

## Attachment 4: s92 Request and Responses Pre-Notification



Ref: 220103

2 February 2023

Far North Solar Farm Limited  
c/o Williamson Water and Land Advisory  
Unit 10 1 Putaki Drive  
Kumeu  
Auckland 0841

Attention: Laila Alkamil  
Email: [Laila.Alkamil@wwla.kiwi](mailto:Laila.Alkamil@wwla.kiwi)

Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT – SOLAR FARM IN RURAL ZONE,  
MOROA ROAD, GREYTOWN  
PLANNING APPLICATION NO 220103**

**Request for Further Information**

I refer to your abovementioned application for Resource Consent.

South Wairarapa District Council has reviewed your application for a 175-megawatt peak solar farm at 415 Moroa Road, Greytown. This includes an assessment against the provisions of the Wairarapa Combined District Plan (WCDP) and the information contained in the Assessment of Effects on the Environment and supporting assessments.

In accordance with section 92 of the Resource Management Act 1991 (RMA), the South Wairarapa District Council requests further information in order to obtain a better understanding of the nature and effects of your proposal, and the ways in which any adverse effects may be mitigated. The information required is as follows:

**Assessment of Effects on the Environment**

A digital copy of the Assessment of Effects on the Environment at a lower resolution for easier downloads, while ensuring the content of the document, particularly the figures and plans, are legible.

**Plans**

- Please provide a site plan, easily printable and legible at 1:10,000 at A3 size, that clearly shows details of the proposed farm, including:

- The location and extent of the different arrays and the locations of the proposed inverters for each array
- The location of any buildings or other structures (including temporary buildings and structures for construction and permanent buildings and structures) other than inverters and arrays
- Clear identification of the proposed culvert crossings
- Clear location of screen tree planting

### **Landscape Mitigation Plan**

A copy of the Landscape Mitigation Plan referred to in the AEE (for example, Section 5.4.2, page 17), including a plan showing the proposed location and types of screen planting, supported by document providing details over the proposed planting and its maintenance, prepared by a suitably qualified and experienced landscape architect.

### **Features Worthy of Conservation**

Under Section 2.3.1 of the AEE, last paragraph, reference is made to the site including “some features worthy of conservation” (taken from section 5.0 of the Assessment of Landscape Effects). Could further clarification and description be provided as to the nature and location of such features, the potential effects of the proposal solar farms on these features and their proposed treatment (avoidance or mitigation measures).

### **Works in Proximity to High Voltage Transmission Lines**

In section 3.5 of the AEE, a discussion of the measures proposed to mitigate any effects on the 110kV transmission lines traversing part of the site is provided. Further details on the mitigation measures are sought in relation to dust, maintenance of access to transmission line structures, and machinery working in proximity to lines.

It is stated that all panels and associated structures will be located a minimum of 20m from the centreline of the transmission line. In the Site Plan, two transmission line towers are shown outside the centreline, located close to the arrays to the north. Please clarify.

In addition, please clarify whether any consultation with Transpower has occurred and, if so, the outcomes of such consultation. We would note that any work or activity within the substation designation may require the prior approval of Transpower and/or Powerco under Section 176 of the RMA.

### **Construction Effects**

Clarification whether a Construction Management Plan is proposed to be prepared to manage the potential adverse effects from construction activities (for example, dust generation).

### **Vehicular Access**

Clarification as to the number of access points from public roads: in section 3.6 of the AEE, reference is made to three entrances are to be provided to the site, while five entrances are shown on the Site Plan.

- Please confirm how many and which existing access points would be upgraded and to what level.
- Based on the preliminary design provided with the application, it is unclear whether there is one main access point to the site or if all access points will be used: please clarify. In addition, please provide information on the nature of the vehicles that would be using the access points, particularly construction traffic.
- Please provide the distances between different access points and information on whether all appropriate sightlines can be maintained along the roads to all access points.
- Please confirm if there are any changes to the public roads proposed.

### **Operational Activities**

In section 3.7 of the AEE, reference is made to a consent duration. Can you please clarify whether a consent duration is being sought? If so, what is this duration?

### **Buildings and Other Structures**

Clarification whether the proposal involves the construction or placement of any buildings or other structures such as an office and associated facilities, whether permanent or for construction purposes), and any details of such structures, including their bulk, height, appearance, and location.

### **Visual simulations**

Please provide a visual simulation from the following viewpoints:

- VP4, Moroa Road, in between two sections of site east/west
- VP7, Moroa Road, eastern extent of larger site parcel
- VP8/9, from Moroa Road looking into the site
- Views south from Moroa Road
- A representative view from along the northeastern boundary of the site looking towards an existing dwelling, with the solar farm behind.
- A representative viewpoint at some point along Moroa Road, preferably near the main entrance of the solar farm.

### **Planning Assessment: Wairarapa Combined District Plan**

In section 4.2.1, the assessment against the rules of the Combined District Plan identified that consent is required under Rule 4.5.5(e)(i), with the matter of discretion identified as “avoiding, remedying, or mitigating of any effects deriving from non-compliance with the particular(s) that is not met.” Please clarify which area of non-compliance have been assessed.



## **Other Consents and Approvals Required**

Please clarify whether any resource consents would be required from Greater Wellington Regional Council. If any are required, when is it anticipated they will be applied for?

## **Glare Effects**

Further information sought on how glare effects are to be mitigated: in particular, further clarification is sought in how backtracking will reduce glare, using clearer larger diagrams.

## **National Policy Statement for Highly Productive Land**

- Please provide the LUC Class(es) of the land at the site, supported by a map of local LUC classes overlain with the proposed solar farm.
- Please provide a further evaluation of the proposal against Policy 3.9(2)(j) and (3) of the National Policy Statement for Highly Productive Land regarding the construction of specified infrastructure.

## **National Policy Statement on Electricity Transmission**

Please provide an evaluation of the proposal against the objective and policies of the National Policy Statement on Electricity Transmission.

## **Wairarapa Combined District Plan Assessment**

Please provide an assessment on how the proposal will avoid or mitigate reverse sensitivity effects in accordance with Policy 4.3.5(d).

## **Advisory Notes**

### **1. Written Approvals**

Without the written approval of Transpower New Zealand Limited and Powerco Limited as the requiring authorities of the Greytown Substation, it is likely that these parties will be notified of the resource consent application.

### **2. Moroa Water Race culverts**

An application will need to be made to the South Wairarapa District Council for a Moroa Water Race Bylaw 2007 approval, providing sufficient evidence that the culvert will not constrict flows or cause obstruction to routine maintenance. This will need to be sought and approved to ensure the activity can be lawfully carried out.

You can object to this request for further information in accordance with Section 357 by writing to the Council within 15 working days of receiving this request.

In the meantime, processing of your application has been placed on hold.

If you have any queries regarding your application, or the resource consent process please contact me on 06 306 9611 or email me at [james.witham@swdc.govt.nz](mailto:james.witham@swdc.govt.nz).

Kind Regards

James Witham  
Planning Manager  
South Wairarapa District Council

Approved for release by:

**Timeline for Further Information**

I advise that under Section 92A(3) of the Resource Management Act 1991 (the Act), your application may be considered even if the further information requested is not provided. Please note that the Council may exclude certain time periods relating to the provision of further information under section 88C of the Act.

Pursuant to Section 92A(1) of the Act, ***within 15 working days*** of the date of this letter (i.e. by **24<sup>th</sup> February 2023**), you must either:

- (a) provide the further information; or
- (b) agree (in writing) to provide the further information (after which the Council will set a reasonable timeframe); or
- (c) refuse (in writing) to provide the further information.

Upon receipt and assessment of the requested further information, an assessment will be made if the effect of the development is considered to be more than minor and/or if there are any affected parties.

Please note that Section 92A(3) of the Act allows the Council to consider the application under section 104 even if you:

- (a) do not respond to the request; or
- (b) agree to provide the information but do not do so; or
- (c) refuse to provide the information.

Section 104(6) allows Council to decline an application on the grounds it has inadequate information to determine an application. Should you not respond or provide information requested, Council is required (under Section 95C) to publicly notify your application. The deposit for public notification of a resource consent is \$2200.



South Wairarapa District Council

Attention: James Witham  
[james.witham@swdc.govt.nz](mailto:james.witham@swdc.govt.nz)

1 March 2023

WWLA0589

Dear James

**Resource Consent Application 415 Moroa Road, Greytown (Planning Application No. 220103) – Response to Further Information Request**

This letter provides a response to your letter dated 2 February 2023 which requested further information pursuant to section 92(1) of the Resource Management Act 1991 (RMA). The requests are presented in *blue* italics, followed by our responses.

***Assessment of Effects on the Environment***

*A digital copy of the Assessment of Effects on the Environment at a lower resolution for easier downloads, while ensuring the content of the document, particularly the figures and plans, are legible.*

A copy of the compressed application documentation can be found here:

[https://www.dropbox.com/s/ra1tzuvrjfluajv/WWLA\\_FINAL%20AEE\\_Greytown%20Solar%20Farm%20Final%20for%20Lodgement-compressed.pdf?dl=0](https://www.dropbox.com/s/ra1tzuvrjfluajv/WWLA_FINAL%20AEE_Greytown%20Solar%20Farm%20Final%20for%20Lodgement-compressed.pdf?dl=0)

***Plans***

- *Please provide a site plan, easily printable and legible at 1:10,000 at A3 size, that clearly shows details of the proposed farm, including:*
  - *The location and extent of the different arrays and locations of the proposed inverters for each array*
  - *The location of any buildings or other structures (including temporary buildings and structures for construction and permanent buildings and structures) other than inverters and arrays*
  - *Clear identification of the proposed culvert crossings*
  - *Clear location of screen tree planting*

Please see the updated site plan and sections in **Appendix A**.

***Landscape Mitigation Plan***

*A copy of the Landscape Mitigation Plan referred to in the AEE (for example, Section 5.4.2, page 17), including a plan showing the proposed location and types of screen planting, supported by document providing details over the proposed planting and its maintenance, prepared by a suitably qualified and experienced landscape architect.*

A Landscape Mitigation Plan was provided as Figure 2a in the Landscape and Visual Assessment provided with the application (reattached as **Appendix B** for ease of reference). The plan

provided with the application is not specifically labelled as Landscape Mitigation Plan however this plan shows the proposed planting, including spacing and grading. It is suggested that the provision of a planting maintenance plan be prepared and submitted to Council for certification as a condition of consent.

For further information on the proposed screen planting, refer to the memo in **Appendix C**.

### **Features Worthy of Conservation**

*Under Section 2.3.1 of the AEE, last paragraph, reference is made to the site including “some features worthy of conservation” (taken from section 5.0 of the Assessment of Landscape Effects). Could further clarification and description be provided as to the nature and location of such features, the potential effects of the proposal solar farms on these features and their proposed treatment (avoidance or mitigation measures).*

The Landscape and Visual Assessment references “features worthy of conservation” as a landscape guideline criteria in order to assess site’s current landscape value. As described in Section 6.3 of the Landscape and Visual Assessment, the site is described as inhabiting expansive and pastoral landscape, which is structured by shelterbelts. The wider landscape is described as a grid pattern, with drainage ditches and shelter belts creating a distinctive patchwork. Combined, these characteristics contribute to there being features worthy of conservation as identified in the Landscape and Visual Assessment.

### **Works in Proximity to High Voltage Transmission Lines**

*In section 3.5 of the AEE, a discussion of the measures proposed to mitigate any effects on the 110kV transmission lines traversing part of the site is provided. Further details on the mitigation measures are sought in relation to dust, maintenance of access to transmission line structures, and machinery working in proximity to lines.*

*It is stated that all panels and associated structures will be located a minimum of 20m from the centreline of the transmission line. In the Site Plan, two transmission line towers are shown outside the centreline, located close to the arrays to the north. Please clarify.*

*In addition, please clarify whether any consultation with Transpower has occurred and, if so, the outcomes of such consultation. We would note that any work or activity within the substation designation may require the prior approval of Transpower and/or Powerco under Section 176 of the RMA.*

As noted in Section 3.5 of the AEE, no works will be carried out within the 20 m of the centreline of the transmission lines. On that basis, there will be no machinery operating in proximity to the transmission lines and no earthworks will be undertaken within the 20 m setback. For this reason, no specific mitigation measures, with respect to dust and operation of machinery, are considered necessary given the separation distance provided.

Access to the transmission lines and support structures for Transpower will be maintained at all times and no solar panels or structures will be placed within the 20 m setback corridor. The site plan has been updated to reflect this (refer to **Appendix A**).

Furthermore, we note that the Applicant is in contract with Transpower regarding the connection of the solar farm to the National Grid and therefore Transpower is fully aware of the proposal.

## Construction Effects

*Clarification whether a Construction Management Plan is proposed to be prepared to manage the potential adverse effects from construction activities (for example, dust generation).*

Given the proposal involves minimal earthworks and will adhere to NZECP:34 regulations, we anticipate the Construction Management Plan will have a limited scope and will include details regarding:

- Details of the proposed works, including earthworks;
- Construction traffic management protocols; and
- Protocols for working in proximity to high voltage transmission lines and structures.

A construction management plan will be prepared once a contractor has been appointed. It is suggested that a condition of consent be included that this is submitted to Council for certification prior to works commencing.

## Vehicular Access

*Clarification as to the number of access points from public roads: in section 3.6 of the AEE, reference is made to three entrances are to be provided to the site, while five entrances are shown on the site plan.*

- *Please confirm how many and which existing access points would be upgraded and to what level.*
- *Based on the preliminary design provided with the application, it is unclear whether there is one main access point to the site or if all access points will be used: please clarify. In addition, please provide information the nature of the vehicles that would be using the access points, particularly construction traffic.*
- *Please provide the distances between different access points and information on whether all appropriate sightlines can be maintained along the roads to all access points.*
- *Please confirm if there are any changes to the public roads proposed.*

Five accessways will be constructed on the site – this is shown on the updated site plan (refer to **Appendix A**). Of these five, two accessways already exist but are not up to the required specifications as outlined in Appendix 5 of the WCDP.

All proposed accessways on the site will be used for the construction and operation of the solar farm. Construction traffic will involve small trucks and diggers / excavators. Operational traffic will be very limited and consist of staff arriving in small vans to the site.

The distance between the proposed accessways vary between 10-20 m. The proposed accessways will be constructed or upgraded in accordance with the specifications in Appendix 5 of the WCDP, including ensuring all appropriate sightlines are maintained.

No changes are proposed to the public roads.

## Operational Activities

*In section 3.7 of the AEE, reference is made to a consent duration. Can you please clarify whether a consent duration is being sought? If so, what is this duration?*

An unlimited consent duration is sought pursuant to section 9 of the Resource Management Act 1991.

### ***Buildings and Other Structures***

*Clarification whether the proposal involves the construction or placement of any buildings or other structures such as an office and associated facilities, whether permanent or for construction purposes, and any details of such structures, including their bulk, height, appearance and location.*

The proposal involves a staff office and SCADA (data) room, that is required for the operation of the solar farm. This will be provided in the form of a 40 ft container and will be located by the switch yard (refer to the site plan in **Appendix A**). Water tanks will also be located across the site for irrigation and firefighting supply. No other buildings or structures are proposed as part of the construction or operation of the site.

### ***Visual simulations***

*Please provide photos from the following viewpoints:*

- *VP4, Moroa Road, in between two sections of site east/west.*
- *VP7, Moroa Road, eastern extent of larger site parcel.*
- *VP8/9, from Moroa Road looking into the site.*
- *Views south from Moroa Road.*
- *A representative view from along the northeastern boundary of the site looking towards an existing dwelling, with the solar farm behind.*
- *A representative viewpoint at some point along Moroa Road, preferably near the main entrance of the solar farm.*

Photos will be provided in due course, following our site visit with Mr Schofield on 6 March 2023.

### ***Planning Assessment: Wairarapa Combined District Plan***

*In section 4.2.1, the assessment against the rules of the Combined District Plan identified that consent is required under Rule 4.5.5(e)(i), with the matter of discretion identified as “avoiding, remedying, or mitigating of any effects deriving from non-compliance with the particular(s) that is not met”. Please clarify which area of non-compliance have been assessed.*

The proposed solar panels will be located approximately 12 m from the road boundary, and therefore will not be able to comply with the relevant setback requirements for unsealed roads under Standard 4.5.2 (c)(ii). The proposal complies with all other relevant zone standards.

Standard 4.5.2 (c)(ii) refers to Policies 4.3.2(d) and 4.3.5(c) of the WCDP.

Policy 4.3.2(d) states the following:

*Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.*

Policy 4.3.5(c) states the following:

*Manage the establishment and operation of a range of other activities in the Rural Zone, such that their adverse effects on the environment are appropriately avoided, remedied or mitigated.*

Section 5 of the AEE assesses landscape and visual effects of the proposal, including effects on natural character and visual amenity. As noted in the application, effects on rural character and amenity values are assessed as being less than minor with the proposed screening in place. On that basis, we consider the application adequately addresses the relevant areas of non-compliance.

### **Other Consents and Approvals Required**

*Please clarify whether any resource consents would be required from Greater Wellington Regional Council. If any are required, when is it anticipated they will be applied for?*

No resource consents are required from Greater Wellington Regional Council. As noted in the application, approval is being sought currently from the Wellington Water and Land Team in relation to the proposed crosses over the water races, in accordance with Rule 2.3.20 of the Moroa Water Race Bylaw 2007.

### **Glare Effects**

*Further information sought on how glare effects are to be mitigated, in particular, further clarification is sought in how backtracking will reduce glare, using clearer larger diagrams.*

For further information on glint and glare effects and mitigation, please refer to the memo provided in **Appendix D**.

### **National Policy Statement for Highly Productive Land**

- Please provide the LUC Class(es) of the land at the site, supported by a map of local LUC classes overlain with the proposed solar farm.*
- Please provide a further evaluation of the proposal against Policy 3.9(2)(j) and (3) of the National Policy Statement for Highly Productive Land regarding the construction of specified infrastructure.*

Based on the information provided by the Manaaki Whenua Landcare Research Institute<sup>1</sup>, the entire site has a Land Use Classification (LUC) of Class 4. For further information, refer to the LUC map in **Appendix E**. A LUC of Class 4 describes soil that is arable but with significant limitations for arable use or cultivation, very limited crop types and suitable for occasional cropping, pastoralism, tree crops and forestry. On that basis, the site is not considered to be highly productive under the National Policy Statement for Highly Productive Land (NPS-HPL).

Policy 3.9(2)(j) and (3) therefore do not apply to the proposal.

### **National Policy Statement on Electricity Transmission**

*Please provide an evaluation of the proposal against the objective and policies of the National Policy Statement on Electricity Transmission.*

The National Policy Statement for Electricity Transmission (NPS-ET) is for activities on existing electricity transmission lines. As noted previously, no structures or activities are taking place

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<sup>1</sup> [https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability/lri\\_luc\\_main](https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability/lri_luc_main)



within 20 m of the transmission lines on the site. Furthermore, the NPS-ET does not apply to the construction of electricity generation and therefore is not relevant to this application.

### ***Wairarapa Combined District Plan Assessment***

*Please provide an assessment on how the proposal will avoid or mitigate reverse sensitivity effects in accordance with Policy 4.3.5(d).*

A solar farm is not a sensitive activity and therefore will not constrain any future rural activities, or other permitted activities, from establishing in the future. Therefore Policy 4.3.5(d) is not relevant to this application.

### **Conclusion**

We trust that there is now sufficient information available for you to continue processing the application. Please do not hesitate to contact Laila Alkamil on 027 266 8405 if you require further clarification of any aspects of this letter.

Yours sincerely,



**Laila Alkamil**

Planner | 027 266 8405

[Laila.Alkamil@wwla.kiwi](mailto:Laila.Alkamil@wwla.kiwi) | [www.wwla.kiwi](http://www.wwla.kiwi)

## **Assessment of Environmental Effects**

### **Greytown Solar Farm**

FAR NORTH SOLAR FARM LTD

WWLA0589 | Rev. 1

21 December 2022



## Project Name

Project no: WWLA0589  
Document title: Resource Consent and Assessment of Environmental Effects  
Revision: 1  
Date: 21 December 2022  
Client name: Far North Solar Farm Ltd  
Project manager: Jon Williamson  
Author(s): Laila Alkamil  
File name: G:\Shared drives\Projects\Far North Solar Farms\WWLA0589\_Greytown Solar Farm\Deliverables\WWLA\_FINAL AEE\_Greytown Solar Farm\_UPDATED.docx

## Williamson Water & Land Advisory

P.O. Box 314  
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New Zealand  
[www.wwla.kiwi](http://www.wwla.kiwi)

## Document history and status

Rev	Date	Description	By	Review	Approved
1	21 December 2022	Updated AEE for lodgement	Laila Alkamil	Jon Williamson	Jon Williamson

## Distribution of copies

Rev	Date issued	Issued to	Comments
1	19 December 2022	Far North Solar Farm Ltd, South Wairarapa District Council	For lodgement

## **Contents**

<b>1</b>	<b>Introduction.....</b>	<b>1</b>
1.1	Overview .....	1
1.2	Applicant and Property Details.....	1
1.3	Overview of Resource Consent Requirements .....	2
1.4	Consent Duration .....	2
<b>2</b>	<b>Environmental Setting .....</b>	<b>3</b>
2.1	Site Location and Description .....	3
2.2	Archaeology and Cultural Heritage .....	4
2.3	Landscape Values .....	4
2.3.1	General Setting .....	4
2.3.2	Visual Catchment.....	5
2.4	Geology and Soils.....	5
<b>3</b>	<b>Description of Proposed Works.....</b>	<b>7</b>
3.1	General Layout Overview .....	7
3.2	Site Preparation .....	8
3.3	Infrastructure Establishment and Construction .....	9
3.4	Stormwater.....	9
3.5	Works in Proximity to High Voltage Transmission Lines.....	9
3.6	Vehicular Access and Crossings .....	10
3.7	Operational Activities .....	10
3.8	Consideration of Alternatives .....	10
<b>4</b>	<b>Resource Consent Requirements.....</b>	<b>11</b>
4.1	Overview .....	11
4.2	Wairarapa Combined District Plan.....	11
4.2.1	Assessment Criteria – Restricted Discretionary Activities .....	11
4.3	Permitted Activities .....	12
4.4	Permitted Baseline.....	14
4.5	Other Consents and Approvals Required .....	14
<b>5</b>	<b>Assessment of Effects on the Environment .....</b>	<b>15</b>
5.1	Introduction .....	15
5.2	Positive Effects .....	15
5.3	Effects on High Voltage Transmission Lines .....	15
5.4	Landscape and Visual Effects .....	16
5.4.1	Natural Character Effects.....	16
5.4.2	Visual Amenity Effects .....	16
5.5	Construction Effects.....	17
5.5.1	Noise Effects.....	17
5.5.2	Dust Effects.....	17
5.5.3	Traffic Effects.....	17
5.6	Operational Effects .....	18

5.6.1	Noise Effects.....	18
5.6.2	Glare Effects .....	18
5.7	Stormwater Diversion and Discharge Effects .....	18
5.8	Effects on Prime Soils.....	18
5.9	Summary of Effects.....	19
<b>6</b>	<b>Statutory Assessment.....</b>	<b>20</b>
6.1	Section 104 of the RMA .....	20
6.2	Part 2 of the RMA .....	20
6.3	National Environmental Standards .....	20
6.3.1	Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 .....	20
6.3.2	Resource Management (National Environmental Standards for Freshwater) Regulations 2020 .....	20
6.3.3	National Environmental Standards for Electricity Transmission Activities 2009 .....	21
6.4	National Policy Statements .....	21
6.4.1	National Policy Statement Renewable Energy Generation 2011.....	21
6.4.2	National Policy Statement for Highly Productive Land 2022.....	21
6.5	Regional Policy Statement for the Wellington Region .....	22
6.6	Wairarapa Combined District Plan Assessment .....	22
6.7	Other matters.....	24
6.7.1	Climate Change Response (Zero Carbon) Amendment Act 2019.....	24
6.8	Notification Assessment.....	25
6.8.1	Public Notification .....	25
6.8.2	Limited Notification.....	25
6.9	Section 95 Conclusions .....	25
<b>7</b>	<b>Consultation.....</b>	<b>26</b>
7.1	Overview .....	26
7.2	Mana Whenua.....	26
7.3	Fire and Emergency New Zealand .....	26
<b>8</b>	<b>Conclusion .....</b>	<b>27</b>

**Appendices:**

Appendix A – Application Form

Appendix B – Record of Title

Appendix C – Drawings and Site Layout Plan

Appendix D – Landscape and Visual Assessment

Appendix E – Iwi Consultation Correspondence

# 1 Introduction

## 1.1 Overview

This Assessment of Environmental Effects (AEE) report has been prepared on behalf of Far North Solar Farm Ltd (FNSF). The AEE supports an application to South Wairarapa District Council (SWDC) for resource consent to authorise the construction and operation of a 175 megawatt peak (MWp) solar farm at 415 Moroa Road, Greytown (the site). The proposed solar farm is for utility-scale renewable energy generation, which will be connected to the local substation for supply into the local and wider area electricity network.

This report has been prepared by Williamson Water & Land Advisory Ltd (WWLA) in fulfilment of section 88 of the Resource Management Act 1991 (RMA).

## 1.2 Applicant and Property Details

Table 1. Applicant and property details

<b>Applicant</b>	Far North Solar Farm Ltd
<b>Site address</b>	415 Moroa Road, Greytown
<b>Record of Title</b>	WN583/132 WNE1/330 WN22A/575 WN36B/542 WN43B/286 WN583/131 WN391/56
<b>Legal description</b>	Pt LOT 6 DP 8803 Pt LOT 7 DP 8803 Pt LOT 10 DP 3106 SECTION 27 MOROA SETT LOT 1 DP 52574 BLKS IV WAIRARAPA SD BLK PT SEC 122 MOROA DISTRICT LOT 1 DP 76478
<b>Owner(s) of application site</b>	Ian Kelvin Field Vivien Elizabeth Field Andrew James Field Michelle Jody Field James Frederick Cates Steven John Cates Vivienne Rona Malneek Field Enterprises Limited
<b>Occupier of application site</b>	Far North Solar Ltd
<b>Site area</b>	235 hectares (ha)
<b>District Council District Plan</b>	<b>South Wairarapa District Council</b> Wairarapa Combined District Plan
<b>Regional Council Regional Plan</b>	<b>Greater Wellington Regional Council</b> Proposed Natural Resources Plan (Appeals Version)

<b>Applicant</b>	Far North Solar Farm Ltd
<b>Address for service during consent processing</b>	<b>Williamson Water &amp; Land Advisory</b> Attention: Laila Alkamil Email: <a href="mailto:Laila.Alkamil@wwla.kiwi">Laila.Alkamil@wwla.kiwi</a> Ph. 027 266 8405
<b>Address for service during consent implementation and invoicing</b>	<b>Far North Solar Farm Ltd</b> Attention: Richard Homewood Email: <a href="mailto:richard@fnsf.co.nz">richard@fnsf.co.nz</a> Ph: 020 4130 0403

We attach the application forms in **Appendix A** and copies of the relevant records of titles in **Appendix B**.

### 1.3 Overview of Resource Consent Requirements

Resource consent is sought from SWDC under the following rules of the Wairarapa Combined District Plan (WCDP):

- Rule 4.5.5 (c) – Any activity that is not required for primary production and residential purposes that requires either:
  - (a) the construction of use of a building over 25 m<sup>2</sup> in gross floor area; or
  - (b) the external storage of goods, products or vehicles (including contractors yards); and
  - (c) is not otherwise listed as a **restricted discretionary** activity; and
- Rule 4.5.5 (e) (i) – Any activity that does not meet one or more of the standards for permitted or controlled activities as a **restricted discretionary** activity.

Overall, resource consent is sought as a **restricted discretionary** activity.

### 1.4 Consent Duration

As a land use consent is sought pursuant to section 9 of the RMA, an unlimited consent duration is sought.



## 2 Environmental Setting

### 2.1 Site Location and Description

The proposed solar farm will be constructed across one site, which is split between three parcels (refer to **Table 1**). The site is located approximately 5 km from Greytown and 50 m from Transpower's substation on the corner of Moroa Road and Bidwills Cutting Road.

The site is flat pastoral land, with the surrounding area dominated by other rural land uses (see **Figure 1** below). The site is within an area of standard rural character. Based on a review of SWDC's GIS Viewer, there are no HAIL<sup>1</sup> activities associated with the site. Transpower's Masterton – Upper Hutt A (MST-UHT A) 110kV transmission line and associated support structures traverse the southern boundary of the site.

Water races are present throughout the site, which provides drinking water to stock. No other waterbodies, or wetlands, are located on, or in proximity to the site.

The site is zoned Primary Production in the WCDP. No other planning overlays or notations apply.

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<sup>1</sup> Hazardous Activities and Industries List.



Figure 1. Site location (approximate site boundary shown in red). (Source: SWDC, 2022).

## 2.2 Archaeology and Cultural Heritage

A review of the NZ Archaeological Association 'ArchSite' database has been undertaken and there are no known archaeological features registered on the site. Accidental Discovery Protocols will be followed in the unlikely event an archaeological site is discovered through the course of the works.

## 2.3 Landscape Values

### 2.3.1 General Setting

The landscape character of the site is described in the Landscape and Visual Assessment report (**Appendix D**).

The site is situated within the Central Plains character area, as described in the Wairarapa Character Study<sup>2</sup>. This study describes the landscape as being defined by flat to gently undulating, free-draining, old and recent gravel fans, terraces and floodplains, but with lower rainfall it is drier than the western and southern plains. Compared to the Western Plains, the Central Plains landscape has a feeling of openness and expansivity. To the east, the distinctive profile of Nga Waka -a-Kupe and Maungaraki Ranges are prominent landmarks and backdrops.

Land parcels on the plains tend to follow a regular, linear pattern, with drainage ditches and shelter belts creating a distinctive patchwork. The area is characterised by well-established rural and rural-residential

<sup>2</sup> Boffa Miskell Ltd – Wairarapa Landscape Study, 2010.

enclaves with some evidence of recent rural residential development. Smaller landholdings around the fringe of urban areas between 1-4 ha characterise the area. Transmission line pylons are also present and in some places a prominent element in the flat landscape.

Overall, the site is assessed in the Landscape and Visual Assessment as being of 'Ordinary' quality. It displays a distinguishable landscape structure, characteristic patterns of landform and land cover often masked by landuse, together with some features worthy of conservation, and some detracting features.

### 2.3.2 Visual Catchment

Given the flatness of the plains landscape, the visibility and visual catchment of the site is dictated predominantly by vegetation and separation distance. The main area of the site is accommodated within a triangle formed by State Highway 20 to the north and north-west, Moroa Road to the south and Bidwells Cutting Road to the east. The portion of the site to the south of Moroa Road is defined by that road on its northern side and flanked by Settlement Road to the south and Battersea Road to the east.

Moroa Road offers direct views into the northern and southern portions of the site for a distance of some 1,400 m to the west and some 350 m to the east. This gravel road experiences a low volume of traffic and provides access to a limited number of properties.

At its western end, approximately 2km from site, a cluster of rural residential properties occupy the triangle formed by State Highway 20 and Moroa Road, however these properties are located behind shelterbelts and other vegetation.

Landholdings along the balance of Moroa Road tend to be large, with few residential properties. Two properties are situated to the south of the road opposite the south-western corner of the site. A number of smaller rural residential properties are accessed from Settlement Road and Battersea Road and adjoin the southern boundary of the site. This portion of the site is partially separated from these properties by a fragmented shelterbelt which runs along the southern boundary of the site. Lots 1-4 DP 521225 and Lot DP 308376 have the potential to gain more direct views into the southern portion of the site. These properties are separated from the northern portion by Moroa Road and a distance of approximately 500 m.

A number of properties on Battersea Road offer the potential to gain westerly views into the southern portion of the site. These are identified as Lots 1-3 DP 306239 and are separated from the site by a distance of approximately 240 m.

The majority of residential properties along Bidwells Cutting Road are located approximately 650 m from the site and are buffered from the road by vegetation within private gardens.

Dwelling situated within two larger holdings (being Lot 2 DP 490058 and Pt Lot 10 DP 3106) offer the potential for westerly views to the site over a distance of some 600-700 m.

Views from State Highway 20 are very restricted by shelterbelts which delineate paddock boundaries between State Highway 20 and the site. Distant and glimpse views are possible from isolated positions, noting the site is approximately 1 km from State Highway 20. The majority of residential properties accessed from State Highway 20 tend to be screened from the site. The exception to this is a recently constructed dwelling within Lot 3 DP 510604, located a minimum of 315 m from the north-western boundary of the site.

## 2.4 Geology and Soils

The geology of the site is *Late Quaternary alluvium and colluvium*, consisting of unconsolidated mud, sand, gravel and peat<sup>3</sup>.

<sup>3</sup> Information retrieved from: <https://data.gns.cri.nz/geology/>

The soils on the site are described as consisting of Tauherenikau stony silt loam, which is formed in ancient alluvial silt and gravel, and is quite strongly weathered<sup>4</sup>. This soil is characterised as being somewhat excessively drained and droughty and well-suited to viticulture. The site is currently used as pastoral farming only.

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<sup>4</sup> <http://www.nzsoils.org.nz/PageFiles/233/SoilsOfNZ%20By%20NZ%20Classification.pdf>

## 3 Description of Proposed Works

### 3.1 General Layout Overview

The proposed solar farm will consist of approximately 175 MWp photovoltaic panels (see site layout plan and drawings in **Appendix C**). This will include the solar array and associated structures (medium voltage substations and 33 inverters).

In total for the site, arrays will be placed along with 33 inverter stations and approximately 321,160 solar panels. The panels will be on a single-axis fixed East-to-West mounting structure. At maximum 'tilt' (this being the maximum height of the structures) the panels will be 4.5 m above the ground and the ground clearance height will be approximately 300 mm above ground (see **Figure 2**). When tilted down, the height will be approximately 1.55 m above ground. The total height for the foundation piles will be 600 mm (refer to **Figure 3**).

The panels will be mounted on tracking tables, with the panels mounted in portrait format and 32 panels placed per table. The spacing (pitch) between the rows of tables will be 6 m.

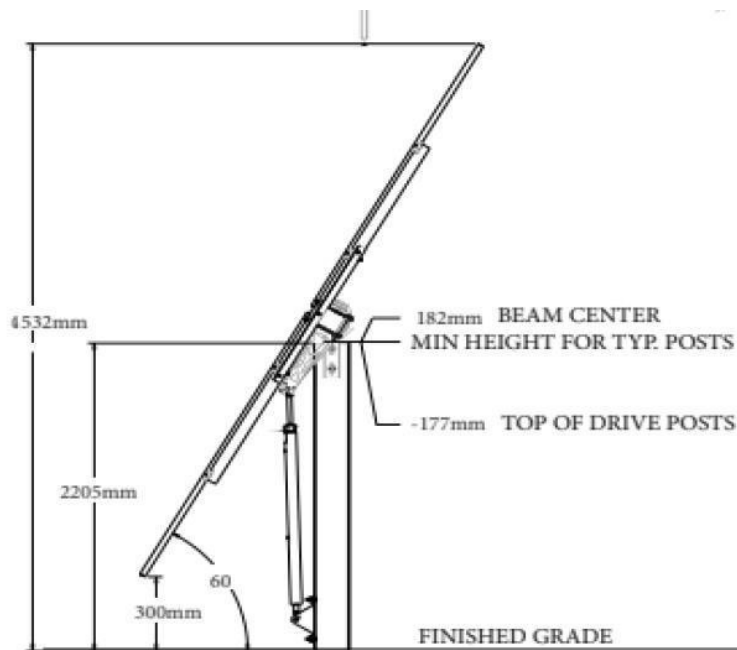


Figure 2. North-south elevation of solar array at maximum tilt. (Source: FNSF, 2022).

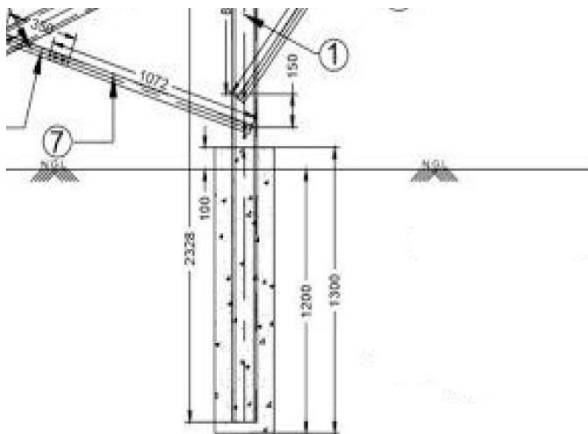


Figure 3. Foundation pile. (Source: FNSF, 2022).

### 3.2 Site Preparation

Since the site is flat and the mounting structures are piled, only minimal earthworks are required (no more than 500 m<sup>3</sup>) for the following:

- Upgrading and re-gravelling of internal accessways.
- Creating a temporary compound for loading, unloading and turning.
- Foundation blocks for the substations.
- Perimeter security fencing (timber post deer fence to 2.1 m).

Trenches for cabling will be dug across the site to connect to Transpower's substation unit at the corner of Moroa Road and Bidwills Cutting Road. Work associated with trenching and connection to the National Grid does not form part of this application.

### 3.3 Infrastructure Establishment and Construction

The solar panels will be mounted on a driven pile east/west tracking system.

The solar arrays will arrive on the site partly pre-configured in container-based units. As such, approximately 60 shipping containers of hardware is expected to be brought on to the site. 33 inverters will be placed across the site, which will be used to collect the electricity generated and convert it to grid power. The electronics make minimal noise and have only small, internal cooling fans. The inverters will be placed as centrally as possible within the site to minimise any potential disruption to neighbours.

The existing site accesses from Bidwills Cutting Road and Moroa Road will be used to access the site. No new site accesses or parking areas are proposed.

Construction activities will take place over a 6–9 month period, with construction and primary electrical works being carried out in the first few months of construction. Deliveries will be on a strict schedule during the regular working week with an average of 3 truck deliveries per day during the construction period. All trucks will be parked within the site when making deliveries.

### 3.4 Stormwater

Whilst the panels themselves are impermeable, they are mounted individually with a minimum 6.4 m gap in-between each solar table. The ground underneath will remain vegetated and permeable being free-draining alluvial soil. Rain (stormwater) will runoff from the panels and fall to the ground, where it will infiltrate into the soil as normal.

As noted above, only minor earthworks associated with the upgrade of existing site tracks are proposed for the development. No grading or contouring of the site is proposed.

### 3.5 Works in Proximity to High Voltage Transmission Lines

There are two high voltage transmission lines which traverse the site (refer to **Section 2.1**).

The *New Zealand Code of Practice for Electrical Safe Distances* (NZECP:34) specifies minimum approach distances to all overhead power lines for construction activities and the placement of the solar panels. The design of the solar farm has sought to avoid transmission lines wherever possible and as such all panels and associated structures will be located a minimum of 20 m from the centreline of the transmission lines. No works or structures are proposed within the National Grid Yard (12 m setback either side of the centreline of the transmission line).

In addition to this, minimum safe electrical separation distance requirements, including for persons working near overhead lines and the operation of mobile plant, will be maintained at all times in accordance with NZECP:34 regulations.

To achieve this, the following measures will be implemented:

- Access to the support structures will be maintained at all times during construction and operation of the solar farm;
- For any earthworks required to be undertaken in proximity to transmission lines, dust suppression methods will be implemented in order to avoid arcing of lines;
- No machinery will operate in proximity to the lines;
- Blocking maintenance access to support structures;
- Dust from construction causing arcing of lines; and
- Machinery working in proximity to lines increasing the risk of electrical hazard if lines are struck.



### 3.6 Vehicular Access and Crossings

As shown in the site layout plan (**Appendix C**), three entrances to the solar farm will be provided on Moroa Road.

In addition to this, eight crossings over the water races within the sites will be required for internal access. The crossings will consist of a RCC pipe that is 400 mm by 5 m on the main races with compacted earthfill from the site to cover the top (refer to **Figure 4** below). The proposed pipe sizing is the same as existing pipe sizes to ensure there is no obstruction of water flow.

Access to the water races for maintenance will be provided for at all times. There will be no obstruction of water flow as a result of the accessway. A 5 m setback from all water races will be maintained.

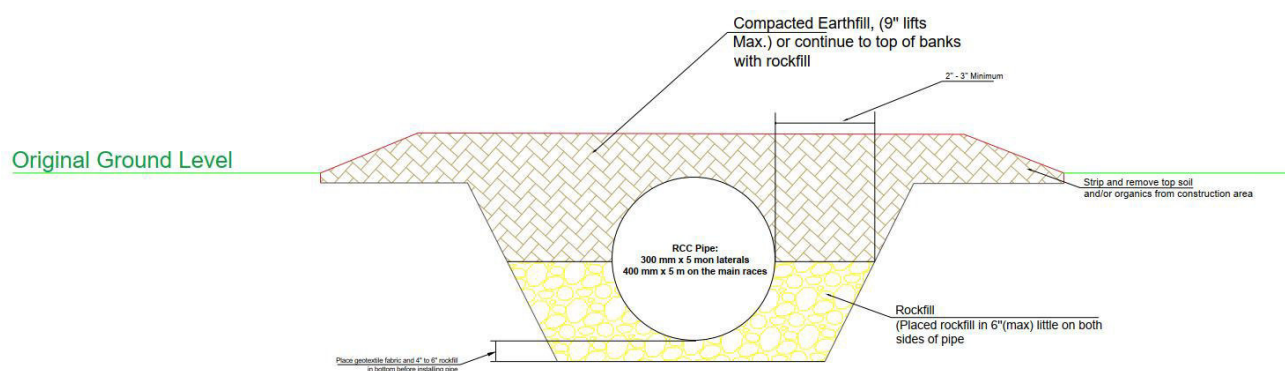


Figure 4. Cross section of proposed crossing. (Source: FNSF, 2022).

### 3.7 Operational Activities

Once constructed, the solar farm requires some maintenance which will involve the creation of 2 full time equivalent roles locally. Monitoring of the system is carried out remotely, however general maintenance of the tracking tables, solar panels and inverter connections will require some intervention during the operational life of the plant. Annual cleaning of the panels (with water only) will also be carried out.

To maintain grass beneath the panels, sheep grazing or cropping will take place. The panels themselves are warranted for 30 years with an expected lifespan in excess of the consent duration. At the end of the consented period, the solar farm is decommissioned and all materials are removed for recycling.

### 3.8 Consideration of Alternatives

Schedule 4 of the RMA requires the consideration of alternatives is given where it is likely that an activity will result in any significant adverse effects on the environment. As discussed in **Section 5** below, the proposed activity is not considered to result in any significant adverse effects on the receiving environment.

Notwithstanding this however, the applicant has assessed the viability of sites across New Zealand for solar farming. This particular site possesses the necessary aspect, solar hours, topography and proximity to electricity demand and infrastructure. On that basis, this site is considered the best practicable option for a solar farm.



## 4 Resource Consent Requirements

### 4.1 Overview

The requirements for resource consent are determined by the rules in the WCDP and the Proposed Natural Resources Plan (Appeals Version) (PNRP). The rules which apply are determined by the zoning of the site, any identified notations and the nature of the activities proposed.

The site is zoned Primary Production in the WCDP, and there are 110 kV high-voltage transmission lines which traverse the site. No other planning overlays or notations apply to the site.

### 4.2 Wairarapa Combined District Plan

Resource consents required under the WCDP is outlined in **Table 2** below. Overall, resource consent is required because part of the proposal is classified as a **restricted discretionary** activity.

**Table 2. Resource consent required**

Proposed activity	Rule reference / description	Activity status	Comment
Any activity that is not required for primary production and residential purposes	Rule 4.5.5 (c) - Any activity that is not required for primary production and residential purposes that requires either: (a) the construction or use of a building over 25 m <sup>2</sup> in gross floor area; or (b) the external storage of goods, products or vehicles (including contractors yards)	Restricted discretionary	The proposed solar farm is not an activity required for primary production and residential purposes and requires the construction of a building (solar panels) which exceed 25 m <sup>2</sup> in gross floor area.
Erection of solar panels within 25 m of an unsealed road	Rule 4.5.5 (e)(i) – Any activity that does not meet one or more of the standards for permitted or controlled activities	Restricted discretionary	The proposed solar panels will be located approximately 12 m from the road boundary, and therefore will not be able to comply with the relevant setback requirements for unsealed roads under Standard 4.5.2 (c) (ii).  All other relevant zone standards under Standard 4.5.2 will be complied with.

#### 4.2.1 Assessment Criteria – Restricted Discretionary Activities

Under Rules 4.5.5 (e) and 21.4.9, Council has restricted its discretion. These matters are identified in **Table 3** below. The assessment in **Section 5** of this AEE incorporates these matters, where relevant.

**Table 3. Restricted discretionary matters of discretion**

Rule reference	Matters of discretion
Rule 4.5.5 (c) – Any activity that is not required for primary production and residential purposes	<ul style="list-style-type: none"> <li>i. Siting of any building;</li> <li>ii. Design and location of the access;</li> <li>iii. Location, size and effects of any signage;</li> <li>iv. Amenity and visual effects;</li> <li>v. Landscaping and screening;</li> <li>vi. Noise generated by the activity;</li> <li>vii. Changes in the type and amount of traffic;</li> </ul>

Rule reference	Matters of discretion
	<p>viii. Effects of retail activities in the Rural Zone on the viability and vitality of the existing town centres of Masterton, Carterton, Greytown, Martinborough and Featherson;</p> <p>ix. Servicing and infrastructure requirements.</p>
Rule 4.5.5 (e)(i) – Any activity that does not meet one or more of the standards for permitted or controlled activities	i. Avoiding, remedying, or mitigating of any effects deriving from non-compliance with the particular(s) that is not met.

### 4.3 Permitted Activities

The activities listed in **Table 4** have been identified as permitted activities under the PNRP and WCDP. An assessment against the relevant standards is set out below.

**Table 4. Permitted activities**

Proposed activity	Rule reference / description	Comment on compliance
<b>PNRP</b>		
Earthworks and associated sediment discharge	<p>Rule R99 – Earthworks</p> <p>The use of land and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks up to a total area of 3,000 m<sup>2</sup> per property over a 12-month period.</p>	<ul style="list-style-type: none"> <li>The proposed earthworks will not exceed an area of 3,000 m<sup>2</sup>.</li> <li>No soil will be placed in a rea where it can enter a waterbody.</li> <li>The earthworks will be of a very minor nature and will not result in any instability or subsidence of the land.</li> <li>There will be no adverse effects as a result of the proposed activity.</li> </ul>
Stormwater runoff	<p>Rule R49: Stormwater to land</p> <p>The discharge of stormwater onto or into land, including where contaminants may enter groundwater.</p>	<ul style="list-style-type: none"> <li>The proposed stormwater runoff is not from a HAIL site or industrial or trade site.</li> <li>The volume of stormwater runoff will be very small and will not cause or exacerbate flooding of any other property.</li> <li>The proposed stormwater runoff is not within 20 m of a bore used for potable supply or stock water.</li> </ul>
River crossing structures	<p>Rule R125: River crossing structures</p> <p>The placement or construction of a river crossing structure, including, but not limited to, weirs, fords and bridges, excluding culverts and a river crossing that dams a river, that is fixed in, on, under, or over the bed of a river, excluding activities regulated by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017, including any associated:</p> <p>(a) Disturbance of the river or lake bed;</p>	<ul style="list-style-type: none"> <li>The activity complies with general conditions specified in Section 5.4.4 of the PNRP.</li> <li>The river crossing is in a catchment less than 50 ha in size.</li> <li>The formed crossings are no wider than what is required for vehicular access and the total area of the structures do not exceed 20 m<sup>2</sup>.</li> <li>The activity does not occur within a site identified in Schedule C.</li> </ul>

Proposed activity	Rule reference / description	Comment on compliance
<b>PNRP</b>		
	<ul style="list-style-type: none"> <li>(b) Deposition on the river or lake bed; and</li> <li>(c) Diversion of water, and</li> <li>(d) Discharge of sediment to water, and</li> <li>(e) Temporary damming of water.</li> </ul>	
<b>WCDP</b>		
Construction and operation of an electricity generating facility	<p>Rule 21.1.24 (a) - The construction, maintenance and upgrading of network utilities and energy generating facilities which meets the following standards:</p> <ul style="list-style-type: none"> <li>i. Maximum height and setbacks – all above ground network utility and meteorological structures, except lines, poles, towers, masts, aerials, antennas and their brackets or attachments, must comply with the maximum height standards, maximum height to boundary standards for the Environmental Zone in which they are located.</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum height and setback requirements refer to network utilities, not energy generating facilities.</li> <li>• No relevant standards apply to new energy generating facilities.</li> </ul>
Construction of new accessways	<p>Rule 21.1.25</p> <ul style="list-style-type: none"> <li>(a) All new roads, intersections, access, parking and loading areas shall be provided in accordance with the standards in Appendix 5.</li> <li>(b) All sites and activities and shall have safe and practicable vehicle access from a public road. All vehicle crossings and intersections shall be positioned and constructed in accordance with standards in Appendix 5.</li> <li>(c) Every activity shall provide off-street parking and loading for vehicles associated with the activity and vehicles expected to visit or be stored on the site in connection with the</li> </ul>	<ul style="list-style-type: none"> <li>• All proposed accessways will be constructed in accordance with the standards set out in Appendix 5.</li> <li>• The required parking requirements set out in Table 21.1.25 for industrial activities will be complied with.</li> </ul>

Proposed activity	Rule reference / description	Comment on compliance
<b>PNRP</b>		
	activity, in accordance with Table 21.1.25.1 below.	

#### 4.4 Permitted Baseline

In terms of a permitted baseline, it is noted that the following activities within the Rule Zone are permitted under the WCDP:

- Structures (other than dwellings) up to 15 m in height;
- Intensive farming (not within 500 m of an existing dwelling); and
- Wastewater discharge from a municipal wastewater treatment system.

Standards that relate to these activities restrict the height of the structures, height in relation to boundary conditions and distance from other existing dwellings. Despite this, there is a fairly permissive baseline that provides for a wide range of rural activities, acknowledging that these activities have visual and landscape effects. Therefore, any potential landscape and visual effects associated with the proposed solar farm needs to be considered in the context of this permitted baseline and the activities that may be undertaken as of right (as per s95D(b), s95E(2)(a) and s104(2) of the RMA).

#### 4.5 Other Consents and Approvals Required

The appropriate approvals from Transpower will be sought for the connection of the solar farm to the electricity transmission and distribution network in accordance with the Electricity Industry Participation Code 2010.

Approval will be sought from the Wellington Water and Land Team in relation to the crossings over the water races, in accordance with Rule 2.3.20 of the Moroa Water Race Bylaw 2007.

Upon completion of detailed design, the applicant will obtain the building consents (if required) for the proposed structures in accordance with the Building Act 2004.

## 5 Assessment of Effects on the Environment

### 5.1 Introduction

The following sections identify and assess the types of effects that may arise from the proposed works. This assessment also outlines the measures that the applicant proposes to avoid, remedy or mitigate any potential adverse effects on the environment.

SWDC has restricted its discretion to the matters identified in **Section 4.2.1**. These matters have been incorporated into the below sections.

Actual and potential effects on the environment have been identified as including:

- Positive effects;
- Effects on high voltage transmission lines;
- Landscape and visual effects;
- Construction effects;
  - Noise effects
  - Dust effects
  - Traffic effects
- Operational effects;
  - Noise effects
  - Glare effects
- Stormwater diversion and discharge effects; and
- Effects on prime soils.

### 5.2 Positive Effects

The proposed solar farm directly supports the reduction of New Zealand's greenhouse gas emissions. In doing so, the proposal provides security and resilience to the electricity generation network, by reducing pressure and reliance on the National Grid and regional distribution network. The provision of renewable energy is an important positive effect, as it contributes directly to New Zealand's goal of net zero emissions by 2050 as set out in the Climate Change Response (Zero Carbon) Amendment Act 2019.

More broadly, the proposed solar farm will provide renewable electricity to meet the demands of the South Wairarapa district. It therefore provides economic and social benefits by supporting the functioning of communities and businesses across the Wellington region.

### 5.3 Effects on High Voltage Transmission Lines

Construction and erection of structures within proximity to high voltage transmissions lines could give rise to the following potential effects if not appropriately managed:

- Blocking maintenance access to support structures;
- Dust from construction causing arcing of lines;
- Machinery working in proximity to lines increasing the risk of electrical hazard if lines are struck;
- Eathworks undermining support structures; and
- Earth Potential Rise (EPR).

As discussed in **Section 3.5**, the solar panels and all associated structures will be placed a minimum distance of 20 m from the centreline of the transmission lines. No works will occur within the National Grid Yard and

access to Transpower's support structures will be maintained at all times. On that basis, adverse effects on high voltage transmission lines are considered less than minor.

## 5.4 Landscape and Visual Effects

The Landscape and Visual Assessment (**Appendix D**) considers effects that can occur in relation to physical features, viewing audiences and visual amenity as well as effects on existing landscape character and amenity values. This is set out as follows:

- Natural character effects are considered as they relate to a change in the baseline condition of the level of natural character; and
- Landscape and visual amenity effects as they derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This in turn may affect the perceived value ascribed to the landscape.

### 5.4.1 Natural Character Effects

This proposal will result in the introduction of structures that are of an appearance and scale that will diverge from the existing pastoral and rural character of the site and its context. As discussed in **Section 2.3**, the site is assessed as being of 'Ordinary' landscape value. The site and its surroundings have been significantly modified in respect to its vegetation cover and therefore the proposed solar farm will result in limited changes to the natural character of the site.

In addition, as outlined in the Landscape and Visual Assessment (**Appendix D**), a 3 m wide screen planting strip (consisting of *cryptomeria japonica*) is proposed along the entire site boundary. This planting will replicate existing features which are present in the landscape, and so will maintain the existing patterning and character of the landscape. Taking this into consideration, natural character effects are assessed as being less than minor.

### 5.4.2 Visual Amenity Effects

The primary viewers of the site can be grouped, based on a commonality of views-type and geographical locations. Those with public viewpoints are as follows:

1. Users of Moroa Road; and
2. Visitors to the Wairarapa Clay Target Club on Moroa Road;
3. Users of Bidwells Cutting Road;
4. Users of Battersea Road;
5. Users of Settlement Road; and
6. Users of State Highway 2.

Those with private viewpoints are as follows:

1. Occupants of dwellings on Moroa Road;
2. Occupants of dwellings on Settlement, Battersea and Bidwells Cutting Road; and
3. Occupants of dwellings to the north (accessed from State Highway 2); and
4. Occupants of dwellings accessed from, or near, Pharazyns Road.

Table 2 in the Landscape and Visual Assessment provides a full breakdown of visual effects on all visual receptors (refer to **Appendix D**). This is also supported by the Visual Simulations (refer to Appendix 4 of the Landscape and Visual Assessment).

As discussed in the Landscape and Visual Assessment, the proposed solar farm will be contained by mitigation planting and as well as being located within a flat landscape, therefore meaning it is not visible to the majority of viewers. For the visual receptors that can see the proposed solar farm, advanced grade screening planting is proposed to screen the site.

Japanese Cedar trees will be planted early in the construction process, to ensure they are 2.5-3m high by the time the solar farm is commissioned for use. Trees will generally be topped to 3m. Where required, irrigation will be used during the first three years of growing. More mature trees will be planted in some critical areas as shown in the Mitigation Plan in the Landscape and Visual Assessment. These trees will be ordered early in the development stage to ensure they are 1.6 m high at time of planting.

On that basis of this, visual effects on neighbouring properties are assessed as being less than minor.

## 5.5 Construction Effects

### 5.5.1 Noise Effects

The proposed construction activity is limited to minor earthworks and the installation of the solar arrays which use a small rig for driving piles to the relevant depth (c. 1.6m), and battery powered hand tools. The proposed construction works will comply with the *New Zealand Standard NZS 6803:1999 'Acoustics – Construction Noise'*.

The noise produced from the construction activities is likely to be indiscernible from normal rural activities, such as harvesting or cultivating. Overall, the noise effects from construction activity are considered to be less than minor.

### 5.5.2 Dust Effects

The proposed works require minor earthworks only and therefore the potential for dust generation is low. Notwithstanding this however, appropriate dust control measures will be implemented to minimise potential effects. Dust mitigation measures are likely to include the following:

- Minimise the extent of exposed areas at any given time where possible;
- Maintain site accesses in good condition, including with gravel to minimise dust generation;
- Enforcement of maximum speed limits on the site to prevent dust generation; and
- Any vehicle loads moving fine material to be covered appropriately.

Overall, with these control measures in place, dust effects are considered to be less than minor.

### 5.5.3 Traffic Effects

Construction traffic will be focused towards the initial phase of the build period with up to 3 truck deliveries per day. Construction staff will park on site in the temporary compound area. All construction plant and equipment will be unloaded within the site and all turning and manoeuvring of vehicles is limited to the site. Once completed site maintenance is limited and will be carried out by staff arriving in small vans.

Overall, traffic effects are considered to be less than minor.

## 5.6 Operational Effects

### 5.6.1 Noise Effects

Operational noise effects are minimal and will not be noticeable from the boundary of the site. The substation units are the vented and will emit a low hum in operation. Average maximum sound pressure at 1m distance was measured at 62dBA.

Overall, operational noise effects are considered to be negligible.

### 5.6.2 Glare Effects

The solar panels are coated in low-reflectivity material to reduce the reflection of light and are set at low angles to reduce glare effects offsite. PV solar panels are designed to reflect as little sunlight as possible (generally around 2% of light received), resulting in negligible glare. Seen from above (such as from an aircraft), they appear dark-grey and do not cause a glare or reflectivity hazard. Compared to other everyday materials, solar panels reflect less light than building roofs, vehicles and water. As the solar panels are on a tracker system, they tend to reflect the sunlight upwards even at low angles. The reflection angle is the same as the incoming angle, so with the panels tilting to receive the sunlight without self shading, the reflected angle when the sun is low is even higher. This is demonstrated in **Figure 5** below.

Overall, glare effects are considered to be less than minor.

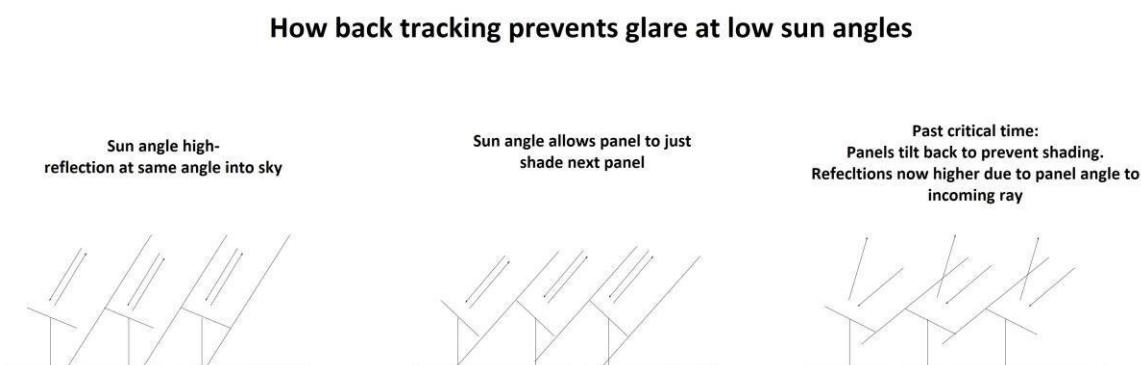


Figure 5. Explanation of glare effects. (Source: FNSF, 2022).

## 5.7 Stormwater Diversion and Discharge Effects

As discussed in **Section 3**, the solar arrays will be elevated above the ground, thereby enabling the existing groundcover below to remain. On that basis, there is no significant increase in impermeable surface cover across the site, and existing site drainage channels will remain.

On that basis, stormwater diversion and discharge effects are considered to be less than minor.

## 5.8 Effects on Prime Soils

As described in **Section 2.4**, the soils of the site consists of predominantly Tauherenikau stony silt loam, which is considered well-suited for viticulture but prone to becoming excessively drained.



The proposed solar farm will have no adverse effect on the productively potential of the soils on the site. There is adequate space in-between the solar panels (approximately 7-8 m) to enable the grazing of sheep or seasonal crop farming. Furthermore, the carbon status of the soil will be maintained, and the solar panels can be easily removed and the site reinstated to fully grazing upon completion of solar use. Overall, adverse effects on prime soils are considered less than minor.

## **5.9 Summary of Effects**

The proposed solar farm will provide positive effects, notably the provision of renewable electricity generation. Increased security of electricity supply during dry periods of low hydro electricity production; assist in stabilising electricity prices with more renewable generation; achieving emission targets.

Construction of the proposed solar farm have the potential to give rise to a limited range of adverse effects, which overall are considered to be less than minor. Taking into account the positive effects, in particular the provision of renewable energy, the actual and potential effects of the proposal are able to be appropriately managed and mitigated.

## 6 Statutory Assessment

### 6.1 Section 104 of the RMA

Section 104 of the RMA sets out the matters to which a consent authority must have regard to, subject to Part 2 of the RMA, when considering an application for resource consent. These are:

- Any actual and potential effects on the environment of allowing the activity (refer **Section 5** above);
- Any relevant provision of:
  - a national environmental standard;
  - other regulations;
  - a national policy statement;
  - a New Zealand coastal policy statement;
  - a regional policy statement or proposed regional policy statement;
  - a plan or proposed plan; and
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The following subsections address the relevant provisions identified above.

### 6.2 Part 2 of the RMA

Part 2 of the RMA sets out the purpose and principles of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources.

The Court of Appeal decision in *RJ Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 clarifies that if a plan has been “competently prepared” under the RMA then it may be that in many cases the consent authority will feel assured in taking a view that there is no need to refer to Part 2 as it would not add anything to the evaluation exercise. The PNRP and Regional Policy Statement for the Wellington Region is considered to contain provisions prepared having regard to Part 2, and a coherent set of policies designed to achieve clear environmental outcomes. Based on the direction established by the Court of Appeal, it is considered that an assessment against Part 2 therefore adds little, if any value, to the overall evaluation.

Based on the assessment of the proposal against the objectives and policies set out in **Section 6.5**, the proposal is considered to be consistent with Part 2 of the RMA.

### 6.3 National Environmental Standards

#### 6.3.1 Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) Regulations (2011) came into effect in 2012. The NESCS applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities, including soil disturbance. The NESCS only applies to land which is considered to have had an activity occur which is on the HAIL. As noted in **Section 2.1**, there are no HAIL activities identified to have occurred on the site. The NESCS does not apply to this proposal.

#### 6.3.2 Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The NES-Freshwater sets out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The proposed works involve constructing crossings over water races on the property, however this does not include installing any culverts, weirs or any other in-stream structures. Furthermore, there

are no natural wetlands within 100 m of the works area. On that basis, the NES-Freshwater is not considered to be relevant to this proposal.

### 6.3.3 National Environmental Standards for Electricity Transmission Activities 2009

The National Environment Standards for Electricity Transmission Activities 2009 (NES-ETA) sets out a national framework for activities on existing electricity transmission lines. It does not apply to the construction of new transmission lines or renewable electricity generation, i.e., the NES-ETA do not apply to the proposed works.

## 6.4 National Policy Statements

### 6.4.1 National Policy Statement Renewable Energy Generation 2011

The National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) recognises the importance of renewable energy in helping New Zealand achieve the Government's target of 90 percent of electricity from renewable sources by 2025. The NPS-REG promotes a more consistent approach to balancing the competing values associated with the development of New Zealand's renewable energy resources when councils make decisions on resource consent applications.

This proposal is directly supported by the single objective of the NPS-REG, which sets out to provide for the development, operation and maintenance and upgrading of new and existing renewable electricity generation activities. The proposed solar farm will provide a resilient and renewable source of electricity generation for the South Wairarapa district, which will reduce the dependency and pressure on the National Grid.

### 6.4.2 National Policy Statement for Highly Productive Land 2022

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL) is newly released and provides direction on how to improve the way highly productive land is managed under the RMA.

The NPS-HPL objective is to protect highly productive land for use in land-based primary production, and it contains various policies to achieve this. It is noted that under the 'Implementation' section of the NPS-HPL, territorial authorities are directed under Section 3.9(1) to avoid the inappropriate use and development of highly productive land that is not land-based production. The exceptions to this are listed in Section 3.9(2), which includes when there is a functional or operational need for the use or development to be on highly productive land for the maintenance, operation, upgrade or expansion of specified infrastructure. The proposed solar farm is for renewable electricity generation into the National Grid, and therefore it is regionally significant infrastructure that meets the definition of 'specified infrastructure'. There are also functional and operational requirements for it to be located on the subject site.

An assessment against the relevant provisions of the NPS-HPL is provided in **Table 5** below. Overall, the application is considered consistent with the NPS-HPL.

**Table 5. NPS-HPL objective and policy assessment**

Objective/policy	Comment
Objective 2.1 – Highly productive land is protected for use in land-based primary production, both now and for future generations.	The proposed solar farm will not adversely impact the productive potential of the soils on the site, which will be protected for both current and future generations.
Policy 2.2 (1) – Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.	As discussed in <b>Section 2.4</b> , the carbon status of the soil will be maintained and the solar panels can be easily removed and the site reinstated to fully grazing upon completion of solar use. Overall, adverse effects on prime soils are considered less than minor.

Objective/policy	Comment
Policy 2.2 (8) – Highly productive land is protected from inappropriate use and development.	The proposed solar farm will enable the productive potential of the site to remain. The site will either be cropped or grazed by sheep to ensure grass is managed, while also enabling electricity generation to be undertaken. The proposal is an appropriate use of the site.

## 6.5 Regional Policy Statement for the Wellington Region

An assessment against the relevant provisions of the Regional Policy Statement for the Wellington Region (RPS-WR) is provided in **Table 6** below. Overall, the application is considered consistent with the RPS-WR.

**Table 6. RPC-WR objectives and policy assessment**

Objective/policy	Comment
<b>Chapter 12 – Energy</b>	
Objective (2) – An increasing proportion of energy is provided by sources that are renewable.	The proposed solar farm directly contributes to the provision of renewable energy in the district and helps support social and economic well-being in a sustainable manner.
Policy (4) – To promote efficient and effective use and management of all energy resources in the short-term, and the adoption and use of appropriate renewable energy resources for industry, commerce and domestic energy services in the longer-term.	
Objective (3) – Adverse local and global environmental effects of energy production, transportation, transmission, conversion and end uses are avoided, remedied or mitigated.	As discussed in <b>Section 5</b> , the proposal will have a less than minor adverse effect on the environment. Appropriate mitigation measures will be in place to ensure adverse effects are managed. There will be no adverse effects on human health as a result of the proposal.
Policy (6) – To promote efficient energy production from the Region's renewable energy assets, where the effects of the development are environmentally acceptable.	
Policy (9) – To avoid, remedy or mitigate any adverse effects on human health that arise from the production, transmission, transportation, conversion and end use of energy.	

## 6.6 Wairarapa Combined District Plan Assessment

The WCDP is a combined district plan, encompassing the Masterton, Carterton and South Wairarapa district. A full assessment of the proposed works against the relevant objectives and policies in the WCDP is provided in **Table 7** below.

**Table 7. WCDP objectives and policy assessment**

Objective/policy	Comment
<b>Chapter 4 – Rural Zone</b>	
Objective 4.3.1 – To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.	As discussed in <b>Section 5</b> , the proposed solar panels are consistent with other rural activities – such as glasshouses. The amenity values of the rural zone, including natural character, will be maintained.
Policy 4.3.2 (d) – Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character,	The proposed solar farm will have a less than minor adverse effect on landscape and visual amenity effects. Overall, amenity values including natural character will be maintained.

Objective/policy	Comment
including an appropriate scale, density and level of environmental effects.	
Policy 4.3.2 (e) – Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including:  i. Openness and predominance of vegetation; ii. Productive working landscape; iii. Varying forms, scale and separation of structures associated with primary production activities; iv. Ancillary living environment, with an overall low population density; and v. Self-serviced allotments.	The proposed solar farm is appropriately managed to ensure the rural character of the site is recognised and maintained. The proposal involves extensive screening which will serve to protect amenity values and ‘break up’ the pattern of solar panels on the site.
Objective 4.3.4 – To enable primary production and other land uses to function efficiently and effectively in the Rural Zone, while the adverse effects are avoided, remedied, or mitigated to the extent reasonably practicable.	The proposed solar farm is an efficient use of land in the rural zone, which will provide renewable energy for the South Wairarapa district. As discussed in <b>Section 5</b> , adverse effects are expected to be less than minor and will be appropriately managed.
Policy 4.3.5 (d) – Ensure activities that are potentially sensitive to the adverse external effects of primary production and any other lawfully established activities, particularly those activities with significant external effects, are either appropriately sited, managed or restricted to avoided or mitigate these effects.	The proposed solar panels will be appropriately sited within the site, with a 10 m setback from the site boundaries. Furthermore, the proposed solar farm is an appropriate activity within the rural zone and consistent with primary production activities.
Policy 4.3.5 (c) – Manage the establishment and operation of a range of other activities in the Rural Zone, such that their adverse effects on the environment are appropriately avoided, remedied or mitigated.	As discussed in <b>Section 5</b> , adverse effects associated with the proposed works will be adequately avoided and mitigated. Overall, adverse effects are considered to be less than minor.
Chapter 8 – Tangata Whenua	
Objective 8.3.1 – To recognise and provide for the cultural values and relationship of Tangata Whenua in managing the natural and physical resources and the effects of activities, while taking into account the principles of the Treaty of Waitangi.	A copy of the draft application documents will be provided to iwi for comment.
Policy 8.3.2 (a) – Recognise Tangata Whenua values and provide for Tangata Whenua to maintain and enhance their additional relationship with the natural environment.	
Chapter 9 – Landscape	
Policy 9.3.2 (g) – Ensure subdivision and development is managed by having regard to the adverse effects on the landscape values of the site and locality.	Adverse effects on landscape values from this proposal is assessed in <b>Section 5.4</b> . Overall, the proposed solar farm will be managed appropriately with measures such as screening planting utilised to reduce adverse effects on landscape values.
Chapter 16 – Network utilities and energy	
Objective 16.3.4 – To move the Wairarapa towards a sustainable energy future by encouraging energy efficiency and the generation of energy from renewable sources.	The proposed solar farm will provide a significant source of renewable energy for the Wairarapa district, which in turn will support the functioning of rural communities.
Policy 16.3.5 (b) – Recognise the local, regional and national benefits to be derived from renewable energy generation.	The proposed solar farm will provide numerous benefits at the local, regional, and national level. On a local level, the solar farm will provide renewable energy that will support the functioning of communities. On a broader level, the generation of solar energy will increase the resilience

Objective/policy	Comment
	of the National Grid by a providing a renewable energy which supports New Zealand's goal of being carbon neutral by 2050 as set out in the Climate Change Response (Zero Carbon) Amendment Act 2019.
Policy 16.3.5 (c) – Recognise and manage appropriate development of the Wairarapa's significant potential renewable energy resource.	The proposed solar farm is an appropriate development that will form an important part of the Wairarapa's renewable energy resource.
Policy 16.3.5 (d) – Provide for renewable energy generation while, as far as practicable, avoiding, remedying or mitigating the adverse effects, particularly of large scale and/or prominent facilities.	As discussed in <b>Section 5</b> , adverse effects on landscape values are mitigated as far as practicable by providing appropriate screen planting. Overall, adverse effects will be appropriately avoided, remedied or mitigated.
Policy 16.3.5 (e) – Recognise and promote the use of environmental management codes of practice and best practice methods in energy generation, distribution and use.	The solar farm will be constructed and operated in accordance with all relevant codes of practice, including the <i>New Zealand Code of Electrical Safe Distances</i> . The solar panels and associated equipment will be acquired from 'tier 1' suppliers to ensure the highest quality of equipment is used.
<b>Chapter 17 – Transportation</b>	
Objective 17.3.1 – To maintain the safe and efficient operation and development of the road network from the adverse effects of land use while maintaining the network's ability to service the current and future needs of the Wairarapa.	Construction traffic will be focused towards the initial phase of the build period with up to 3 truck deliveries per day. Construction staff will park on site in the temporary compound area. All construction plant and equipment will be unloaded within the site and all turning and manoeuvring of vehicles is limited to the site. Overall, the safe and efficient operation of the road network will be maintained.
Policy 17.3.2 (b) – Establish controls and standards on land use and subdivision to avoid, remedy or mitigate any effects of the land use on the safe and efficient functioning and operation of the road network, including loading, parking and manoeuvring.	As discussed in <b>Section 5.5.3</b> , traffic effects will be less than minor on the safe and efficient functioning and operation of the road network. Only 3 trucks per day are required during the construction of the solar farm and all vehicle manoeuvring will be limited to the site only.
<b>Chapter 19 – General Amenity Values</b>	
Objective 19.3.1 – To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work or visit.	This proposal will maintain general amenity values.  The site and its surroundings have been significantly modified in respect to its vegetation cover and therefore the proposed solar farm will result in limited changes to the natural character of the site.  In addition, a 3 m wide screen planting strip is proposed along the entire site boundary. This planting will replicate existing features which are present in the landscape, and so will maintain the existing patterning and character of the landscape.
Policy 19.3.2 (g) – Manage activities with unacceptable visual effects on amenity values, in accordance with the qualities of each environmental zone. As a guide to determining if an activity has unacceptable visual effects, consideration will be given to other policies relevant to a particular activity or environmental zone.	The proposed solar farm is consistent with other activities in the rural zone, and therefore is not considered to have an unacceptable visual effect on amenity values.

## 6.7 Other matters

### 6.7.1 Climate Change Response (Zero Carbon) Amendment Act 2019

The Climate Change Response (Zero Carbon) Amendment Act 2019 provides a framework for the development and implementation of climate change policies to address climate change in New Zealand and contribute to the global effort under the Paris Agreement to limit the global average temperature increase to 1.5 Celsius above

pre-industrial levels. The amendments set a new domestic greenhouse gas emissions reduction target for New Zealand, including reducing net emissions of all greenhouse gases (except biogenic methane) to zero by 2050.

The proposed solar farm will generate renewable electricity for the South Wairarapa district, which decreases reliance of the National Grid on fossil fuel sources of electricity, and directly supports the goal of net zero emissions from greenhouse gases by 2050.

## 6.8 Notification Assessment

### 6.8.1 Public Notification

Section 95A of the RMA is relevant when a consent authority is considering whether a consent application should be considered with or without public notification.

Section 95A identifies a four-step process. In relation to these steps, the following is noted:

- The applicant does not request public notification of the application.
- There is no rule or national environmental standard that precludes or requires public notification of this application.
- An assessment of effects on the environment is provided in **Section 5** of this report. This assessment concludes that adverse effects on the environment are likely to be less than minor.
- The application is not for any of the activities identified in section 95A(5)(9b) (i.e. a controlled activity, subdivision of land or residential activities, a boundary activity, or an activity prescribed in section 360H(1)(a)(i)).

Based on this assessment, we consider that this proposal meets the tests of the RMA to be processed without public notification.

### 6.8.2 Limited Notification

For applications that are not publicly notified, under section 95B, the consent authority must determine whether to give limited notification of an application to any affected parties. Section 95B identifies a four-step process. In relation to these steps, the following is noted:

- The application does not need to be notified to any parties under section 95B(4). The proposal will not affect any customary rights.
- The proposed activity will not affect land that is subject of a statutory acknowledgement.
- There are no applicable rules or national environmental standards precluding limited notification.
- No special circumstances are considered to exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification.

Section 95E(1) states that a consent authority must consider a person to be an affected person if the activity's adverse effects on the person are minor or more than minor (but not less than minor). As discussed in **Section 5**, adverse effects are assessed as being less than minor. On that basis, we do not consider there to be any affected parties and therefore do not seek limited notification.

## 6.9 Section 95 Conclusions

Based on the steps set out in sections 95A and 95B, we consider that this application should be processed on a non-notified basis.

## 7 Consultation

### 7.1 Overview

The applicant has had discussions with SWDC regarding the application, which include:

- A phone call with the duty planner on 7 April 2022 to discuss potential consenting requirements;
- An email on 26 May with the Planning Manager to discuss iwi consultation requirements; and
- A Pre-Application meeting with the Planning Manager on 15 June to confirm consenting requirements.

### 7.2 Mana Whenua

Application documents will be provided to SWDC's Māori Standing Committee, which comprises of two representatives from tangata whenua in the district. In addition, application documents will be sent directly to the following iwi for comment prior to lodgement (refer to **Appendix E**):

- Ngāti Kahungunu ki Wairarapa; and
- Rangitāne o Wairarapa.

No comments have been received on the application to date from iwi. The applicants will keep SWDC during the consenting process if any comments are received.

### 7.3 Fire and Emergency New Zealand

The Applicant has sought feedback from Fire and Emergency New Zealand (FENZ) regarding the proposal. Discussions with FENZ have covered the following aspects:

- Ensuring sufficient access for fire appliances on the site is provided;
- Provisions for firefighting water supplies to be available on site; and
- Site familiarisation visits and risk management plans to be developed.



## 8 Conclusion

This AEE report has been prepared on behalf of FNSF to accompany a resource consent application to SWDC to authorise the construction and operation of a 175 MWp solar farm at 415 Moroa Road, Greytown. The proposal requires resource consent from SWDC under Rules 4.5.5 (c) and 4.5.5 (e)(i) of the WCDP as a **restricted discretionary** activity.

The AEE report draws the following conclusions:

- The proposal is consistent with Part 2 of the Resource Management Act 1991;
- The proposal is consistent with the objectives and policies of the WCDP and NPS-REG; and
- The proposal will provide numerous positive effects in relation to the provision of renewable electricity generation for the Wairarapa district.

The proposal will be undertaken in accordance with robust mitigation measures to ensure adverse effects on the receiving environment is appropriately managed and mitigated. We would appreciate the opportunity to review draft conditions.

## Applicant Details

Name

Postal Address

Home Phone

Cell Phone

Email

## Agent Details (if different to that of the applicant)

Name

Postal Address

Phone

Client Reference

Email

## Location of Activity

NB: A full site plan (to scale) is required as part of this application.

Street Address

Legal Description

Valuation Number

## Written Consent of Affected Parties

☐ N/A

☐ Gained and Attached

☐ Not Gained

## Certificate of Title

☐ CT Attached

☐ Council to provide CT (Refer to fees & charges)

## Signature/s

To be signed by the applicant or agent

Name

Date

## Description of the Proposed Activity (Attach extra pages if required)

All applications must contain a general description of the activity that consent is being applied for. For example a site description, existing and proposed activities, buildings and structures, a description of any existing flora or fauna, parking access and loading information, provisions of services, any known sites of heritage or hazard-prone areas and any easements.

## Discussion of the actual and potential effects the activity may have on the environment (Attach extra pages if required)

## Methods for avoiding, remedying or mitigating any adverse effects (Attach extra pages if required)

## A description of any alternative methods that may have been considered (Attach extra pages if required)

## Checklist of Information to be Provided with this Application

- ☐ A copy of a current certificate of title (less than 3 months old) or a copy of a purchase agreement where the CT has not yet been issued
- ☐ Application fee (see attached fee schedule)
- ☐ An assessment of environmental effects which must include:
  1. Brief description of the proposed activity
  2. Discussion of the actual and potential effects the activity may have on the environment
  3. Methods for avoiding, remedying or mitigating any adverse effects
  4. A description of any alternative methods that may have been considered
  5. Identification of people affected by the proposal (if any).
- ☐ A fully dimensioned or to-scale site plan showing:
  1. Road name, street number and north point
  2. The location of all existing and proposed structures – elevations of each proposed building are required
  3. The position of all boundaries
  4. Numbers, areas and dimension of proposed allotments (for subdivision)
  5. Proposed easements
  6. Vehicle parking, access and loading areas
  7. Existing and proposed landscaping
  8. Existing services (water, sewer, stormwater, power, telephone).
- ☐ If the proposal involves the relocation of a building the following is required:
  1. Design and external appearance of the structure both existing and finished
  2. Builder's report on the condition of the building.
- ☐ If the proposal involves sites of historic value the following is required:
  1. Effect of the proposal on the protection of the value, integrity and character of the historic site
  2. The degree of modification or disturbance resulting from the proposal on the historic site
  3. A statement of actual and potential effects of the proposal on heritage values – and where possible how these can be mitigated.
- ☐ If the proposal involves a natural hazard area (eg flood area or faultline) the following is required:
  1. Building plans and elevations
  2. The location of all buildings and sealed surfaces within the site
  3. The effect on the building from the natural hazard area
  4. Proposed methods to avoid or mitigate any adverse effects of the natural hazard
  5. The effect of the natural hazard on the health and safety of occupants and users of the site and the general public
  6. An assessment of site stability and the resulting effect on the proposal from the natural hazard.

## Important notes for the Applicant

1. Please ensure your application is complete. If information is omitted Council will return the application to you within 10 working days under s88(3) of the RMA.
2. The required application fee must be paid before processing will start. If the application requires notification, the applicable notification fee must be paid prior to notification.
3. If the resource consent is granted, the applicant is legally required to comply with any conditions of the consent once they commence the activity.
4. Any building work associated with the proposed activity should not commence until a building consent has been obtained under the Building Act 2004.
5. When this application is lodged with Council it becomes public information and is available for public inspection. If there is commercially sensitive information in the proposal, please let us know at the time of lodgement.

## Contact Details



### Masterton District Council

161 Queen Street  
PO Box 444  
MASTERTON 5840

06 370 6300  
[www.mstn.govt.nz](http://www.mstn.govt.nz)  
[planningadmin@mstn.govt.nz](mailto:planningadmin@mstn.govt.nz)

#### Internet banking:

03-0687-0271682-00

**Ref:** address & surname



### Carterton District Council

Holloway Street  
PO Box 9  
CARTERTON 5743

06 379 4030  
[www.cdc.govt.nz](http://www.cdc.govt.nz)  
[info@cdc.govt.nz](mailto:info@cdc.govt.nz)

#### Internet banking:

02-0608-0086383-03

**Ref:** address & surname



**SOUTH WAIRARAPA  
DISTRICT COUNCIL**  
*Kia Reretahi Tātau*

### South Wairarapa District Council

19 Kitchener Street  
PO Box 6  
MARTINBOROUGH 5741

06 306 9611  
[www.swdc.govt.nz](http://www.swdc.govt.nz)  
[enquiries@swdc.govt.nz](mailto:enquiries@swdc.govt.nz)

#### Internet banking:

02-0680-0027337-00

**Ref:** resource consent & surname

## Office Use Only

Application No.

Time



Laila Alkamil &lt;laila.alkamil@wwla.kiwi&gt;

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**Fwd: Proposed Greytown Solar Farm - resource consent application for comment**

1 message

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**Laila Alkamil** <laila.alkamil@wwla.kiwi>

27 July 2022 at 14:19

To: info@tumaira.nz, info@rangitane.iwi.nz, ra@kahungunuwairarapa.iwi.nz

Kia ora,

I am contacting you in relation to a resource consent application for a proposed solar farm at 415 Moroa Road, Greytown.

Please see **attached** Assessment of Environmental Effects (AEE) Report. We plan to lodge this with Council very shortly but would be happy to discuss this project with you, should you have any questions or comments.

Nga mihi,  
Laila

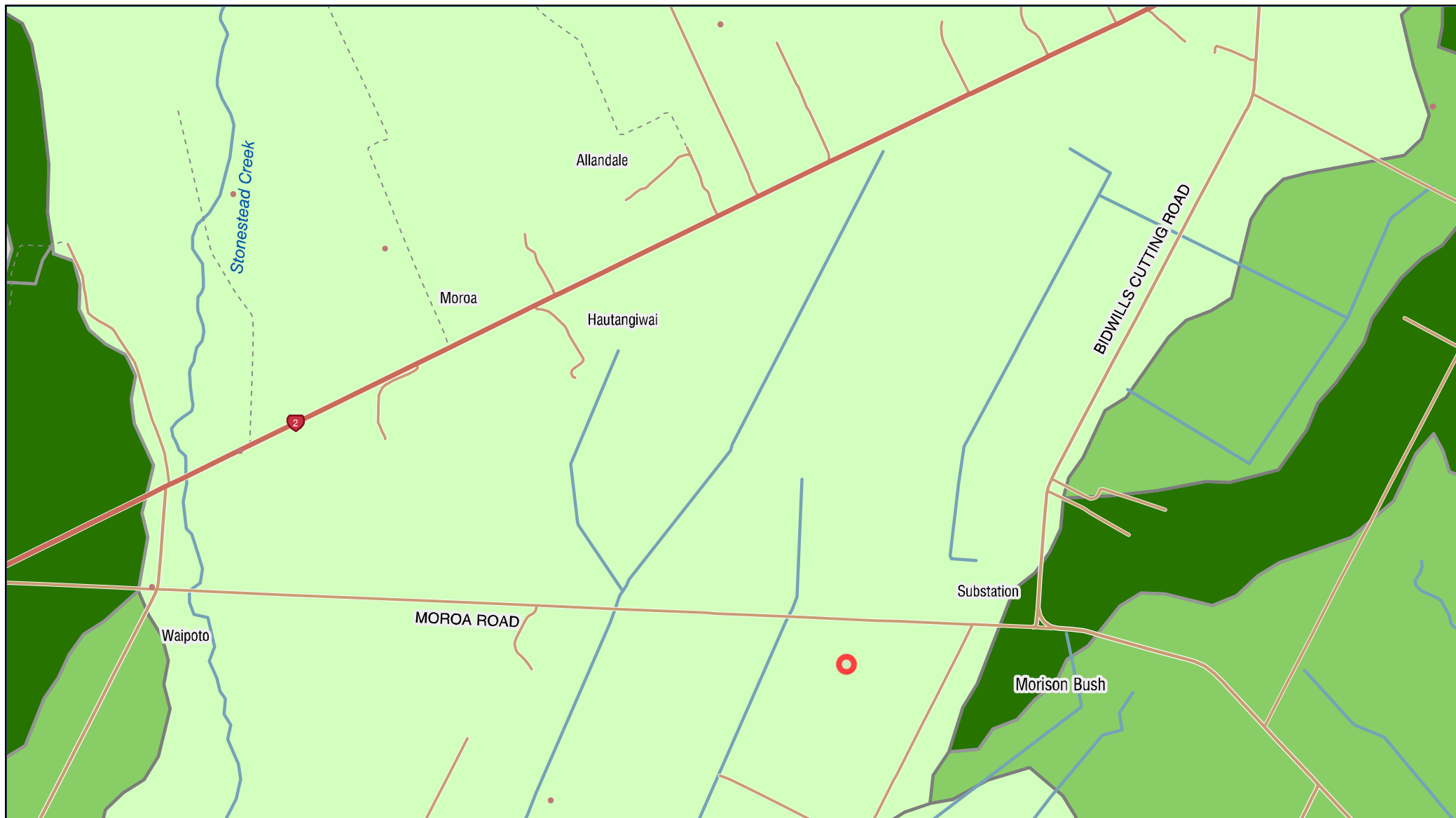
**Laila Alkamil** | Planner  
Williamson Water and Land Advisory

Phone | +64 27 266 8405  
Email | Laila.Alkamil@wwla.kiwi  
Web | <https://www.wwla.kiwi/>

10/1 Putaki Drive | Kumeu | Auckland | New Zealand

**WWLA\_FINAL AEE\_Greytown Solar Farm\_ Rev 1\_For comment.pdf**

644K



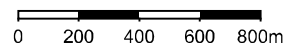
**OURENVIRONMENT**



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Scale: 1:25,000











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Printed: 08:55:24 AM Thu, 23 Feb 2023

## Legend

### Land Use Capability

-  LUC Class 1
-  LUC Class 2
-  LUC Class 3
-  LUC Class 4
-  LUC Class 5
-  LUC Class 6
-  LUC Class 7
-  LUC Class 8

# OUR ENVIRONMENT



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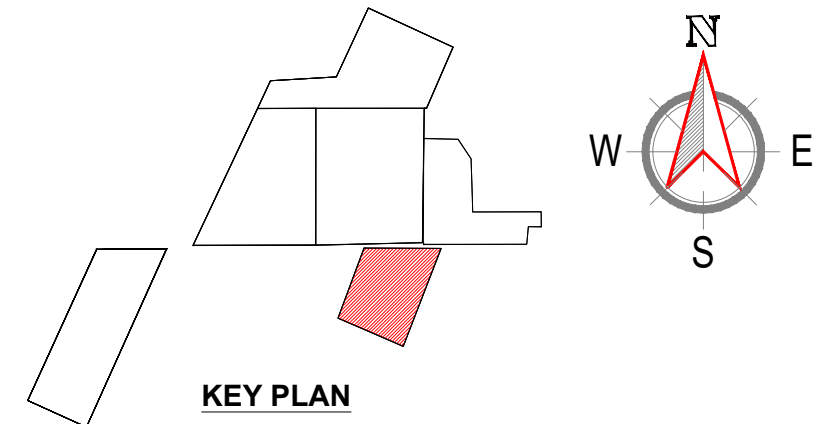
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PRELIMINARY DESIGN



GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE SPECIFIED.
- 2. FINAL LAYOUT WILL BE DETERMINED AFTER SITE SURVEY.

LEGEND

- 2 x 26 PV TRACKER MODULE (JA 570Wp)
- 2 x 13 PV TRACKER MODULE (JA 570Wp)
- WATER RACES
- 110kV TRANSMISSION LINE
- PLANT INTERNAL ROAD (4m WIDTH)
- UNDERGROUND TRENCH (33kV INVERTER/COMMUNICATION CABLE)
- INVERTER STATION
- SCREENING TREES (2m Height)
- PROPOSED CANAL CROSSING
- WATER TANK (Ø3m)
- INVERTER STRING AREA

REFERENCE DRAWINGS

No.	DRAWING TITLE	DRAWING No.

H	13-02-2023	DRAFT - RENAME 110kV, WATER RACES & INV STN MOVED.	
G	09-02-2023	DRAFT - UPDATED WITH INVERTER AREA.	
F	11-01-2023	DRAFT - UPDATED JA 570Wp MODULE.	
E	03-11-2022	DRAFT - UPDATED BOUNDARY & WATER TANK	
D	14-10-2022	DRAFT - UPDATED WITH EXTENDED PLOT AREA	
C	28-09-2022	DRAFT - UPDATED PLANT ROAD, UNDERGROUND LINE	
B	14-09-2022	DRAFT	
A	02-09-2022	DRAFT	
R	DATE	DESCRIPTION OF REVISION	REMARKS

PROJECT NAME :

GREYTOWN 175MWp  
NEW ZEALAND

OWNER'S ENGINEER :

GENERAL CONTRACTOR :

GENERATING  
ESSENTIAL  
INVESTMENTS

Aquila Capital Renewables Asia Pte. Ltd.  
138 Market Street #15-03 CapitaGreen  
Singapore 048946. [www.aquila-capital.com](http://www.aquila-capital.com)

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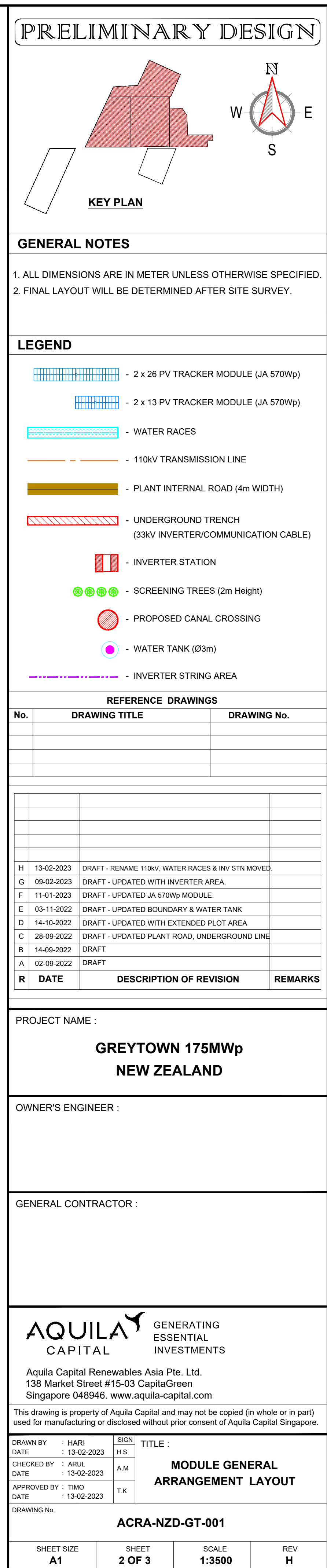
DRAWN BY : HARI	SIGN : H.S	TITLE :
DATE : 13-02-2023		
CHECKED BY : ARUL	A.M	MODULE GENERAL
DATE : 13-02-2023		ARRANGEMENT LAYOUT
APPROVED BY : TIMO	T.K	
DATE : 13-02-2023		

DRAWING No. ACRA-NZD-GS-GT-001

SHEET SIZE A1	SHEET 1 OF 3	SCALE 1:1250	REV H
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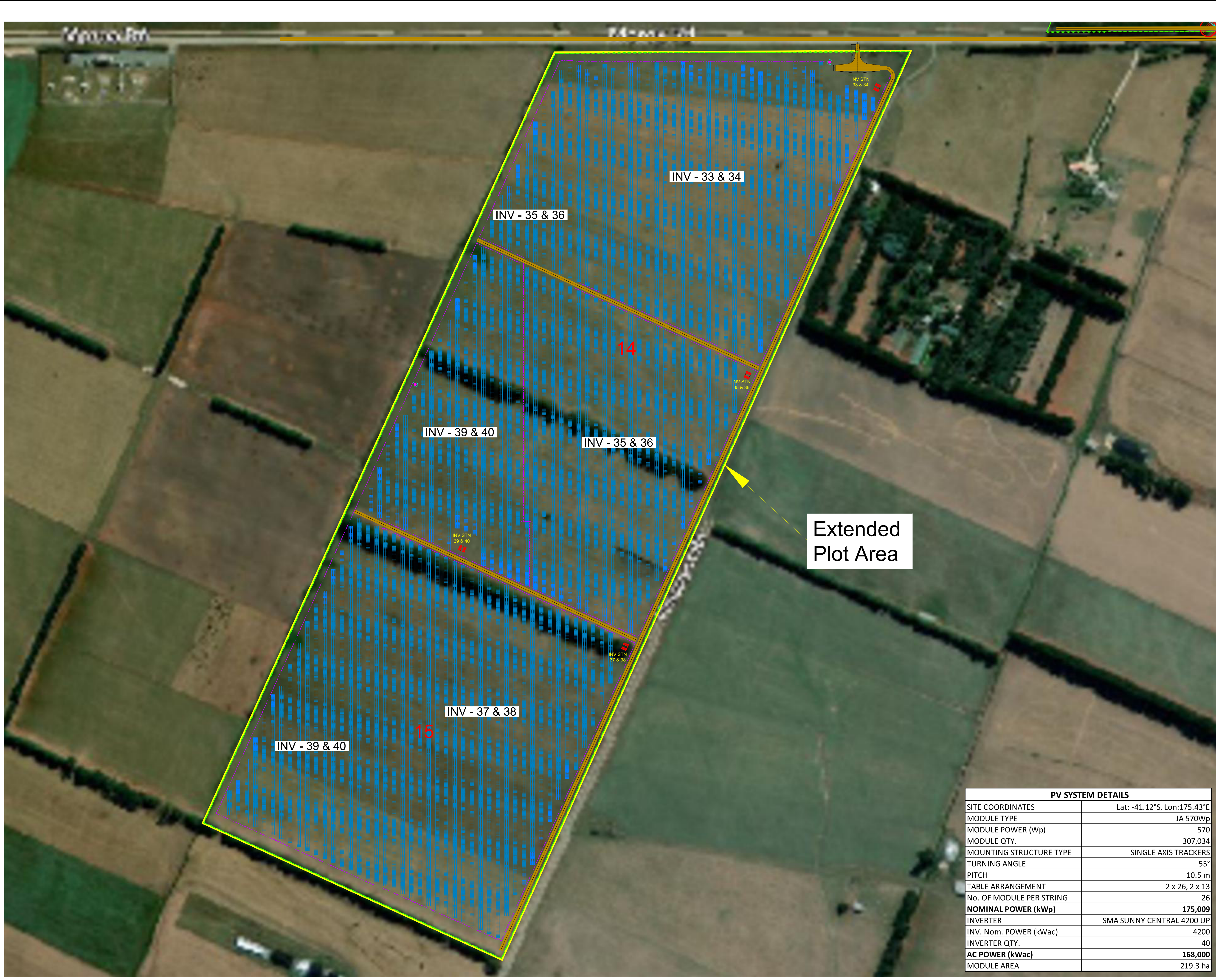
PV SYSTEM DETAILS	
SITE COORDINATES	Lat: -41.12°S, Lon:175.43°E
MODULE TYPE	JA 570Wp
MODULE POWER (Wp)	570
MODULE QTY.	307,034
MOUNTING STRUCTURE TYPE	SINGLE AXIS TRACKERS
TURNING ANGLE	55°
PITCH	10.5 m
TABLE ARRANGEMENT	2 x 26, 2 x 13
No. OF MODULE PER STRING	26
NOMINAL POWER (kWp)	175,009
INVERTER	SMA SUNNY CENTRAL 4200 UP
INV. Nom. POWER (kWac)	4200
INVERTER QTY.	40
AC POWER (kWac)	168,000
MODULE AREA	219.3 ha



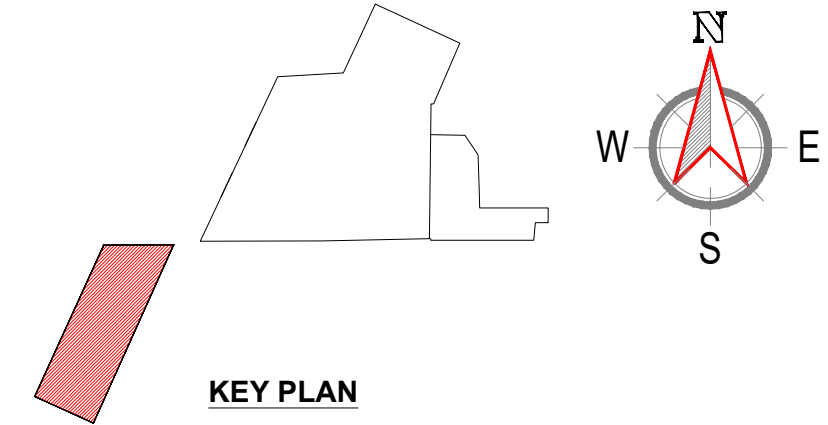


PV SYSTEM DETAILS	
SITE COORDINATES	Lat: -41.12°S, Lon:175.43°E
MODULE TYPE	JA 570W
MODULE POWER (Wp)	570
MODULE QTY.	307.0
MOUNTING STRUCTURE TYPE	SINGLE AXIS TRACKER
TURNING ANGLE	5
PITCH	10.5
TABLE ARRANGEMENT	2 x 26, 2 x 26
No. OF MODULE PER STRING	26
<b>NOMINAL POWER (kWp)</b>	<b>175,00</b>
INVERTER	SMA SUNNY CENTRAL 4200 U
INV. Nom. POWER (kWac)	420
INVERTER QTY.	4
<b>AC POWER (kWac)</b>	<b>168,00</b>
MODULE AREA	219.31





PRELIMINARY DESIGN



- GENERAL NOTES
1. ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE SPECIFIED.
  2. FINAL LAYOUT WILL BE DETERMINED AFTER SITE SURVEY.

- LEGEND
- 2 x 26 PV TRACKER MODULE (JA 570Wp)
  - 2 x 13 PV TRACKER MODULE (JA 570Wp)
  - WATER RACES
  - 110kV TRANSMISSION LINE
  - PLANT INTERNAL ROAD (4m WIDTH)
  - UNDERGROUND TRENCH (33kV INVERTER/COMMUNICATION CABLE)
  - INVERTER STATION
  - SCREENING TREES (2m Height)
  - PROPOSED CANAL CROSSING
  - WATER TANK (Ø3m)
  - INVERTER STRING AREA

REFERENCE DRAWINGS		
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B	14-09-2022	DRAFT	
A	02-09-2022	DRAFT	
R	DATE	DESCRIPTION OF REVISION	REMARKS

PROJECT NAME :  
**GREYTOWN 175MWp  
NEW ZEALAND**

OWNER'S ENGINEER :

GENERAL CONTRACTOR :

**AQUILA CAPITAL**

GENERATING  
ESSENTIAL  
INVESTMENTS

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DRAWN BY : HARI	SIGN : H.S	<b>TITLE :</b>
DATE : 13-02-2023	DATE : 13-02-2023	<b>MODULE GENERAL ARRANGEMENT LAYOUT</b>
CHECKED BY : ARUL	A.M	
DATE : 13-02-2023	DATE : 13-02-2023	
APPROVED BY : TIMO	T.K	
DATE : 13-02-2023		

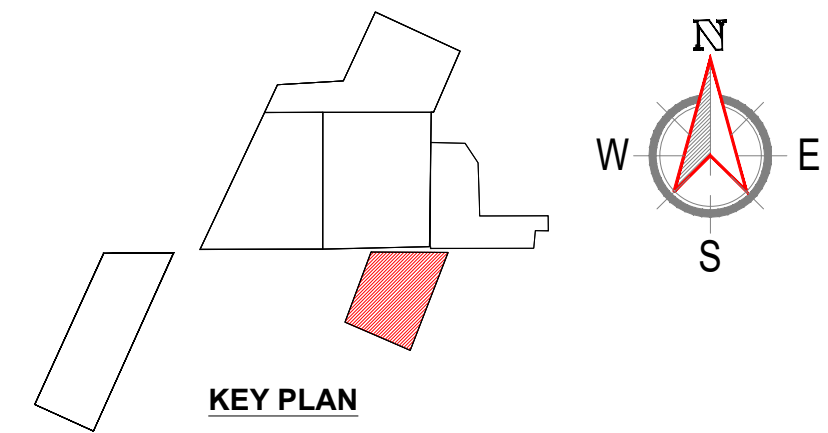
DRAWING No. **ACRA-NZD-GT-001**

<b>SHEET SIZE</b> <b>A1</b>	<b>SHEET</b> <b>3 OF 3</b>	<b>SCALE</b> <b>1:2100</b>	<b>REV</b> <b>H</b>
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PRELIMINARY DESIGN



GENERAL NOTES

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DRAWING No. **ACRA-NZD-GS-GT-001**

SHEET SIZE <b>A1</b>	SHEET <b>1 OF 3</b>	SCALE <b>1:1250</b>	REV <b>H</b>
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