

Proposed Conditions

In General Accordance

1. The activity authorised by this consent must be carried out following these conditions and otherwise in a manner that follows the application received on 21 March 2024 completed by The Property Group Limited titled 'Application for Resource Consent – Taylor Road Solar Farm', dated 21 March 2024, except where modified by these conditions, and:
 - The layout plan for the substation drawn by Beca, dated 28 November 2023.
 - The acoustic report completed by Marshall Day Acoustics Limited titled 'Helios Solar Farm - Ongaonga Assessment of Noise Effects', dated 16 November 2023.
 - The transportation assessment completed by Gray Matter, titled 'Proposed Ongaonga Solar Farm, Transport Assessment Issue 4', dated 7 December 2023
 - The Landscape Assessment and Graphic Supplement completed by Isthmus dated November 2023
 - The Glint and Glare Assessment completed by ITP Renewables dated 9 November 2023

2. The consent holder must construct, operate, and maintain the Solar Farm in general accordance with all management plans submitted to, and certified by, the Manager Resource Consents, Central Hawke's Bay District Council, to fulfill the conditions of this resource consent.

Construction Management

3. A minimum of 20 working days before the activity commences (excluding any enabling works such as geotechnical investigations, piling tests and site surveys or testing), the consent holder must submit to the Central Hawkes Bay District Council a Construction Management Plan (CMP) for certification by the Manager Resource Consents sufficient to meet this and related conditions about the CMP.

Advice Notes:

- Certification (or withholding certification) of the CMP is based on whether the CMP meets the requirements of the conditions of this resource consent, explicitly focusing on the matters outlined in condition 4.
- Where Council is unable to certify the CMP on the basis that it does not address the matters contained within condition 4, the Council will advise the consent holder

in writing, outlining the reasons why technical certification has been refused within ten (10) working days of receipt.

- The CMP must be given to Transpower NZ Ltd for its review prior to the final version being submitted to the Council. Any changes requested by Transpower must be incorporated into the final version of the CMP being submitted to Council. Note: The CMP should be sent to Transpower at transmission.corridor@transpower.co.nz.

4. The objective of the CMP is to develop measures, and processes to manage and minimise the effects of noise, dust and vibration caused by the construction of the Solar Farm (including managing effects on National Grid assets), and to assist neighbours in planning for construction. For that purpose, the CMP must include:

- a) A final construction methodology plan including stages, duration, and project timeline. The construction methodology plan must include a detailed description of each stage and work involved throughout the construction process. The plan must also include a drawing of the site outlining the areas of work, and the timeline for each area.
- b) The contact details of the construction site manager.
- c) Methodology of dust and stockpile management.
- d) A Construction Traffic Management Plan (CTMP) including, as a minimum:
 - (i) The identification of heavy traffic routes to and from the site as agreed between the consent holder and Council's Engineer Transportation.
 - (ii) An outline of how traffic will be directed onto the site and where parking and laydown areas will be located.
 - (iii) Any temporary traffic management
- e) The following details in relation to the National Grid Yard:
 - (i) Demonstrate (using construction drawings/plans and descriptions of procedures, methods and measures) 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:

- Excavation and Construction near Towers (Section 2 NZECP34:2001);
 - Building to conductor clearances (Section 3 NZECP34:2001);
 - Ground to conductor clearances (Section 4 NZECP34:2001);
 - Mobile Plant to conductor clearances (Section 5 NZECP34:2001);
and
 - People to conductor clearances (Section 9 NZECP34:2001).
- (ii) Include details of any areas that may be “out of bounds” during construction and/or 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.
- (iii) Demonstrate (using either construction drawings/plans and/or descriptions of procedures, methods and measures) how the existing transmission lines and support structures will remain accessible during and after construction activities;
- (iv) 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;
- (v) Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure;
- (vi) Demonstrate how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines, including support structures.
- (vii) Provide details of proposed contractor training for those working near the transmission lines.
- (viii) Include Emergency Contact Details and procedures.

Advice note:

- Any changes to the Construction Management Plan shall be made in accordance with the methodology and approved procedures in that plan and shall be confirmed in writing by the consent holder following consultation with Central Hawkes Bay District Council Engineers before implementation.

5. The CMP may be amended or updated without the need for certification where:
- a) The amendment is an administrative change, including nominated personnel; and

- b) The revised CMP is provided to the Manager Resource Consents, Central Hawke's Bay District Council and, within five (5) working days of receiving the revised CMP, the Manager Resource Consents has not advised in writing that the amendment does not meet the requirements of condition 5(a).
6. All construction works must be undertaken following the approved CMP (including staged timing and duration) and a copy of the CMP must be kept on-site for the duration of the construction period.
7. The construction activities may only occur between Monday to Saturday 7.30am to 6pm (excluding public holidays).

Managing and Minimising Impacts on the National Grid Yard

8. The consent holder shall provide Transpower NZ Ltd 10 working days notice in writing prior to commencing the proposed works. Note: Notification can be sent to transmission.corridor@transpower.co.nz.
9. The consent holder shall ensure that access is maintained to Transpower's National Grid transmission line, including support structures, for maintenance at all reasonable times, and emergency works at all times.
10. All land use activities, including the construction of new buildings/structures, earthworks, fences, any operation of mobile plant and/or persons working near exposed line parts shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent revision of the code.

Transport

Construction – Site

11. Prior to commencing construction, the consent holder is required to construct or upgrade the proposed solar farm accesses to comply with Diagram C26 of the Hastings Engineering Code of Practice.
12. All primary internal access tracks, parking and manoeuvring areas shall be formed with an all-weather, metalled surface.

Construction – Transport Network

13. Prior to commencing construction, the consent holder is required to construct pull-over bays on Taylor Road. Two bays are required between the Herrick Street intersection and the furthest site access. Each bay should be 30m long, with 30m tapers at either end (1:10), and provide a total road width of at least 5.5m.
14. Prior to commencing construction, the consent holder shall provide the Central Hawke's Bay District Council Roading team with pre-construction inspection photos illustrating the existing condition of Taylor Road.
15. Following the completion of construction, the consent holder shall be responsible for any required remediation of Taylor Road to at least the recorded pre-construction condition.

Acoustic

16. The noise level from the operation of the solar farm shall meet the following noise limits at the notional boundary of dwellings existing at the time of consent (as shown on Map X) on another site in the Rural/ Rural Production zone:
 - 0700 - 2200 hours – 55 LAeq
 - All other times – 45 LAeq / 70 LAFmax
 - Noise levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise.
17. Construction activities shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, New Zealand Standard NZS 6803: 1999 “Acoustics – Construction Noise” and German Standard DIN 41503:2016 Vibration in buildings – Part 3: Effects on structures [vibration]. If an exceedance is possible, it must be managed through a Construction Noise and Vibration Management Plan (CNVMP).

Landscaping

18. A minimum of 8 weeks before the commencement of the activity authorised by this consent (excluding any enabling works such as geotechnical investigations, piling tests and site surveys or testing) the consent holder must submit to the Central Hawkes Bay District Council for approval by the Manager Resource Consents, a final Mitigation Planting Plan,

sufficient to meet this and related conditions about the Mitigation Planting Plan. The final Mitigation Planting Plan must include the following:

- a) A timeframe for planting that prioritises planting along boundaries closest to neighbouring dwellings;
 - b) A maintenance plan must include watering, weed control, mulching and replacement planting of dead, diseased, and dying plants. All dead or diseased plants must be replaced in the next planting season with new plantings appropriate to the planting area;
 - c) A plant species list which must consist of predominantly native species; and is in response to further inspection of site conditions to ensure the appropriate mix of species is used in each planting area
 - d) The source, grade, and size at the time of planting and the number of plants; and
 - e) The plant spacing and how it will achieve screening as soon as practicable.
19. The final Mitigation Planting Plan approved under condition 18 must be commenced within the nearest planting season following the commencement of construction (excluding any enabling works such as geotechnical investigations, piling tests and site surveys or testing) and completed before operation, noting that planting will be undertaken during the spring or autumn planting seasons.
20. The landscaping planting must be maintained following the final Mitigation Planting Plan approved under condition 18 for the duration of this consent.

Site Decommissioning

21. That a minimum of 6 months before the decommissioning of the solar farm activity, the consent holder must submit to the Central Hawke's Bay District Council a draft Site Decommissioning Plan for approval by the Manager Resource Consents.
22. The draft Site Decommissioning Plan must be prepared by a suitably qualified and experienced person and meet the following objectives:
- a) Decommissioning of the solar panels and associated infrastructure in a manner that complies with all legislative requirements;
 - b) Leaving the land in a condition that is safe and suitable for rural land use; and
 - c) Ensuring the components and infrastructure are disposed of to maximise reuse or recycling. For any parts that cannot be reused or recycled, ensuring they are disposed of in an environmentally responsible way following industry best practices.

The draft Site Decommissioning Plan must include the following:

- a) Methodology of site decommissioning.
 - b) Likely timeframe for decommissioning of the site.
 - c) Management of effects arising from the decommissioning of the site, including providing notice to adjoining property owners.
23. The site decommission works must be completed in accordance with the final Site Decommissioning Plan certified under condition 21.
24. The consent holder must notify the Manager Resource Consents, Central Hawke's Bay District Council, at least ten (10) working days before completion of the decommissioning to allow Council staff to carry out site inspections to determine compliance with the certified Site Decommissioning Plan.