgraded) has a catchment size exceeding 500ha, discussed above. The remaining culverts will be placed within farm drains / artificial watercourses and are therefore not relevant.
4.2.14.1 Permitted Activity Rule – Lines, Cables, Pipelines, Ropeways and Associated Structures 1. Unless controlled by Rule 4.2.5.1 the use, erection, reconstruction, placement, alteration or extension and associated bed disturbance of any:	Complies The proposal 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



Rule	Compliance Comment
i. Lines, cables, pipelines, ropeways and associated structures over the bed that do not have any part of the structure fixed on the bed of a lake or river, ii. Lines, cables or pipelines in, on or under the bed of a lake or river, iii. Lines, cables or pipelines attached to or fixed to any legally established bridge or dam in, on or over the bed of a lake or river, and 2. Any discharge of sediment associated with construction activities; are permitted activities subject to the following conditions: a. The location of any pipeline, line or cable on or under the bed of a river or lake shall be identified by markers, both upstream and downstream, on the banks of the river or lake concerned. b. Any fixed lines and overhead cabling other than electricity lines or cables shall be no less than five metres (at all points) above the top of the bank in rivers and lakes exceeding 10 metres in width; and two metres in height above the top of the bank in rivers and lakes not exceeding 10 metres wide, except that, where the cabling is attached to a lawful structure, no part of the cable or lines shall extend below the existing soffit of the structure. Electricity lines and cables over the beds of rivers and lakes shall maintain vertical clearances above ground as specified in Table 1 of New Zealand Electricity Code of Practice 34:1993 for Electrical Safety Distances. c. The construction works shall comply with the suspended solids discharge standards as set out in the Section 4.2.21. d. There shall be no obstruction of debris that causes flooding on neighbouring properties. e. No contaminants (including, but not limited to, oil, hydraulic fluids, petrol, diesel, other fuels, paint or solvents, but excluding sediment) shall be discharged to water from the activity. f. The structure shall not obstruct navigation. g. Except for pipes associated with existing hydro dams, any pipes over the bed of a lake or river bed shall be at least one metre above the two percent annual exceedance probability (1 in 50 year) flood event. h. The structure shall be maintained in a structurally sound condition at all times. i. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained.	(entry and exit points) from the riverbank, at a depth that does not disturb the riverbed.



Rule	Compliance Comment
j. In the event of any waahi tapu that is not subject to condition i) being identified by the Waikato Regional Council to the person undertaking the use, erection, reconstruction, placement, extension or alteration, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. k. Any erosion occurring as a result of the structure shall be remedied as soon as practicable. l. This rule shall not apply to activities located in, on, under or over the bed of a river or lake that is a Significant Geothermal Feature. m. The waterway area of the river bed shall not be reduced by more than 10 percent. The waterway area of the floodplain shall not be reduced by more than 10 percent.	
4.2.15.1 Erosion control structures Unless controlled by Rule 4.2.5.1 the use, erection, reconstruction, placement, alteration or extension of a: 1. revetment or erosion control structure, and 2. associated bed disturbance, and 3. necessary deposition of construction material, and 4. any discharge of sediment associated with construction activities in, on or over the bed of a lake or river, for the purposes of erosion control are permitted activities subject to the following conditions: a. The structure and the floodway in the immediate vicinity of the structure shall be maintained clear of debris. b. The structure shall not decrease the cross sectional area of the river. c. For any stretch of river or lake bank measuring up to one bank kilometre in length, the combined length or erosion control structures shall not exceed 50 metres in length. d. The structure shall not be constructed of, or contain, vehicle bodies or demolition rubble other than clean concrete, placed such that there is no visible steel in the finished work. e. The construction works shall comply with the suspended solids discharge standards as set out in Section 4.2.21. f. All construction materials and equipment shall be removed from the river or lake bed and the floodplain on the completion of that activity.	Complies. Culverts are proposed in the bed of a river which will likely have associated erosion control structures such as short wing walls. These will be designed and constructed to comply with the standards in rule 4.2.15.1 and will not exceed 50m length in combination.



Rule	Compliance Comment
g. No contaminants (including, but not limited to, oil, hydraulic fluids, petrol, diesel, other fuels, paint or solvents, but excluding sediment) shall be discharged to water from the activity. h. Where the weight of the structure is insufficient to keep it in place it shall be anchored to the bed and bank of the river. i. The structure shall be maintained in a structurally sound condition at all times. j. The owner of the structure shall inform the Waikato Regional Council in writing of the location of the structure at least 10 works days prior to work commencing. k. The structure shall not be located in a water body identified as a Natural State water body in the Water Management Class Maps. l. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained. m. In the event of any waahi tapu that is not subject to condition l) being identified by the Waikato Regional Council to the person undertaking the use, erection, reconstruction, placement, extension or alteration, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. n. Any erosion occurring as a result of the structure shall be remedied as soon as practicable. o. This rule shall not apply to activities located in, on, under or over the bed of a river or lake that is a Significant Geothermal Feature. p. The structure shall provide for the safe passage of fish both upstream and downstream. q. The structure shall be constructed against the eroding stream or lake bank and be physically attached to it.	
4.3 River and Lake Bed Disturbances	
4.3.8 Permitted Activity Rule – Introduction and Planting of Plants 1. Except as controlled by Rule 4.2.18.1 and prohibited in Rule 4.3.8.2, the introduction, planting or layering* of any plant or any part of any plant, with the exclusion of plants pests as identified in the Waikato Regional Pest Management Strategy, in, on or under the beds or banks of any lake or river, for the purposes of soil conservation or streamside enhancement, and 2. The associated deposition of construction material, and	Streambank revegetation is permitted subject to conditions. A draft Restoration and Planting Plan to reinstate riparian vegetation on the banks of the watercourses running through the site has been included with the Application. All conditions can be complied with.



Rule	Compliance Comment
3. The associated discharge of sediment, and 4. The associated bed disturbance Is a permitted activity subject to conditions	
Chapter 5 – Land and Soil	
5.1 Accelerated Erosion	
5.1.4.11 Permitted Activity Rule – Soil Disturbance, Roding and Tracking and Vegetation Clearance 1. Unless otherwise provided for by Rules 5.1.4.14, 5.1.4.15, 5.1.4.16 or 5.1.4.17, soil disturbance, roding and tracking, and vegetation clearance and any associated deposition of slash into or onto the beds of rivers and any subsequent discharge of contaminants into water or air; 2. Any roding and tracking activities associated with the installation of bridges or culverts permitted by Rules 4.2.8.1, 4.2.9.1 and 4.2.9.2, within 20 metres of that bridge or culvert and any associated deposition of slash into or onto the beds of rivers and any subsequent discharge of contaminants into water or air; 3. Vegetation clearance of planted production forest as planted at the date upon which this Plan becomes operative; are permitted activities subject to the conditions in Section 5.1.5.	Complies The majority of the soil disturbance and roding is 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, and are estimated to be 230m ³ in volume and 921m ² in area. These works are subject to rule 5.1.4.14. Soil disturbance, roding and tracking, and vegetation clearance will generally be undertaken in accordance with appropriate erosion and sediment controls to comply with the conditions of Section 5.1.5 (see below).
5.1.4.14 Controlled Activity Rule – Soil Disturbance, Roding and Tracking and Vegetation Clearance, Riparian Vegetation Clearance in High Risk Erosion Areas Except as restricted by Rule 5.1.4.16, the following activities, occurring in any continuous 12 month period and located in a high risk erosion area: 1. Roding and tracking activities between 100 and 2,000 metres in length, or 2. Soil disturbance activities between 250 and 1,000 cubic metres in volume (solid measure), or 3. Soil disturbance activities between 0.2 and 2.0 hectares in area, or 4. Soil disturbance activities resulting in a cut slope batter exceeding three metres in vertical height over a cumulative distance between 30 and 120 metres in length, or 5. Vegetation Clearance of between one and five hectares with the exclusion of planted production forests, plant pests as specified in the Waikato Regional Council's Regional Pest	Controlled Activity 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, and are estimated to be 230m ³ in volume and 921m ² in area. This is under the thresholds requiring consent. However, as these are indicative estimates and detailed design has yet to be completed, application is being made for a controlled activity.



Rule	Compliance Comment
Management Strategy and vegetation clearance adjacent to a Natural State water body as shown on the Water Management Class Maps 6. Vegetation clearance which is within five metres on either side, of the banks of a water body excluding an ephemeral stream, and which is between 50 to 100 metres in length per kilometre of that water body, with the exclusion of planted production forests and vegetation in riparian margins adjacent to planted production forest, riparian enhancement and replanting programmes and plant pests as specified in the Waikato Regional Council's Pest Management Strategy. 7. Vegetation clearance within five metres on either side of the banks of a water body excluding an ephemeral stream of greater than 50 metres in length per kilometre of that water body of: - Planted production forest (except as provided for in Rule 5.1.4.11(3) and/or vegetation in riparian margins adjacent to planted production forest; or - Vegetation associated with riparian enhancement programmes. 8. Any roading and tracking activities associated with the installation of a bridge or culvert controlled by Rules 4.2.8.2 and 4.2.9.3, within 20 metres of that bridge or culvert; and any associated deposition of slash into or onto the beds of rivers and any subsequent discharge of contaminants into water or air are controlled activities (requiring resource consent) subject to the standards and terms as specified in Section 5.1.5.	
5.1.4.15 Discretionary Activity Rule – Soil Disturbance, Roding, Tracking, Vegetation Clearance, Riparian Vegetation Clearance in High Risk Erosion Areas	Not Applicable. Roding and tracking activities / soil disturbance occurring within high-risk erosion areas will not exceed 2,000 metres in length, 1,000m³ in volume, or 2ha in area. No standards in relation to vegetation clearance are breached.
5.1.5 Conditions for Permitted Activity Rule 5.1.4.11 and Standards and Terms for Controlled Activity Rules - Organic material shall not be placed in fill where its subsequent decomposition will lead to land instability. - Erosion/sediment controls shall be installed and maintained on all earthworks during and on completion of the works to avoid the adverse effects of sediment on water bodies. - Cut-offs or culverts shall be designed and installed to prevent scour, gullyng or other erosion.	It is expected that these conditions will be met for soil disturbance both in and out of the High-Risk Erosion Area, as follows: - Appropriate erosion and sediment controls will be installed and maintained and exposed. Refer to Section 4.1 of the Draft ESCP for proposed control methods.



Rule	Compliance Comment
d. Any erosion or instability of the coastal environment, or the beds of rivers and lakes or wetlands shall be avoided or remedied if it does occur. e. The activity shall not result in neighbouring land becoming subject to flooding. f. All disturbed vegetation, soil or debris shall be deposited or contained to prevent the movement of disturbed matter so that it does not result in: i. the diversion, damming or blockage of any river or stream, or ii. the passage of fish being impeded, or iii. the destruction of any habitat in a water body or coastal water, or iv. flooding or erosion. g. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the New Zealand Archaeological Association's Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained. h. The concentration of suspended solids in any point source discharge arising from the activity shall comply with the suspended solids standards as set out in Method 3.2.4.6. This condition applies only to permitted activity rules and excludes any non-point source discharges from roading, tracking and vegetation clearance activities (refer condition o) below). i. Any discharge of contaminants into air arising from the activity shall comply with the permitted activity conditions in Section 6.1.8 except where the matters addressed in Section 6.1.8 are already addressed by conditions on resource consents for the site. j. In the event of any waahi tapu that is not subject to g) above being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. k. No storage or mixing of fuels, oils, or agrichemicals shall be undertaken in areas where deliberate or inadvertent discharge is likely to enter any permanent natural surface water body. l. All vegetation that is being felled within five metres of a perennial water body shall be felled away from the water body, except edge vegetation, or vegetation leaning over a water body, which if necessary may be felled in accordance with safety practices. m. All exposed areas of soil resulting from the activity shall be stabilised against erosion by vegetative cover or other methods as soon as practical following completion of the activity and	- Areas will be stabilised as soon as practical. Earthworks area will be progressively stabilised as they are completed. Silt control measures will only be removed once the area is considered stable. - Stockpiling will be confined to a nominated area/s and located away from any watercourse or runoff flow path. - Flooding effects have been assessed and the soil disturbance will not result in neighbouring land becoming subject to flooding. - No standard under Method 3.2.4.6 will be exceeded. - Dust will be adequately controlled as per Section 4.2 of the Draft ESCP. - No identified archaeological or waahi tapu sites will be disturbed. - No fuel storage or refuelling will occur in areas where it could enter water. - If required vegetation will be felled away from water body where safe to do so, and deposited where it will not enter the stream. - Suspended solids standards are not anticipated to be exceeded by any non-point source discharges.



Rule	Compliance Comment
no later than six to twelve months from the date of disturbance to avoid the adverse effects of sediment on water bodies. n. The activity shall not be located within 20 metres of a Significant Geothermal Feature. o. The concentration of suspended solids in any non-point discharges from roading, tracking and vegetation clearance activities shall meet the following standards; i. The activity or discharge shall not result in any of the following receiving water standards being breached: ii. in Waikato Region Surface class waters - 100 grams per cubic metre suspended solids concentration iii. in Indigenous Fisheries and Fish Habitat class waters - 80 grams per cubic metre suspended solids concentration iv. in Trout Fisheries and Trout Spawning Habitat class waters - 25 grams per cubic metre suspended solids concentration v. in Contact Recreation class waters - black disc horizontal visibility greater than 1.6 metres vi. in Natural State class waters - the activity or discharge shall not increase the concentration of suspended solids in the receiving water by more than 10 percent. Standard a) shall apply, except where the suspended solids concentration or black disc horizontal visibility in the receiving water is greater than the standards specified, at the time and location of discharge or of undertaking the activity. Then there shall not be any increase (i.e. further deterioration) in the receiving water suspended solids concentration or black disc horizontal visibility of more than 20% as a result of the activity or discharge The point at which compliance with this standard shall be measured is after reasonable mixing has occurred which in any instance does not exceed 200 metres from the point of discharge. p. Soil disturbance associated with the construction of a road or track within 20 metres of a culvert or bridge provided for in Rules 4.2.8.1, 4.2.8.2, 4.2.9.1, 4.2.9.2 and 4.2.9.3; i. Shall not occur adjacent to Significant Indigenous Fisheries and Fish Habitat Class waters during August to December inclusive and Significant Trout Fisheries and Trout Habitat class waters during May to September inclusive; and,	



Rule	Compliance Comment
ii. Shall be stabilised against erosion by vegetative cover or other methods as soon as practical following completion of the activity and no later than two months from the date of disturbance to avoid the adverse effects of sediment on water bodies; and iii. The location of the proposed soil disturbance shall be notified to the Waikato Regional Council in writing at least 10 working days prior to commencing construction.	
5.2.5.5 Large Scale Cleanfill Disposal outside High Risk Locations The discharge of cleanfill onto or into land and any subsequent discharge of contaminants into water or air that does not comply with Rule 5.2.5.4 when occurring outside of: 1. A high risk erosion area 2. A floodplain of a river 4. The catchment of, or within 10 metres of, whichever is the lesser, a sink hole or cave entrance 5. Any wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna 6. A significant geothermal feature is a controlled activity (requiring resource consent) subject to the following standards and terms: a. Any discharge to air arising from the activity shall comply with the conditions and standards and terms in Section 6.1.8 except where the matters addressed in Section 6.1.8 are already addressed by conditions on resource consents for the site. b. Records of the source and composition of all material disposed of at the site shall be maintained and made available to the Waikato Regional Council upon request to demonstrate that only cleanfill as defined in the Glossary to this Plan has been received. c. The cleanfill has no acid producing potential. d. The placement of the material shall be undertaken and maintained in manner so as to ensure its long-term stability. e. The activity shall not cause any increase in flooding on neighbouring properties.	Controlled Activity Fill exceeds 2500m² and therefore cannot comply with the permitted activity standards under 5.2.5.4. It is noted that the majority of the fill associated with the site is able to comply with all standards below. There will be a limited amount of fill that occurs within high-risk erosion areas (being adjacent to streams and wetlands on the site). The discretionary activity trigger for this cleanfill has been identified below.



Rule	Compliance Comment
5.2.5.6 - Discretionary Activity Rule – Cleanfill Disposal in High Risk Locations. The discharge of cleanfill onto or into land and any subsequent discharge of contaminants into water or air in a manner that does not comply with Rules 5.2.5.4 and 5.2.5.5 is a discretionary activity	Discretionary Activity The deposition of some fill will occur within high-risk erosion areas, being within or within 10m of the bank of a stream or wetland. These works will largely be limited to the installation of culverts and the construction of the internal roading network. Consent will be required as a Discretionary Activity.
Chapter 6 Air Module	
6.1.8 Standard Conditions for Permitted Activity Rules and Standards and Terms for Controlled and Restricted Discretionary Activity Rules <i>The following are the standard conditions for permitted activity rules and the standards and terms for controlled and restricted discretionary activity rules for discharges to air:</i> a. <i>There shall be no discharge of contaminants beyond the boundary of the subject property that has adverse effects on human health, or the health of flora and fauna.</i> b. <i>The discharge shall not result in odour that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property.</i> c. <i>There shall be no discharge of particulate matter that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property.</i> d. <i>The discharge shall not significantly impair visibility beyond the boundary of the subject property.</i> e. <i>The discharge shall not cause accelerated corrosion or accelerated deterioration to structures beyond the boundary of the subject property.</i>	Air discharges from earthworks are permitted if they comply with conditions, which they will: a. No discharge of contaminants beyond the boundary b. No objectionable odour c. No discharge of particulate matter beyond the boundary d. and e. N/A as there will be no discharges to air beyond the boundary.
6.1.9.1 Miscellaneous <i>Unless restricted by any other rule in this Plan, the discharge of contaminants into air from the following industrial or trade premises or processes:</i> 23. Building and construction activities, including road construction and maintenance. <i>...is a permitted activity subject to the conditions specified in Section 6.1.8 of this Plan.</i>	The proposed activity includes “23. <i>Building and construction activities, including road construction and maintenance</i>”. Discharge of contaminants into air from these processes are a Permitted Activity, as the conditions in Section 6.1.8 will be complied with.



2. National Environmental Standards for Freshwater (NES-F) Assessment

The following analysis of rules has determined that under the NES-F, the Project is a **Discretionary Activity** overall. Note that only those standards which are relevant to the assessment of this Project have been addressed.

Relevant definition:

specified infrastructure as defined under the NPS-FM means any of the following:

- (a) *infrastructure that delivers a service operated by a lifeline utility (as defined in the Civil Defence Emergency Management Act 2002)*

The proposal meets the definition of a lifeline utility in the Civil Defence Emergency Management Act 2002.

Reg	Description / Rule Summary	Compliance / Activity Status	Comment
Restoration, wetland maintenance, and biosecurity of natural inland wetlands			
38 (1)	<i>Vegetation removal within, or within 10m setback from a natural wetland is permitted if it is:</i> a) <i>Is for the purpose of natural wetland restoration; and</i> b) <i>Complies with the conditions</i>	Permitted Activity	The proposal will require some removal of vegetation to allow for the proposed wetland / stream restoration. An assessment of the proposal against the relevant conditions is included below.
38(2)	<i>Earthworks or land disturbance within, or within a 10m setback from, a natural wetland is a permitted activity if it –</i> a) <i>Is for the purpose of natural wetland restoration; and</i> b) <i>Complies with the conditions</i>	Permitted Activity	Some minor land disturbance will be required for the wetland restoration/to facilitate planting. An assessment of the proposal against the relevant conditions is included below.
38(3)	<i>The taking, use, damming, diversion, or discharge of water within, or within a 100m setback from, a natural wetland is a permitted activity if –</i> a) <i>The activity is for the purpose of natural inland wetland restoration, wetland maintenance, or biosecurity; and</i> b) <i>There is a hydrological connection between the taking, use, damming, diversion, or discharge and the wetland; and</i>	Permitted Activity	There will be no taking, use, damming, diversion or discharges associated with the wetland restoration activity.



	c) <i>The taking, use, damming, diversion, or discharge will change, or is likely to change, the water level range or hydrological function of the wetland; and</i> d) <i>The activity complies with the conditions.</i>		
38(4)	<i>The conditions are that –</i> a) <i>The activity must comply with the general conditions for wetlands in regulation 55; and</i> b) <i>If the activity is vegetation clearance, earthworks, or land disturbance, the activity must not occur over more than 500m² or 10% of the area of the natural wetland, whichever is smaller; and</i> c) <i>If the activity is a discharge of water, it must not be a restricted discretionary activity as described in regulation 29(3A).</i>	Will comply	The proposal complies with all conditions set out in Regulation 55 as assessed below. The land disturbance for the planting is excluded by 38(5).
38(5)	<i>However, the condition in subclause (4)(b) does not apply if –</i> (a) <i>The earthworks or land disturbance is for planting for restoration or wetland maintenance purposes; or</i> (b) <i>The vegetation clearance, the earthworks, or the land disturbance is for clearance of exotic vegetation for biosecurity purposes; or</i> (c) <i>The vegetation clearance, the earthworks, or the land disturbance is for clearance of indigenous vegetation that is demonstrably necessary for biosecurity purposes; or</i> (d) <i>The vegetation clearance, the earthworks, or the land disturbance is for clearance of exotic vegetation, using hand-held tools, for restoration or wetland maintenance; or</i> (e) <i>The vegetation clearance, the earthworks, or the land disturbance is for clearance of exotic vegetation (other than clearance to which paragraph (d) applies) for restoration or wetland maintenance that is undertaken in accordance with—</i> (i) <i>A restoration plan; or</i> (ii) <i>A certified freshwater farm plan.</i>	Applicable	The condition in subclause (4)(b) does not apply if the earthworks or land disturbance is for planting. The proposed land disturbance will be limited to planting.



Construction of specified infrastructure			
45(1)	<i>Vegetation clearance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing specified infrastructure.</i>	Discretionary Activity	Although not full clearance, mowing is potentially anticipated to be required within and within 10m of the wetlands until such time as planting is completed.
45(2)	<i>Earthworks or land disturbance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing specified infrastructure.</i>	Discretionary Activity	The proposal involves land disturbance and earthworks in natural inland wetlands, and within 10m of natural inland wetlands, for planting, trenching for cables and installing solar panels associated with constructing specified infrastructure.
45(3)	<i>Earthworks or land disturbance outside a 10 m, but within a 100 m, setback from a natural inland wetland is a discretionary activity if it –</i> <i>(a) Is for the purpose of constructing specified infrastructure; and</i> <i>(b) Results, or is likely to result, in the complete or partial drainage of all or part of the natural inland wetland.</i>	Discretionary Activity	The proposal involves land disturbance and earthworks within a 100m setback of natural inland wetlands for internal road construction, planting, trenching for cables and installing the solar panels associated with constructing specified infrastructure. There could be some drainage effects on the two small wetlands that are located within the panel areas as a result of changes to site topography.
45(4)	<i>The taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland is a discretionary activity if –</i> <i>(a) The activity is for the purpose of constructing or upgrading specified infrastructure; and</i> <i>(b) There is a hydrological connection between the taking, use, damming, or diversion and the wetland; and</i> <i>(c) The taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland.</i>	Discretionary Activity	The proposal will result in rain running off panels onto the ground in a manner that is not substantially different from what is currently occurring, which could be considered a minor diversion. Construction dewatering may also entail the take / diversion of water from trenches to farm drains within 100m of a natural inland wetland. Both activities are highly unlikely to impact on the hydrological function of the wetlands, however this provision has been applied on a precautionary basis.



45(5)	<i>The discharge of water into water within a 100 m setback from, a natural inland wetland is a discretionary activity if – (a) The discharge is for the purpose of constructing or upgrading specified infrastructure; and (b) There is a hydrological connection between the discharge and the wetland; and (c) The discharge will enter the wetland; and (d) The discharge will change, or is likely to change, the water level range or hydrological function of the wetland.</i>	Discretionary Activity	Construction dewatering may entail the discharge of water taken from trenches to farm drains within 100m of a natural inland wetland. This is highly unlikely to impact on the hydrological function of the wetland, however this provision has been applied on a precautionary basis.
45(6)	<i>A resource consent for a discretionary activity under this regulation must not be granted unless the consent authority has first – (a) Satisfied itself that the specified infrastructure will provide a significant national or regional benefits; and (b) Satisfied itself that there is a functional need for the specified infrastructure in that location; and (c) Applied the effects management hierarchy.</i>	Discretionary Activity	The proposed solar farm development meets the definition of specified infrastructure, will provide significant national and regional benefits, has a functional need to be located in the wetlands, and the effects management hierarchy has been applied as per the NES-F assessment in the main body of the report.
55 General conditions on natural wetland activities (apply in relation to the permitted activity of wetland restoration)			
55(2)	<i>If this regulation applies in relation to a permitted activity, the 1 or more persons responsible for undertaking the activity must, at least 10 working days before starting the activity, provide the relevant regional council with the following information in writing: (a) a description of the activity to be undertaken; and (b) a description of, and map showing, where the activity will be undertaken; and (c) a statement of when the activity will start and when it is expected to end; and (d) a description of the extent of the activity; and (e) their contact details.</i>	Will comply	The Applicant will provide the required details to WRC within 10 working days prior to commencement of wetland restoration. A condition to this effect is proffered.
55(3)	<i>The general conditions relating to water quality and movement are as follows:</i>	Will comply	(a) There will be no discharge of contaminants.



	(a) <i>the activity must not result in the discharge of a contaminant if the receiving environment includes any natural wetland in which the contaminant, after reasonable mixing, causes, or may cause, 1 or more of the following effects:</i> (i) <i>the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials:</i> (ii) <i>a conspicuous change in colour or visual clarity:</i> (iii) <i>an emission of objectionable odour:</i> (iv) <i>the contamination of freshwater to the extent that it is not suitable for farm animals to drink:</i> (v) <i>adverse effects on aquatic life that are more than minor; and</i> (b) <i>the activity must not increase the level of flood waters that would, in any flood event (regardless of probability), inundate all or any part of the 1% AEP floodplain (but see subclause (4)); and</i> (c) <i>the activity must not alter the natural movement of water into, within, or from any natural wetland (but see subclause (5)); and</i> (d) <i>the activity must not involve taking or discharging water to or from any natural wetland (but see subclause (5)); and</i> (e) <i>debris and sediment must not—</i> (i) <i>be placed within a setback of 10 m from any natural wetland; or</i> (ii) <i>be allowed to enter any natural wetland.</i>		(b) The proposal will not result in any increase in the level of flood waters in the manner described. (c) The proposal will not alter the <u>natural</u> movement of water into, within, or from any wetland. (d) The proposal will not result in any taking or discharge of water to/from the wetlands. (e) Debris and sediment will not be placed within 10m of a natural wetland, appropriate erosion and sediment control measures will be in place.
55(4)	Subclause (3)(b) does not apply if the person undertaking the activity—	N/A	



	(a) owns or controls the only land or structures that would be affected by a flood in all or any part of the 1% AEP floodplain; or (b) has— (i) obtained written consent to undertaking the activity from each person who owns or controls the land or structures that would be affected by a flood in all or part of the 1% AEP floodplain, after informing them of the expected increase in the level of flood waters; and (ii) satisfied the relevant regional council that they have complied with subparagraph (i).		
55(5)	Despite subclause (3)(c) and (d), the temporary taking, use, damming, or diversion of water around a work site, or discharges of water into the water around a work site, may be undertaken if the following conditions are complied with: (a) the activity must be undertaken during a period when there is a low risk of flooding; and (b) the activity must be undertaken only for as long as necessary to achieve its purpose; and (c) before the activity starts, a record must be made (for example, by taking photographs) of the original condition of any affected natural wetland's bed profile and hydrological regime that is sufficiently detailed to enable compliance with paragraph (d) to be verified; and (d) the bed profile and hydrological regime of the natural wetland must be returned to their original condition no later than 14 days after the start of the activity; and	N/A	No temporary taking, use, damming, diversion or discharges of water around a natural inland wetland work site is proposed.



	(e) if the activity is damming, the dam must be no higher than 600 mm; and (f) if the activity is a diversion that uses a pump, a fish screen with mesh spacing no greater than 3 mm must be used on the intake.		
55(7)	The general condition relating to earth stability and drainage is that the activity must not create or contribute to— (a) the instability or subsidence of a slope or another land surface; or (b) the erosion of the bed or bank of any natural wetland; or (c) a change in the points at which water flows into or out of any natural wetland; or (d) a constriction on the flow of water within, into, or out of any natural wetland; or (e) the flooding or overland flow of water within, or flowing into or out of, any natural wetland	Will comply	The planting and vegetation clearance will comply with all of these standards.
55(8)	The general conditions on earthworks, land disturbance, and vegetation clearance are as follows: (a) during and after the activity, erosion and sediment control measures must be applied and maintained at the site of the activity to minimise adverse effects of sediment on natural wetlands; and (b) the measures must include stabilising or containing soil that is exposed or disturbed by the activity as soon as practicable after the activity ends; and (c) the measures referred to in paragraph (b) must remain in place until vegetation covers more than 80% of the site; and	Will comply	The planting and vegetation clearance will comply with all of these standards.



	<i>(d) if the activity is vegetation clearance, it must not result in earth remaining bare for longer than 3 months.</i>		
55(9)	<i>The general conditions relating to vegetation and bird and fish habitats are as follows:</i> <i>(a) only indigenous species that are appropriate to a natural wetland (given the location and type of the natural wetland) may be planted in it; and</i> <i>(b) the activity must not result in the smothering of indigenous vegetation by debris and sediment; and</i> <i>(c) the activity must not disturb the roosting or nesting of indigenous birds during their breeding season; and</i> <i>(d) the activity must not disturb an area that is listed in a regional plan or water conservation order as a habitat for threatened indigenous fish; and</i> <i>(e) the activity must not, during a spawning season, disturb an area that is listed in a regional plan or water conservation order as a fish spawning area</i>	Will comply	The proposed planting will include appropriate wetland species that, will not smother existing vegetation, will not disturb any native birds or fish spawning areas and the area is not subject to a water conservation order.
55(10)	<i>The general condition relating to historic heritage is that the activity must not destroy, damage, or modify a site that is protected by an enactment because of the site's historic heritage (including, to avoid doubt, because of its significance to Māori), except in accordance with that enactment</i>	Will comply	There are no historic heritage features on the site.
55(12)	<i>The general conditions on the use of vehicles, machinery, equipment, and materials are as follows:</i> <i>(a) machinery, vehicles, and equipment used for the activity must be cleaned before entering any natural wetland (to avoid introducing pests, unwanted organisms, or exotic plants); and</i> <i>(b) machinery that is used for the activity must sit outside a natural wetland, unless it is necessary for the machinery to</i>	Will comply	No machinery will be used in the wetlands and no construction materials will be mixed within 10m of the wetlands as part of the wetland restoration. A condition to this effect is proffered.



	<i>enter the natural wetland to achieve the purpose of the activity; and</i> <i>(c) if machinery or vehicles enter any natural wetland, they must be modified or supported to prevent them from damaging the natural wetland (for example, by widening the tracks of track-driven vehicles or using platforms for machinery to sit on); and</i> <i>(d) the mixing of construction materials, and the refuelling and maintenance of vehicles, machinery, and equipment, must be done outside a 10 m setback from any natural wetland</i>		
55(13)	<i>The other general conditions are as follows:</i> <i>(a) the activity must be undertaken only to the extent necessary to achieve its purpose; and</i> <i>(b) the activity must not involve the use of fire or explosives; and</i> <i>(c) if there is existing public access to a natural wetland, the activity must not prevent the public from continuing to access the natural wetland (unless that is required to protect the health and safety of the public or the persons undertaking the activity); and</i> <i>(d) no later than 5 days after the activity ends,—</i> <i>(i) debris, materials, and equipment relating to the activity must be removed from the site; and</i> <i>(ii) the site must be free from litter</i>	Will comply	The proposed activities are for the purpose of restoration that will improve values of the wetland. There is no existing public access to the wetland and the site will be fully reinstated upon completion.
Subpart 3 – Passage of fish affected by structures			
58	<i>The purpose of this subpart is to deal with the effects on the passage of fish of the placement, use, alteration, extension, or reconstruction of any of the following structures in, on, over, or under the bed of any river or connected area:</i>	Applicable	This subpart applies as the proposal involves installing new culverts in a river bed. The proposal also involves temporary dams around work areas.



	(a) a culvert: (b) a weir: (c) a flap gate (whether passive or non-passive): (d) a dam: (e) a ford.		
60	<i>This subpart does not apply to any of the following structures in, on, over, or under the bed of any river or connected area:</i> (a) an existing structure, meaning a structure that was in the river or connected area at the close of 2 September 2020, and including any later alterations or extensions of that structure: (b) a customary weir, meaning a weir that is used for the purpose of practising tikanga Māori, including customary fishing practices.	Partially Applicable	Subpart 3 does not apply to works to the existing culvert which has been in place prior to 2 September 2020. However, Subpart 3 <i>does</i> apply to the new culverts. The NES-F does not set an activity status for installing dams, fords and non-passive flap gates but it does require details about their location, design, dimensions and materials to be provided to the regional council. If a proposed dam, ford or non-passive flap gate requires a resource consent from the council, the monitoring and maintenance requirements in the NES-F must also be met.
62	<i>Requirement for all activities: information about structures and passage of fish</i> (1) This regulation applies to any activity that— (a) is the placement, alteration, extension, or reconstruction of any of the following structures in, on, over, or under the bed of any river or connected area: (i) a culvert: (ii) a weir: (iii) a flap gate (whether passive or non-passive): (iv) a dam: (v) a ford; and (b) is a permitted activity, or a class of activity that requires a resource consent, whether under this subpart or otherwise. (2) The information specified in this regulation must be collected and provided to the relevant regional council, together with the time	Applicable	Conditions have been proffered that require the specified information about the culverts on the river bed to be provided to WRC in accordance with Reg 62.



	<i>and date of its collection, within 20 working days after the activity is finished,—</i> <i>(a) for a permitted activity; or</i> <i>(b) as a condition of a resource consent granted for the activity, for another class of activity.</i> <i>(3) The information is—</i> <i>(a) the type of structure:</i> <i>(b) the geographical co-ordinates of the structure:</i> <i>(c) the flow of the river or connected area (whether none, low, normal, or high):</i> <i>(d) whether the water is tidal at the structure's location:</i> <i>(e) at the structure's location,—</i> <i>(i) the width of the river or connected area at the water's surface; and</i> <i>(ii) the width of the bed of the river or connected area:</i> <i>(f) whether there are improvements to the structure to mitigate any effects the structure may have on the passage of fish:</i> <i>(g) whether the structure protects particular species, or prevents access by particular species to protect other species:</i> <i>(h) the likelihood that the structure will impede the passage of fish:</i> <i>(i) visual evidence (for example, photographs) that shows both ends of the structure, viewed upstream and downstream.</i>		
63	<i>Requirement for culvert activities: information about culverts</i> <i>(1) This regulation applies to any activity that—</i> <i>(a) is the placement, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area; and</i> <i>(b) is a permitted activity, or a class of activity that requires a resource consent, whether under this subpart or otherwise.</i> <i>(2) The information specified in this regulation must be collected and provided to the relevant regional council, together with the time</i>	Applicable	Conditions have been proffered that require the specified information about the culverts on the river bed to be provided to WRC in accordance with Reg 63.



<i>and date of its collection, within 20 working days after the activity is finished,—</i> <i>(a) for a permitted activity; or</i> <i>(b) as a condition of a resource consent granted for the activity, for another class of activity.</i> <i>(3) The information is—</i> <i>(a) the culvert's asset identification number, if known:</i> <i>(b) whether the culvert's ownership is—</i> <i>(i) held by the Crown (for example, the Department of Conservation), a regional council, a territorial authority, the New Zealand Transport Agency, or KiwiRail Holdings Limited; or</i> <i>(ii) held publicly by another person or organisation; or</i> <i>(iii) held privately; or</i> <i>(iv) unknown:</i> <i>(c) the number of barrels that make up the culvert:</i> <i>(d) the culvert's shape:</i> <i>(e) the culvert's length:</i> <i>(f) the culvert's diameter or its width and height:</i> <i>(g) the height of the drop (if any) from the culvert's outlet:</i> <i>(h) the length of the undercut or erosion (if any) from the culvert's outlet:</i> <i>(i) the material from which the culvert is made:</i> <i>(j) the mean depth of the water through the culvert:</i> <i>(k) the mean water velocity in the culvert:</i> <i>(l) whether there are low-velocity zones downstream of the culvert:</i> <i>(m) the type of bed substrate that is in most of the culvert:</i> <i>(n) whether there are any remediation features (for example, baffles or spat rope) in the culvert:</i> <i>(o) whether the culvert has wetted margins:</i>		
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	(p) the slope of the culvert: (q) the alignment of the culvert: (r) the numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the culvert: (s) if there is any apron or ramp on the culvert, the information required by regulation 68 for each of them.		
69	(1) This regulation applies to any activity that— (a) is the placement, use, alteration, extension, or reconstruction of any of the following structures in, on, over, or under the bed of any river or connected area: (i) a culvert: (ii) a weir: (iii) a flap gate (whether passive or non-passive): (iv) a dam: (v) a ford; and (b) is a class of activity that requires a resource consent, whether under this subpart or otherwise. (2) A resource consent granted for the activity must impose conditions that— (a) require monitoring and maintenance of the structure that is sufficient to ensure that its provision for the passage of fish does not reduce over its lifetime; and (b) require a plan for that monitoring and maintenance that includes— (i) how the monitoring and maintenance will be done; and (ii) the steps to be taken to avoid any adverse effects on the passage of fish; and (iii) the steps to be taken to ensure that the structure's provision for the passage of fish does not reduce over its lifetime; and (iv) how often, as specified by the consent authority, the information must be provided under paragraph (c) (for the	Applicable	Conditions have been proffered that require the monitoring and maintenance of the culverts on the river bed in accordance with Reg 69.



	<i>purposes of reassessing the structure's effect on the passage of fish); and</i> <i>(v) a process for providing that information; and</i> <i>(c) require an updated version of the information relating to the structure that was required for the original resource consent to be provided to the consent authority at the following times:</i> <i>(i) at the intervals required by the plan; and</i> <i>(ii) each time a significant natural hazard affects the structure.</i>		
70	<i>(1) The placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area is a permitted activity if it complies with the conditions.</i> <i>Conditions</i> <i>(2) The conditions are that—</i> <i>(a) the culvert must provide for the same passage of fish upstream and downstream as would exist without the culvert, except as required to carry out the works to place, alter, extend, or reconstruct the culvert; and</i> <i>(b) the culvert must be laid parallel to the slope of the bed of the river or connected area; and</i> <i>(c) the mean cross-sectional water velocity in the culvert must be no greater than that in all immediately adjoining river reaches; and</i> <i>(d) the culvert's width where it intersects with the bed of the river or connected area (s) and the width of the bed at that location (w), both measured in metres, must compare as follows:</i> <i>(i) where $w \leq 3$, $s \geq 1.3 \times w$;</i> <i>(ii) where $w > 3$, $s \geq (1.2 \times w) + 0.6$; and</i> <i>(e) the culvert must be open-bottomed or its invert must be placed so that at least 25% of the culvert's diameter is below the level of the bed; and</i> <i>(f) the bed substrate must be present over the full length of the culvert and stable at the flow rate at or below which the water flows for 80% of the time; and</i> <i>(g) the culvert provides for continuity of geomorphic processes (such as the movement of sediment and debris).</i>	Complies - Permitted	The new culverts installed in the riverbed will comply with the relevant conditions to provide for the same passage of fish upstream and downstream, as noted in the Infrastructure Report.



3. Matamata-Piako District Plan Assessment

The following analysis of rules has determined that the Project is a **Discretionary Activity** overall. Note that only those rules/standards/other requirements which are relevant to the assessment of this Project have been addressed.

Rule	Compliance Comment
Part B: Rules	
1 General provisions	
1.1.1 Written report 1.2.2 Development suitability	Complies. Records of Title and interests have been provided in Appendix D to the Application. The Substantive Application planning report covers all requirements including a description of the activity, timing of development, other consents required, assessment of effects on the environment, and consultation undertaken. Engineering assessments have been undertaken to indicate the site can be safely developed (Appendix F – geotechnical, Appendix J - hydrological and Appendix Q - civil) and an ITA has been included with the Application (Appendix E).
1.1.2 Plans	Complies. Plans and site plan showing relevant aspects of the Project are included in Appendix O and Appendix P. Draft landscape plans showing areas to be landscaped are attached to Appendix M. The draft Restoration Management Plan in Appendix CC contains proposed plant species and restoration planting areas.
1.4 Assessment criteria for restricted discretionary, discretionary and non-complying activities	Complies. The relevant assessment criteria have been addressed within the Substantive Application planning report as follows: 1.4.1 Visual – section 7.4 1.4.2 Noise effects – sections 7.3.2 and 7.12 1.4.3 Stormwater and effluent effects – section 7.11



Rule	Compliance Comment
	1.4.4 Traffic and access; 1.4.5 Parking and loading – sections 7.3.3 and 7.13 1.4.6 Social and heritage effects – section 7.2 and 7.8 1.4.8 Odour effects and air emissions – section 7.3.1 1.4.9 Risk management – sections 7.9 and 7.10 1.4.10 Biological effects – section 7.6 1.4.11 Rural zone – section 7.14 1.4.18 Hazardous substances – section 7.10.1 1.4.19 Solid waste – section 7.15 1.4.20 Activities in natural hazard areas – section 7.11 1.4.21 Temporary activities – section 7.3 1.4.26 Reverse sensitivity – section 7.14.
2.2 Activity Table	
1.5 Activities undertaken on known contaminated sites	Discretionary Activity The site has been identified as partially contaminated (refer to PSI submitted with the Application). The proposal therefore triggers consent as a discretionary activity.
1.6 Temporary Activities Listed in Rule 4.11.1	Permitted Temporary offices, storage sheds, yards, workshops, ablution facilities and other similar buildings and activities incidental to a building or construction project, for the duration of that project specific to the issued building consent. This includes the laydown areas and worker amenities / utilities.



Rule	Compliance Comment
2.2 Educational facilities for greater than 10 pupils	Discretionary Activity There may be occasional educational visits to the site. While the solar farm is not a permanent educational facility, this is the closest activity in the activity table and has been conservatively applied.
9.2 Clean fill activities* involving the deposit of 1000m³ or more of material (as measured compacted in place). <i>*Cleanfill activities means the depositing of more than 1000m³ of any non-biodegradable material such as rocks, soil and clay excluding combustible materials and hazardous substances but does not include earthworks associated with an approved plan of subdivision or development and on-site farm contouring</i>	Discretionary Activity An estimated (preliminary) 55,000m ³ of cleanfill will be deposited for roads, laydown areas, compounds and building foundations. We are also advised that MPDC apply the cleanfill provisions to earthworks associated with a development. The preliminary volume of earthworks (mostly topsoil scrape) is approximately 50,000m ³ . Compliance will be achieved with Rule 4.12 (Management Plan).
9.7 Farming	Permitted
3.2 Development Controls – Rural	
3.2.1 Building Envelope i. Maximum height - 10m ii. Height relative to site boundary 3m plus the shortest horizontal distance between that part of the building and the nearest site boundary. Yards - Rural front yards.....25m - Rural side yards.....10m - River protection yard.....20m	Permitted CCTV Cameras and meteorological systems will be a maximum of 10m in height. All other infrastructure and ancillary buildings will be well below 10m and fences will be no higher than 2.4m. All buildings and infrastructure will comply with height in relation to boundary controls. All buildings and infrastructure will comply with setback standards. The relevant bulk and location standards are met.



Rule	Compliance Comment
	<i>Note: we consider that the solar panels are excluded from the definition of a building, but they comply regardless.</i>
3.2.2 Maximum building coverage	N/A Lot is greater than 4000m ² .
Section 3.5 Activities adjacent to the National Grid	
3.5.1 National Grid Yard – Activity Status	N/A. There are no National grid structures on the site. No structures or works will occur under or within 12m of any national grid structures.
3.6 Development adjacent to sub-transmission lines New buildings or additions to existing buildings within 20m of the centreline of a sub-transmission line (identified on the Planning Maps) that have demonstrated compliance with NZECP 34 are a permitted activity	Permitted Will be designed to comply. No building will be located within 20m of the centreline of a sub-transmission line.
3.9 Signage	
3.9.1 Permitted Activities: 3.9.1.1 - Official signs 3.9.1.5 - Temporary signs for tradesman's/ consultants construction sites – 3.0m ² 3.9.1.7 - A sign stating name, profession, occupation or trade or property name – 1.5m ² 3.9.1.9 - Signs whose sole purpose is to direct traffic within a site (no maximum). 3.9.2 General controls relating to signs i. Notwithstanding that a particular sign is a permitted sign under this rule, Council will require modification or relocation of the sign if the proposed sign will detrimentally affect traffic safety and control by: - Obstructing driver's vision; or - Causing confusion or distraction for driver's; or - Creating a situation hazardous to the safe movement or direction of traffic	Permitted Any signage associated with the proposal will relate to: - Health and safety information - Traffic/transportation matters, - Emergency access - Temporary construction signage. Signage will comply with all permitted activity standards.



Rule	Compliance Comment
3.9.4 Non- Complying Activities i. No sign shall be permitted which is: ii. Animated by means of flashing, blinking, or travelling lights; reflective material; or other means not providing constant illumination. iii. No sign shall be intensely lit so as to constitute a nuisance or hazard, as deemed by Council, to vehicular traffic, pedestrians, train drivers or adjacent uses. iv. Obscuring or detracting from any scheduled natural environment resource or important visual aspects of the District within the Te Aroha Heritage Character Area or the Kaitiaki (Conservation) zone. Attached to or forming part of the principal building, or its walls or canopy which protrude more than 100mm beyond the outline of the building. Verandah signs fixed in accordance with the Development Manual accepted.	N/A No signage will include animation or internal illumination and all signs will be placed so as to ensure important visual aspects are not obstructed.
3.9.5 – Development Controls - Sign Letter Heights The size of letters on signs shall comply with the following minimum height standards in relation to speed limits: 50 km/hr - 75mm 60 km/hr - 85mm 70 km/hr - 100mm 80 km/hr - 125mm 100 km/hr - 175mm	Any external signs will comply.



Rule	Compliance Comment
4.12 Activity related performance standards – Cleanfill	
In addition to the general assessment criteria for discretionary and non-complying activity resource consent applications, the following shall apply to resource consent applications for cleanfill activities: i. Management plan. The management plan shall include: 1. A plan of the property showing the area to be filled; 2. The approximate quantity of material to be deposited, the type of material, the timing and progress of the operation, its operating times and the landfills completion date; 3. A description of soil type, permeability, effect on groundwater levels and effects on adjacent land / soil structures; 4. An investigation into the stability of the underlying land and its ability to remain stable under increased loadings in all conditions; 5. Proposals to ensure the prevention of mass movement of the filled material itself. This will include details on benching, method of compaction, etc; 6. Proposals for rehabilitation of the surface of the fill to prevent surface erosion such as sheet, rill and gully erosion. This will include details on topsoiling and grassing, etc; 7. Details of traffic generation, size of trucks, movements per day, position of access points, possible effect on public roads, location of adjacent dwellings. Council will take account of the expected volume of, and routes to be used by, traffic to and from the landfill site, and the impact of this traffic on the areas through which it would regularly travel; 8. Proposals to deal with noise, dust, smoke and other detractions from the amenities of the area;	Complies. The cleanfill deposition associated with this Project is for roads and foundations, rather than bulk disposal. Relevant aspects of the cleanfill management plan have been incorporated into the application documents/plans and the draft Construction Management Plan, including: • Plans showing the area to be filled; • The approximate quantity of material to be deposited and the timing and progress of the operation; • Stability of the underlying land – as set out in the Geotech report; • Measures to prevent surface erosion and control silt; • Details of traffic generation, size of trucks, movements per day, position of access points, possible effect on public roads (addressed in the Framework Construction Traffic Management Plan); • Proposals to deal with noise and dust; and • Drainage proposals.



Rule	Compliance Comment
9. Proposals to ensure security of the site to prevent public dumping; 10. Drainage proposals. How gullies would be drained in order to prevent excessive saturation of the fill; 11. Proposals for control of silt which discharge from bare earth areas during operations. Such proposals may include installation of a silt pond, in which specification of the pond's dimensions would need to be provided; and 12. Comment on the quality of material to be deposited. If leachate was discharged from the fill, how it would be contained.	
5.1 Conservation	
5.1.1 Riparian Planting and Retirement Any resource consent granted in respect of land contiguous to a riverbank may require the establishment and maintenance of conservation planting or the retirement of land for regeneration of indigenous vegetation up to a maximum of 20 metres along all rivers to avoid, remedy or mitigate any adverse effects from the land use practices for which consent has been granted	Complies Riparian planting will be established at a 10m width as recommended by the project ecologist to avoid, remedy or mitigate any adverse effects.
5.2 Noise	
5.2.1 General noise ii. For any new activity in any zone Council may require the submission of an acoustic design report from a suitably qualified Acoustic Engineer confirming that the anticipated noise levels will be in accordance with the requirements for the zone iv. Construction noise from the site shall meet the limits recommended in Table 1 of NZS6803P:1984. v. The noise levels shall be measured and assessed in accordance with the requirements of NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.	Complies. The Acoustic Assessment confirms compliance with relevant requirements.
5.2.6 Rural Zone The noise level (L10) as measured within any residentially zoned boundary or within the notional boundary of any rural dwelling shall not exceed the following:	Complies. The Acoustic Assessment has confirmed that design options are available to comply as received at the notional boundary of any rural dwelling.



Rule	Compliance Comment
7.00am to 8.00pm – 50dBA 8.00pm to 7.00am – 40dBA	
5.4 Lighting	
i. At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of any non-Industrial zoned or non-Industrial precinct site adjoining. ii. At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes: a. An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a non-Industrial zone or non-Industrial precinct; b. An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-Industrial zone boundary or non-Industrial precinct. iii. Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. iv. The outdoor lighting on any site adjoining any non-Industrial zoned or non-Industrial precinct site shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the non-industrial site.	Permitted. No lighting will exceed these standards.
5.5 Dust	
Activities shall operate so as to ensure that dust generation is minimised. These activities shall be undertaken in a manner so as to avoid any adverse effects associated with dust and particulate emissions beyond the boundary of the site of emission As a guide, activities that result in a deposition rate beyond the boundary of the subject property of 4 grams or less per m² per 30 day period may be considered to be at an acceptable level in terms of mitigating dust nuisance.	Permitted. Dust generation will not exceed permitted levels.



Rule			Compliance Comment						
5.7 Use and storage of hazardous substances									
5.7.2 Consent status matrix 1. Permitted activities Any hazardous facility with an effects ratio equal to or below the effects ratio specified for the zone in which it proposes to locate, as indicated in the Consent Status Matrix below. 2. Discretionary activities Any hazardous facility with an effects ratio above the effects ratio specified for the zone in which it proposes to locate, as indicated in the Consent Status Matrix below. 3. If any hazardous facility or sub-facility is located within 20 metres of a sensitive water resource such as a stream, a lake or a water bore, all permissible hazardous substances quantities need to be multiplied by a factor of 0.3.			Discretionary Activity Approximate volumes of hazardous substances associated with the activity will be: 155,000 L of transformer oil will be stored within and utilised by the inverter units and transformers. 45,000 L of ethylene glycol coolant (associated with lithium battery banks) The proposed volume of transformer oil and ethylene glycol coolant exceeds the maximum volume limits in the discretionary column of the Consent Status Matrix. All minimum conditions for hazardous facilities under 5.7.4 will be met. Refer to Hazardous Substances Management Plan.						
<table><tr><th>Zone</th><th>Effects ratio for permitted activities</th><th>Effects ratio for discretionary activities</th></tr><tr><td>Rural</td><td>≤0.75</td><td>>0.75</td></tr></table>	Zone	Effects ratio for permitted activities	Effects ratio for discretionary activities	Rural	≤0.75	>0.75			
Zone	Effects ratio for permitted activities	Effects ratio for discretionary activities							
Rural	≤0.75	>0.75							
5.9 Infrastructure and Servicing									
5.9.4 Integrating land use with infrastructure – larger scale activities Subdivision or development generating more than an average of 250 car equivalent movements per day within any one week shall be considered a restricted-discretionary activity. Council has restricted its discretion to the matters outlined in Section 5.9.4(i). If consent is granted Council may impose conditions to avoid, remedy, or mitigate adverse effects relating to any of these matters			Restricted Discretionary The development will generate more than 250 car equivalent movements per day during the construction period.						



Rule	Compliance Comment
8.2 Electricity transmission and distribution activities	
8.2.1 Activity Table – Rural - Underground electrical cables and ancillary electrical equipment - Permitted - Overhead connections from buildings, structures, or sites to electrical lines where the existing distribution network is overhead - Permitted - Temporary overhead electrical lines to construction sites - Permitted - Minor upgrading of electrical lines - Permitted - Overhead electrical lines up to and including 110kV and associated support structures – Permitted - High voltage electrical transmission lines greater than 110kV including support structures – Discretionary - Pole mounted transformers and switching gear – Permitted - Single transformers and associated switching gear and ancillary electrical equipment conveying electricity at a voltage of up to and including 11kV not exceeding a gross floor area of 4m² and a height of 2m – Permitted - New and extensions to existing transformers, substations, and switching stations conveying electricity at a voltage up to and including 66kV and ancillary buildings (not otherwise provided for in Activity Table 8.2.1) - Permitted - New and extensions to existing substations and switching stations conveying electricity at a voltage including and in excess of 110kV and ancillary buildings – Discretionary - Electrical depots for maintenance, upgrading, alteration, construction, or security of lines or pylons provided they are situated within a substation property – Restricted Discretionary - Electricity transmission and distribution activities that emit electromagnetic field emissions not complying with ICNIRP guidelines as recognised by the NZ Ministry of Health – Non Complying.	Discretionary The string transformer stations / central inverter stations and switching station will exceed 4m² and 2m in height. The underground cables and ancillary electrical equipment are permitted. The new transformers and switching station conveying electricity at a voltage up to and including 66kV and ancillary buildings are permitted.



Rule	Compliance Comment
8.3 Renewable energy generation activities – Activity Status Table	
2. Community-scale renewable energy generation - Permitted	As per the Definitions, Community-scale renewable energy generation means <i>systems or equipment that meet one of the following:</i> <i>i. Generate electricity from renewable sources for an immediate community, or connection into a distributed energy network;</i> <i>ii. Convert energy resources directly into energy services for the immediate community, without the intermediate need for electricity, such as hot water or space heating.</i> The proposal technically meets the definition of 'community-scale energy generation' as it will connect to a distributed energy network. However, it is not what might commonly be anticipated as community scale. Therefore, all relevant effects of the proposal have been addressed as if it was a full Discretionary Activity.
9.1.2 Transportation - Access	
Significant Roads 1.2(ii). An existing vehicle crossing that changes in character, scale, or intensity of use meeting the performance standards in 9.1.2(iii)(a)(i)–(v), located on a road where the posted speed is in excess of 50km/h. – Restricted Discretionary 1.3(ii) A new vehicle crossing that complies with the performance standards in 9.1.2(iii)(a)(i)–(v), located on a road where the posted speed is in excess of 50km/h. – Restricted Discretionary 1.5 Any vehicle crossing on to significant roads that is not permitted or restricted-discretionary under 1.1–1.4 above. – Discretionary	Discretionary All access options involve either a new vehicle crossing or a change in character, scale or intensity of use of an existing vehicle crossing to a Significant road where the posted speed is in excess of 50km/h. As assessed in the Transport Assessment and summarised following, the proposed access locations meet all the performance standards except for iii as there will be more than 100 car equivalent movements on average per day using the crossings during the construction period.



Rule	Compliance Comment
9.1.2(iii)(a) Performance Standards The following performance standards shall apply to vehicle crossings onto significant roads and arterial roads: i. No reasonably practicable alternative legal access is available to another road; ii. The vehicle crossing shall be, designed, formed and constructed: • in accordance with the Development Manual standards for District Roads or such standards as agreed with Council; or: • if accessing a state highway network in speed environments of 70km/h and over, to the standard required by the NZ Transport Agency as specified in the Development Manual, or such standards as agreed with the NZ Transport Agency. iii. There shall be less than an average of 100 car equivalent movements per day within any one week using the vehicle crossing, where a car equivalent movement is defined as follows: • 1 car to and from the site = 2 car equivalent movements • 1 truck to and from the site = 6 car equivalent movements • 1 truck and a trailer to & from the site = 10 car equivalent movements Provided that a single residential dwelling is deemed to generate 8 car equivalent movements; iv. All parking and manoeuvring required by the activity shall be provided on site; v. The vehicle crossing shall comply with the minimum sight distances and separation distances contained within the Development Manual.	As assessed in the Transport Assessment, the proposed access locations meet all the performance standards except for iii as there will be more than 100 car equivalent movements on average per day using the crossings during the construction period.

