

**IN THE ENVIRONMENT COURT
AT WELLINGTON**

**I TE KŌTI TAIAO O AOTEAROA
KI TE WHANGANUI-A-TARA**

Decision [2026] NZEnvC 124

IN THE MATTER

of a direct referral of applications for resource consents s 87G of the Resource Management Act 1991 to establish and operate a 175-megawatt (peak) solar farm at 415 Moroa Road, Greytown, 312 Bidwills Cutting Road, Greytown; and 18 Pharazyns Road, Featherston

BETWEEN

FAR NORTH SOLAR FARM
LIMITED

(ENV-2023-WLG-000014)

Applicant

AND

SOUTH WAIRARAPA DISTRICT
COUNCIL

Consent Authority

Court: Environment Judge L J Semple
Environment Commissioner K A Edmonds
Environment Commissioner A C E Leijnen

Hearing: On the papers
Last case event: 25 March 2026

Date of Decision: 28 May 2026

Date of Issue: 28 May 2026

DECISION OF THE ENVIRONMENT COURT



A. The application for consent to establish and operate a solar farm at 415 Moroa

FAR NORTH SOLAR FARM LIMITED v SOUTH WAIRARAPA DISTRICT COUNCIL

Road, Greytown, 312 Bidwills Cutting Road, Greytown; and 18 Pharazyns Road, Featherston is granted subject to the conditions set out in the attached Appendix 1.

- B. Costs are reserved in accordance with paragraphs [86] – [87] below.

REASONS

Background

[1] In our interim decision dated 28 October 2025¹ we concluded that the effects of the applied for solar farm could be appropriately managed with conditions that secured the outcomes described in evidence. However, we were not satisfied that the set of conditions presented to us with closing submissions was optimal in securing those outcomes and we directed Far North Solar Farm Limited (Far North) and the South Wairarapa District Council (Council) to undertake further work and provide a revised set of provisions to us.

[2] We now have a set of revised Proposed Conditions dated 27 February 2026 prepared by planning witnesses Laila Alkamil (for Far North) and Nicholas Pollard (for the Council) together with an undated Joint Witness Statement (JWS)² intended to explain and summarise key changes made to the conditions following the issue of our interim decision.

[3] In this final decision, we work through the conditions and the explanatory material provided to us and either confirm the provisions or identify changes that we consider are necessary to produce a set of conditions that are clear on their face, certain and enforceable and which comply with sound condition writing principles. The set of conditions approved by the Court is attached as Appendix 1. Turning then

¹ *Far North Solar Farm Ltd v South Wairarapa District Council* [2025] NZEnvC 342 (interim decision).

² Conferencing occurred on 22 December 2025 and 20 February 2026, and the JWS was provided to us on 4 March 2026.

to consider the Proposed Conditions we make the following observations.

Definitions and Abbreviations within the Conditions Schedule

[4] This is a new and useful addition. Among other things, it addresses our concern that there be clarity and consistency in terms of trigger stages of the project. We also find the abbreviations and acronyms helpful.

Structure

[5] The planners have rearranged the conditions by chronology, subject matter and management plan which they consider provides for greater readability and a more logical flow. The proposed conditions therefore start with the grouped management plan conditions which are to give effect to the outcomes required and secured by way of the substantive conditions that follow. These are grouped under “Pre-Requisite Conditions” and before the “Construction and Operational Conditions” and “Decommissioning Conditions”.

[6] We are generally satisfied with this revised structure but find that the first four conditions under “General Conditions”, should be moved to the front of the set of conditions given they describe the nature and scope of what has been consented including its lapse date and duration. We have made this change accordingly.

Annexures

[7] Condition 23³ (which was B15 in the closing version) has been amended to refer to an annexure which lists all relevant consent documents, by author, title and date as follows:⁴

The Solar Farm shall be constructed, operated, maintained and decommissioned in accordance with the information and plans submitted by

³ Condition 23 in the planners’ 27 February 2026 memorandum, now Condition 1 in Appendix 1 to this decision. In this decision, we will use the condition numbers in Appendix 1, unless otherwise stated.

⁴ Condition 23 in the planners’ 27 February 2026 memorandum.

the Consent Holder in support of application number RM220103 and officially received by Council on 21 December 2022 and further information received 1 March 2023 and 11 August 2023 except as amended by the conditions below. Plans and information that comprise this application are set out in **Annexure A**. Copies of the approved plans are attached in **Annexure C**. In the case of inconsistency between the application and the conditions of this resource consent, the conditions of consent shall prevail.

[8] Both planners are agreed that this change ensures all applicable consent documents, including plans, which make up the application are appropriately referenced and included in the condition set. We agree with that premise but note that on our review the further information referred to in Condition 23 above was not referenced in Annexure A. We have accordingly added this.

[9] It is important that the above documents and plans and subsequent management plans, along with any updates, are kept with the consent and we have appended them accordingly.

Pre-requisite Conditions

Management Plans

[10] Our interim decision expressed concern about the misplaced reliance on management plans in the original set of proposed conditions. This was particularly the case because the original proposed conditions did not secure the necessary outcomes and the draft management plans had not been submitted to the Court.⁵

[11] Our interim decision made it clear that the role of a management plan is not to replace conditions but to inform what is needed to meet the substantive requirements secured by conditions, including monitoring and any subsequent action required as a result of monitoring.⁶ This has generally been rectified in the revised conditions, however we consider some further refinement is necessary as set out below.

⁵ At [193].

⁶ At [194]-[195].

[12] As directed, a purpose has now been identified for every management plan which makes it clear what the management plan is intended to achieve in meeting the conditions and managing effects.

[13] We also accept the reasons for differentiating between what is now styled a Construction Management Plan (CMP) and a Transpower Construction Management Plan (TCMP) in place of what the earlier conditions called a General Construction Management Plan (GCMP) for strengthening the management of construction effects. We also accept the refined purpose and contents of both and the provision for the Transpower Construction Management Plan to be reviewed by Transpower prior to being certified.

[14] However, a remaining difficulty with the management plan conditions is that some of them do not explicitly require compliance with the specific requirements in the commensurate substantive conditions. For example, the traffic management plan (TMP) condition (Condition 86) refers to the purpose of the TMP as providing “measures to avoid, remedy, or mitigate any potential or actual traffic effects associated with the construction or commissioning of the works”. This statement is too general and provides no reference to the specific limits which have already been specified in conditions. That risks the preparation of a TMP that is directed at meeting a different or lower standard than what the conditions specify. That is unacceptable.

[15] We have accordingly amended Condition 6 requiring compliance with a management plan. This should assist in making the subservient nature and role of management plans to the requirements in conditions clearer:

The Consent Holder must comply with all certified management plans, provided that, in the event of any conflict between a management plan and the requirements in conditions, the requirements in those conditions take precedence.

[16] We have made other drafting improvements elsewhere in the condition set to reinforce this point. We have also deleted references to “objective(s)” where its inclusion contradicted the “purpose” requirement.

[17] Condition 10 was directed at the Council’s certification process. Given it sets out the Council’s role rather than being an obligation of the consent holder we have amended this to an advice note.

Community Liaison Group (CLG)

[18] In our interim decision we raised several issues about the structure and role of the CLG, including the need for a feedback loop from the CLG during the preparation of, and any subsequent amendments to, certified management plans.

[19] Our concerns have now been largely addressed by putting all conditions associated with the CLG into Conditions 12 to 15 and making a series of changes which:

- (a) Clarify the timeframes for when the CLG must first meet, extending that from 30 working days after the commencement of the consent to 6 months prior to commencement of the consent (Condition 12.c.i). We also note “commencement of this resource consent” is now a defined term:

“commencement of this resource consent”
means the date on which the Consent Holder first exercises this resource consent, being the earlier of:

 - the commencement of physical works authorised by the consent;
or
 - the use of the land in reliance on the consent, and includes any site establishment works, but excludes investigations, surveying, monitoring, or preparatory activities that do not involve earthworks or construction.
- (b) include a process for each management plan to be reviewed by CLG and its feedback to be recorded and responded to by the Consent Holder (Condition 12.l);
- (c) include a timing requirement for each draft management plan to be provided to CLG for its review (Condition 12.l.iii);

- (d) include a requirement that CLG has access to certified management plans (Condition 12.1.iv);
- (e) clarify that it is for the community to nominate members to form part of CLG (Condition 12.b);
- (f) include a new clause in the Terms of Reference to clarify how the CLG is governed and managed (Condition 12.d.i).

[20] We are generally satisfied with these amendments although we have deleted the reference to “objectives” from the Terms of Reference clause. We consider this to be unnecessary given the conditions are clear on the nature and scope of the CLG. We accept and endorse the extended time frame which will allow the CLG to have an effective input into the early stages of the planning and development of the Solar Farm.

Notification of commencement of works

[21] We approve the addition of Annexure B identifying the s 274 parties that are required to be notified in accordance with Condition 16(c).

[22] We also note that there is now a definition of “commencement of physical works” as follows:

means activities undertaken to construct the solar farm including bulk earthworks (cut and fill activities), installation of solar panels and ancillary infrastructure (such as inverters, cabling and transformers), but excludes the following activities:

- Pre-construction site investigations including access for such activities;
- The establishment of erosion and sediment control measures;
- Site establishment activities for the purposes of providing any temporary site construction office compound;
- Ecological survey(s); and
- Any vegetation removal associated with the activities listed above.

[23] Alongside that, there is a new definition of “earthworks”. We are satisfied that these amendments address the concerns raised in the interim decision.

Regional Council Certification

[24] Our interim decision considered Condition A9(a) was redundant. This has now been deleted in full and we are satisfied with that deletion.

Soil contamination reporting conditions

[25] We note that the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) informs the approach taken to soil contamination reporting.

[26] Condition 17 requires a Preliminary Site Investigation (PSI) before commencing any earthworks on Site. That is to be prepared by a Suitably Qualified and Experienced Person (SQEP) and in accordance with the Ministry for the Environment’s *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Land in New Zealand* (CLMG1). If the PSI identifies that an activity on the Hazardous Activities and Industries List (HAIL) has occurred on the site, Condition 18 requires an SQEP to prepare a Detailed Site Investigation (DSI) in accordance with the above document and provide it to the Council for certification.

[27] Soil contamination reporting under Condition 19 applies where the DSI finds contamination exceeding the applicable standards of the NES-CS. An SQEP is then required to prepare a Remedial Action Plan (RAP) and Site Validation Report (SVR) in accordance with CLMG1 and the Ministry for the Environment’s *Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Revised 2021)* (CLMG5). The RAP and SVR are both to be certified by Council.

[28] We are generally satisfied with these provisions but do not understand the utility of the advice note in connection with the RAP given the specificity of the condition. We have accordingly deleted it.

[29] We recognise the limitations of the current Regulations, which have no regulatory driver at this time to remediate any historic contamination (such as from sheep dip contaminants) to a standard beyond what would be suitable for the use of the land as a solar farm. We also note the evidence of Dr Dave Bull that land use for primary production is specifically excluded from the NES-CS and consequently the guidance documents make no provision for it and do not craft any standards suitable for that use. As such, we are satisfied that the conditions take this matter as far as they can at this point.

[30] We have left the references to “current edition” of CLMG1 and CLMG5 in Conditions 122 and 123 as the planners have recommended them. We note that there is therefore a difference between the specific versions referred to in Conditions 17-19 when compared with Conditions 122 and 123. We assume the difference arises because, as Dr Bull noted, we cannot know now what will be required at the time of decommissioning some years in the future.

State of Environment Monitoring Plan

[31] The conditions in front of us at the time of our interim decision required a State of the Environment Monitoring Report (SEMP) as follows:⁷

A SEMP shall be prepared and provided to the Council for certification at 30 working days prior to the commencement of any physical works for the initial construction of the Solar Farm. The SEMP shall be prepared by suitably qualified and experienced land contamination specialist. The SEMP shall, at a minimum, detail measures to collect updated baseline data and the ongoing monitoring requirements for the following in relation to the site:

- a. Health of freshwater on site, including water races up and downstream of the site;
- b. Groundwater up and downgradient of the site; and
- c. Soil health and contamination.

The purpose of the SEMP is to provide information and data for consideration by the CLG, to inform its understanding of the environment and its position on any future applications, including any application for “repowering”.

⁷ Closing version, Conditions C63 and C64.

[32] Consistent with the comments made above regarding soil contamination, our interim decision found that:

[175] There are clearly important environmental issues at stake here, the extent of which are uncertain. Solar farm technology is relatively new to New Zealand and, as Ms Williamson noted, there is little research on contamination arising from their establishment and operation. While we accept that the panels themselves have changed since earlier installations such as that considered by Mr Henderson, we also acknowledge that it is not yet determined what panels will be used. Moreover, we acknowledge the submissions from some very relevantly experienced people, whose rural production could be potentially adversely impacted if things go wrong.

[176] We have therefore reviewed in detail the expert evidence before us and looked very closely at the proposed conditions of consent which now include a requirement for a State of the Environment Monitoring Report (SEMP). As the conditions are drafted, the SEMP is to provide information and data for the consideration of the Community Liaison Group (CLG). While the purpose as set out [in the condition then in front of us] is somewhat limited ... a more appropriately crafted condition would secure a baseline and set thresholds for review and action.

[33] We also said that the condition should not leave:

... CLG as the party which might raise a concern, when this should rest with the Council. A defined threshold which requires reporting to the Council and then triggers action by the District Council or applicant to involve the Regional Council would provide a check in circumstances where little is known about this activity's discharge characteristics.

[34] We also referred to a discrepancy between monitoring duration/frequency in the conditions.

[35] In response, the planners explained their position on the drafting of new conditions for the SEMP and a new Soil Health and Contamination Plan as follows:

Issue/Summary of Condition Change	Explanation
Require the SEMP to establish a baseline and refer to maximum threshold levels for soil health and soil contamination	This amendment strengthens the SEMP scope and workability.
Amend the purpose of the SEMP as a monitoring tool	Both experts agree that the primary purpose of the SEMP is in relation to monitoring of the Site, both during

	construction and operation of the Solar Farm.
Identification of the parameters and contaminants that will be monitored	Both experts [agree] that including the specific parameters and contaminants for monitoring within the condition strengthens the SEMP as a monitoring tool.
Identification of specific matters which the monitoring report must include	Both experts agree that this inclusion strengthens the monitoring report condition and provides clarity on what it must address.
Inclusion of a Soil Health and Contaminant Management Plan.	Both experts agree that a Soil Health and Contamination Management Plan is necessary in the event that soil health or soil contamination threshold levels are met. Mr Pollard has noted an observation that there is the need to rely on a further new management plan process, that relates to the management of future potential effects. Whilst it would be preferential [sic] to have more certainty on the effects to be managed this can only be resolved after the initial testing is undertaken and ongoing monitoring commenced.

[36] We are generally satisfied that the revised conditions address our concerns although we have made it clear that a suitably qualified expert should undertake this work and reordered the material in the conditions for greater clarity. We have also included in Annexure D the WasteMINZ Class 4 Guidelines Table C-3 adopted values which the planners have incorporated by reference in the conditions on soil contamination.

[37] In accepting the approach put forward by the planners we are conscious that the review condition (Condition 4) provides a further opportunity for the Council to revisit issues if that proves necessary.

Review

[38] Revised Condition 4 provides for two review situations, the first of which is:

- (a) Responding to any anticipated or unanticipated adverse effect on the environment which may arise from the exercise of the consent and which

it is most appropriate to deal with at a later stage.

[39] The effects that might trigger a review under (a) above are included in (c) and include but are not limited to:

- (a) exceedance of operational noise limits set by Condition 111;
- (b) exceedance of bird fatality limits set by Condition 66(b);
- (c) detection of bat fatalities as set by Condition 66(c); and
- (d) an increase in Fire Risk above that is not recorded in or anticipated by the certified CFRMP and the ERPs required by Conditions 103, 104 and 105.

[40] Under a new Condition 4(b), the second instance is:

- (b) Responding to instances where monitoring results exceed corresponding SEMP baseline data under Condition 23.

[41] We note that Condition 23 as we have amended it clarifies that several conditions deal with monitoring requirements and reads:

Monitoring required by the SEMP shall be carried out by a SQEP retained by the Consent Holder for this purpose. Data obtained from the monitoring of the Site required by Conditions 20, 21, 22 and 25 must be provided to Council where subsequent monitoring results exceed corresponding SEMP baseline data. In the event subsequent monitoring results exceed corresponding SEMP baseline data, the Council may initiate a review of conditions of this resource consent under Condition 4.

[42] Acknowledging that the Council has a discretion as to whether to exercise the review power, we accept the attempt to be more specific in clause (b). We anticipate that for the Council any monitoring results that show a decline in soil health or increase in contaminants over baseline data will raise concern.

General Conditions

Moroa Water Race

[43] In our interim decision we dealt with the Moroa Water Race, noting that advice notes clarified that the water race water is only available for farming purposes and is not an available resource for the solar farm. We commented that we considered the advice notes would be better cast as conditions.⁸

[44] That has been satisfactorily done with one exception which reads:

The scheme plan for the Solar Farm has not been approved by Wellington Water under the Moroa Water Race Bylaw 2007 and may require amendment to achieve a compliant design.

[45] We accept an advice note of this nature given it relates to a Wellington Water approval under a Bylaw and not an Engineering Approval required from the Council.

Services

[46] In their response to the interim decision, the planners proposed a new condition which read:

Services at the Solar Farm shall be in accordance with the South Wairarapa District Council Code of Practice for Land Development and NZS 4404. All costs associated with installation of any water or wastewater on the Site will be borne by the Consent Holder.

[47] We were not provided with either of the documents referred to in the proposed condition. The reference to the South Wairarapa District Council Code of Practice for Land Development is undated and an internet search did not reveal such a document. Further, NZS 4404 is a New Zealand Standard which, although incorporated by reference in the District Plan, is a copyrighted document which requires purchase, or viewing at the Council office with no ability to copy.

⁸ At [248]-[240].

[48] More concerningly, without the opportunity to view and consider these documents we cannot be satisfied as to whether they involve matters that should have been put before us in evidence to assess their relevance and application in the circumstances of this case.

[49] We have accordingly replaced this condition and the advice notes under it with a new heading of “On-site water and wastewater services”, with a Condition 37 that reads:

The Site is not serviced for water or wastewater. It will be the Consent Holder’s responsibility to provide the Site with on-Site water and wastewater appropriate for the requirements of the Solar Farm and to obtain all necessary approvals from the Council.

Landscaping Conditions

[50] Our interim decision questioned the adequacy of the “Landscape Package” implementation and management plans for care as well as monitoring.⁹ We also sought a clear statement of purpose for the Landscape Mitigation Plan.¹⁰ We are satisfied these matters are adequately dealt with.

[51] We also required that the advice note volunteered by the applicant regarding engaging local businesses to undertake planting be secured by way of a condition under s 108AA(1)(a) of the Act if that was to be offered.¹¹

[52] There are now two related conditions (Conditions 47 and 48) offered under s 108AA(1)(a) and we have amended the conditions to identify that these are volunteered so there is no confusion as to the status of these undertakings in the future.

⁹ At [120].

¹⁰ At [121]-[122].

¹¹ At [122].

Construction and Operational Conditions

Ecology

[53] The interim decision referred to the need for review and refinement of conditions relating to avoiding harm to bird and (potentially) bat life. Specifically, we questioned the adequacy of conditions regarding monitoring and managing removal of existing shelter belts to avoid harm to birds and bats. We note and accept the amendment strengthening the tree clearance conditions to make it clear removal of trees cannot be undertaken until surveys and the necessary reporting is complete.

[54] We also note that the management plans – Pest Animal and Weed Management Plan (PAWMP), Bat Management Plan (BMP) and Avifauna Monitoring Plan (AMP) – all contain appropriate purposes. Conditions 45 and 65 recognise and provide for a PAWMP to form part of the Landscape Management Plan (LMP). This is appropriate given the LMP is also required to provide a pest management strategy to reduce the risk of pests damaging the native plants species around the perimeter of the Site.

Bird and Bat Fatality Monitoring

[55] The planners record a change clarifying that bird and bat monitoring is to be undertaken for the first year of operation of the solar farm only. The conditions also now provide that the CLG is to be provided with the results of bird and bat fatality monitoring. We agree that it is appropriate this information is shared with the CLG.

Construction traffic, earthworks, dust and noise

[56] We note there is no longer a timeframe within which the Council must provide certification of a Construction Noise Management Plan. That is appropriate and aligns with the approach in other management plans. In addition, the thresholds are now clear in various conditions on when the Construction Management Plan is triggered.

Dust

[57] In our interim decision we set an expectation that limits or performance standards should be set to ensure that dust is not carried across to adjacent residents where it may cause nuisance to water collection, outdoor residential activities and the like.

[58] There is now a new Condition 79 to manage actual and potential dust effects which we approve with a clarifying modification:

Beyond the boundary of the Site there must be no dust caused by construction from the Site which the Council has determined to be noxious, dangerous, offensive or objectionable.

Traffic and vehicle accessways

[59] We note that the planners have provided updated wording they consider to more closely reflect the process for Council engineers to approve entranceway design and construction. We have dealt with the concerns we have about the incorporation of documents by reference earlier.

[60] Accordingly, we delete the reference to NZS4404 from Condition 84 and approve the following:

Before the commencement of physical works on Site, all Site entranceways must be assessed and up-graded as necessary to comply with the Operative Wairarapa Combined District Plan Appendix 5 – Requirements for Roads, Access, Parking and Loading. The Consent Holder must provide evidence to Council Roadway, of compliance with this condition.

Traffic Management Plan

[61] In our interim decision we referred to the purpose of liaison with adjacent landowners/occupiers and the need for clearer parameters around this work.¹² The planners have added a requirement to liaise with landowners and occupiers about

¹² At [208].

timing of heavy vehicle movements in Condition 86 which we approve.

Construction Noise

[62] Amendments have been made regarding construction noise however we find the way construction noise limits adopted from the New Zealand Standard NZS6803 have been included in Condition 87, the associated Table 2 and the advice note to be unclear.

[63] We have redrafted the condition to specifically identify that the limits apply to construction noise received at any occupied building used for residential activities and the measurement point. That adequately mitigates construction noise effects on noise sensitive uses in the locality of the solar farm as indicated by the evidence.

[64] Our interim decision expressed an expectation that a condition would contain hours when noisy construction activities are allowed as well as any specific mitigation requirement, not in a management plan. We are satisfied that there are now suitable conditions clearly setting out standards and requirements to be complied with. We have changed the term “occupied building” to “habitable building” as there appears to be no definition for the term “occupied building” and habitable building is more generally understood.

[65] We also note that the Construction Noise Management Plan in Condition 88 now refers to:

- a. Any required limits on hours of construction, in addition to the construction noise limits as set out in Condition 87.

[66] This provides a correct acknowledgement that noise limits are a key determinant of what construction activities can be undertaken, but that there may be other factors that limit hours of construction.

[67] We have noted that the term “high noise” is not defined in the Standard so we have included an example of the type of activity that the evidence suggested might fall into this category (piling).

[68] As a whole we are satisfied these amendments resolve the concerns set out in the interim decision.

Fire Risk Mitigation

[69] The closing set of conditions had a focus on a Construction Fire Risk Management Plan (CFRMP) and an Emergency Response Plan (ERP) with uncertain outcomes. In our interim decision we concluded that a thorough reconsideration of the conditions addressing fire risk was required. We directed that the management of this risk start with the requirements in substantive conditions before moving to how the management plans will assist in ensuring those substantive conditions are achieved.

[70] Requirements for fire risk mitigation are now found in Conditions 91 – 105. The conditions contain additional requirements for fire risk mitigations that set standards and requirements to improve certainty and enforceability. The Construction Fire Risk Management Plan and the Emergency Response Plan for both the Construction Stage and Operational Stage work within those standards and requirements.

[71] We have amended the introduction requiring monitoring of certain equipment at all times to make it clearer that suitably qualified personnel should carry out this task. Although the task may be undertaken remotely, it should be clear that the purpose of this monitoring is to trigger emergency action.

[72] We are satisfied that these conditions provide a much stronger response to the fire risk identified in evidence. We also approve the requirement for the CCTV system that monitors the components of the Solar Farm within the screen planting to be located and oriented to avoid direct views into dwellings (Condition 94). This deals with a concern raised by residents.

Radio Frequency Interference

[73] In our interim decision we accepted the approach in what is now Condition

106 requiring compliance with the Radiocommunications (EMC Standards) Notice 2019. Originally evidence of this condition being met was to be supplied to the Council at least 15 working days before commissioning of the Solar Farm as a proactive way of ensuring there was no interference. The condition now refers to at least 15 working days prior to the operation of the Solar Farm with the term “operation of the Solar Farm” now defined as “ the phase following commissioning during which the Solar Farm generates electricity to the National Grid and is routinely maintained and monitored”. We find that amendment reasonable.

Operational Management Plan

[74] The planners provided in Condition 110 for the Council to waive the requirement for an annual review without specifying the basis on which the Council could decide to exercise such a waiver. Instead, and to provide certainty on what is required, we approve an annual review for three years and thereafter a five yearly review.

Operational Noise

[75] Our interim decision was clear that a reference to “possible non fanciful future dwellings” was too uncertain. We accept its replacement with “lawfully established dwellings” as referred to in Condition 111. We also replace the word “façade” with “any side of a dwelling” in the specification of the notional boundary as providing greater clarity.

[76] We have added new Condition 112(c) by importing the requirements in the advice note.

[77] The planners redrafted the operational noise requirements in Condition 111 to make it clear that the noise limits are to be complied with at all times. In their view noise limits should be set and conditions should be explicit that these must be complied with and there was no need for a specific condition requiring an acoustic assessment in advance of the design of the solar farm. We accept that point.

Decommissioning Conditions

[78] There is a new Condition 116 to ensure the Council and CLG are given sufficient notice about decommissioning:

The Consent Holder must provide written notice to the Council and the CLG of the intended commencement of decommissioning of the Solar Farm at least six months prior to the decommissioning of the Solar Farm commencing.

[79] We approve the revised Condition 117 which clearly sets out the standards and requirements that decommissioning of the solar panels and all associated infrastructure must meet. The Decommissioning Management Plan matters in Conditions 124 and 125 appropriately inform but do not override those standards and requirements.

Other Amendments to Conditions

[80] At several places in our interim decision, we were critical of the use of advice notes for requirements that should be in a conditions. While that problem has generally been addressed in the revisions, it remained an issue in some areas. Accordingly, we have relocated particular advice notes, or redrafted important elements of them, into the conditions.

[81] We have updated the conditions to use “must” rather than “shall” for consistency throughout the conditions and in line with modern drafting practice.

[82] We were somewhat troubled by the widespread use of “and/or” in the conditions. We note the following from the Parliamentary Counsel Office:¹³

The expression “and/or” should never be used. Although it may appear to be a shorthand way of saying “any or all of the following”, its meaning is frequently ambiguous. You should work out exactly what you mean and say it using as few (but no fewer) words as you need.

¹³ Using Plain Language | Parliamentary Counsel Office www.pco.govt.nz/making-secondary-legislation/secondary-legislation-drafting-toolkit/how-to-draft/using-plain-language (last accessed 6 May 2026).

[83] We have amended the conditions to improve the drafting in this regard.

[84] As noted previously, we found some of the attempts to incorporate documents by reference to be unclear and uncertain and have redrafted the conditions where necessary to address this. Where specific external documents are referenced, these need to be dated and kept with the resource consent so there is no doubt as to which version is referred to in the conditions.

Final Evaluation

[85] The application for consent to establish and operate a solar farm is granted on the conditions set out in Appendix 1.

[86] Costs are reserved in favour of the Crown under s 285(5) RMA. If agreement as to costs has not been reached between the applicant and the Court's Registrar within 20 working days of the date of this decision, either may at any time thereafter seek directions from the Court for resolution.

[87] Any other application for costs should be made within 10 working days of the date of this decision. Any party may reply within a further 10 working days. Any response to matters raised for the first time in a reply may be made within a further 5 working days.

For the Court:



L J Semple
Environment Judge



APPENDIX 1

CONDITIONS

(Dated 28 May 2026)

Definitions and Abbreviations within the Conditions Schedule

Abbreviation / Term / Acronym	Term / Definition
Above-ground solar infrastructure	means all solar panels, inverters, transformers, cabling or structures associated with the Solar Farm operations.
AMP	Avifauna Monitoring Plan
BMP	Bat Management Plan
CFRMP	Construction Fire Risk Management Plan
CLG	Community Liaison Group
CMP	Construction Management Plan
CNMP	Construction Noise Management Plan
Commencement of physical works	<p>means activities undertaken to construct the solar farm including bulk earthworks (cut and fill activities), installation of solar panels and ancillary infrastructure (such as inverters, cabling and transformers), but excludes the following activities:</p> <ul style="list-style-type: none"> • Pre-construction site investigations including access for such activities; • The establishment of erosion and sediment control measures; • Site establishment activities for the purposes of providing any temporary site construction office compound; • Ecological survey(s); and • Any vegetation removal associated with the activities listed above.
Commencement of this resource consent	<p>means the date on which the Consent Holder first exercises this resource consent, being the earlier of:</p> <ul style="list-style-type: none"> • the commencement of physical works authorised by the consent; or • the use of the land in reliance on the consent, and includes any site establishment works, but excludes investigations, surveying, monitoring, or preparatory activities that do not involve earthworks or construction.
Consent Holder	means Far North Solar Farm Ltd, its successor, or any person(s) acting under the written approval of Far North Solar Ltd or its successor.
Council	South Wairarapa District Council
Decommissioning of the Solar Farm	means the permanent removal of the Solar Farm and associated infrastructure following the end of its operational life.
DMP	Decommissioning Management Plan
DSI	Detailed Site Investigation

Earthworks	Alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
ERP	Emergency Response Plan
GCMP	General Construction Management Plan
Landscaping	means the planting, establishment, and maintenance of vegetation for visual and amenity purposes, in accordance with the approved and certified Landscape Management Plan.
LMP	Landscape Management Plan
OMP	Operational Management Plan
Operation of the Solar Farm	means the phase following commissioning during which the Solar Farm generates electricity to the National Grid and is routinely maintained and monitored.
PAWMP	Pest Animal and Weed Management Plan
PFAS	Per- and Polyfluoroalkyl Substances
RMA	Resource Management Act 1991
SEMP	State of the Environment Monitoring Plan
SHCMP	Soil Health and Contaminant Management Plan
Site	All land to be used for the Solar Farm operations on the following lots: <ul style="list-style-type: none"> • 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
Solar Farm	means utility-scale renewable energy facility comprising ground-mounted photovoltaic (PV) panels and associated infrastructure (including inverters, transformers, cabling, access tracks, security fencing, stormwater management measures, and ancillary buildings) used to generate electricity from solar radiation for supply to the National Grid.
SQEP	Suitably Qualified and Experienced Person(s) means a person with a tertiary qualification in the field to which a particular condition relates; or having sufficient technical expertise that is at least equivalent; and having at least five (5) years working experience and (where applicable) chartered professional membership to an accredited organisation, unless otherwise specified in the conditions.
SVR	Site Validation Report
TMP	Traffic Management Plan

Tree clearance	means the removal, trimming, or pruning of trees or woody vegetation on the Site, including stumps and roots where necessary, for the purposes of site preparation, construction, or maintenance of the Solar Farm, but does not include routine vegetation management or maintenance of planted screening vegetation approved under the LMP.
----------------	---

The Consent

1. The Solar Farm must be constructed, operated, maintained and decommissioned in accordance with the information and plans submitted by the Consent Holder in support of application number RM220103 and officially received by Council on 21 December 2022 and further information received 1 March 2023 and 11 August 2023 except as amended by the conditions below. Plans and information that comprise this application are set out in **Annexure A**. Copies of the approved plans are attached in **Annexure C**. In the case of inconsistency between the application and the conditions of this resource consent, the conditions of consent must prevail.

Consent lapse

2. Pursuant to section 125(1)(c) of the Resource Management Act 1991 (**RMA**), this resource consent must lapse 10 years from the date of its commencement unless it has been given effect to, surrendered or been cancelled at an earlier date.

Duration of consent

3. This resource consent must expire 35 years from the date of commencement.

Review

4. The Council may, under sections 128 and 129 of the RMA, initiate a review of any or all conditions of this resource consent on the first, second and third anniversary of the commencement of the consent and at any point after that, for the duration of the resource consent. Any such review of conditions must be for the purposes of:
 - a. Responding to any anticipated or unanticipated adverse effect on the environment which may arise from the exercise of the consent and which it is most appropriate to deal with at a later stage;
 - b. Responding to instances where monitoring results exceed corresponding SEMP baseline data under Condition 23;
 - c. These effects include, but are not limited to, those that may arise in relation to:

- i. Exceedance of operational noise limits set by Condition 111;
- ii. Exceedance of bird fatality limits set by Condition 66(b);
- iii. Detection of bat fatalities as set by Condition 66(c); and
- iv. An increase in Fire Risk above that is not recorded in or anticipated by the certified CFRMP and the ERPs required by Conditions 103, 104 and 105.

Advice Note:

Council may, at its discretion, seek feedback from the CLG to inform any review of the conditions of consent.

PRE-REQUISITE CONDITIONS

5. The Consent Holder must prepare the following management plans below and in Table 1 for certification by the South Wairarapa District Council (**Council**) or by their nominated appointee. The Consent Holder must prepare the following management plans in accordance with the requirements of the relevant conditions:

- a. Construction Management Plan (**CMP**);
- b. Transpower Construction Management Plan (**TCMP**);
- c. Construction Management Plan (**CMP**), including a Construction Noise Management Plan (**CNMP**), and Construction Fire Risk Management Plan (**CFRMP**);
- d. State of the Environment Monitoring Plan (**SEMP**);
- e. Landscape Management Plan (**LMP**);
- f. Pest Animal and Weed Management Plan (**PAWMP**);
- g. Bat Management Plan (**BMP**);
- h. Avifauna Monitoring Plan (**AMP**);
- i. Operational Management Plan (**OMP**);
- j. Emergency Response Plan (**ERP**);
- k. Traffic Management Plan (**TMP**);
- l. Decommissioning Management Plan (**DMP**); and
- m. Soil Health and Contaminant Management Plan (**SHCMP**).

Table 1. Management Plans.

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Construction Management Plan	South Wairarapa District Council	Condition 80	30 working days before the commencement of physical works on Site
Transpower Construction Management Plan	South Wairarapa District Council	Condition 57	30 working days before the commencement of physical works on Site
Construction Noise Management Plan	South Wairarapa District Council	Condition 87	30 working days before the commencement of physical works on Site
Construction Fire Risk Management Plan	South Wairarapa District Council	Condition 103	30 working days before the commencement of physical works on Site

State of the Environment Monitoring Plan	South Wairarapa District Council	Condition 20	30 working days before the commencement of physical works on Site
Landscape Management Plan	South Wairarapa District Council	Conditions 44 and 45	30 working days prior to the commencement of landscaping
Pest Animal and Weed Management Plan	South Wairarapa District Council	Condition 65	30 working days prior to the commencement of landscaping
Bat Management Plan	South Wairarapa District Council	Condition 64	15 working days from when survey results are received
Avifauna Monitoring Plan	South Wairarapa District Council	Condition 66(b)	15 working days from when monitoring is undertaken
Operational Management Plan	South Wairarapa District Council	Condition 107	30 working days before the commencement of Solar Farm operations
Emergency Response Plan – Construction Stage Operational Stage	South Wairarapa District Council	Conditions 104 and 105	- 30 working days before the commencement of physical works on Site - 30 working days before the commencement of Solar Farm operations
Traffic Management Plan	South Wairarapa District Council	Condition 86	30 working days before the commencement of physical works on Site
Decommissioning Management Plan	South Wairarapa District Council	Condition 124 and 125	Three months prior to the commencement of decommissioning of the Solar Farm
Soil Health and Contaminant Management Plan	South Wairarapa District Council	Condition 29	If either the soil health or soil contamination threshold levels are met

Management plans

6. The Consent Holder must comply with all certified management plans, provided that, in the event of any conflict between a management plan and the requirements in conditions, the requirements in those conditions take precedence.
7. The Consent Holder must ensure that all contractors engaged to undertake activities authorised by this resource consent are supplied with a copy of and made aware of the conditions and management plans that apply to this resource consent that are relevant to their work area and the measures required for compliance with the conditions.
8. The Consent Holder must ensure that all management plans are prepared by a suitably qualified and experienced person (**SQEP**).

9. The Consent Holder must submit the management plans specified in Condition 5 and Table 1 to the Council for certification in accordance with the timeframe specified in each relevant condition below.

10. Prior to submitting the management plans specified in Condition 5 to the Council for Certification, the Consent Holder must:
 - a. Provide a copy of the draft management plan to the Community Liaison Group (CLG) established under Condition 12;
 - b. Record the feedback from the CLG on the draft management plan;
 - c. Provide a record in the draft management plan of any feedback provided by the CLG and any amendments made to the draft plan in response to that feedback in accordance with Condition 12(l)(ii); and
 - d. Provide this record of feedback, alongside how the CLG feedback has been addressed by the Consent Holder, to the Council as part of the plan certification process.
 - e. Works must not commence until the relevant management plan(s) are certified.

Advice note: The Council's certification process is limited to confirming in writing that the management plan has been prepared in accordance with the relevant condition(s) and will achieve the purpose of the management plan.

If the Council's response is that it is not able to certify the management plan, the Consent Holder must address any reasons or recommendations provided by the certifier and re-submit an amended management plan for certification.

11. The Consent Holder may make amendments to the certified management plans specified in Condition 5 provided such amendments are consistent with the purpose of the management plan and other consent conditions. The amended management plan must be submitted to the Council for certification in accordance with Conditions 8 - 10. All works must continue to comply with the original certified management plan until such changes are certified by Council.

Community Liaison Group

12. The Consent Holder must establish a CLG before the commencement of physical works on Site, in accordance with the following requirements:
 - a. The purpose of the CLG is to:
 - i. Promote effective engagement on an on-going and regular basis about matters associated with the Solar Farm;
 - ii. Promote the flow of information between the Consent Holder and the local community as further information becomes available so as to, wherever possible, address any matters that may arise;
 - iii. Discuss any matters arising from the report provided in Condition 15;

- iv. Discuss any feedback on the effectiveness of management plans and the conditions of this consent; and
- v. Discuss the strategy for decommissioning the Solar Farm at the expiry of this consent.
- b. The CLG must be comprised of one representative from the Council and Consent Holder each, and at least four nominated representatives from the local community.
- c. The Consent Holder must facilitate the continued operation of the CLG and ensure that members of the CLG are provided with the opportunity and facilities to meet:
 - i. No less than six months prior to commencement of this resource consent or as otherwise agreed;
 - ii. No less frequently than every three months thereafter, unless all members of the CLG agree there is no need for a meeting; and
 - iii. Until decommissioning of the Solar Farm has been completed, at which time the CLG may be disestablished.
- d. The Consent Holder must prepare and maintain a Terms of Reference for the CLG, to be filed with Council prior to the first meeting. The Terms of Reference must:
 - i. Define the scope and responsibilities of the CLG;
 - ii. Set out the membership, appointment, and replacement of members;
 - iii. Specify the procedures for convening meetings, decision-making, and recording minutes; and
 - iv. Provide for periodic review of the Terms of Reference, or as otherwise requested by the Council.
- e. The Consent Holder must notify members of the CLG (by email) of the time, date and venue of proposed meetings at least 10 working days in advance of the meeting.
- f. Minutes of the CLG meeting must be kept by the Consent Holder and be made publicly available.
- g. CLG meetings may be open to the public to attend, at the discretion of the CLG.
- h. The Consent Holder must engage an independent chairperson to facilitate the CLG meetings, to be supported by a dedicated minute taker.
- i. The Consent Holder must meet the reasonable administrative costs of facilitating CLG meetings (e.g. meeting invitations, meeting venue, preparation and distribution of meeting minutes) and chairing duties.
- j. The Consent Holder must, in consultation with the CLG, develop a preferred method for communicating with the surrounding residents and distributing key documents (for example, a website, or other document hosting portal).
- k. The CLG may request and receive reports and presentations from third parties to meet any of the requirements in this condition.
- l. The Consent Holder must:
 - i. Provide the CLG with up-to-date information about the design, construction, commissioning, operation and decommissioning of the Solar Farm;
 - ii. Invite feedback from the CLG on draft management plans listed in Condition 5 and Table 1 before each plan is submitted to the Council for certification. The Consent Holder must record in the draft management plan any feedback provided by the CLG and any amendments made to the draft plan in response to that feedback;
 - iii. Provide each draft management plan to the CLG at least 15 working days prior to submission of the plan to the Council, or such other period as agreed with the CLG, to allow sufficient time for review and feedback; and
 - iv. Provide certified management plans to the CLG upon request.
- m. The Consent Holder must maintain a record of matters raised by the CLG and the Consent Holder's response to those matters (including reasons in circumstances where

no action is taken).

13. Condition 12 governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership requirements will be determined by the Terms of Reference under Condition 12(d).
14. In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the local community, then such failure to do so will not be considered a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity, then the requirements in Condition 12, including the Terms of Reference under Condition 12(d) must continue to apply.
15. Before each CLG meeting required under Condition 12 above, the Consent Holder must provide to members of the CLG a report addressing:
 - a. Progress over the previous quarter in implementing this resource consent;
 - b. Record of matters raised by the CLG and the Consent Holders' response to those matters (including reasons in circumstances where no action is taken) in accordance with Condition 12(l)(ii); and
 - c. Anticipated actions and timings in the forthcoming quarter to implement the consent and the decommissioning of the Solar Farm.

The report must be provided to the CLG members no less than 10 working days prior to the meeting.

Notification of commencement of works

16. At least 20 working days before the commencement of physical works on Site, the Consent Holder must notify in writing the expected start date of works commencing to the following parties:
 - a. Council;
 - b. CLG; and
 - c. All section 274 parties as set out in **Annexure B**.

Advice Note: The Council's contact for this notification is the Group Manager Planning and Environmental at enquiries@swdc.govt.nz.

Soil contamination reporting

17. At least 15 working days before the commencement of any earthworks on Site, the Consent Holder must provide a Preliminary Site Investigation (**PSI**) to the Council for certification. The PSI must be prepared by a SQEP and in accordance with the Ministry for the Environment's

Contaminated Land Management Guidelines No.1: Reporting on Contaminated Land in New Zealand (CLMG1).

18. In the event that an activity on the Hazardous Activities and Industries List (**HAIL**) is identified to have occurred on the Site in the PSI required under Condition 17, a Detailed Site Investigation (**DSI**) must be prepared by a SQEP and in accordance with the Ministry for the Environment's *Contaminated Land Management Guidelines No.1: Reporting on Contaminated Land in New Zealand (CLMG1)*. The DSI must be provided to Council for certification no more than 20 working days from the date of the submission of the PSI required in Condition 17.
19. In the event that the DSI required by Condition 18 finds contamination to exceed the applicable standards of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES-CS**), a Remedial Action Plan (**RAP**) and Site Validation Report (**SVR**) must be prepared by a SQEP and in accordance with the CLMG1 and the Ministry for the Environment's *Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Revised 2021) (CLMG5)*. The RAP and SVR must be provided to the Council for certification no more than 15 working days from the date of the submission of the DSI required in Condition 18.

State of Environment Monitoring Plan

20. A SEMP must be prepared by a SQEP and provided to the Council for certification at least 30 working days before the commencement of physical works on Site.
21. The purpose of the SEMP is to:
 - i. Establish a framework for monitoring, managing, and reporting on environmental effects associated with the Solar Farm, to inform Council and the CLG of environmental performance and compliance during construction and operational phases;
 - ii. Provide a baseline against which subsequent monitoring results submitted by the Consent Holder to the Council can be assessed;
 - iii. Provide maximum threshold levels in relation to the soil health parameters in Condition 26 and soil contaminant levels in Condition 27; and
22. The SEMP must, at a minimum, detail:
 - a. monitoring locations;
 - b. procedures to collect baseline (pre-works) data as required by Condition 25(a) and include ongoing monitoring data;
 - c. ongoing monitoring requirements (frequency and contaminants);
 - d. compliance with the maximum acceptable contaminant concentration thresholds; and

- e. reporting frequencies;
- for the following in relation to the Site:
- 1. Health of freshwater on site, including water races up and downstream of the Site;
 - 2. Groundwater up and downgradient of the Site; and
 - 3. Soil health and contamination.
23. Monitoring required by the SEMP shall be carried out by a SQEP retained by the Consent Holder for this purpose. Data obtained from the monitoring of the Site required by Conditions 20, 21, 22 and 25 must be provided to Council where subsequent monitoring results exceed corresponding SEMP baseline data. In the event subsequent monitoring results exceed corresponding SEMP baseline data, the Council may initiate a review of conditions of this resource consent under Condition 4.
24. The Consent Holder must notify Council and Greater Wellington Regional Council immediately if maximum threshold levels established in the SEMP prepared under Conditions 20, 21, 22 and 25 are exceeded.
25. The Consent Holder must undertake monitoring soil in accordance with the SEMP required by Condition 20 at the following consent milestones:
- a. Prior to the commencement of physical works on Site;
 - b. Prior to commencement of operation of the Solar Farm;
 - c. Every fifth year after the commencement of operation of the Solar Farm; and
 - d. At decommissioning of the Solar Farm.
26. The monitoring undertaken in accordance with Condition 25 must include testing for soil health parameters including at least:
- i. Bulk density
 - ii. Aggregate stability
 - iii. pH
 - iv. Electrical conductivity.
27. The monitoring undertaken in accordance with Condition 25 must include testing for soil contaminants including at least:
- i. Silver – Ag
 - ii. Cadmium – Cd
 - iii. Copper – Cu
 - iv. Lead – Pb

- v. Antimony – Sb
- vi. Zinc – Zn
- vii. Per and Polyfluoroalkyl Substances Compounds - (PFAS)

28. Following completion of monitoring at each of the milestones identified in Condition 25, the Consent Holder must prepare and submit a report on monitoring results to Council and the CLG within two months of monitoring being undertaken. The report must include the following:

a. Soil Health:

- i. An assessment of the results of soil health testing;
- ii. If the soil health testing results indicate a decline in soil health parameters confirmed in the SEMP (Condition 20) and in any subsequent milestone monitoring (Condition 23), the Consent Holder must provide details of actions to be taken to avoid a further decline in soil health.

b. Soil Contamination:

- i. An assessment of the results of soil contamination testing, including if the results indicate any trend of increasing contamination compared to the testing prior to the installation of the panels or if any contaminant exceeds the WasteMINZ Class 4 Guidelines Table C-3 adopted values contained in **Annexure D**; and
- ii. If the assessment indicates that soil contaminants:
 - exceed the Guideline values, or
 - exceed the soil contaminant thresholds confirmed in the SEMP and in any subsequent milestone monitoring; or
 - are increasing at a rate such that the Guideline values are likely to be exceeded

details of mitigation actions to be undertaken to ensure that any exceedance will be remediated, or that Guideline values will not be exceeded must be provided to Council within 20 working days.

c. Implementation of measures to manage contamination or decline in soil health (if required):

- i. The management measures required by Condition 29 must be implemented as soon as practicable; and
- ii. Testing must be undertaken on a monthly basis until the trend for soil health is no longer in decline and until soil contaminants are no longer increasing and are either below the WasteMINZ Class 4 Guideline Table C-3 values, or at or below the pre-development levels recorded in the testing required by Condition 20.

29. Soil Health and Contamination Management Plan (SHCMP):

- a. In the event that either the soil health or soil contamination threshold levels under Conditions 28(a)(ii) or 28(b)(ii) are met, the Consent Holder must, within 30 working days prepare a Soil Health and Contamination Management Plan (SHCMP) and provide to the

Council for certification. The purpose of the SHCMP is to detail measures for how soil health and soil contamination on Site will be managed to avoid any further contamination or decline in soil health and remediate any contamination or decline in soil health that has occurred; and

- b. The SHCMP is to detail the management measures, monitoring regime, reporting requirements and timelines to ensure that soil health or soil contamination are managed in accordance with Condition 28(c).

GENERAL CONDITIONS

Monitoring fees

30. Pursuant to section 36 of the RMA the Consent Holder must pay the actual and reasonable costs incurred by the Council when monitoring the conditions of this resource consent.

Complaints Mechanism

31. The Consent Holder must maintain a register of any complaints received regarding the activities authorised by this resource consent. As a minimum, the register must include:
 - a. The name and contact details (if supplied) of the complainant;
 - b. The nature and details of the complaint;
 - c. The location, date and time of the complaint and the alleged event giving rise to the complaint;
 - d. Weather conditions at the time of the complaint, where relevant to the complaint;
 - e. Other activities in the area that may have contributed to the complaint;
 - f. The outcome of the Consent Holder's investigation into the complaint; and
 - g. A description of any measures taken by the Consent Holder to respond to the issue raised by the complainant.
32. The Consent Holder must notify the Council and the CLG of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no later than two working days after receiving the complaint.
33. The Consent Holder must respond to any complainant as soon as reasonably practicable and, within 5 working days of receipt of the complaint, advise the Council, the CLG, and the complainant of the outcome of the Consent Holder's investigation and any measures taken, or proposed to be taken, to respond to the complaint.

Moroa Water Race

34. The Consent Holder must obtain Engineering Approval from the Council for any works within 5m of either side of the top of the bank of the Moroa Water Race, including but not limited to:

- a. Any electrical services crossing the Moroa Water Race; and
 - b. Any new accesses crossing the Moroa Water Race.
35. All construction works within 5m of either side of the top of the bank of the Moroa Water Race must be completed in accordance with the Engineering Approval obtained under Condition 34.
36. The Consent Holder must be aware of and comply with its responsibilities under the Moroa Water Bylaw or its subsequent documents, in particular but not limited to:
- a. Maintaining Council access requirements;
 - b. Maintenance, cleaning and fencing responsibilities;
 - c. No installation of infrastructure over, in or under the Moroa Water Race without written authorisation of the Council;
 - d. Maintaining the Moroa Water Race in its current location; and
 - e. No planting, building or structures of any kind of any size within 5m of the centre of the bank of the Moroa Water Race without the prior written authorisation of the Council.

Advice Note:

The scheme plan for the Solar Farm has not been approved by Wellington Water under the Moroa Water Race Bylaw 2007 and may require minor amendment to achieve a compliant design.

On-Site Water and Wastewater

37. The Site is not serviced for water or wastewater. It will be the Consent Holder's responsibility to provide the Site with on-Site water and wastewater appropriate for the requirements of the Solar Farm and to obtain all necessary approvals from the Council.
38. The water race water source is to be used only for stock supply and is not to be used as a water source for the purposes of the Solar Farm activities.

LANDSCAPING CONDITIONS

39. The landscaping undertaken on Site must be implemented and maintained in accordance with the Landscape Design Package (**LDP**) prepared by Rough Milne Mitchell Landscape Architects, dated 19 November 2024 and an LMP, to be certified by Council under Condition 44, that is to give effect to the LDP. The purpose of the LDP is to provide details of the planting and landscaping to be undertaken on and around the Site.
40. At least 30 working days before the commencement of landscaping, the Consent Holder must submit to Council the details of the confirmed water sources necessary to irrigate all proposed

landscape planting.

41. Compliance with Condition 40 may be met by confirmation that the existing water take consent (WAR210287) has been varied and can be relied on for irrigation purposes across the Solar Farm Site or details of water tank storage including location of any tanks, volume of water storage and their ongoing management, or alternatives.

Shelterbelt and Panel Installation Staging

42. Prior to the installation of above-ground solar infrastructure, existing shelterbelts and trees must be removed. The removal may be undertaken in a staged manner as the solar panels are installed in accordance with Condition 72 and the landscape planting in Condition 45(j)(ii).
43. For each area of the Site (Areas 1–3 inclusive, in accordance with Condition 72), all planting required for that specific area, as set out in the approved and certified LMP, must be planted before any above-ground solar infrastructure is installed in that area.

Landscape Management Plan

44. At least 30 working days before the commencement of landscaping, the Consent Holder must submit to the Council for certification a LMP. The purpose of the LMP is to provide the details of the vegetation around the external boundaries of the Site such that, once established, the boundary vegetation:
 - a. Complies with minimum Transpower NZ Ltd (**Transpower**) setbacks set out in Conditions 52 and 55; and
 - b. Visually screens the Solar Farm when viewed externally to the Site, except where 2m tall vegetation is required under transmission lines; and
 - c. Prevents any objectionable glare from the Solar Farm from being experienced from neighbouring properties or public roads.
45. The LMP must include (but not be limited to) the following and be in accordance with the 'Planting Requirements' in the LDP:
 - a. The final design, size, extent and location of earth mounding.
 - b. The details and numbers of tree and shrub species, their planted grades and heights, number of plants, their spacings, and location of trees and shrubs at implementation. This may be illustrated by a number of planting layout diagrams. There should be a minimum of 7 shrub species and 3 tree species used.
 - c. Vegetation within the Site must include trees and shrubs that are classified by Fire and

- Emergency New Zealand (**FENZ**) as having “low” or “low to moderate” flammability rating or that have been agreed in consultation with FENZ.
- d. Any proposed new trees or shrubs outside of 12m either side of the centreline of the MST-UHT A National Grid transmission lines must be setback sufficiently to ensure the tree cannot fall within 4m of the National Grid transmission lines and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
 - e. The shrubs located outside of 12m either side of the centreline of the MST-UHT A National Grid transmission lines must be managed until they reach a minimum height of 4m and maintained at 4m-5m or 5m-6m tall as outlined in the LDP for the lifetime of the Solar Farm.
 - f. The planting methodology, including Site preparation, inspection of plant material, fertiliser(s) to be used, and mulch to be used.
 - g. Detail of the tree staking arrangement to be used for the trees to protect against winds.
 - h. The irrigation design to be used on Site, including frequency and duration of watering.
 - i. The location and design of the fencing on Site, including the location of the black shade cloth to be used to protect the vegetation against winds.
 - j. A detailed time frame outlining when the plants will be planted, ensuring they are in accordance with the following:
 - i. the vegetation must be planted within the planting season only (May, June and July); and
 - ii. planting will be carried out within Area 2 and the northern side of Moroa Road between Area 2 and Battersea Road first, then Area 3 and lastly within Area 1.
 - k. Details of a maintenance programme including:
 - i. maintenance of maximum shrub height, with trees being managed so they can grow to their full mature height;
 - ii. maintenance of the planted boundary along Moroa Road to minimise shading of the road, road reserve and to maintain sightlines for the vehicle crossings;
 - iii. fire risk management measures;
 - iv. weed and pest animal management measures; and
 - v. monitoring to ensure the plants’ long-term survival, including the method and frequency of this monitoring.
 - l. Any plants that become diseased or die must be replanted as soon as practicable and at a minimum at the start of the planting season (May, June and July) following their loss.
 - m. The location of 3 rows of boundary planting in accordance with the LDP prepared by Rough Milne Mitchell Landscape Architects, dated 19 November 2024. The location of this boundary planting is as follows:
 - i. Area 1 – entire southern boundary adjacent to Moroa Road;
 - ii. Area 2 – entire northern boundary adjacent to Moroa Road;
 - iii. Area 2 – entire eastern and southern boundaries;
 - iv. Area 3 – entire northern boundary adjacent to Moroa Road; and
 - v. Area 3 – eastern boundary alongside 260 and 286 Moroa Road.
 - n. A PAWMP may form part of the LMP because the LMP is also required to provide a pest management strategy to reduce the risk of pests damaging the native plant species around the perimeter of the Site.
46. Photographic evidence of the established planting must be provided to the Council within one month of the planting being implemented along with evidence of a contract for the landscape planting services and maintenance for the following 12-month period.
47. As volunteered by the Consent Holder, the Consent Holder must first offer the planting and

maintenance contract required under Condition 46 to local businesses with appropriate knowledge, expertise and capacity to undertake this work before offering the contract to the wider market.

48. As volunteered by the Consent Holder, to demonstrate compliance with Condition 47, the Consent Holder must, 15 working days prior to the commencement of landscaping on the Site, provide evidence to the Council of the process by which the planting and maintenance contract was offered to local businesses and where a local business was not appointed the reasons why a non-local supplier was selected.

CONSTRUCTION AND OPERATIONAL CONDITIONS

Works in the vicinity of Transpower Transmission Lines

49. The Consent Holder must provide Transpower with 10 working days' notice in writing prior to commencement of physical works on Site.

Advice Note:

Notification should be sent to: transmission.corridor@transpower.co.nz.

50. No buildings or structures (except non-conductive fencing) must be located within 12m of the centreline of the MST-UHT A National Grid transmission lines.
51. No buildings or structures must be located within 12m of any outer visible edge of the foundation of National Grid support structures MST-HT-A0192 to 0199; except for non-conductive fencing, which can be located no less than 6m from any outer visible edge of the support structure foundation.
52. All land use activities, including the construction of new buildings, structures, earthworks, fences, any operation of mobile plant and persons working near exposed line parts must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent revision of the code.
53. All buildings, structures and vegetation must be located to ensure vehicle access is maintained to the MST-UHT A National Grid transmission lines, and support structures MST-UHT-A0192 to 0199, for maintenance at all reasonable times, and emergency works at all times.

Advice Note:

Transpower has a right to access its existing assets under section 23 of the Electricity Act 1992. Any development on the Site must not preclude or obstruct this right of access. It is an offence under section 163D of the Electricity Act 1992 to intentionally obstruct any person in the performance of any duty or in doing any work that the person has the lawful authority to do under section 23 of the Electricity Act 1992.

54. All machinery and mobile plant operated in association with the works must maintain a minimum clearance distance of 4m from the live overhead conductors (wires) of the MST-UHT A National Grid transmission lines at all times to avoid the potential of machinery striking the lines.
55. To ensure safe separation distances to the conductors (wires) of the National Grid transmission

lines are maintained, all machinery, mobile plant and vehicles operating within 12m of the transmission lines, and traversing beneath the lines, must be limited to a maximum reach height of 2.1m. This includes any loads being lifted or transported underneath the line.

56. Any proposed new trees or shrubs within 12m either side of the centreline of the MST-UHT A National Grid transmission line must not exceed 2m in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Transpower Construction Management Plan

57. A Transpower CMP (TCMP) must be prepared at least 30 working days before the commencement of physical works on Site. The purpose of the TCMP is to protect and retain access to the MST-UHT-A National Grid transmission line and support structures.
58. The Transpower CMP must include the following (but is not limited to):
- a. The name, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the TCMP;
 - b. Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the Site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; including (but not limited to) those relating to:
 - i. Excavation and Construction near Towers (Section 2);
 - ii. Building to conductor clearances (Section 3);
 - iii. Ground to conductor clearances (Section 4);
 - iv. Mobile Plant to conductor clearances (Section 5); and
 - i. People to conductor clearances (Section 9).
 - c. Details of any areas that are “out of bounds” during construction and areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the Consent Holder’s cost);
 - d. Demonstrate how the existing transmission lines and support structures will be protected and remain accessible during and after construction activities;
 - e. Demonstrate how the effects of dust (including any other material potentially resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed, which must take into account the need to comply with the dust controls in Condition 79;
 - f. Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure;
 - g. Demonstrate how construction activities that could result in ground vibrations and ground instability will be managed to avoid causing damage to the transmission lines, including support structures;
 - h. Details of proposed contractor training for those working near the transmission lines; and

59. The TCMP required in Condition 58 must be submitted to:
- a. Transpower NZ Ltd to review that the CMP protects and retains access to the MST-UHT-A National Grid transmission line and support structures. The Consent Holder must submit the CMP to Transpower NZ Ltd for review at least 20 working days before it submits the CMP to Council for certification; and

Advice Note: *The CMP should be sent to Transpower NZ Ltd via PATAI Form 5: <https://transpower.patai.co.nz/new-enquiry>.*
 - b. Council to certify at least 30 working days before the commencement of physical works on Site.

Ecology

60. If any tree clearance is required during the bird breeding season (September to April, inclusive), checks for indigenous bird nests must be undertaken by a suitably qualified and experienced bird ecologist and reported to the Council and Consent Holder no more than 5 working days before clearance.
61. No tree clearing during bird breeding season (September to April) must be undertaken until the necessary checks by a suitably qualified and experienced bird ecologist is undertaken and, if required, the Long-tailed BMP under Condition 64 is certified by Council.
62. In the event that any indigenous bird nesting activity is identified, no works must take place within 20m of a nest until the nest is abandoned or all chicks in the nest have fledged.
63. Prior to tree clearance on the Site, the Consent Holder must engage a SQEP(s) to undertake acoustic surveys to investigate if long-tailed bats are present at the Site. Two 21-day surveys will be undertaken, one in spring (October-November) and one in summer (January-February), to capture any seasonal variation in the presence, activity, or distribution of bats at the Site. The survey must be undertaken in accordance with Department of Conservation protocols (DOCDM-590733) and survey results will be reported to the Consent Holder and the Department of Conservation.
64. In the event that bats are detected in the surveys required in Condition 63, the Consent Holder must provide a draft Long-tailed BMP for review and comment to the Council and then a final BMP for certification by the Council. The purpose of the BMP is to identify management actions to be implemented to minimise the risk of disturbance and injury or mortality of long-tailed bats

during construction, operation and decommissioning of the Solar Farm. The final version of the BMP must be provided for certification with Council no more than 15 working days from the date on which survey results are received. The BMP must be prepared by a suitably qualified and experienced bat ecologist and must include (but will not be limited to) the following:

- a. The measures to avoid, remedy, or mitigate adverse effects on the local population of long-tailed bats from the construction, operation and decommission of the Solar Farm; and
 - b. Monitoring of the relevant abundance and distribution of long-tailed bats within, and in proximity to, the Site.
65. At least 30 working days before the commencement of landscaping, the Consent Holder must engage a SQEP to produce a PAWMP for the Site. The purpose of the PAWMP is to provide details on how pest animals and weeds will be managed on the Site during the operation of the Solar Farm. This plan must be provided to the Council for certification.

Advice Note:

A PAWMP may form part of the LMP because the LMP is also required to provide a pest management strategy to reduce the risk of pests damaging the native plants species around the perimeter of the Site.

Bird and Bat Fatality Monitoring

66. The Consent Holder must engage a SQEP(s) to undertake Bird and Bat Fatality Monitoring. The monitoring must be undertaken in accordance with the following protocols:
- a. For the first year of the operation of the Solar Farm only, the Site must be periodically inspected on foot and searched for bird and bat carcasses. Any carcasses found must be photographed, identified to species level if possible, and inspected for injuries. During the months of October, November, January, and February, the Site must be inspected weekly. These inspections must be carried out monthly in all other months of the first year.
 - b. In the event that 20 or more fatalities of Not Threatened (Robertson *et al.* 2021) indigenous birds, or five or more fatalities of At Risk indigenous birds, or any fatalities of Threatened indigenous birds are detected within a month, a suitably qualified and experienced ecologist must be engaged to prepare an AMP. The purpose of the AMP is to identify actions to mitigate adverse effects on indigenous birds. This plan must be provided to the Council, for certification within 15 working days from when monitoring is undertaken.
 - c. If any bat mortality is detected, a suitably qualified and experienced bat ecologist must be contacted immediately and the BMP will be reviewed or, if bats have not previously been detected at the Site, a Long-Tailed BMP will be developed in accordance with Condition 64, and the Department of Conservation will be notified.
 - d. If bird and bat fatalities do not exceed the levels described above, results of this monitoring must be reported to the Council and the CLG, at the end of the first year of operation of the Solar Farm.

- e. An Incidental Discovery Protocol will be developed to guide appropriate responses to the incidental discovery of a bird or bat carcass at the Site.

Lighting

- 67. All outdoor lighting, if installed on Site, must be designed and installed in accordance with the following requirements:
 - a. A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the Site boundary;
 - b. All outdoor lighting must have a colour temperature of light emitted of 3000k (Kelvin) or lower; and
 - c. All outdoor lighting with a light output of 500 lamp lumens or greater must be shielded or tilted so as to not emit any light at or above a horizontal plane measured at the light source.
- 68. In the event outdoor lighting is installed on Site, the Consent Holder must, 15 working days prior to lighting being installed on Site, provide evidence to Council that the lighting will meet the requirements above.
- 69. Any outdoor lighting installed on Site required for temporary activities must be screened from external boundaries of the Site.

Panels

- 70. All panels installed and used on Site must be coated in anti-reflective coating, contain no PFAS and have gridlines.

Panel Specification

- 71. The solar panels and array tables must be constructed to have a maximum tilted height of no more than 4.5m.
- 72. Solar panels must be erected in a staged manner first in Area 1, then in Area 3 and lastly in Area 2 in accordance with the Updated Site Plan No. FNSF_GRT_178.2MWp_251024_DW0_MGAL_2 completed by Far North Solar Farm, dated 25 October 2024.

Construction Works

- 73. All activities are to be undertaken in accordance with the certified CMP, TMP, TCMP and CNMP.

74. The Consent Holder must ensure that any debris tracked from the Site onto Moroa Road or Bidwills Cutting Road from construction traffic is cleared from the carriageway immediately.
75. All loading and unloading of trucks with excavation or fill material must be carried out within the Site.
76. All disturbed ground surfaces must be stabilised as soon as possible to limit dust, contaminant or sediment mobilisation.

Culvert

77. Prior to the installation of solar panels on Site, both Moroa Road culverts are to be replaced with a minimum 825mm diameter culvert, capable of conveying the 5% AEP flowrate.

Archaeological Site or waahi tapu

78. Where during any works on Site, any archaeological feature, artefact or human remains are accidentally discovered or are suspected to have been discovered, the following protocol must be followed by the Consent Holder:
 - a. Immediately cease all works within 20m of the discovery.
 - b. Secure or tape off the discovery area (including a buffer area) to ensure sensitive material remains undisturbed.
 - c. Advise Mana Whenua in the first instance if the discovery relates to taonga tuturu, an archaeological site, or kōiwi (or human remains).
 - d. Advise New Zealand Police if the discovery is kōiwi or human remains.
 - e. Advise Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, or kōiwi (or human remains).
 - f. Attend and enable the Site to be inspected by the relevant authorities outlined in c.-e. (above).
 - g. Ensure no further action be undertaken until responses have been received from all notified parties, and if the discovery is kōiwi it must not be removed until advised by Heritage New Zealand Pouhere Taonga.

Work may recommence if Mana Whenua, and Heritage New Zealand Pouhere Taonga provides a statement in writing to South Wairarapa District Council, that appropriate action has been undertaken in relation to any Taonga tuturu or Māori cultural heritage material, and archaeological site respectively. The South Wairarapa District Council must advise the Consent Holder on receipt of the statement from Mana Whenua, and Heritage New Zealand Pouhere Taonga that work can recommence.

Dust

79. Beyond the boundary of the Site there must be no dust caused by construction from the Site which the Council has determined to be noxious, dangerous, offensive or objectionable.

Construction Management Plan

80. At least 30 working days before the commencement of physical works on Site, the Consent Holder must prepare and submit to the Council for certification a CMP. The purpose of the CMP is to avoid, remedy, or mitigate adverse effects arising from construction and to meet consent conditions. The CMP must include, but not be limited to:

- a. Confirmation of the construction works programme, including staging of work, and construction methodology.
- b. Identification of working hours, which must take into account the need to comply with the limits on vehicle movements in Condition 81 and the construction noise requirements in Condition 87.
- c. Identification of key personnel and contact person(s).
- d. Methods and systems to inform and train all persons working on the Site of potential environmental issues and how to avoid, remedy, or mitigate any potential effects.
- e. Procedures for ensuring that surrounding property owners and occupiers are given prior notice of the commencement of construction works and are informed about the expected duration of the works.
- f. The location of notice boards that clearly identify the name, telephone number and address for service of the Site manager.
- g. Procedures for communicating with surrounding property-owners and occupiers during construction works, including:
 - i. engaging with property owners and occupiers to minimise disruption to farming activities and work-from-home activities;
 - ii. consulting prior to any high noise generating activities; and
 - iii. implementing procedures to ensure action is taken on any complaints received.
- h. Procedures for ensuring that materials are disposed of in a way that maximises re-use and recycling. For any materials that cannot be reused or recycled, ensuring that they are disposed of as e-waste in an environmentally responsible way in accordance with industry best practice.
- i. Details of systems or procedures for receiving and resolving adjacent landowners or occupiers' concerns about actual or potential construction effects.

Traffic and vehicle accessways

81. No more than 6 heavy vehicle trips (one-way) per day.
82. All deliveries (pick up and drop off) are to occur wholly within the Site.
83. The Consent Holder must obtain written approval for the entranceway designs from Ruamahunga Roads (Council Roading) prior to the commencement of physical works on Site.

Advice Note:

1. *Prior to the commencement of construction of the Solar Farm, the Consent Holder must arrange a meeting with the Development Engineer from Ruamahunga Roads. The purpose of this meeting is to discuss the Work Access Permit, TMP, and any other necessary requirements to ensure that the work is carried out to the specified standards.*
 2. *A permit is required prior to commencing any work in the transport corridor (CAR) to be compliant with the two relevant codes of practice; the 'National Code of Practice for Utility Operators Access to Transport Corridors', and the 'Code of practice for temporary traffic management (COPTTM)'.*
84. Before the commencement of physical works on Site, all Site entranceways must be assessed and up-graded as necessary to comply with the Operative Wairarapa Combined District Plan Appendix 5 – Requirements for Roads, Access, Parking and Loading. The Consent Holder must provide evidence to Council Roding, of compliance with this condition.
85. Prior to completion of the upgrading of existing Site entranceways and formation of new Site entranceways, the Consent Holder must arrange for an inspection of the vehicle crossings and drain for this development by the Development Engineer at Council and obtain the Engineer's confirmation that the work has been completed to comply with Condition 84 of this resource consent.

Traffic Management Plan

86. At least 30 working days before the commencement of physical works on Site, the Consent Holder must prepare and submit to the Council's Roding Operations Engineer or nominee for certification a TMP. The purpose of the TMP is to provide measures to avoid, remedy, or mitigate any potential or actual traffic effects associated with the construction or commissioning of the works. The TMP must include (but is not limited to) the following:
- a. Identification of vehicle movements including deliveries, which must comply with the limits on vehicle movements in Condition 81 and in Condition 82.
 - b. Methods to ensure that the appropriate erosion and sediment control measures are in place to avoid, remedy, or mitigate the potential effects of sediment runoff associated with the construction or commissioning of the works; and
 - c. Adjacent landowner and occupier liaison during the construction stage for the purposes of informing these landowners and occupiers to coordinate heavy vehicle trips and avoid or mitigate potential adverse effects on traffic from these sites as a result of traffic movements associated with the construction of the solar farm.

Construction Noise

87. Construction activities:
- a. must be undertaken so that construction noise does not exceed the limits in Table 2 at any habitable building:

Table 2. Construction noise limits

<i>Time of week</i>	<i>Time period</i>	<i>Noise Limit</i>	
		<i>LAeq</i>	<i>LAFmax</i>
Weekdays	0630-0730	60	75
	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays & Public Holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

and

- b. must be measured and assessed in accordance with NZS6803:1999 'Acoustics – Construction Noise' where the assessment position is approximately one (1) metre from the exterior wall most affected by the construction noise and 1.2 metres to 1.5 metres above each floor level of interest in the building.

Advice Note:

NZS6803:1999 states that noise should not be measured for more than one-hour at any location, and that 15-minutes will often be adequate.

Construction noise management plan

88. A CNMP must be prepared by a suitably qualified and experienced acoustic expert and submitted to Council for certification at least 30 working days before the commencement of physical works on Site. The purpose of the CNMP is to manage construction noise generally on the Site. The CNMP must be prepared with reference to Annexure E, New Zealand Standard

NZS6803:1999 Acoustics – Construction Noise. The CNMP should include (but not be limited to) identification of the following matters:

- a. Any required limits on hours of construction, in addition to the construction noise limits as set out in Condition 87.
- b. Construction machinery and equipment that will be used (and their operating noise levels);
- c. The timing and duration of specific construction activities over the total construction period;
- d. Any areas of piling on maps that are likely to breach the consented construction noise limits without further attenuation;
- e. Suitable methods of noise attenuation that should be used by the Consent Holder to comply with the noise limits set out in Condition 87 when piling within these zones;
- f. Any procedures that must be implemented prior to the commencement of physical works in these areas to ensure compliance with Condition 87;
- g. Methods and measures to mitigate noise effects including, but not limited to, structural mitigation such as barriers, shrouds or enclosures, the scheduling of high noise construction, selection of low noise machinery, or temporary offers from the contractor to the adjacent dwelling occupants to reduce noise effects during periods of high noise (for example piling);
- h. The roles and responsibilities of the personnel in the contractor team for managing and monitoring noise levels and effects;
- i. Induction and training procedures for construction personnel;
- j. The location and proximity of adjacent neighbouring dwellings;
- k. Process of community liaison and communication with the owners and occupants of adjacent neighbouring dwellings; and
- l. Systems or procedures for receiving and resolving any community or neighbour complaints about actual or potential noise emissions, including noise monitoring, where appropriate.

Solar Panel Certification

89. At least 15 working days before commencement of the Solar Farm operations, the Consent Holder must provide Council with written verification from a suitably qualified and experienced engineer confirming that the installed panels have been designed and installed in accordance with good engineering practice, including withstanding high wind events and local weather conditions and in accordance with the conditions of this resource consent, including Condition 70.

Moroa Water Race

90. Upon completion of physical works on Site and 15 working days before the commencement of the Solar Farm operations, the Consent Holder must provide as-built plans at sufficient scale to demonstrate compliance with Conditions 34 to 36.

Fire Risk Mitigation

91. At least 15 working days prior to the operation of the Solar Farm, the Consent Holder must undertake an on-site meeting with FENZ to familiarise emergency crews with the Site and the ERP.
92. Once the Solar Farm is operational, the Consent Holder must ensure that all grass on the Site and in the road reserve adjacent to the shelterbelts on Moroa Road is maintained for the purposes of managing fire risk to a maximum average height of:
 - a. 300 mm for the months April to November (inclusive); and
 - b. 200 mm for the months of December to March (inclusive).
93. During the operation of the Solar Farm, the equipment listed below must be monitored at all times by a SQEP(s). Monitoring may be carried out from a remote location designed for this purpose. The purpose of monitoring is to identify equipment faults and potential fires and take action as soon as possible to remediate and prevent escalation, and to notify emergency services.

Equipment to be monitored :

 - a. Electrical equipment;
 - b. Fault monitoring detection system(s); and
 - c. CCTV system(s) that monitors the components of the Solar Farm within the screen planting.
94. The CCTV system(s) required by Condition 93(c) must be located and orientated to maintain residential privacy and avoid direct views into any adjoining dwellings.
95. During the operation of the Solar Farm, the Control SCADA Control Building must be monitored at all times by an automatic fire detection and alarm system incorporating automatic notification to FENZ.
96. Two copies of the applicable ERPs under Condition 104 and Condition 105 must be stored on Site in a prominent 'Emergency Information Cabinet' located directly adjacent to the Site's main entry point(s).
97. The Consent Holder must ensure that each fire water storage tank installed on the Site is exclusive for firefighting purposes and is filled following its installation and then refilled after each subsequent take of water has ceased.
98. Each fire water storage tank must be fitted with a highly visible float indicator so each tank's water level is easily observed.

99. The substation on Site must be designed and operated to meet Transpower's "Substation Fire Mitigation Design Standard" (Transpower Reference TP.DS 61.06).
100. Construction and operational vehicles entering the Site in relation to activities authorised under this resource consent must be equipped with fire extinguishers, of size and type in accordance with NZS4503 or as recommended by FENZ.
101. Vehicles which are able to carry a fire extinguisher will do so, including cars, utes, vans, trucks and tractors which have an enclosed cab. Fire extinguishers must be hand-held and generally expected to be the dry-powder type (Class ABE) which are versatile in responding to most types of fires.

Advice Note :

It may not be practical, and therefore not required to carry fire extinguishers on smaller vehicles such as motorbikes, quadbikes or side-by-sides.

102. At least 30 working days before the commencement of physical works on Site, the Consent Holder must submit to the Council detailed design drawings for certification showing the following:
- a. Final location of all internal roads in general accordance with approved plans under Condition 5;
 - b. Size and location of all fire water tanks including hard stands capable of accommodating a fire appliance;
 - c. Details of fire water tanks including appropriate couplings in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008; and
 - d. Detailed design of all Site access tracks demonstrating compliance with FENZ "Emergency Vehicle Access" (F5-02-GD, 10 December 2021), applicable for an Aerial Appliance. The access tracks must be gravel and of minimum 4m width and able to withstand a laden weight of up to 25 tonnes, with multiple axles spaced at no less than 2.5m centres and each carrying 8.2 tonnes.

Advice Note:

In relation to Condition 102(c), New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 applies only to the type of coupling at each water tank. In relation to Condition 102 (d), the purpose is to provide Water Tanker (not Aerial Appliance) access and manoeuvring and therefore, in accordance with FENZ advice, an Aerial Appliance has been referenced to ensure suitable access and turning radius is provided for Water Tankers. Condition 102(d) does not apply to manoeuvring around water tanks and their associated hardstand areas.

Construction Fire Risk Management Plan

103. At least 30 working days before the commencement of physical works on Site, the Consent

Holder must submit to the Council for certification, a CFRMP that has been developed in consultation with FENZ. The purpose of the CFRMP is to assess and manage fire risk during the construction of the Solar Farm. The following matters must be addressed in the CFRMP:

- a. Describe all proposed construction works on Site;
- b. Identify any foreseeable on-Site and off-Site fire events and hazardous material incidents that could occur at the facility during construction and require attendance by FENZ (e.g. fires involving solar panels, bushfires in the immediate vicinity or potential hazardous materials incidents);
- c. Identify appropriate control measures to safely mitigate the identified risks; and
- d. Prioritise what mitigations should be sequenced early into the construction works, including consideration of Site access for emergency vehicles, internal access tracks and fire water tanks.

Emergency Response Plan – Construction Stage

104. At least 30 working days before the commencement of physical works on Site, the Consent Holder must submit to the Council an ERP for the construction stage of the Solar Farm that has been developed in consultation with FENZ. The purpose of the construction ERP is to assess and manage emergency responses during the construction phase of the Solar Farm. The following matters must be addressed in the ERP:

- a. Identify any foreseeable on-Site and off-Site fire events and hazardous material incidents that could occur at the facility and require attendance by FENZ (e.g. fires involving solar panels, bushfires in the immediate vicinity or potential hazardous materials incidents);
- b. Provide details of appropriate risk control measures to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards) from the events identified in Condition 104(a). Such measures should include:
 - i. The level of personal protective clothing required to be worn;
 - ii. The minimum level of respiratory protection required and decontamination procedures;
 - iii. Minimum evacuation zone distances taking into consideration a range of potential fire events and weather conditions; and
 - iv. A safe method of shutting down and isolating the photovoltaic system (either in its entirety or partially, as determined by the risk assessment).
- c. Other risk control measures that may need to be implemented in a fire emergency due to any unique hazards specific to the Site; and
- d. Include a procedure for a Site representative to be available to attend whenever FENZ are alerted to a fire or hazardous material incident at the Site.

Emergency Response Plan – Operational Stage

105. At least 30 working days before commencement of the Solar Farm operations, the Consent Holder must submit to the Council a separate ERP for the operational stages of the Solar Farm that have been developed in consultation with FENZ. The purpose of the operational ERP is to

assess and manage emergency responses during the operational phase of the Solar Farm. The following matters must be addressed in the ERP:

- a. Identify any foreseeable on-Site and off-Site fire events and hazardous material incidents that could occur at the facility and require FENZ attendance (e.g. fires involving solar panel arrays, bushfires in the immediate vicinity or potential hazardous materials incidents);
- b. Provide details of appropriate risk control measures to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards) from the events identified in Condition 105(a). Such measures should include:
 - i. The level of personal protective clothing required to be worn;
 - ii. The minimum level of respiratory protection required and decontamination procedures;
 - iii. Minimum evacuation zone distances taking into consideration a range of potential fire events and weather conditions; and
 - iv. A safe method of shutting down and isolating the photovoltaic system (either in its entirety or partially, as determined by the risk assessment).
- c. Other risk control measures that may need to be implemented in a fire or hazardous material incident due to any unique hazards specific to the Site; and
- d. Include a procedure for a Site representative to be available to attend whenever FENZ are alerted to a fire at the Site.

Radio Frequency Interference

106. All inverters used during the operation of the Solar Farm must comply with the requirements set out in the Radiocommunications (EMC Standards) Notice 2019. Evidence of compliance with this standard, in the form of inverter manufacturer specifications sheets verified by a suitably qualified and experienced radio frequency engineer, is to be provided to the Council, at least 15 working days prior to the operation of the Solar Farm.

Operational Management Plan

107. At least 30 working days before the commencement of Solar Farm operations, the Consent Holder must submit to Council an OMP for certification. The purpose of the OMP is to provide details on how the solar farm will be managed and operated. The OMP should include (but not be limited to), the following matters:
 - a. Contact details of the Site Manager on a 24 hour, 7 days a week basis;
 - b. Procedures for receiving and resolving any complaints about operational noise;
 - c. Staff and visitor inductions and safety;
 - d. Signage;
 - e. Fire water storage tank checks;
 - f. Seasonal grass height grazing requirements in accordance with Condition 92;
 - g. Access track maintenance;
 - h. Boundary treatment maintenance;

- i. Site security;
 - j. Panel and infrastructure maintenance and cleaning, including monitoring for panel damage and integrity;
 - k. Risk mitigation measures including appropriate disposal and recycling of any damaged panels as e-waste;
 - l. High wind events;
 - m. Emergency events and Site remediation in the event of contaminant discharge (e.g. fire or oil spill);
 - n. Natural disasters; and
 - o. A reinstatement procedure after any electrical equipment is damaged by an emergency event or natural disaster.
108. The Consent Holder must keep a hard copy of the certified OMP on Site at all times.
109. The OMP, when certified under Condition 107, must be adhered to at all times during the operation of the Solar Farm.
110. The OMP must be subject to review annually for the first three years and every five years thereafter from the date the Solar Farm becomes operational. A review must include assessment of the performance of the practices and procedures specified in the OMP. Any amendment required by the Council arising out of this review must be incorporated into the OMP without delay.

Operational Noise

111. The noise level from the operation of the Solar Farm must comply with the following noise limit when measured and assessed at any notional boundary of a lawfully established dwelling on any other Site:

All times: 40 dB L_{A10}

The notional boundary is a line 20m from any side of a dwelling, or the legal boundary where this is closer to the dwelling. Noise levels must be measured and assessed in accordance with NZS 6801:1999 Acoustics – Measurement of Environmental Sound and NZS 6802:1991 Acoustics – Environmental Noise.

Advice Note:

NZS6801 and NZS6802 are detailed standards that any person measuring noise must be familiar with (however for general guidance note that noise must be measured with suitable specialised equipment, for appropriate durations, in suitable meteorological conditions, at distances more than 3.5m from any reflecting surface, at 1.2 to 1.5m above local ground level, and must be analysed using specific provisions for duration and special audible characteristics).

112. The Consent Holder must engage a suitably qualified and experienced acoustic expert to carry out noise measurements of the Solar Farm operation. The noise measurements must be obtained within the period October to March that follows or includes the final commissioning date of the Solar Farm.
- a. Noise levels must be measured in accordance with *NZS 6801:1999 Acoustics – Measurement of Environmental Sound*, except that measurements must only be taken during clear sky conditions when there is sufficient solar gain to ensure the inverters are operating at (or sufficiently near) to their maximum expected operating point. Noise measurements must be carried out around all three Solar Farm blocks at positions that represent the notional boundaries of any lawfully established dwellings.
 - b. If access to suitable measurement positions is not agreed to by the adjacent landowners, the nearest accessible representative measurement position must be used as a proxy. A report must be provided to the Council within 20 working days of the completion of the noise measurements. This report must set out the noise levels as determined in accordance with *NZS 6802:1991 Acoustics – Environmental Noise*.
 - c. Commissioning measurements must ensure a worst-case operating scenario is measured. It is expected that will need to occur between late Spring to Early Autumn. This timing must be agreed with the Council in writing before measurements are taken.
113. The Consent Holder must undertake all practicable measures to ensure wind generated noise from the Solar Farm is minimised or eliminated. Wind noise could include: rattling of solar panels or structures, aeolian tones or vortex shedding, organ pipe noise, or other sources of audible noise that are primarily generated by winds
114. Any changes in operation of relevance to noise emissions (such as the reorientation, relocation or replacement of inverters or transformers, inclusion of additional permanently installed plant, or any other matters likely to perceptibly change the level of noise emission) must be reported to the Council prior to implementation and must include a review of the acoustic assessment to demonstrate compliance with Condition 112.

Night-time Resting position

115. Once the Solar Farm is operational, the solar panels' standard resting position at night-time must be no less than 5 degrees.

DECOMMISSIONING CONDITIONS

116. The Consent Holder must provide written notice to the Council and the CLG of the intended commencement of decommissioning of the Solar Farm at least six months prior to the decommissioning of the Solar Farm commencing.
117. Decommissioning of the solar panels and all associated infrastructure must:
- a. Be undertaken in a manner that complies with all legislative requirements;
 - b. Clear the Site of all panels, buildings, structures and cabling;
 - c. Reinststate the Site to a state that enables it to continue to be used for land-based primary production, in accordance with Conditions 121 and 123; and
 - d. Ensure that the components and infrastructure are disposed of in a way that maximises re-use and recycling. For any parts that cannot be reused or recycled, ensuring that they are disposed of as e-waste in an environmentally responsible way in accordance with industry best practice.

Soil – productivity remediation

118. No more than 15 working days following completion of decommissioning works on the Site, the Consent Holder must submit to the Council for review and approval an assessment by a suitably qualified and experienced soil expert demonstrating that soils on the post-decommissioned Site meet the Land Use Classification (**LUC**) as shown on the approved and stamped map titled '*Proposed Greytown Solar Farm Land Use Capability Classification*' dated 22 December 2023 prepared by Ian Hanmore, Hanmore Land Management Ltd and the report titled '*Soil and Resource Report for the Proposed Greytown Solar Farm*' prepared by Ian Hanmore, Hanmore Land Management Ltd, dated 15 July 2024.
119. The assessment under Condition 118 must include a Site survey carried out at the same scale as the baseline report titled '*Soil and Resource Report for the Proposed Greytown Solar Farm*' prepared by Ian Hanmore, Hanmore Land Management Ltd, dated 15 July 2024, in order to determine if the Site can support the land use versatility and sustainable productivity levels prior to the Solar Farm establishment as defined in the LUC descriptions. Particular focus must be given to soil profiles at the Site and the reference profile descriptions given in the baseline report.
120. In the event that the assessment required in Condition 118 demonstrates that the post-decommissioned Site cannot support the land use versatility and sustainable production levels defined by the LUC classification due to soil degradation, the Consent Holder must provide a

Soil Productivity Remediation Plan (**SPRP**) to the Council for certification. The SPRP must be prepared by a suitably qualified and experienced soil expert outlining the actions that will be taken on the Site to restore the baseline LUC productivity levels and soil profile conditions recorded in the report titled '*Soil and Resource Report for the Proposed Greytown Solar Farm*', prepared by Ian Hanmore, Hanmore Land Management Ltd, dated 15 July 2024.

121. All soil remediation on the Site for the purposes of achieving the baseline land use versatility and productivity levels as defined by the LUC and soil profiles required by Condition 118 must be undertaken no more than 30 working days from the certification of the SPRP.

Soil – contamination remediation

122. No more than 15 working days following completion of decommissioning works on the Site, the Consent Holder must provide a DSI to the Council for certification. The DSI must be prepared in accordance with the current edition of the CLMG1 guidelines.
123. In the event that the DSI required in Condition 122 finds that contamination exceeds the applicable standards of the NES-CS, a RAP and SVR must be prepared in accordance with the Ministry for the Environment's current edition CLMG1 and CLMG5. The RAP and SVR must be provided to the Council within 15 working days of the submission of the DSI required under Condition 122, for certification.

Decommissioning Management Plan

124. At least three months before the commencement of decommissioning of the Solar Farm, the Consent Holder must submit a DMP to the Council for certification that fulfils the requirements of Condition 117. The purpose of the DMP is to provide a framework for the safe, orderly, and environmentally responsible decommissioning of the Solar Farm, including the removal of structures and infrastructure, management of waste and materials, remediation of any adverse environmental effects, and the restoration of the Site to a stable condition suitable for its intended post-decommissioning land use.
125. The DMP must take into account the requirements of Condition 118 and, if required Conditions 120 and 123 and must include but not be limited to:
 - a. Details on all infrastructure to be decommissioned, including details, method and location of reuse, recycling or disposal and the reasons why the options have been chosen;

- b. Details of specific infrastructure to remain on-site post-closure and reasons why it will remain on the Solar Farm Site;
 - c. Scheduling and timing for decommissioning; and
 - d. Details for finished ground cover at completion of decommissioning and future intended land use.
126. The Consent Holder must notify the Council at least 10 working days before the completion of the decommissioning of the Solar Farm to allow Council staff to carry out Site inspections to determine compliance with the certified DMP.

ANNEXURE A. List of Application Documents

Application Documents

Report	Author	Ref.	Dated
Application Form and Assessment of Environmental Effects - Greytown Solar Farm	WWLA	Rev 1 WWLA0589	21 December 2022
EMC Monitoring Requirements	Wireless Design		1 September 2024
Greytown Solar Farm – Assessment of Noise Effects	Marshall Day	Rp 001 20220654	7 August 2023
Greytown Solar Farm – Glint and Glare Study	ITP	Rev. 03 (23070)	8 August 2024
Greytown Solar Farm Planting Design Package	RMM		20 September 2024
Greytown Solar Farm Risk Assessment	Beca		13 September 2024
Magnetic and Electric Fields Near Solar Farms	EMF Services	2023/60	17 July 2023
Soil and Resource Report for the Proposed Greytown Solar Farm	Ian Hanmore		15 July 2024
Stormwater Report for Proposed Solar Farm at 415 Moroa Road, Greytown, Wairarapa for Far North Solar Farm Ltd	Haigh Workman	23115	18 July 2023
Further information	WWLA	WWLA0589	1 March 2023
Further information	WWLA	WWLA0589	11 August 2023
Drawings			
FNSF_GRT_178MWp_141124_DW0_MGAL_SITE LAYOUT			14 November 2024
FNSF_GRT_178.2MWp_231024_DW3.1_MVSW			23 October 2024
FNSF_GRT_178.2MWp_231024_DW6.1_F&GD			23 October 2024
FNSF_GRT_178.2MWp_231024_DW4.2_TSD			23 October 2024
FNSF_GRT_178.2MWp_221024_DW2.3_DSD			22 October 2024
FNSF_GRT_178.2MWp_211024_DW5_SBS_A-O			21 October 2024
FNSF_GRT_178.2MWp_211024_DW0.1_MSD-Layout1			21 October 2024
FNSF_GRT_178.2MWp_171024_DW5_SBS_FOCUSPLAN			17 October 2024
FNSF_GRT_178.2MWp_151024_DW2_ROAD			15 October 2024

ANNEXURE B. Section 274 Parties

Section 274 Parties

Name	Address
Burns, Jamiee	78 Gregs Lane, Papawai, Greytown 5794
Creevey, Elisabeth	144 Bidwills Cutting Road, Greytown 5794
Greathead, Jill	3 Devon Lane, Carterton 5713
Heaton, Andrew	62b Cross Line, Greytown 5794
Hettige, Dayandra	459 Bidwills Cutting Road, Morison Bush, Greytown 5794
Hughes, Rachael	56 Settlement Road, Greytown 5794
Isaac, Peter	47 Cross Line, Greytown 5794
Jay, Rodney and Judith	80 Battersea Road, Greytown 5794
McDonald, Davida	56 Settlement Road, Greytown 5794
O'Connor, Gaylene	122 Cross Line, Greytown 5794
Schofield, Richard	149 Bidwills Cutting Road, RD 1, Morison Bush, Greytown 5794
Van Steensel, Sanne	168 Main Street, Greytown 5712
Wairarapa Eco Farm	Frank Van Steensel and Carolina Neerincx, Wairarapa Eco Farm, 260 Moroa Road, Tauherenikau, Greytown 5771
Ward, Ingrid	46 Reading Street, Greytown 5712
Woodcock, Aaron and Jolene	2128 State Highway 2, Greytown 5794
Wratt, Shane	96 Settlement Road, Greytown 5794

ANNEXURE C. Approved Plans

[plans attached separately]

Table C-3 Class 4 Controlled Fill Exposure Scenarios

	Receptor/ Exposure Scenario					Adopted	Limiting pathway/guideline
	Human health		Ecological receptor	Leaching to Water (Only value for limiting pathway shown)			
	NES rural residential / lifestyle 25% produce	Oil industry agricultural use	Landcare (2019) & Cavanagh (2006)	Groundwater (DWSNZ)	Aquatic Protection (ANZG 2018)		
Arsenic	17	NGV	20	140	-	17	Human health (MfE 2011c) Rural Residential 25% produce
Cadmium	0.8	NGV	1.5	10 (judgement - not calculated)		0.8	Human health (MfE 2011c) Rural Residential 25% produce
Chromium	290	NGV	300	-	150	150	Aquatic (ANZG 2018)
Copper	>10,000	NGV	220	-	280	220	Ecological (Landcare 2019)
Lead	160	NGV	30	460	-	160	Human health (MfE 2011c) Rural Residential 25% produce
Mercury	200	NGV	0.7	3 (judgement – not calculated)		0.7	Ecological (Cavanagh 2006)
Nickel	NGV	NGV	35	32 (judgement – not calculated)		35 or background if higher	Ecological (Cavanagh 2006)
Zinc	NGV	NGV	190	1200 (judgement – not calculated)		190 or background if higher	Ecological (Landcare 2019)
TPH C7 – C9	NGV	120	110	-	600	110	Ecological (Landcare 2019)
TPH C10 – C14	NGV	58	70	NGV	NGV	58	Human health (MfE 2011b)
Benzene	NGV	1.1	NGV	0.11	-	0.11	Human health -DWSNZ

	Receptor/ Exposure Scenario					Adopted	Limiting pathway/guideline
	Human health		Ecological receptor	Leaching to Water (Only value for limiting pathway shown)			
	NES rural residential / lifestyle 25% produce	Oil industry agricultural use	Landcare (2019) & Cavanagh (2006)	Groundwater (DWSNZ)	Aquatic Protection (ANZG 2018)		
Ethylbenzene	NGV	59	NGV	10	-	10	Human health - DWSNZ
Total Xylene	NGV	59	NGV	25	-	25	Human health –DWSNZ
Benzo(a)pyrene (equivalent*)	6.0	(Superseded by NES)	2.8	54	NGV	2.8	Ecological (Landcare 2018)
Dieldrin	1.1	NGV	NGV	0.2	NGV	0.1	Human health - DWSNZ
Total DDTs	45.0	NGV	1.8	526	26	2	Ecological (Cavanagh 2006)