

18 May 2026

**THIS DECISION SUPERSEDES THE DECISION DATED 7 MAY 2026  
WHICH WAS CIRCULATED 12 MAY 2026**

**NON-NOTIFIED LAND USE CONSENT FOR A NON-COMPLYING ACTIVITY**

**RESOURCE CONSENT APPLICATION TO THE PALMERSTON NORTH CITY COUNCIL AND  
MANAWATU-WHANGANUI REGIONAL COUNCIL  
FOR THE ESTABLISHMENT AND OPERATION OF A SOLAR FARM  
AT 634 STONEY CREEK ROAD, BUNNYTHORPE, PALMERSTON NORTH**

**JOINT DECISION FOR THE MANAWATŪ -WHANGANUI REGIONAL COUNCIL AND  
PALMERSTON NORTH CITY COUNCIL**

**THE APPLICANT:**                   **MERIDIAN ENERGY LIMITED**

**LOCATION:**                           **634 STONEY CREEK ROAD, BUNNYTHORPE, PALMERSTON NORTH**

**LEGAL DESCRIPTION:**       **AS DETAILED IN TABLE 1 BELOW.**

**TABLE 1: LEGAL DESCRIPTIONS WHICH COMPRISE THE SITE**

<b>Legal Description</b>	<b>Record of Title</b>	<b>Owner</b>
Part Lot 172 and Lot 173 DP 217	WN58B/327	Meridian Energy Limited
Section 1 Survey Office Plan 21863		
Section 2 Survey Office Plan 37876		
Lot 2 DP 91129	WN59A/273	Meridian Energy Limited
Section 71-72 Subdivision C Manchester Block	WN811/95	Meridian Energy Limited
Section 38 Subdivision O Manchester District	WN846/6	Meridian Energy Limited
Lot 2 DP 56711	WN26B/609	Ashley Farms Limited
Lot 1 DP 90766	WN58C/392	Ashley Farms Limited
Lot 8 DP 236	WN37B/693	Ashley Farms Limited
Part Lot 9 DP 236	WN30A/551	Ashley Farms Limited
Part Lots 6-8 DP 1685	WN40D/883	Ashley Farms Limited
Sections 1-2 SO 36861	WN47D/568	Ashley Farms Limited
Section 3 SO 36861	WN47D/569	Ashley Farms Limited
Section 4 SO 36861	WN47D/570	Ashley Farms Limited

**ZONING:**                           **RURAL ZONE**

**ACTIVITY STATUS:**           **NON-COMPLYING**

**PLANNING REPORT TO ACCOMPANY RESOURCE CONSENT LU 13.2025.888.1 AND  
APP-2025205350.00**

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As per section 42A(1A) of the Resource Management Act 1991 (RMA), this report does not repeat information included in the application, except where doing so adds value to the consideration of the Application. I am familiar with the proposal, and the surrounding environment. This report is to be read in conjunction with the Section 95 report as I have relied upon the information and recommendations contained in that report.

**A. THE PROPOSAL**

1. The proposal is described in paragraphs 8 to 15 of the Section 95 report.

**B. THE SITE AND SURROUNDING AREA**

2. The site and surrounding area are described in paragraphs 16 to 20 of the Section 95 report.

**C. RELEVANT STATUTORY DOCUMENTS**

3. The primary statutory documents are the National Environmental Standards for Freshwater (NESF), Manawatu-Whanganui Regional Plan (the One Plan) and the Palmerston North City District Plan. The NESF, Regional Plan, District Plan rules, and activity status are set out in paragraphs 21 to 28 of the Section 95 report.

**Overall Status**

4. Several NESF, Regional Plan, and District Plan rules are not met, which results in various activity statuses being applied. Overall, it is considered that the activities should be bundled, and the application assessed as a **Non-complying Activity**.<sup>1</sup>

**D. NOTIFICATION SECTIONS 95-95G RMA**

5. A notification decision under sections 95-95G RMA has been made separately. The notification decision concluded that public or limited notification was not required in this instance.
6. It is noted in section 5 of the notification decision that the application was reviewed by the following experts, and I relied on that information in conjunction with the Applicant's AEE and technical assessments to inform the s95 assessment and conclusion:

- a) Noise - Mr Sean Symon, SLR Ltd,
- b) Landscape & Visual - Mr Josh Hunt, Narrative Landscape,
- c) Glint & Glare - Mr Nicholas Logan, ITP Renewables,
- d) Erosion and Sediment Control – Mr Kerry Pearce, from MWRC.

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<sup>1</sup> It is noted that the applicant has applied for consent for the discharge of contaminants to land or water under Rule LF-LW-R38. However, it is considered the discharge of sediment to water from sediment control devices is sufficiently captured within the scope of Rule LF-LAND-R8, and therefore an additional consent under this rule is not required.

- e) Ecology - Mr James Lambie, Lambie Ecology,
- f) Hydrology and Flooding - Mr Jon Bell, E2 Environmental,
- g) Traffic – Mr Daryl Hughes, Hughes Traffic & Transportation Limited,
- h) Freshwater – Ms Tabitha Anderson, MWRC, and
- i) Groundwater – Mr Neil Thomas, PDP.

## **E. SECTION 104D ASSESSMENT**

7. The application is for a non-complying activity and as such necessitates an assessment under section 104D of the RMA. Section 104D allows consent authorities to grant a resource consent for a non-complying activity only if it is satisfied that either the adverse effects of the activity on the environment will be minor, or the application is for an activity that will not be contrary to the objectives and policies of the relevant plan.
8. As discussed in Section F of this report below, I am satisfied that effects of the proposed activity on the environment will be less than minor. The relevant objectives and policies of the Regional and District Plans have also been assessed below, and I consider that the proposal is consistent with these provisions. Therefore, the application meets the test set out under section 104D and can be considered under section 104.

## **F. SECTION 104 ASSESSMENT**

### **Section 104(1)(a) – effects of the activity on the environment**

9. The effects of the proposed activity on the environment are assessed under section 104(1)(a) RMA. As this application is a non-complying activity, in undertaking this assessment, I am not limited in the matters that I can consider.
10. The Applicant has offered and, through the consenting process, has accepted several consent conditions which will ensure that the adverse effects of the construction and operational aspects of the project on the environment will be appropriately managed and be no more than minor in nature.
11. On the above basis, I have assessed the adverse effects of the proposal on the environment in the section 95 report at paragraphs 33 to 118, whereby I concluded that any adverse effects will be less than minor.
12. In addition to the adverse effects, the Applicant identified several positive effects in its application including the following:
  - a) *The proposed Solar Farm will yield substantial economic advantages for the region and the nation. The project will generate employment during both the construction and operational phases.*
  - b) *Creation of up to 122MWac of power. This is expected to be enough to supply 30,000 average homes.*
  - c) *Increased electricity generation and security of supply (resilience) for the district. Generation of solar electricity from the project also helps New Zealand improve security of supply through fuel diversification; and*
  - d) *The proposed Solar Farm will be contributing to central government strategic target that 100 per cent of electricity generated in New Zealand should be derived from renewable energy sources by 2030.*
13. I agree that the project will create employment during the design and construction phases. Once operational the number of jobs generated will decrease but there will still be several people employed for on-going maintenance of the farm.
14. I also agree that local generation will improve resilience for the local communities. I agree that being a renewable electricity generation facility it supports the New Zealand Government goals of electricity being 100% derived from renewable energy sources by 2030.

**Section 104(1)(ab) offset or compensation**

15. The Applicant has not proposed or agreed to any measure for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity. Given my conclusions in respect of adverse effects, I do not consider any offset or compensation necessary.

**Section 104(1)(b) planning assessment**

16. The proposal has been assessed against the list of planning documents in s104(1)(b):
- a. National Environmental Standards
  - b. National Policy Statements
  - c. The New Zealand Coastal Policy Statement
  - d. The Regional Policy Statement (One Plan-RPS)
  - e. The Regional Plan (One Plan-RP)
  - f. The Palmerston North City District Plan

National Environmental Standards

17. Of the nine national environmental standards currently in force, only the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) and National Environmental Standards for Freshwater (NESF) are of relevance to this application.
18. The NESF is discussed at section 25 of the Notification decision where it is determined that consent is required for reclamation as a non-complying activity in accordance with regulation 57 and works relating to specified infrastructure in close proximity to wetlands in accordance with Regional 45.
19. The NESCS is discussed at section 22 of the Notification decision. Here, I agree with the assessment provided by the Applicant. I specifically note that the Applicant has commissioned a detailed site investigation that confirms that no potential or confirmed Hazardous Activities and Industries List (HAIL) activities have been identified on the site and that no resource consent is required under the NESCS.

National Policy Statements

20. The Applicant has identified that the National Policy Statement relating to Renewable Electricity Generation (NPS-REG), Freshwater Management (NPS-FM), Electricity Transmission (NPS-ET), Indigenous Biodiversity (NPS-IB) and Highly Productive Land (NPS-HPL) as being relevant to the proposal. The Applicant has then assessed these within section 7.2 of its application from section 7.2.1 through to 7.2.5. I agree that these are the relevant national policy statements that need to be considered. However, I also note that since lodgement of the applications on 2 October 2025, the National Policy Statement for Natural Hazards (NPS-NH) and National Policy Statement for Infrastructure (NPS-I) has also come into effect. Also, the NPS-HPL and others including the NPS-FM, NPS-REG and NPS-IB have all also been amended to various degrees while the NPS-ET has been renamed to become the National Policy Statement for Electricity Networks (NPS-EN). As such and in the understandable absence of an assessment of those new and amended NPS' in the applications by the Applicant, I have also assessed those modified NPS' in addition to the NPS-NH and NPS-I below.
21. The **NPS-REG** sets out that the need to develop and operate and the benefits of renewable electricity generation are matters of national importance. It has a single objective and several policies of which the Applicant states that Policies A, C1 and C2 are of most relevance. I agree that these are the relevant provision to assess along with Policy B.
22. The NPS-REG seeks to recognise the national significance of renewable electricity generation activities by providing for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities to a level that meets or exceeds the New Zealand Government's national target for renewable electricity generation. At this point in time any new

generation facilities from renewable resources are contributing to meeting this goal, and this proposed solar farm will further contribute to this objective when commissioned.

23. The NPS-REG has three directly relevant policies and have assessed the proposal against those follows:
- a. **Policy A** requires decision makers to recognise and provide for the national significance of renewable electricity generation activities and outlines the benefits. The proposed solar farm will increase electricity generation capacity from a renewable resource, thereby avoiding greenhouse gas emissions and will not rely on imported fuels. The solar farm will be connected directly to the National Grid and will in turn increase the security of supply for the network. At the end of its useful life the solar farm componentry can be easily removed from the site
  - b. **Policy B** acknowledges the practical implications of achieving New Zealand's target for electricity generation from renewable resources. It requires decision makers to have particular regard to three matters, two of which relate to existing generation and are therefore not relevant to the current application. The third matter is that meeting that New Zealand Government's national target for the generation of electricity from renewable resources will require the significant development of renewable electricity generation activities. I consider that the proposed solar farm will contribute towards meeting this target.
  - c. **Policy C1** requires decision makers to have particular regard to several matters including the need to locate generation facilities where the renewable resource is available, logistical and technical practicalities, location of existing infrastructure, measures that allow for operational requirements to provide for mitigation opportunities and adaptive management measures. With this in mind the Applicant discusses the location of this solar farm and I agree with its analysis where it is in close proximity to transmission infrastructure, it has the ability to pair with the already consented battery energy storage system (BESS), the location has a reliable solar resource and is a suitable location within the national electricity network, along with the ability to achieve a constructable but low environmental impact design. In addition, I note the site is well serviced by the roading network enabling efficient access for construction and future maintenance requirements. The design of the solar farm includes aspects that will mitigate effects, such as setbacks from the boundary combined with landscaping that minimise visual effects.
24. Overall, the NPS-REG provides strong policy support for renewable electricity generation projects such as solar farms. I consider that this proposal is entirely consistent with the NPS-REG and that the development of the proposal will give effect to the policy statement and assist in meeting the New Zealand's Government's national target for renewable electricity generation.
25. It is noted that the NPS-REG was updated in late 2025 and came into effect on 15 January 2026. The amendments updated the objective and also amended the policies above. In essence they strengthen the requirement to consider the benefits of renewable energy and i consider do not materially change this assessment.
26. The **NPS-FM** contains provisions that require avoidance of further loss of wetlands, improvements to degraded watercourses, and the setting of objectives in regionals plans for freshwater, among other matters. In this instance, the Applicant has designed the proposal, so it does not result in the loss of any of the 36 identified natural inland marsh and swamp wetlands on the site. Further, with the proposed realigned intermittent streams, the Applicant notes, and I agree, there is a gain in extent (through increasing the length) of river, and an improvement in ecological values of those realigned reaches through riparian planting and fencing from stock.
27. The NPS-FM also contains provisions in respect of culverts. In this instance the proposal involves the installation of several culverts, and upgrade of others so that all culverts are in accordance with the New Zealand Fish Passage Guidelines. Overall, I consider that the proposed solar farm is consistent with the NPS-FM.

28. It is noted that the NPS-FM was updated in late 2025 and came into effect on 15 January 2026. The amendments updated matters relating to mining and quarrying and are not considered to be applicable to this application.
29. The **NPS-ET** came into force on 10 April 2008. It was developed to acknowledge the national significance of the National Grid and guide the balanced consideration of the national benefits and the local effects of electricity transmission. The NPS-ET has a single objective which seeks:
- “To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while managing the adverse environmental effects of the network; and managing the adverse effects of other activities on the network.”*
30. Supporting the objective is a number of policies. Policies 1 and 2 require decision makers to consider the benefits of electricity transmission including the development of new electricity generation and the benefits of renewable energy. Policies 3 and 4 focus on the environmental effects and requiring consideration of mitigations proposed.
31. The Applicant reiterates the benefits the project will create including the generation of a significant amount of electricity and improved security of supply. The Applicant also notes the mitigations enable the effects to be less than minor. Based on the content of the s95 report, I agree with the Applicant’s assessment and consider that the proposal will be consistent with the policy direction of the NPS-ET.
32. As noted above the NPS-ET was updated in late 2025 and came into effect on 15 January 2026 as part of the NPS-EN. The amendments updated the objective and also amended the policies mentioned above. In essence they strengthen the requirement to consider the importance of the electricity network, and it is considered they do not materially change this assessment.
33. The **NPS-IB** applies to biodiversity in the terrestrial environment throughout New Zealand and was recently amended in late 2025 following the lodgement of the application. The Applicant notes in its assessment that Section 1.3(3) of the NPSIB states *“nothing in this National Policy Statement applies to the development, operation, maintenance or upgrade of renewable electricity generation assets and activities and electricity transmission network assets and activities”*. As the proposal is for a renewable electricity generation asset, I agree with the Applicant that the NPSIB is not applicable to the proposal. I also note that the amendments to the NPS-IB have not altered this section and therefore the above assessment against the earlier version of the NPS-IB is still accurate.
34. The **NPS-HPL** contains a single objective that seeks to ensure that highly productive land is protected for use in land-based primary production, both now and for future generations. The site contains Land Use Capability (LUC) Class 3 land and therefore qualifies as highly productive land (HPL) under the NPS-HPL interim definition. There are several policies in the NPSHPL that are relevant to the application including the following:
- Policy 1: Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.*
- Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.*
- Policy 8: Highly productive land is protected from inappropriate use and development.*
- Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.*
35. The Applicant has assessed these policies at section 7.2.4 of its application with emphasis on Policy 8. I agree with the applicant’s assessment, specifically in that the solar farm is considered ‘specified infrastructure’ and that there is a ‘functional’ or ‘operational’ need for the solar farm to be located on HPL.

36. In terms of Policies 1 and 4, it is recognised that the land is HPL and that it is valued for land based primary production. The application proposes that the solar farm be an agri-voltaic facility combining energy generation and sheep farming. Therefore, the land will still be used for land based primary production and I consider the application to be consistent with these policies.
37. As regards Policy 8, Clause 3.9 of the NPS-HPL sets out matters relating to the protection of HPL from inappropriate uses and development and clause 3.9(1) requires territorial authorities to avoid inappropriate use or development of highly productive land that is not land-based primary production. It describes uses and developments as inappropriate except where at least one of the matters under clause 3.9(2) applies and the measures under subclause (3) are applied.
38. The following matter is included at clause 3.9(2)(j)(i):
- “(j) it is associated with one of the following, and there is a functional or operational need for the use or development to be on the highly productive land:*
- (i) the maintenance, operation, upgrade, or expansion of specified infrastructure”*
39. As stated above, I accept the Applicant’s assessment that the solar farm meets the definition of *specified infrastructure*, being infrastructure that delivers a service operated by a lifeline utility. For the reasons outlined in the application, I also agree with the Applicant that there is an operational or functional need for the solar farm to be located on the subject site. In summary, those reasons are:
- a) Solar farms require large, relatively flat and open sites with little internal vegetation or large-scale buildings or structures on adjoining sites that could cause shading. Such sites are found in rural areas.
  - b) The subject site is free of planning constraints such as significant natural areas, outstanding natural landscapes or features and areas with outstanding natural character.
  - c) Proximity to an electricity distribution network. This site is immediately adjacent to an existing substation.
40. Policy 9 requires that any reverse sensitivity effects are managed so they do not constrain land-based primary production on HPL. Solar farms are a passive type of development that can operate in conjunction with land-based primary production without reverse sensitivity effects arising. This is demonstrated by the fact that solar farm operators often carry out sheep grazing (a form of land-based primary production) under and around the facility infrastructure. I consider that the solar farm will not give rise to reverse sensitivity effects.
41. In conclusion I consider that the proposed solar farm is ‘*specified infrastructure*’ and that there is an operational or functional need for it to be located on the subject site. As such, the solar farm is not an inappropriate use or development on HPL. I consider the solar farm to be consistent with the objective and relevant policies of the NPS-HPL, and it does not stand against the granting of consent
42. As with other NPS’ the NPS-HPL was updated in late 2025 to include a change to the interim definition of highly productive land in Cluse 3.5(7). The updates include a new exception which states that highly productive land is LUC Class 1 to 3 land except where it is (emphasis added) “subject to a resource consent application for subdivision, use or development on LUC 3 land for any activity other than rural lifestyle, where that consent has been lodged at or after the commencement date.” As this application was lodged prior to this clause being introduced further consideration is required.
43. The **NPS-NH** was introduced in late 2025, following the lodgement of the application. The National Policy Statement for Natural Hazards 2025 (NPS-NH) came into effect on 15 January 2026 and provides direction under the Resource Management Act 1991 for the management of natural hazard risk associated with subdivision, use, and development using a risk-based and proportionate approach. It applies to a specific range of natural hazards including flooding, landslip, coastal erosion, coastal inundation, active faults, liquefaction and tsunamis.

44. Following identification of the natural hazards, the risk matrix within Appendix 1 of the NPS-NH should be used to assist decision makers on an application noting the NPS-NH objective of “*Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.*”
45. In this case the proposed development is located on an elevated site with small headwater type streams. The Applicant has provided an assessment by Tonkin and Taylor (T+T) where no historical flood level observation or data was found. T+T also undertook hydraulic flood modelling. The T+T model identified flood prone areas during the 100-year, 250-year, 500-year and 1000-year Average Return Interval (ARI) rainfall events, with and without an allowance for climate change (RCP4.5). Under these scenarios, there is some flooding in the existing drainage system which permeates the site, which the Applicant notes has been considered during the project design. This has been reviewed by Mr Jon Bell of E2 Environmental who agrees with the findings.
46. Furthermore, the Applicant notes that there is no natural hazard areas as mapped in the PNCC Operative District Plan (ODP) that affect the site. In addition, the site is located within a Negligible Liquefaction Zone and there are no identified faultlines on site. Having reviewed the PNCC map system and the GNS fault database. I agree with this assessment.
47. Based on the available and supplied information there is no evidence to indicate that the site is subject to high or very high natural hazard risk from flooding, coastal processes, liquefaction, active faulting, tsunami, or other large scale natural hazard events. The site’s elevated topography, and absence of hazard overlays supports this conclusion. On this basis it is considered that the risk within the matrix falls within the low category.
48. Overall, I consider the granting of this consent avoids new hazards exposure, which aligns with the objectives and policies of the NPS-NH.
49. Lastly the **NPS-I** was introduced in late 2025 and came into force on 15 January 2026. The NPS-I has a single objective supported by 11 policies. However, Section 1.3 Application, it notes the NPSI applies to “*all infrastructure activities and infrastructure supporting activities except renewable electricity generation activities and assets managed under the National Policy Statement for Renewable Electricity Generation 2011[...]*”. As this application is for renewal electricity generation no further assessment is required.

#### Regional Policy Statement and Regional Plans

50. The One Plan is a combined Regional Policy Statement, Regional Plan and Regional Coastal Plan for the Manawatu-Whanganui Region. The Applicant has addressed the One Plan in Section 7.2.6 of the application. I agree with the Applicant’s assessment and that the relevant objectives and policies have been assessed.
51. Objective RMIA-O1 and the supporting Policies (RMIA-P1 and RMIA-P2) relate to the involvement of local iwi and hapū. As noted within the notification decision, both Rangitāne o Manawatu and Ngati Kauwhata have provided cultural assessments which are supportive of the application. Several conditions of consent have been proffered by the Applicant to ensure that cultural effects are less than minor. In addition, HRC also notified Rangitāne of the application under the statutory acknowledgement provisions. Overall, it is considered that the proposal is consistent with these provisions.
52. Objective EIT-O2 and the supporting Policies (EIT-P1 and EIT-P3), similar to the NPS-REG, seeks to recognise the benefits of renewable energy. As noted above under the section titled ‘Positive Effects’, the proposed solar farm will generate renewable energy that will be supplied directly to the National Grid. Being renewable energy, the AEE notes that this assists in reducing greenhouse emissions. I agree these are both significant benefits of the proposed activity which are consistent with these provisions.
53. With respect to Objectives LF-FW-O3 and LF-FW-O4 and supporting Policies (LF-FW-P5, LF-FW-P6 and LF-FW-P7), these relate to water quality and the values associated with the waterbody. Objective LF-LAND-O1 and Objective LF-LAND-O2 and supporting Policies (LF-LAND-P2 and LF-LAND-P3), have a similar intent and look to control loss of sediment to water resulting from

earthworks. Mr Kerry Pearce has reviewed the application and is satisfied that the measures outlined in the Erosion and Sediment Control Plan (ESCP) will adequately control potential erosion and sediment loss to ensure water quality is maintained during construction works. This is consistent with this set of Objectives and Policies.

54. Objective ECO-O1 and supporting policies (ECO-P1 and ECO-P2) look to protect areas of significant indigenous vegetation, which includes wetlands and land based terrestrial areas such as the native bush areas on the property. There are several areas of natural inland wetlands as recognised under the NPS-FW. No works are proposed within these areas with the Applicant instead seeking to avoid them and undertake enhancement through planting within the property in conjunction with iwi. Based on the assessment undertaken by Mr James Lambie of Lambie Ecology, I am satisfied that effects on the wetlands will be less than minor.
55. Based on the assessment above, I consider the proposal is in accordance with the relevant Objectives and Policies of the Regional Policy Statement.
56. With respect to the Regional Plan Objective LF-LAND-O1 and associated Policy LF-LAND-P2 seek to regulate land use through the use of appropriate mitigation measures. In this instance, the Applicant has provided a draft ESCP which Mr Kerry Pearce of MWRC is satisfied is consistent with best practice and demonstrates that loss of sediment can be appropriately mitigated. Likewise, Objective LF-LW-O2 seeks to ensure discharges to land do not cause contamination of either land or water. In this instance, the cleanfill is to be clean, processed roading aggregate sourced from a quarry. On this basis, the risk of contamination is extremely low.
57. LF-TUD-O4 and supporting policies (LF-TUD-P13, LF-TUD-P14, LF-TUD-P17 and LF-TUD-P18 address concerns around the taking and use of water. In this instance the water take is from two bores, noting that it is temporary to cover the construction period, before reducing to a take that will comply with the permitted activity standards. The Applicant's assessment has been reviewed by Mr Neil Thomas of PDP who agrees the take is reasonable and efficient, and the effects will be less than minor.
58. In addition, the Applicant has also identified Policy LF-TUD-P15 which seeks to regulate diversions. In this instance, the Applicant is diverting three small streams. I agree that with the Applicant that it has provided a methodology and appropriate mitigations that enable this activity to have less than minor effects. This is also supported by the review undertaken by Ms Tabitha Anderson from MWRC.
59. LF-AWBD-O5 and LF-AWBD-O6 along with the supporting policies (LF-AWBD-P22) seek to regulate structures in the beds of rivers to ensure fish passage is enabled. I agree with the Applicant that the effects of the proposed activities within the bed of the streams, being the placement and upgrade of culverts, is consistent with the New Zealand Fish Passage Guidelines, as well as undertaking construction in accordance with an ESCP. Overall, this means the activity will have less than minor effects and be consistent with the outcomes sought by this objective and policy set.
60. Overall, I consider that the proposed activity is consistent with the relevant Objectives and Policies of the Regional Plan.

#### District Plan

61. The Applicant has assessed the District Plan objectives and policies within Section 7.2.7 of the application. It has assessed the City view objectives (Section 2) alongside the objectives and policies in respect of Tangata Whenua and Resource Management (Section 3), Earthworks (Section 6) the Rural Zone (Section 9), Land Transport (Section 20), Utilities (Section 23). I agree with the Applicant that these are the appropriate sections that require assessment. I also consider that assessment should be given to Natural Hazards (Section 22).

#### City View Objectives

62. The City View objectives are high level objectives that apply to activities across the entire city. In my opinion the relevant objectives to this proposal are Objectives 3, 10, 15, 19, 20, 22, 23 and 25. These are assessed in Table 1 below:

<b>Ref.</b>	<b>Provision Summary</b>	<b>Assessment</b>
Obj 3	The integrated and efficient provision of, and access to, infrastructure, network utilities and local services is facilitated for all residents.	<p>The proposed development will result in a low level of demand on the City's roading network initially, with construction traffic operating in and around the site. Mr Daryl Hughes from Hughes Traffic &amp; Transportation Limited has confirmed that the effects are expected to be less than minor in this regard.</p> <p>Once construction is completed it is expected that the traffic to and from site will be akin to the rural use it was previously used for.</p> <p>No demand on the City's three-water services is required.</p>
Obj 10	The visual appeal of the City is enhanced.	Landscape plantings are proposed along the Stoney Creek and Ashhurst Road frontages that will mitigate visual and landscape effects. During the establishment phase there may be some limited visibility into the site. However, there is a range of proffered conditions and methods in place to manage this including delaying installation until vegetation reaches a certain maturity. Once established, the site will be well shielded to the extent the effects are expected to be less than minor.
Obj 12	A wide range of business and economic activities are provided for	The introduction of a solar farm to the city is a new activity which will complement existing infrastructure.
Obj19	The effects of natural hazards are avoided or mitigated taking into account the effects of climate change and the significant social disruption caused by natural hazard events	The solar farm is not expected to add to or create any surface water issues for the application site. Mr Jon Bell, Consultant Engineer at E2 Environmental, has reviewed the application and based on his review I am satisfied that the effects will be less than minor.
Obj 20	The benefits of renewable electricity generation are recognised, and barriers to the provision of small and community-scale renewable electricity generation are reduced, while adequately managing the potential effects of such activities.	The solar farm has the potential to generate significant amounts of electricity which is a benefit to the wider electricity grid. Effects can be managed to the extent that they are less than minor.

<b>Ref.</b>	<b>Provision Summary</b>	<b>Assessment</b>
Obj 22	Appropriate noise standards are in place to protect noise sensitive activities.	The Applicant has provided a noise report as part of its AEE which concluded that the proposed activity will operate within the District Plan noise limits for the site. The report has been reviewed by Mr Sean Symons from SLR, who agrees that the noise generated by the activities will be adequately mitigated through the conditions proffered by the Applicant.
Obj 23	Infrastructure operates in a safe and efficient manner, and the effects of activities which could impact on the safe and efficient operation of this infrastructure are avoided, remedied or mitigated.	The solar farm will not require, or affect, three waters services. In terms of the roading network, the Applicant has provided a traffic impact assessment as part of its AEE that concludes effects of the proposal on the safe and efficient operation of the roading network will be minor. This proposal has been assessed by Mr Daryl Hughes, who is satisfied that effects the safe and efficient operation of the roading network will be acceptable with the proposed conditions in place.
Obj 25	Infrastructure and physical resources of regional or national importance are recognised and provided for by enabling their establishment, operation, maintenance, upgrading and protection from the effects of other activities.	The solar farm is recognised as a facility of regional importance within the Regional Plan.

**Table 1: City View Objectives**

Section 3 - Tangata Whenua

63. Section 3 of the District Plan addresses matters of importance to Tangata Whenua. The relevant objectives and policies are assessed in Table 2 below:

<b>Ref.</b>	<b>Provision Summary</b>	<b>Assessment</b>
Obj 1	To acknowledge Rangitāne o Manawatu as Tangata Whenua within Palmerston North City and to inform Tangata Whenua of all notified Discretionary and Non-Complying resource consent applications	The Applicant has consulted with the relevant iwi being Rangitāne and Ngati Kauwhata. Both iwi have supplied cultural memorandums. This, along with subsequent discussions between the Applicant and iwi on how best to reflect their wishes in the consent, has been considered within the assessment of the application.
Pol 1.1		
Obj 2	To ensure that consultation is undertaken with Tangata Whenua on resource management issues.	PNCC also notified Rangitāne of the application under the statutory acknowledgement provisions.
Pol 2.1		
Pol 2.3		

**Table 2: Section 3 Objectives and Policies**

Section 6 - General

64. Section 6 of the District Plan contains provisions relating earthworks. They are assessed in Table 3 below:

Ref.	Provision summary	Assessment
<b>Earthworks</b>		
Obj 1	Provide for earthworks activities where the associated adverse effects are able to be avoided, remedied, or mitigated.	An ESCP has been provided by the Applicant as part of its AEE and appropriately outlines best practice measures to ensure that any actual or potential adverse effects from erosion and sediment are avoided, remedied and/or mitigated. The ESCP has been reviewed by Mr Kerry Pearce, and it is expected the ESCP will appropriately manage the effects to the extent they are less than minor.
Pol 1.1		
Pol 1.2		
Pol 1.4		

**Table 3: Section 6 Objectives and Policies**

Section 9 – Rural

65. Section 9 of the District Plan contains provisions relating the Rural Zone. They are assessed in Table 4 below:

Ref.	Provision summary	Assessment
Objective 2	Seeks effective and efficient use and development of the natural and physical resources of the rural area. Avoid or mitigate adverse effects on HPL, amenity, natural hazards and from matters such as noise, odour, traffic and visual impact.	All of these matters have been assessed throughout the application, the notification report and above. Effects are such that they are low or have been mitigated so that are considered acceptable.
Policies 2.1, 2.2, 2.3, 2.5		
Objective 3	Seeks to maintain or enhance the quality and natural character of the rural environment. Policies require establishment of noise limits and the control of adverse visual effects.	The PNCC District Plan has established noise limits for the Rural Zone that also rely on NZ Standards where appropriate, such as for construction activities. The Applicant has assessed the appropriate standards and conditions and been proposed and agreed to ensure noise levels are appropriate for the zone. Visual effects have also been assessed by the Applicant and are low. Landscaping is proposed, and with this in place it is considered visual effects will be less than minor.
Policies 3.1, 3.3		
Objective 4	Seeks to recognise and enhance the diversity of the rural community and to provide for a range of land-based activities where effects can be controlled.	Solar farms of this scale are appropriately located in rural areas and are considered a productive use of land. The range of actual and potential effects have been considered in the Application and by PNCC experts, and considered to be less than minor.
Policy 4.1		
Objective 8	Recognises and provides for the benefits and national significance of renewable electricity generation activities.	The application is for a renewable electricity generation facility and is supported by this objective and policies. It is noted that solar farms are a non-complying activity under the PNCC District Plan, yet wind farms are discretionary. However, this is not a reflection of adverse effects. Solar farms have simply not been
Policies 8.1, 8.4		

		specifically provided for in the District Plan and the activity defaults to a catch-all non-complying rule.
Objective 9	Seeks to avoid, remedy or mitigate the adverse effects of renewable electricity generation activities on the natural and physical resources of the rural environment.	Potential and actual adverse effects have been considered by the Applicant and through the consent process. It is concluded that effects on the natural and physical resources of the rural area are low. As such, there is no need to examine offsetting or environmental compensation.
Policy 9.2		

**Table 4: Section 9 Objectives and Policies**

Section 20 – Land Transport

66. Section 20 of the Plan includes provisions specific to land transport matters. The relevant objectives and policies are assessed in Table 5 below:

Ref.	Provision summary	Assessment
Obj 3 Policies 3.1 to 3.6	The safety and efficiency of the land transport network is protected from the adverse effects of land use and development activities.	Traffic effects have been addressed by the Applicant and reviewed by Mr Daryl Hughes on behalf of PNCC. Following a joint witness process Mr Hughes is of the opinion that the proposal can be managed to ensure the safe and efficient operation of the roading network is maintained and the ongoing effects on road users will be less than minor.

**Table 5: Section 20 Objectives and Policies**

Natural Hazards (Section 22)

67. Section 22 of the Plan includes provisions relating to natural hazards. The relevant objectives and policies are assessed in Table 6 below:

Ref.	Provision summary	Assessment
Objective 2 Policies 2.1 and 2.2	The control of development on land which is or might be adversely affected by natural hazards	Per the assessment of the NESNH above, the proposed development is located on an elevated site with small headwater type streams. The Applicant has provided an assessment by T+T which has been reviewed by Mr Jon Bell. Here it is found that flood risks will not be exacerbated by the proposal.  Furthermore, the Applicant notes that there are no natural hazard areas mapped in the PNCC Operative District Plan that affect the site. In addition, the site is located within a Negligible Liquefaction Zone and there are no identified faultlines on site. Having reviewed the PNCC map system and also the GNS fault database I agree with this assessment and consider the effects of this development on natural hazard processes will be less than minor.

**Table 6: Section 22 Objectives and Policies**

Network Utilities (Section 23).

68. Section 20 of the Plan includes provisions specific to network utilities. The relevant objectives and policies are assessed in Table 7 below:

Ref.	Provision summary	Assessment
Objective 1	Recognises the benefits of network utilities of regional or national importance, being facilities that include the generation of more than 1MW of electricity and their supporting infrastructure.	The proposed solar farm will be connected to the local distribution network, having direct regional benefits and increasing security of electricity supply. Furthermore, it will assist New Zealand in meeting its national targets for renewable electricity generation, resulting in national benefits.
Policy 1		
Objective 3	Recognise and provide for the establishment of network utilities while ensuring that the adverse effects of those activities are managed.	As canvassed in the application, the notification report, and above in this report, the solar farm is considered to be an appropriate development for the site due to the effects being either low or able to be mitigated to a level where they are considered to be low.
Policy 3.1 and 3.3		

**Table 7: Section 23 Objectives and Policies**

Conclusion

69. The proposal is considered an appropriate activity for the site, and any adverse effects have been assessed as being less than minor. It is considered that the proposal is consistent with the Objectives and policy direction set out in the District Plan in respect to the objectives relating to City View, Tangata Whenua, Rural, Land Transport, Natural Hazards and Network Utilities.

**Section 104(1)(c) Other Matters**

70. There are no other relevant matters which have been considered, or which require consideration as part of this application.

**Section 104(2) Permitted Baseline**

71. The Applicant has not provided a Permitted Baseline assessment as part of its application. As stated at Paragraph 29 to 31 of the notification report, I note that section 23 and the associated rules of the District Plan allow for the establishment, operation, maintenance and minor upgrade of a number of utilities. These include utilities such as transformers, antennas infrastructure networks and traffic management, subject to conditions. While such structures may, to some extent, generate visual effects comparable to those associated with the proposed solar farm, their relevance as a permitted baseline is limited. This is primarily because the scale and extent of these utilities are significantly smaller and not comparable to the scale of the proposed development. Consequently, it would be unrealistic to rely on these provisions as a meaningful permitted baseline for assessing the visual effects of the proposal.

**Section 104(3) Other Restrictions**

72. Trade competition or effects on persons who have provided written approval have not been considered in this assessment of the application. The matters expressed under s104(3)(c) are not relevant to the application. A notification assessment has been prepared that recommends that the application be considered on a non-notified basis.
73. Overall, I am satisfied the granting of this consent will not be contrary to any of the matters listed in s104(3)(c). Lastly, I am satisfied the consent is not being granted when the application should have been notified, as set out in the notification decision.

**Section 104(6) and (7) Inadequate Information**

74. The Applicant has provided adequate information to determine the application, and all further information requests have been fulfilled.

#### **Section 105 Matters relevant to Certain Applications**

75. Section 105(1) of the RMA lists several matters which the decision maker must have regard to if an application is to do something that would contravene section 15 (discharges of contaminants to the environment). In this instance, the discharge of cleanfill (being processed roading aggregate) to land is proposed and it is possible that the proposed earthworks will result in a discharge of sediment to water.

76. Specific consideration must be given to the following set out in s105(1)(a) to (c) below:

*“(a) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and  
(b) the applicant’s reasons for the proposed choice; and  
(c) any possible alternative methods of discharge, including discharge into any other receiving environment.”*

77. With respect to (a) the sensitivity of the environment is low. No values are assigned to the waterways through the one plan. The nature of the discharge will be clean fill material, which is unlikely to introduce significant levels of contamination. In addition, sediment loss from the earthworks and any resulting sediment laden water will be managed through the proposed ESCP, which is discussed further below. With respect to (b) the discharges are required to enable all weather access to the site and will also assist with retaining sediment on the tracks through stabilisations.

78. Lastly with respect to (c) alternatives have been discussed by the Applicant in section 5 of its AEE. Here they note: “[...] *the inherent characteristics of solar infrastructure and its role within the electricity system further limit viable alternatives, particularly when considering cost, distance, terrain, and constructability.*” I agree with this and also note that any other site would likely present similar characteristics and challenges.

79. In this instance, the Applicant has proposed a comprehensive ESCP which will avoid or mitigate the loss of sediment to the environment. It is considered that the use of an ESCP which is consistent with the “*Erosion and Sediment Control Guideline for Land Disturbing Activities in the Wellington Region*” is best practice for the management of sediment during earthworks. In addition, the cleanfill material will consist of clean, processed roading aggregate and unlikely to be a source of additional contamination.

80. Based on this assessment, I am satisfied the granting of this consent is not restricted by s105(1).

81. As reclamation is occurring s105(2) requires consideration be given to whether an esplanade reserve or esplanade strip is appropriate in the circumstances. The proposal involves minor diversions that will result in small areas of reclaimed land. In the scheme of the wider project the stream lengths will go from 605m combined length to 608m. I also note that esplanade strips and reserves are a mechanism to continue to enable access to waterways. At present there is no public access to the site, and the project will not change this. In addition, the waterways do not hold any significant values that mean public access should be enabled. Overall, I consider that an esplanade reserve or esplanade strip is not appropriate in the circumstances.

#### **Restriction on grant of Certain Discharge Permits (Section 107)**

82. s107 lists a number of effects that must be assessed when assessing an application is to do something that would contravene section 15 (Discharges of contaminants to the environment). It states that resource consent must not be granted:

*“if, after reasonable mixing, the contaminant or water discharged (either by itself or in combination with the same, similar, or other contaminants or water), is likely to give rise to all or any of the following effects in the receiving waters:  
(c) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials:*

- (d) any conspicuous change in the colour or visual clarity:*
- (e) any emission of objectionable odour:*
- (f) the rendering of fresh water unsuitable for consumption by farm animals:*
- (g) any significant adverse effects on aquatic life.”*

83. I consider that of the matters listed conspicuous change in the colour or visual clarity would be the most likely potential effect. To mitigate this the Applicant has provided an ESCP which has been reviewed by Mr Kerry Pearce. In addition, they have proffered conditions requiring a final ESCP be technically reviewed prior to works commencing along with a requirement for approval for winter works.
84. I agree with the Applicant’s assessment noting that the ESCP will ensure that any actual or potential effects of the discharge of sediment to the environment will be adequately avoided or mitigated.
85. Overall, I am satisfied that s107 does not prevent the granting of this consent.

**G. DURATION AND REVIEW**

86. With respect to consent term for the District Council Land Use consent – this will be an unlimited term in line with s123(1)(b) of the RMA.
87. With respect to the consent term for activities managed within the jurisdiction of the Regional Council, the RMA, at s123B sets out consent terms for renewable energy and long-lived infrastructure. Here it states they must be granted for 35 years unless:

- (a) the Applicant requests a shorter period; or*
- (b) a national environmental standard, a national policy statement, or a national planning standard expressly allows a shorter period; or*
- (c) the consent authority decides to specify a shorter period after considering a request from a relevant group for a shorter period for the purpose of managing any adverse effects on the environment.*

88. In this instance the Applicant has requested the following terms:

<b>Activity</b>	<b>Rule</b>	<b>Term</b>
<b>Land Use, Land, Large scale</b> Earthworks and diversion activities will occur within 10 and 100m of the natural inland wetlands, the establishment of a new bed of a waterway and the discharge of sediment to water.	NES-FW Regulation 45 Discretionary Activity RP-LF-LAND-R8 Discretionary Activity RP-LF-LAND-R1 Controlled Activity	In this instance the Applicant has requested a 10-year term to allow for the earthworks to occur. I consider this appropriate to allow sufficient time for the solar farm to be established.
<b>Groundwater Take, Groundwater Take taking of groundwater which exceeds the permitted activity volume</b>	Rule LF-TUD-R46 Discretionary Activity	In this instance the Applicant has requested a 35-year term to allow for the ongoing take of water associated with the operation of the solar farm. I consider this appropriate noting the 40-year lifespan of the solar farm along with the direction given in s123B of the RMA.

Activity	Rule	Term
<b>Land, Discharge, Discharge of Cleanfill to Land</b>	Rule LF-LW-R38 Discretionary Activity	In this instance the Applicant has requested a 10-year term to allow for the earthworks to occur. I consider this appropriate to allow sufficient time for the solar farm to be established.
<b>Water, Surface Water</b> , Diversions that do not comply with permitted activity and controlled activity rules and works resulting in the change to the water level range or hydrological function of the wetland.	RP-LF-TUD-R51 Discretionary Activity NES-FW Regulation 45 Discretionary Activity	In this instance the Applicant has requested a 35-year term to allow for the ongoing diversion of water within 100m of a wetland. I consider this appropriate noting the 40-year lifespan of the solar farm along with the direction given in s123B of the RMA.
<b>Land Use, River &amp; Lake Beds</b> , Culvert construction	RP-LF-AWBD-R76 Discretionary Activity  NES-F Regulation 57 Non Complying Activity	In this instance the Applicant has requested a 10-year term. I consider this appropriate noting the ongoing use of the culvert is permitted under the Regional Plan per rule LF-AWBD-R57 Use of structures.  However, with respect to authorisation under NES-F Regulation 57, this will need to have an ongoing consent to allow for the monitoring required under the NES-F Regulation 69. As such a 35 year term is recommended.
<b>Land Use, River &amp; Lake Beds</b> , Reclamation of the bed of a river.	NES-FW Regulation 57 Non-Complying Activity	It is noted that the reclamation of a bed can have an unlimited duration under s123(a) of the RMA. I agree with this assessment.

**Table 8: Duration of consents**

- 89. With regards to a lapse date the Applicant has requested a 10-year lapse date to allow sufficient time for the solar farm to be installed. I consider this is appropriate given the size, scale and level of investment proposed.
- 90. With regards to review dates, the Applicant has proffered conditions within the Regional Consent set, allowing for yearly reviews. A similar condition is in place for the Land Use consent allowing for a review one year after commencement and every two years after that, which I consider appropriate.

**H. PART 2 RMA MATTERS**

- 91. I have considered the relevance of Part 2 to the application in light of the Davidson Court decision. I consider that there are no higher-level matters relating to this application that the Regional and District Plans do not address, that there are no issues of invalidity, incomplete coverage or uncertainty and that the District Plan has been prepared competently. As such, I do not consider it necessary to assess the application against Part 2. However, for completeness, I make the following comments in terms of Part 2.

**Section 5**

92. In accordance with the purpose of the RMA, the proposal will use and develop natural and physical resources of the site (the land, sunlight and existing infrastructure) to enable people and the wider community to provide for social and economic well-being. The proposal avoids effects on the life supporting capacity of air, water and land and mitigates adverse effects of the proposed activities on amenity, including traffic and noise.

93. Consequently, I consider that granting this resource consent achieves the sustainable management purpose of the RMA.

#### **Section 6**

94. The Applicant has engaged with tangata whenua and as a result has agreed to carry out ecological enhancement plantings within the site and avoid disturbance of wetlands. In addition, the Applicant has partnered with iwi so that cultural observations can occur throughout the development of the site. It is considered that the relationship of Maori and their culture and traditions with their ancestral land, water, and the site, have been addressed.

#### **Section 7**

95. The Applicant has had particular regard to kaitiakitanga through the consultation it has carried out with Rangitāne o Manawātū and Ngati Kauwhata, and its agreed actions.

96. The solar farm represents an efficient use of natural and physical resources, whilst providing for the maintenance and enhancement of amenity values and quality of the environment through landscape plantings.

97. The benefits of renewable electricity generation have been addressed in the Application, notification report and above. These benefits include a reduction in the reliance on carbon fuels and gas emissions.

#### **Section 8**

98. District Plan Chapter 3 gives effect to Te Tiriti o Waitangi. Chapter 3 states that the following list of principles of the Treaty of Waitangi are of direct importance to the District Plan process:

- Consultation,
- Partnership,
- Active Protection, and
- Tribal Self-Determination.

99. The Applicant has recognised Rangitāne as holding mana whenua over the area and that the site is also within the wider rohe of Ngati Kauwhata. It has reached out to both iwi and initially engaged with both Ngati Kauwhata and Te Ao Turoa Environmental Centre (TATEC) on behalf of Rangitane o Manawatu. Further consultation was then undertaken with Rangitāne. The Applicant included relevant feedback from Ngati Kauwhata and TATEC in its application. TATEC contributes to enacting and upholding kaitiakitanga on behalf of Rangitāne iwi. Following the further information request, a separate assessment was also provided by Rangitāne o Manawatu.

100. In order to ensure clear understanding of the role of each organisation and iwi, the Applicant was asked to further consult with iwi and produce a concise set of conditions. It has done so and provided a set of conditions on 19 December 2025 with minor updates on 23 December 2025.

101. The conditions canvas several matters including the appointment of a Cultural Monitor(s), selecting of native species for ecological remediation, incorporation of Te Mana o te Wai in stormwater and hydrological management and involvement in earthworks on site including provision of an accidental discovery protocol.

102. Ultimately, the engagement between the Applicant and TATEC/ Rangitāne and Ngati Kauwhata has been proactive and beneficial to all parties and the project. The Addendum provided clearly shows that Rangitāne is comfortable in supporting the consent application.

103. Overall, I consider the consultation and engagement with iwi to be consistent with, and upholding, of Part 2 and Section 8 of the RMA.

#### **I. CONCLUSION**

104. Meridian Energy Ltd has applied for resource consent for the establishment and operation of a solar farm at 634 Stoney Creek Road, Bunnythorpe, Palmerston North. The application triggers various rules in the NES-F, Regional Plan and District Plan. The activities have been bundled and considered as a non-complying activity. Based on the information provided by the Applicant and on the reviews of the application by various technical experts, I consider that the proposed development is appropriate for the site and is consistent with the direction of the Regional Plan, District Plan, and national policy. I also consider the proposal to be consistent with the purpose and principles of the RMA.

#### **J. RECOMMENDATION**

105. It is my recommendation that the application for land use consent made by Meridian Energy Limited for the establishment and operation of a solar farm at 634 Stoney Creek Road, Bunnythorpe, Palmerston North, be granted under section 104B of the Resource Management Act 1991, subject to conditions imposed under sections 108.

#### **Recommendation prepared by**



Natasha Adsett  
**Consultant Planner**  
**DATE 7 May 2026**

#### **Commissioner Notes and Decision:**

1. This brief note arises out of, and records, my decision for the Manawatū -Whanganui Regional Council and Palmerston North City Council under sections 95A / 95B and 104 of the Act to grant a series of applications made by Meridian Energy Limited for the construction and operation of a solar farm at 634 Stoney Creek Road, Bunnythorpe, Palmerston North.
2. I was appointed by the Councils to make a notification and substantive decision on these applications, having also had regard to the recommended decision reports by a Council-appointed consultant planner - Natasha Adsett, Consultant Planner at Evergreen Consulting Ltd.
3. My appointment was made as a result of the Councils' desire for a joint decision by an Independent Commissioner on these district and regional consents.
4. As noted in the s95 report, under delegated authority and as an Independent Commissioner, I determined on 5 May 2026 that these regional and district applications be processed on a non-notified basis. I made the following comments in the Decision Maker Notes:

17. *I accept and agree with Ms Adsett, based on her consideration of the applications, further information provided and the expert/technical peer reviews, that all potential and actual effects that can arise from the development of a solar farm, can be categorised as follows:*

- a. *Effects on the environment have been appropriately considered in Section F of this report and it is considered that effects on the environment will be less than minor.*
  - b. *Effects on persons have been appropriately considered in Section G of this report. This assessment focussed on matters that might affect nearby residents, iwi and organisations with assets on or adjacent to the site and it is considered that effects on persons are less than minor.*
5. In this respect, I reviewed and assessed the s95 report from Ms Adsett with great care and am satisfied, having regard to the assessment of effects that has been informed by the Applicant's AEE, and various technical expert assessment of the Applicant's AEE, that for the reasons outlined in Ms Adsett's s95 report, the application is appropriately processed on a non-notified basis in accordance with sections 95A and 95B of the Resource Management Act 1991. I also agree that:
  - a. Pursuant to section 95A of the Act, no circumstances require public notification, effects will be less than minor.
  - b. Pursuant to section 95B of the Act, no circumstances require limited notification, and effects are less than minor noting that written approval has been received from the owners and occupiers of 588, 634 and 724 Stoney Creek Road, Bunnythorpe
  - c. Pursuant to s95E there here are no special circumstances in existence that would warrant notification to any persons.
6. Having determined that, I have turned my attention to the decisions required under section s104D and 104 of the Act.
7. Specifically in terms of s104D, I note that the application is for a non-complying activity and as such necessitates an assessment under section 104D of the RMA. Section 104D allows consent authorities to grant a resource consent for a non-complying activity only if it is satisfied that either the adverse effects of the activity on the environment will be minor, or the application is for an activity that will not be contrary to the objectives and policies of the relevant plan.
8. Based on Section F of Ms Adsett's report, I am satisfied that effects of the proposed activity on the environment will be less than minor. The relevant objectives and policies of the Regional and District Plans have also been assessed by Ms Adsett in Section G of her report and I agree with her finding that that the proposal is consistent with these provisions.
9. Accordingly, the application meets the test set out under section 104D and can be considered under section 104.
10. Pursuant to section 104 of the Act (and for complexness), I record that that consent is granted for the following primary reasons
  - a. the effects of the proposal on the environment will be acceptable; and
  - b. The proposal is consistent with the relevant objectives, policies and assessment criteria of the various National Policy Statements, the Regional Plan and Regional Policy Statement, and the Operative District Plans for both Palmerston North City Council and Manawatu District Council, and Part 2 of the Act.
11. The grant of consent is subject to the conditions set out in Annexure A.



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**DJ McMahon**  
**Independent Commissioner**

18 May 2026

## Annexure A: CONDITION SET

### PNCC condition set – LU13.2025.888.1

#### GENERAL CONDITIONS

1. The Consent Holder must undertake the activity in general accordance with all information and plans provided as part of the application prepared by Incite titled 'Assessment of Environmental Effects, Meridian Energy Limited, 634 Stoney Creek Road, Bunnythorpe, Proposed Solar Farm, October 2025', lodged on behalf of Meridian Energy Ltd, dated 2 October 2025 and referenced PROJECTS\Meridian.040 version V6 Final as Lodged including the following supporting information:
  - a. The further information response letter from Incite dated 20 November 2025,
  - b. An updated landscape values assessment prepared by Boffa Miskell received 2 December 2025,
  - c. An updated landscape values assessment prepared by Boffa Miskell received 29 April 2026, and
  - d. The following plans provided within Appendix D and H of the original application being a complete set of site plans along with landscape plans, and the indicative plant growth plan received as part of the further information response referred to in (a) above:

<b>Title</b>	<b>Drawing reference and Rev.</b>	<b>Prepared</b>
Solar Concept Design Layout Plan. Drawing Ref S1	Drawing Number 12664216-GHD-00-00-DRG-SF-00010, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Solar Fixed Tilt System Indicative Plan and Elevation. Drawing Ref S2	Drawing Number 12664216-GHD-00-00-DRG-SF-00020, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Solar Power Conversion Systems - Typical Plan and Elevation - Drawing Ref S3	Drawing Number 12664216-GHD-00-00-DRG-SF-00030, Revision 02	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Key Plan	Drawing number 12664216-GHD-00-00-DRG-CI-00051 Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Concept Design Layout Drawing Ref C2 Sheets 1 to 13	Drawing number 2664216-GHD-00-00-DRG-CI-00201 through to 2664216-GHD-00-00-DRG-CI-00213, Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Cable Trenching Layout Plan - Drawing Ref C3 Sheets 1 to 5	Drawing number 2664216-GHD-00-00-DRG-CI-00301 through to 2664216-GHD-00-00-DRG-CI-00305, Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Earthworks Plan - Drawing Ref C4 Sheets 1 to 2	Drawing number 2664216-GHD-00-00-DRG-CI-00401 through to 2664216-GHD-00-00-DRG-CI-00402, Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.

Earthworks typical sections Plan - Drawing Ref C5 Sheets 1 to 2	Drawing number 2664216-GHD-00-00-DRG-CI-00501 through to 2664216-GHD-00-00-DRG-CI-00502, Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
BESS Substation layout plan - Drawing Ref C6.	Drawing number 2664216-GHD-00-00-DRG-CI-00601 Revision 02	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Track Typical Section – Drawing Ref C8	Drawing number 2664216-GHD-00-00-DRG-CI-00801 Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Stormwater Layout Plan – Drawing Ref C9 Sheets 1 to 5	Drawing number 2664216-GHD-00-00-DRG-CI-00901 through to 2664216-GHD-00-00-DRG-CI-00905, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Stormwater Details – Drawing ref C9	Drawing number 2664216-GHD-00-00-DRG-CI-00911, Revision 02	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Water Reticulation Plan. Drawing Ref C10 Sheets 1 to 5	Drawing number 2664216-GHD-00-00-DRG-CI-01001 through to 2664216-GHD-00-00-DRG-CI-01005, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Bunnythorpe Solar Farm Site Layout. Dated 25 September 2025, revision 0. Figure 2a	-	By Boffa Miskell, dated 25 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Fencing Plan. Dated 26 September 2025, revision 0. Figure 2b	-	By Boffa Miskell, dated 26 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Vegetation Removal Plan. Dated 25 September 2025, revision 0. Figure 3	-	By Boffa Miskell, dated 25 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Planting Mitigation Plan. Dated 25 September 2025, revision 0. Figure 4	-	By Boffa Miskell, dated 25 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Indicative Timeline Showing Anticipated Plant Height. Dated 13 November 2025, revision 0. Figure RFI-1	-	By Boffa Miskell, dated 13 November 2025. Contained within the further information response letter from Incite dated 20 November 2025.

- Where there are inconsistencies between information provided by the Consent Holder and the conditions of this resource consent, the conditions of this resource consent shall prevail.

**ADVICE NOTE:** Any variance from the location, design concepts and parameters, implementation and/or operation may require a new resource consent or a change of conditions pursuant to section 127 of the Resource Management Act 1991.

3. The Consent Holder must be responsible for all contracted operations related to the exercise of this resource consent and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
4. The Consent Holder must ensure a copy of this consent is kept onsite at all times that physical works authorised by this resource consent are undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Palmerston North City Council. This may include an electronic copy of the resource consent and any of the documents listed in **Condition 1** of this consent, where they are able to be produced via a smartphone or tablet device.
5. The Consent Holder must construct, operate and maintain the solar farm in accordance with all management plans submitted to, and certified by, the Palmerston North City Council as part of the conditions of this resource consent.

### **PRE-WORK CONDITIONS**

#### **Construction Management Plan**

6. Prior to construction, the Consent Holder must submit a Construction Management Plan (CMP) and have it certified by the Palmerston North City Council. The CMP is to be prepared by the principal contractor carrying out the works who is suitably qualified in relation to the nature of the works. As a minimum the CMP must include the:
  - a. Description and duration of the works, anticipated equipment and the processes to be undertaken;
  - b. In respect to Transpower assets across and adjacent to the site:
    - 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 per **Condition 50**;
    - 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 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;
    - vi. Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any transmission line support structure;

- vii. 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.
  - viii. Provide details of proposed contractor training for those working near the transmission lines; and
  - ix. Demonstrate how all buildings, structures (including fencing) and vegetation is located to ensure existing vehicle access is maintained to the National Grid transmission lines and National Grid support structures, for maintenance at all reasonable times, and emergency works at all times.
- c. Hours of operation, including specific times and days when construction activities causing noise will occur; as per the requirements of **Condition 24**;
  - d. Dust management, particularly during summer months as per the requirements of **Condition 32**;
  - e. Location and use of erosion and sediment controls and a copy of the final erosion and sediment control plan certified by the Manawatū-Whanganui Regional Council as per the requirements of **Condition 32**;
  - f. Details of how stormwater and surface water run-off will be controlled during site works to ensure they do not adversely affect adjoining properties and to ensure pre-development flow into natural inland wetlands is retained;
  - g. Detail how all earth moving vehicles will be thoroughly cleaned before starting works on site to minimise the spread of agricultural or ecological weeds;
  - h. Accidental discovery protocol for cultural material – key contacts, processes and procedures to follow as per the requirements of **Condition 33**;
  - i. An incidental discovery protocol for lizards noting the requirements of **Condition 36**;
  - j. The name and contact details of the Site Manager including their qualifications and experience;
  - k. Contractor information, role and responsibilities;
  - l. Community complaints procedure and contacts; and a
  - m. Construction Traffic Management Plan (CTMP), prepared by a suitably qualified and experienced person (SQEP) that details the following matters:
    - i. Outcomes of the Austroads warrant analysis noting the requirements of **Condition 26, specifically with respect to Access 1**;
    - ii. Detailed access designs including vehicle tracking using the largest vehicle to access the site
    - iii. Construction dates and hours of operation including any specific non-working hours to minimise traffic congestion and noise;
    - iv. Estimated numbers and sizes of construction vehicles noting the requirements of **Condition 29**
    - v. Parking locations for construction staff;
    - vi. Diagrams identifying which routes trucks will use to travel to and from the site along with internal and external access points;
    - vii. Temporary speed management and traffic control at site accesses;
    - viii. Haul routes and timing controls.

- ix. Access and delivery locations, including swept path analysis for largest vehicles, identifying where any localised widening is required to facilitate safe manoeuvring
- x. Management of oversized loads;
- xi. Wheel cleaning and covering of loads; and
- xii. Temporary traffic management signage / details to appropriately manage vehicles and pedestrians in the vicinity of the site.
- xiii. Measures to manage risks at the Kelvin Grove Road / Stoney Creek Road intersection
- xiv. Pavement monitoring and remediation requirements noting the requirements of **Condition 28**;

**ADVICE NOTE:** *With respect to **Condition 6(e)**, The Manawatū-Whanganui Regional Council consents ATH-2025208335.00, ATH-2025208539.00, ATH-2025208540.00, ATH-2025208541.00 and ATH-2025208542.00, requires a final ESCP to be certified prior to works commencing.*

**ADVICE NOTE:** *The CMP must be sent to [planning.services@pncc.govt.nz](mailto:planning.services@pncc.govt.nz) quoting reference LU 13.2025.722.1 for certification.*

**ADVICE NOTE:** *The requirements to include measures in respect of Transpower's transmission lines and support structures have been included on an Augier basis following consultation with Transpower.*

7. At least **20 working days** prior to the final version being submitted to the Council for approval in accordance with **Condition 9**, the CMP must be given to the following parties for their review and feedback:
- a. Transpower NZ,
  - b. Rangitāne o Manawatū, and
  - c. Ngāti Kauwhata.

**ADVICE NOTE:** ***Condition 7** has been offered on an Augier basis following consultation with Transpower, Rangitāne o Manawatū and Ngāti Kauwhata*

8. The consent holder must prepare and implement a Construction Noise and Vibration Management Plan (CNVMP) by a SQEP, with reference to Annex E of NZS 6803:1999 Acoustics – Construction Noise and noting the requirements of **Conditions 36 and 37**. The CNVMP must include as a minimum:
- a. Applicable site noise and vibration criteria;
  - b. Programme of works and hours of operation;
  - c. Identification of surrounding noise and/or vibration sensitive receivers;
  - d. Details of the specific management and mitigation measures required to comply with the relevant noise and vibration criteria, including but not limited to acoustic screening and acoustic shrouds for piling equipment;

- e. The requirement to provide written communication to occupants of all immediately neighbouring buildings prior to the commencement of activities on site. The written advice must set out:
  - i. a brief overview of the construction works;
  - ii. the working hours and expected duration;
  - iii. all mitigation measures to be implemented;
  - iv. the procedure for recording concerns/complaints regarding noise and vibration;
  - v. the procedure for noise and vibration monitoring where concerns are raised by receivers; and
  - vi. contact details for site personnel for any concerns regarding noise and vibration.
9. The CMP **required under Condition 6** and CNVMP **required by Condition 8** must be submitted to the Palmerston North City Council for technical certification at least **20 working days** before construction works commence on the Solar Farm site and include a section detailing how any feedback received via the process in **Condition 7** has been addressed.

**ADVICE NOTE:** *The requirements to include a section regarding feedback has been offered on an Augier basis following consultation with Transpower, Rangitāne o Manawatū, and Ngāti Kauwhata*

10. Any Management Plan required under these conditions of consent may be amended or updated without the need for re-certification where:
11. The Consent Holder considers that the amendment/s have no, or a de minimis adverse effect on the environment, or the amendment is an administrative change, such as a change in contact details; and
  - a. The Consent Holder provides the revised Management Plan(s) to the relevant certifying authority, and the relevant certifying authority advises in writing within **five (5) working days** that the amendment need not be certified on the basis that the amendment/s meet the requirements of clause (a)(i) above.
12. Except as provided for in **Condition 10**, amendments to any Management Plan(s) must be certified in writing by the relevant Council acting in a technical certification capacity prior to the commencement of any works to which the amended Management Plan(s) relates.

Certification (or withholding certification) is based on whether the amended Management Plan(s) meets the requirements of the relevant conditions of these resource consents.

13. Where a Management Plan is required under these conditions to be prepared in consultation with any party, any amendments to a certified Management Plan (other than those amendments provided for under **Condition 10(a)**) must also be prepared in consultation with those same parties.

14. Where the relevant Council has stated in writing (including reasons why) that it is unable to certify any amendment to a Management Plan under **Condition 11** the Consent Holder must prepare and submit a revised amended Management Plan for certification. The procedures specified by **Conditions 11, 12 and 13** will apply.
15. All works must be undertaken in accordance with the latest certified version of any Management Plan.

#### **Cultural Monitoring and Tikanga**

16. Prior to commencing works, the Consent Holder must appoint, in consultation with Rangitāne o Manawatū and Ngāti Kauwhata, a Cultural Monitor/s.

**ADVICE NOTE: Condition 15** has been offered on an Augier basis following consultation with Rangitāne o Manawatū and Ngāti Kauwhata

17. The role of the Cultural Monitor(s) referred to in **Condition 15** will include:
  - a. Deliver cultural inductions for all site personnel, outlining Rangitāne o Manawatū and Ngāti Kauwhata values and related site protocols, including any tikanga practices in construction processes;
  - b. Advise the Consent Holder in regard to the incorporation of mātauranga Māori in regard to any visual mitigation and remediation planting and environmental performance monitoring that may be required.

**ADVICE NOTE: Condition 16** has been offered on an Augier basis following consultation with Rangitāne o Manawatū and Ngāti Kauwhata

#### **Landscape Planting, Staging and Screening**

18. Prior to the construction commencing, the Consent Holder must submit, a landscape management and maintenance plan (LMMP), to Palmerston North City Council, for certification. The purpose of the LMMP is to ensure the effective establishment and long-term health of mitigation planting, and the effective use of temporary screening, to achieve visual screening of solar infrastructure from neighbouring residential properties and road users, consistent with the assessed effects, for the life of the solar farm. The Consent Holder must ensure that the LMMP is written in general accordance with the Landscape Planting Plan referenced in **Condition 1** and the description given in the further information response dated 20 November 2025. Specifically:
  - a. In areas where native mitigation planting is proposed, this will be undertaken during the planting season prior to the commencement of onsite construction, and at least 6 months before the solar panels are installed.
  - b. Where Leyland cypress hedges are proposed, these will be planted as early as practicable following granting of consent (subject to plant availability), and no later than 18 months prior to construction commencing. The plants must be at least 1 metre in height at the time of planting.

19. The LMMP must include, but not be limited to the following:

- a. Identification of all temporary mitigation measures, including shelter cloth, and specify:
  - i. The location, extent, and purpose of temporary screening;
  - ii. Installation timing relative to construction activities;
  - iii. Duration of installation; and
  - iv. Performance expectations for visual screening.
- b. Detailed plans and schedules for permanent mitigation planting, including:
  - i. Planting locations and extent;
  - ii. Species selection;
  - iii. Plant grades;
  - iv. Planting density and spacing necessary to achieve effective canopy closure, visual screening, and ecological value; and
  - v. Timing of planting relative to construction stages.
- c. Property-specific mitigation measures where required, including (but not limited to) late-stage construction sequencing adjacent to the property located at 580 Stoney Creek Road, Bunnythorpe (Lot 1 Deposited Plan 80367 held in record of title WN47A/325) to allow for maximum establishment of hedge planting (where 80% of hedge plants have reached a height of 3m or greater) on the common boundary between the solar farm and 580 Stoney Creek Road, prior to the installation of solar panels and mounting frames.
- d. How mitigation planting is to be implemented prior to the commencement of relevant onsite construction works (in accordance with the timeframes indicated in the further information response dated 20 November 2025 and detailed in (a) and (b) above, and the accompanying plan titled Bunnythorpe Solar Farm Indicative Timeline Showing Anticipated Plant Height. Dated 13 November 2025, revision 0. Figure RFI-1), except where otherwise expressly provided for within the certified LMMP.
- e. How construction of solar panels and mounting structures must be staged in accordance with the certified LMMP to ensure that mitigation planting and/or temporary screening is in place and effective before solar infrastructure is introduced in sensitive locations.
- f. Specific maintenance requirements for temporary shelter cloth, including:
  - i. Regular inspections for damage, sagging, or displacement;
  - ii. Repair or replacement where necessary to maintain screening effectiveness; and
  - iii. Removal only once permanent planting has achieved its intended screening function.
- g. Specified detailed planting maintenance requirements, including:
  - i. Watering schedules, particularly during the establishment phase;
  - ii. Weed control and mulching;
  - iii. Replacement of failed plants;
  - iv. Pest and disease monitoring; and

- v. Pruning or trimming necessary to maintain plant health and screening performance.
- h. A monitoring regime to confirm compliance with this condition and the effectiveness of mitigation measures, including:
  - i. Quarterly inspections during the first two years following planting; and
  - ii. Annual inspections thereafter until planting has achieved effective and enduring screening.

**ADVICE NOTE:** *Planting season is considered to extend between 1 April to 30 September annually.*

**ADVICE NOTE :** *The certification process is set out in **Conditions 10 to 13.***

- 20. The use and keeping of maintenance logs for all planting and temporary screening measures. Maintenance logs must be made available to the Council upon request. Monitoring must be supported by photographic records from agreed representative viewpoints.
- 21. At least Ten **(10) working days** prior to submission to Council for certification, the Landscaping and Planting Plan must be provided to Transpower for feedback (via Patai Form 5 'Submit a Management Plan' - <https://transpower.patai.co.nz/>).

**ADVICE NOTE: Condition 20** *has been offered on an Augier basis following consultation with Transpower,*

- 22. Notification of completion of the landscape planting required by detailed in the certified LMMP must be submitted to Palmerston North City Council within **5 working days** of planting being completed.

**ADVICE NOTE:** *The evidence of planting can be sent to the following email [planning.services@pncc.govt.nz](mailto:planning.services@pncc.govt.nz) quoting reference LU 13.2025.888.1.*

### **Pre work meeting**

- 23. The Consent Holder and representatives of the contractors who will undertake construction operations on site must hold a pre-start meeting prior to undertaking any works (aside from landscape planting required under **Condition 17**) that:
  - a. Is located on the subject site,
  - b. Is scheduled not less than **Ten (10) working days** prior to the commencement of construction activities,
  - c. Invites:
    - i. Palmerston North City Council Monitoring Officer(s), or delegated representatives; and
    - ii. Representatives from Rangitāne o Manawatū and Ngāti Kauwhata.
  - d. Includes in the invite:
    - i. a copy of the final conditions of consent;
    - ii. the certified management plans; and
    - iii. any other environmental management tools.

**ADVICE NOTE:** *The Manawatū-Whanganui Regional Council consent ATH-2025208335.00, ATH-2025208539.00, ATH-2025208540.00, ATH-2025208541.00 and ATH-2025208542.00, Condition 7 contains a similar requirement. It is encouraged that these meetings be held at the same time.*

**ADVICE NOTE:** *The purpose of the pre-start meeting detailed in **Condition 22** is to ensure that all relevant parties are aware of and understand the requirements for compliance with the conditions of this consent and the certified management plans.*

24. In the event that any of the invited parties, do not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirements detailed in **Condition 22** are met.

## **CONSTRUCTION**

### **Construction Hours of Operation**

25. Construction activities must only operate within the hours of:
- a. Monday to Friday 07:00am to 07:00pm
  - b. Saturday to Sunday 07:00am to 5:00pm,
  - c. Work days outlined in (a) and (b) exclude public holidays (including days where public holidays are observed) unless there are exceptional circumstances, such as one-off deliveries to the Site.
  - d. The first and last 30 minutes of each day, within the hours outlines in (a) and (b) will be used for non-noisy activity, such as setup

### **Vehicle Access**

26. **Ten (10) working days** prior to commencing any works on site (aside from landscape planting required under **Condition 17**) the consent holder must submit surveyed sight distance diagrams for Accesses 1 and 2 demonstrating compliance with a minimum of 280m sight distance in both directions.

**ADVICE NOTE:** *These sight line distance are in accordance with PNCC Engineering Standards.*

27. Prior to undertaking any works (aside from landscape planting required under **Condition 17**) Access 1 must be upgraded to provide a short channelised right-turn lane (CHR[s]) consistent with Austroads GTM Part 6, including appropriate deceleration and storage lengths and pavements designed to PNCC Engineering Standards. Alternatively, a CHR(s) upgrade may be omitted only if the CTMP (**Condition 6**) provides for continuous STMS managed temporary traffic control, including a mandatory reduced speed limit, advance warning signage, delineated tapers, and any other measures necessary to provide a level of safety equivalent to a channelised right turn lane. The CTMP must be approved by PNCC as achieving this safety outcome.

28. Access 3 must either be:
- a. closed following construction; or
  - b. physically restricted to one-way operation (left-in or left-out only), as approved by PNCC; or
  - c. upgraded to demonstrate compliance with PNCC sight-distance requirements.

29. The consent holder must undertake pre- and post-construction pavement condition surveys on Stoney Creek Road and Ashhurst Road. Any damage attributable to construction traffic must be repaired at the consent holder's cost.
30. Construction traffic movements to and from Access 1, 3 and 3 to the solar farm must not exceed a cumulative **304 vehicle equivalent movements** per day.
31. All loading and unloading of trucks must be carried out within the Solar Farm site or adjacent Battery Energy Storage System (BESS) site.

**ADVICE NOTE:** *This condition does not preclude works which are being carried out concurrently with the construction and operation of the BESS, Substation and line upgrades per consent LU 13.2025.736.1 and /or LU 13.2024.430.1*

32. The Consent Holder must ensure that any debris tracked onto either Ashhurst or Stoney Creek Road from the site is cleared from the carriageway immediately.

### **Erosion and Sediment Control**

33. The Consent Holder must ensure the Solar Farm site is managed in accordance with the certified CMP, including the ESCP, during the construction period until the Solar Farm site is stabilised (i.e., no longer producing dust, water-borne sediment or potential contaminants).

**ADVICE NOTE:** *The Consent Holder is required to have an erosion and sediment control plan in place per Manawatū-Whanganui Regional Council consent ATH-2025208335.00, ATH-2025208539.00, ATH-2025208540.00, ATH-2025208541.00 and ATH-2025208542.00.*

**ADVICE NOTE:** *Manawatū-Whanganui Regional Council consent ATH-2025208335.00, ATH-2025208539.00, ATH-2025208540.00, ATH-2025208541.00 and ATH-2025208542.00. requires that prior to finalisation and implementation of the Erosion and Sediment Control Plan, Rangitāne o Manawatū and Ngāti Kauwhata must be consulted to ensure that there is consistency with expectations for soil and water protection;*

### **Accidental Discovery**

34. In the event of an accidental discovery of cultural material (including, but not limited to koiwi, waahi tapu, shells, charcoal or charcoal-stained soil, fire-fractured stone, or bones.), archaeological features, or human remains, all works in within all works within a 20m radius or otherwise guided by the Cultural Monitor/s, and the area be secured;
  - d. The site manager must inform Rangitane o Manawatu and Ngati Kauwhata and a suitably qualified Archaeologist, as well as the relevant authorities in accordance with the Heritage New Zealand Pouhere Taonga Act 2014, Manawatu-Whanganui Regional Council, Manager Regulatory Services and Palmerston North City Council Compliance Team.
  - e. The Cultural Monitor/s may notify appropriate iwi representatives, who may assess the discovery and provide advice on appropriate tikanga responses.
  - f. Works must only recommence once the iwi representatives, archaeologist and the relevant authorities (including in accordance with the Heritage New Zealand Pouhere Taonga Act 2014, Manawatu-Whanganui Regional Council, Manager Regulatory Services and Palmerston North City Council Compliance Team have provided in writing that works can continue.

**ADVICE NOTE: Condition 33** has been offered on an Augier basis following consultation with Rangitane o Manawatu and Ngati Kauwhata

## Noise And Vibration During Construction

35. Noise arising from construction activities on-site must not exceed the following limits when measured or assessed at any habitable building on any other site in accordance with NZS 6803:1999 Acoustics – Construction Noise.
- a. For works adjacent to 588, 629, 721 and 724 Stoney Creek Road
    - i. 75 dB LAeq(15min) for piling works between the hours of 7:30am and 6:00pm, noting that the use of shrouds will be required for this to be achieved, and
    - ii. The long-term noise limits in Table 2 of NZS 6803:1999 Acoustics – Construction Noise at all other times.
  - b. At all other properties the long-term noise limits in Tables 2 and 3 of NZS 6803:1999 Acoustics – Construction Noise is applicable noting the following is required:
    - i. For works Monday - Friday between 6:00pm – 6:30pm works are restricted to:
      - A setback distance of 110m from the nearest residential dwelling receiver to meet the 65 dB LAeq limit and
      - Restriction of only one piling rig to be used
      - Works must cease after 6:30pm
  - c. If piling is to take place on a Sunday works are restricted to:
    - i. A setback distance of 220m from the nearest residential dwelling receiver to meet the 55 dB LAeq limit and
    - ii. Restriction of only one piling rig to be used at any time.

**ADVICE NOTE:** *These limits relate to construction, maintenance and demolition noise only. Upon the site becoming operational the operational noise conditions must be complied with as detailed in **Condition 40***

36. Vibration from construction activities on the site must not exceed the guideline values of German Standard DIN 4150-3 (1999): ‘Structural Vibration Part 3 Effects of Vibration on Structures’ as specified in Line 2 of the Standard.

## Terrestrial Management During Construction

37. Should there be any accidental discovery of Lizards during works, works must cease within a **Ten (10) metre** radius of a lizard discovery until a SQEP in lizard management has searched the area.

**ADVICE NOTE:** *The handling of lizards must be in accordance with the Wildlife Act 1953.*

38. Prior to the removal of any large trees (>15cm diameter at breast height (dbh)) there must be an inspection of that tree for bat roosts, following the Bat Roost Tree Assessment methods provided in Appendix 5 to the Boffa Miskell Ecology Assessment, submitted as Appendix B to the resource consent application, by a SQEP ecologist. Following inspection, the consent holder must avoid the removal of any trees subsequently discovered to be bat roosting trees.

## Fire Safety Management Plan

39. Prior to operation of the solar farm, the Consent Holder must prepare a Fire Safety Management Plan prepared under the Fire and Emergency New Zealand Act 2017 and provide it to Palmerston North City Council. The Fire Safety Management Plan must include, but is not limited to:
- a. A Site Plan, showing emergency vehicle access and internal roading network.
  - b. Location of hazardous substances stored on site (if any).

- c. Location of other equipment or buildings (if any).

**ADVICE NOTE:** The Fire Safety Management Plan can be sent to the following email [planning.services@pncc.govt.nz](mailto:planning.services@pncc.govt.nz) quoting reference LU 13.2025.888.1.

## **OPERATIONAL MANAGEMENT**

### **Noise**

- 40. The consent holder must engage a SQEP to prepare an Acoustic Design Report (ADR). The objective of the ADR is to identify the design and operational requirements to be implemented and followed by the Consent Holder to ensure noise will comply with the standards in R9.11.1 of the Palmerston North District Plan (PNDP) and NOISE-ST2 Table 5 of the Manawātū District Plan (MDP). A copy of this report must be provided to Council upon request.
- 41. The noise rating level from all activities associated with the operation of the solar farm must not exceed the following limits when measured at the notional boundary of any other site:
  - a. 0700 – 1900hrs: 50 dB LAeq (15 mins)
  - b. 1900 – 2200 hrs: 45 dB LAeq (15 mins)
  - c. 2200 – 0700 hrs: 40 dB LAeq (15 mins) / 70 dB LAFmax
- 42. Noise levels referenced in **Condition 40**, must be measured in accordance with the provisions of NZS 6801:2008 “Acoustics – Measurement of environmental sound” and assessed in accordance with the provisions of NZS 6802:2008 “Acoustics – Environmental noise”.
- 43. The Consent Holder must locate the power station units (PSU) at least **Seventy (70) metres** from the boundary of the site to align with the assessment provided in the ‘Tonkin and Taylor report 1098644 v1, Bunnythorpe Solar Farm – Noise Assessment, Meridian Energy Limited, dated September 2025 and included as Appendix G of the application.
- 44. The Consent Holder must keep a register of any complaints received in respect of the solar farm and make the register available to an officer of the Palmerston North City Council upon request.

### **Glint and Glare**

- 45. The Consent Holder must ensure that all landscape plantings established for the solar farm (as required by **Condition 17**) are maintained in a healthy state for the life of the solar farm until it is decommissioned per **Condition 51**, with any dead or dying plants replaced within the following planting season.

### **Operational Site Management Plan**

- 46. Prior to the site becoming operational, the Consent Holder must be submitted an Operational Site Management Plan (OSMP) to Palmerston North City Council, for certification. The purpose of the OSMP is to ensure the safe and effective management of the solar farm. This should include, but not be limited to:
  - a. Contact details including a name and phone number for the site manager.
  - b. Measures for scheduled maintenance and off-site monitoring of equipment.
  - c. Measures to ensure that First Gas and Transpower can access all gas or electricity assets for the purposes of both scheduled and emergency works, this may include the provision of a security code to access the Site.

**ADVICE NOTE:** The OSMP can be sent to the following email [planning.services@pncc.govt.nz](mailto:planning.services@pncc.govt.nz) quoting reference LU 13.2025.888.1

**ADVICE NOTE:** The certification process is set out in **Conditions 10 to 13**.

**ADVICE NOTE:** Transpower NZ Ltd has a right to access its existing assets under s23 of the Electricity Act 1992. Any development must not preclude or obstruct this right of access. It is an offence under s163D 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 s23 of the Electricity Act 1992.

47. Amendments to the OSMP and any of its appendices must be submitted to the Palmerston North City Council within **Ten (10) working days** of those changes occurring.

#### **Glint and Glare Monitoring**

48. The consent holder must undertake targeted monitoring of potential glint and glare effects on Ashhurst Road during the identified glare windows described in **Condition 48** below by a suitably qualified and experienced traffic engineer with assistance from a glint and glare expert (if required). The monitoring will be undertaken in the following circumstances:
- a. Within the glare period described in **Condition 48**, at least 12 months after commencement of operation of the solar farm; or
  - b. Prior to the monitoring period required by A, if **three (3) complaints** are received by either the Applicant or the Palmerston North City Council during the relevant glare months (November to February inclusive) within a single summer period and those complaints are verified as attributable to glint or glare effects from the consented solar farm on Ashhurst Road. Complaints cannot be accumulated across multiple summer periods.
  - c. The monitoring must focus on heavy commercial vehicle movements and must include, as a minimum:
    - i. recording of any driver complaints, incidents, or near-miss events reasonably attributable to glint or glare;
    - ii. site observations in accordance with Condition 2 during representative glare periods; and
    - iii. review of any relevant crash or incident data for the monitoring period.

A monitoring report must be submitted to Palmerston North City Council within **three (3) months** of completion of the monitoring period. If the monitoring identifies that glint or glare effects are resulting in adverse safety outcomes or driver distraction, the consent holder must, in consultation with Council, implement additional mitigation measures to address those effects. Such measures may include additional planting, screening, or other physical mitigation to further reduce or eliminate panel visibility from Ashhurst Road. In addition, the provision of warning signage on Ashhurst Road can be considered.

**ADVICE NOTE:** Glare is only expected to be a concern near sunrise and sunset for a period over the months of November to February. The applicant has offered Condition 47 on an Augier basis to mitigate glare effects during this period of time if it becomes a concern to motorists using the road.

**ADVICE NOTE:** For the avoidance of doubt, it is the intention of this condition that one period of monitoring takes place once following the solar farm becoming operational – be it triggered by complaints as described in a Condition 47(a), or within the first monitoring season at least 12 months after the solar farm becomes operational. For example, if the solar farm is operational in August of any given year the monitoring would occur in November of the following year i.e. 14 months later.

49. Monitoring under **Condition 47**, must be undertaken as follows:

- a. Monitoring must occur during the relevant glare months of November to February, limited to the identified morning and evening glare windows described in the Bunnythorpe Solar Farm Landscape and Visual Effects Assessment prepared by Boffa Miskell for Meridian Energy dated 30 September 2025.
- b. Monitoring must continue for a period of **two (2) weeks**, at least **three (3) days** per week (to capture variability in weather and traffic conditions), within a single glare season. The monitoring must result in **9-12 hours** of observations being undertaken.
- c. On each monitoring day, the consent holder must undertake:
  - i. One observation period during the morning glare window (45–60 minutes); and
  - ii. One observation period during the evening glare window (45–60 minutes).
- d. Each observation period will be from a moving Class 4 heavy vehicle to drive past the site multiple times, with a minimum of ten passes in each direction. GoPro / driver perspective video footage must be used to collect and review:
  - i. Presence and duration of any observable glare;
  - ii. Sun and weather conditions;
  - iii. Heavy vehicle movements;
  - iv. Any driver behaviour that may indicate distraction.
- e. Every effort should be made when planning the surveys to ensure that at least 20% of the surveys are undertaken in weather conditions with less than 50% cloud cover. It is important therefore to ensure when planning surveys that a period of clear weather is expected.

### Avifauna

50. Prior to the site becoming operational, the Consent Holder must submit to Palmerston North City Council a Standard Operating Procedure (SOP) and Avifaunal Management Plan (AMP) reviewed by a SQEP avifauna, for:

- a. incidental discovery of avifaunal collision which is to include clarification of the frequency and extent of site checks being undertaken; and
- b. detailing the SOP should a native bird species classified as At Risk or Threatened be found dead or injured within the Bunnythorpe Solar Farm site. When describing the level of effect and management actions required, the AMP must consider that the effects are more than minor when the following criteria, within **Table 1** below, are met.

*Table 1: Criteria for identification of more than low EIANZ assessment thresholds.*

<b>Threat classification</b>	<b>Threshold to trigger management actions to mitigate against more than minor effects</b>
Threatened - Nationally Critical and Nationally Endangered species	1 carcass detected at any time
Threatened - Nationally Vulnerable Species	2 carcasses detected within any single survey; or 5 carcasses cumulatively over an annual period
Threatened - Nationally Increasing and At-Risk species	5 carcasses cumulatively over an annual period

Threat classification	Threshold to trigger management actions to mitigate against more than minor effects
Non threatened native species	5 carcasses detected within any single survey, 20 carcasses cumulatively over an annual period.

### **NZECF Compliance**

51. 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 must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECF 34:2001) or any subsequent revision of the code including, but not limited to:
- a. Excavation and Construction near Towers (Section 2 NZECF34:2001);
  - b. Building to conductor clearances (Section 3 NZECF34:2001);
  - c. Ground to conductor clearances (Section 4 NZECF34:2001);
  - d. Mobile Plant to conductor clearances (Section 5 NZECF34:2001); and
  - e. People to conductor clearances (Section 9 NZECF34:2001).

### **DECOMMISSIONING**

52. **Twelve (12) Months** prior to decommissioning, the Consent Holder must submit to the Palmerston North City Council, for certification, a Decommissioning Plan. The purpose of the plan is to set out procedures to ensure that decommissioning is undertaken in such a manner as to avoid, remedy or mitigate potential adverse effects on the environment, including the local community; and

**ADVICE NOTE:** *The intent of this condition is for Palmerston North City Council to undertake the technical certification of the plan. However, Palmerston North City Council should seek and, if appropriate, incorporate feedback from the Manawatū-Whanganui Regional Council as part of this process.*

53. The Decommissioning Plan must as a minimum detail:
- a. The end-state of the site following removal of solar infrastructure, this must be in a condition so that land is safe and suitable for subsequent rural land use,
  - b. Methods for removing the site infrastructure and the number and type of components that will be recycled or disposed of. The methods described must:
    - i. Seek to maximise reuse and recycling of existing plant.
    - ii. For those parts that cannot be reused or recycled, must specify the methods by which the redundant components will be disposed of in an environmentally responsible way in accordance with industry best practice.
  - c. The manner which the decommissioning will be undertaken to comply with any applicable legislative or regulatory requirements and to most effectively avoid, remedy or mitigate potential adverse effects on the environment.
54. Prior to decommissioning, the Consent Holder must:
- a. Notify Palmerston North City Council at least Twenty **(20) days** before the decommissioning of the solar farm commences;

- b. Surrender its land use consent at the conclusion of decommissioning; and
- c. Obtain from Palmerston North City Council written confirmation that the completed decommissioning has achieved the purpose and satisfied the requirements of **Condition 52**.

### **Review**

55. The Palmerston North City Council may, under sections 128 and 129 of the Resource Management Act 1991 (Act), initiate a review of any or all conditions of this resource consent on the first anniversary of the commencement of the consent and every two years after that, for the duration of the resource consent. The review of conditions may be to:
- a. Respond to any adverse effects on the environment which arise from the exercise of the consent and which it is most appropriate to deal with at a later stage. These effects include, but are not limited to:
    - i. dust management during construction;
    - ii. noise during construction;
    - iii. operational noise;
    - iv. glint and glare;
    - v. soil erosion;
    - vi. landscaping; and
    - vii. access;
  - b. Deal with any unanticipated adverse effects on the environment which may arise from the exercise of the consent; and
  - c. Ensure that the conditions are effective and appropriate in managing the adverse effects of the activities authorised by this consent.

### **Monitoring**

56. The Consent Holder must pay a monitoring fee of \$430.00 (GST incl.) at the time the resource consent is granted for the monitoring associated with the development. Upon completion of the work required by these conditions, the Consent Holder must give written notice to the Manager of Planning Services that the conditions have been complied with.
57. The fees will be payable by the Consent Holder for any subsequent monitoring of the conditions of this consent. This fee is set in accordance with Section 36(1) (c) of the Resource Management Act 1991.

**ADVICE NOTE:** *The current fee for monitoring is set at \$215.00 per hour. This amount may alter in the future if fees are reviewed. The monitoring fee charged will be the fee applicable at the time of monitoring and will be charged on each additional inspection or hour of work undertaken until full compliance with consent conditions is achieved. A fee will be payable by the Consent Holder if any non-compliance with the conditions of this consent is discovered as a result of monitoring. This fee is set in accordance with Section 36(1)(c) of the Resource Management Act 1991 and Section 690A of the Local Government Act 1974.*

### **Lapse**

58. Pursuant to Section 125(1)(c) of the Resource Management Act 1991, these resource consents will lapse if not given effect to within **Ten (10) years** of the commencement of these resource consents.

## **NOTES TO THE CONSENT HOLDER**

- A. The land use consent must be given effect to within 10 years of the granting of this consent, or within such extended period of time pursuant to section 125 of the Act as the Palmerston North City Council may allow.
- B. Rights of objection to the conditions specified above may be exercised by the Consent Holder pursuant to section 357A of the Act. Any objection must be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Palmerston North City Council in any special case may allow.
- C. This resource consent is not a consent to build. A building consent may be required under the Building Act 2004 prior to commencement of construction.
- D. No buildings, vehicles, materials or debris associated with construction may be kept on Palmerston North City Council land, including the road, without prior approval from the Palmerston North City Council.
- E. Any costs associated with reviewing and approving any of the plans required by the above conditions of consent are to be borne by the Consent Holder.

## **MWRC condition set - APP-2025205350.00**

### **1. Land Use, Land Disturbance, Large Scale Earthworks**

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The following details the location, classifications and conditions associated with the activity.

Authorisation Number	<b>ATH-2025208335.00</b>
Activity Type	Land Use, Land
Activity Class	Controlled, Discretionary and Non-Complying Activity
Activity Primary Industry	Power Generation
Activity Primary Purpose	Construction   Access Road (includes Paths, Walkways & Underpass)

#### ***Location***

The following summarises the authorised location for the consented activity.

Activity Location Description	634- STONEY CREEK ROAD KELVIN GROVE PALMERSTON NORTH, STONEY CREEK ROAD PALMERSTON NORTH
Valuation Number	14461 73300, 14461 73301
Legal Description	LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST
Map References	LOC-2025901558 (Centroid: BM34:257-377)

#### ***Classifications***

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatū
Water Management Zone	Manawatū Catchment, Lower Manawatū, Upper Mangaone Stream (Mana_11d)
Estuary Management Zone	N/A
Associated River	MANAWATŪ RIVER, Mangaone Stream (325100)

### *Activity Specific Conditions*

1. This consent authorises the large scale disturbance of land that may result in the discharge of sediment to water, the change in the hydrological function of an inland wetland and establishment of a new stream bed on land legally described as LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST (hereafter referred to as the property) at approximate map reference NZTopo50 **BM34:257-377** which is shown in Site Plan **LOC-2025901558** attached to and forming part of this resource consent.
2. The conditions in the General Condition Schedule apply to this consent.

### *Review*

3. The Manawatū-Whanganui Regional Council, under s128 of the Resource Management Act, may once per year, during July, serve notice of its intention to review all conditions of this resource consent (including those conditions contained in the general condition schedule) for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions will allow for:
  - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
  - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
  - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

### *Duration & Lapsing*

4. The resource consent will expire on **1 July 2061**.
5. If this resource consent is not given effect to by **1 July 2036** it will lapse pursuant to s125 of the Resource Management Act 1991.

## 2. Groundwater Take, Groundwater take

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The following details the location, classifications and conditions associated with the activity.

Authorisation Number	ATH-2025208538.00
Activity Type	Water, Groundwater
Activity Class	Discretionary Activity
Activity Primary Industry	Power Generation
Activity Primary Purpose	Construction   Access Road (includes Paths, Walkways & Underpass)

### Location

The following summarises the authorised location for the consented activity.

Activity Location Description	634- STONEY CREEK ROAD KELVIN GROVE PALMERSTON NORTH, STONEY CREEK ROAD PALMERSTON NORTH
Valuation Number	14461 73301, 14461 73300
Legal Description	LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST
Map References	LOC-2025901818 (Centroid: BM34:256-362)

### Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatū
Water Management Zone	Manawatū Catchment, Lower Manawatū, Upper Mangaone Stream (Mana_11d)
Estuary Management Zone	N/a
Associated River	MANAWATŪ RIVER, Mangaone Stream (325100)

### Activity Specific Conditions

1. This consent authorises the take and use of groundwater associated with the operation of a solar farm and pastoral grazing on land legally described as LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST (hereafter referred to as the property) at approximate map reference NZTopo50 **BM34:257-377** which is shown in Site Plan **LOC-2025901558** attached to and forming part of this resource consent.
  
2. The Consent Holder must undertake the activity in general accordance with all information and plans provided as part of the application prepared by Incite titled 'Assessment of Environmental Effects, Meridian Energy Limited, 634 Stoney Creek Road, Bunnythorpe, Proposed Solar Farm, October 2025', lodged on behalf of Meridian Energy Ltd, dated 2 October 2025 and referenced PROJECTS\Meridian.040 version V6 Final as Lodged including the following supporting information:
  - a. The further information response letter from Incite dated 20 November 2025, and
  - b. Further information received via email from Incite on 2 March 2026 confirming the 'Drinking Water bore' is bore number 326093 and details of the 'Farm Supply bore'.
  - c. The following plans provided within Appendix D and H of the original application being a complete set of site plans along with landscape plans, and the indicative plant growth plan received as part of the further information response referred to in (a) above:

Title	Drawing reference and Rev.	Prepared
Solar Concept Design Layout Plan. Drawing Ref S1	Drawing Number 12664216-GHD-00-00-DRG-SF-00010, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Water Reticulation Plan. Drawing Ref C10 Sheets 1 to 5	Drawing number 2664216-GHD-00-00-DRG-CI-01001 through to 2664216-GHD-00-00-DRG-CI-01005, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.

Where there may be inconsistencies between information provided by the Applicant and conditions of the resource consent, the conditions of the resource consent will apply.

**ADVICE NOTE:** Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.

### Environmental Standards

3. Prior to construction commencing the combined daily abstraction of groundwater during construction from bores **326093 and 326171** must not exceed 53m<sup>3</sup> per day.

4. The maximum combined daily abstraction of groundwater during the 18-month period of construction from bores **326093 and 326171** must not:
  - a. Exceed 306m<sup>3</sup> per day,
  - b. Exceed, 60,756m<sup>3</sup> per year
5. Following the Solar Farm becoming operational, takes under this consent must cease.

**ADVICE NOTE:** it is anticipated that the takes following the solar farm becoming operational will reduce to below 50m<sup>3</sup>/day. Therefore, the takes can continue as a Permitted Activity.

#### *Operational Restrictions*

6. The Consent Holder must install prior to **1 June 2026** and maintain, in fully operational condition, the flow meter installed on bores **326093 and 326171**. The flow meters must be installed by an accredited installer and
  - a. be located on the water abstraction line; and
  - b. have a pulse counter output traceably calibrated to +/- 5% or better; and
  - c. be capable of providing the daily volume of water abstracted as well as a pulse counter output; and
  - d. be positioned to measure the entire daily volume abstracted authorised by this consent; and
  - e. be installed in accordance with the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020; and
  - f. be installed in accordance with the IrrigationNZ “The New Zealand Water Measurement Code of Practice” September 2018.

**ADVICE NOTE:** An accredited installer is currently accredited by Irrigation New Zealand (also referred to as IrrigationNZ) represented by the ‘Blue Tick’ logo. A list of accredited providers can be located at [www.irrigationnz.co.nz](http://www.irrigationnz.co.nz).

7. The Consent Holder must install prior to **1 June 2026** and maintain, in fully operational condition, an automatic backflow prevention device installed on bores **326093 and 326171**. An automatic backflow prevention device within the pump outlet plumbing or within the mainline to prevent the backflow of water through the meter referred to in **Condition 6** of this consent
8. Within **seven (7) days** of identifying failed equipment required by **Conditions 6 and 7** or an **alternative timeframe** certified in writing by the Manawatū-Whanganui Regional Council Consents Monitoring Team, the Consent Holder must replace or repair the failed equipment.

9. In the case that **seven (7) days** is not feasible to complete replacement or repairs of failed equipment required by **Conditions 6 and 7**, within **seven (7) days** of identifying failed equipment required by **Conditions 6 and 7**, the Consent Holder must provide a Remediation Plan to the Manawatū-Whanganui Regional Council Consents Monitoring Team for certification. A Remediation Plan must detail:
  - a. the cause of failed equipment;
  - b. reasons why **seven (7) days** is not feasible to complete replacement or repairs;
  - c. and propose an alternative timeframe to complete replacement or repairs.

#### *Post-Development Assurance*

10. The flow meters, maintained as required by **Condition 6**, must be verified in **2031, and every five (5) years** thereafter, by an Irrigation New Zealand “Blue Tick” accredited verifier.

#### *Monitoring Provision*

11. Within **one (1) month** of installing a new flow meter required by **Condition 4** or verifying a flow meter required by **Conditions 8 and 9**, the Consent Holder must provide evidence of installation and/or verification in writing to the Manawatū-Whanganui Regional Council’s Monitoring Team.

**ADVICE NOTE:** The Manawatū-Whanganui Regional Council’s Monitoring Team can be contacted by emailing [consents.monitoring@horizons.govt.nz](mailto:consents.monitoring@horizons.govt.nz) or via Freephone 0508 800 800.

12. Within **one (1) day** of removing a flow meter or backflow preventer for servicing, repair, or replacement, the Consent Holder must notify the Manawatū-Whanganui Regional Council’s Consents Monitoring Team.

13. During the period that a flow meter or backflow preventer is removed for servicing or repair, the Consent Holder must keep daily records of the volumes and rates of water abstracted under these resource consents. These records must be submitted to the Manawatū-Whanganui Regional Council Consents Monitoring Team on a weekly basis until the equipment is reinstalled or replaced.

14. The Consent Holder must allow Manawatū-Whanganui Regional Council officers to attach monitoring or telemetry equipment to bores **326093 and 326171**.

**ADVICE NOTE:** Additional monitoring equipment may be attached for purposes of monitoring water use to ensure compliance with consent conditions and/or as part of a wider monitoring programme for total water use.

### *Review*

15. The Manawatū-Whanganui Regional Council, under s128 of the Resource Management Act, may once per year, during July, serve notice of its intention to review all conditions of this resource consent (including those conditions contained in the general condition schedule) for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions will allow for:
  - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
  - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
  - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

### *Duration & Lapsing*

16. The resource consent will expire on **1 July 2038**.
17. If this resource consent is not given effect to by **1 July 2036** it will lapse pursuant to s125 of the Resource Management Act 1991.

### 3. Discharge to Land, Cleanfill Material Discharge to Land

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The following details the location, classifications and conditions associated with the activity.

Authorisation Number	ATH-2025208539.00
Activity Type	Discharge to Land
Activity Class	Discretionary Activity
Activity Primary Industry	Power Generation
Activity Primary Purpose	Construction   Access Road (includes Paths, Walkways & Underpass)

#### *Location*

The following summarises the authorised location for the consented activity.

Activity Location Description	634- STONEY CREEK ROAD KELVIN GROVE PALMERSTON NORTH, STONEY CREEK ROAD PALMERSTON NORTH
Valuation Number	14461 73300, 14461 73301
Legal Description	LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST
Map References	LOC-2025901558 (Centroid: BM34:257-377)

#### *Classifications*

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatū
Water Management Zone	Manawatū Catchment, Lower Manawatū, Upper Mangaone Stream (Mana_11d)
Estuary Management Zone	N/a
Associated River	MANAWATŪ RIVER, Mangaone Stream (325100)

### *Activity Specific Conditions*

1. This consent authorises the discharge of cleanfill to land associated with the development of a new solar farm on land legally described as LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST (hereafter referred to as the property) at approximate map reference NZTopo50 **BM34:257-377** which is shown in Site Plan **LOC-2025901558** attached to and forming part of this resource consent.
  
2. The conditions in the General Condition Schedule apply to this consent.

### *Review*

3. The Manawatū-Whanganui Regional Council, under s128 of the Resource Management Act, may once per year, during July, serve notice of its intention to review all conditions of this resource consent (including those conditions contained in the general condition schedule) for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions will allow for:
  - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
  - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
  - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

### *Duration & Lapsing*

4. The resource consent will expire on **1 July 2061**.
  
5. If this resource consent is not given effect to by **1 July 2036** it will lapse pursuant to s125 of the Resource Management Act 1991.

## 4. Water, Surface Water, Stream Diversion

The following details the location, classifications and conditions associated with the activity.

Authorisation Number	<b>ATH-2025208540.00</b>
Activity Type	Discharge to Water
Activity Class	Discretionary Activity
Activity Primary Industry	Power Generation
Activity Primary Purpose	Construction   Access Road (includes Paths, Walkways & Underpass)

### Location

The following summarises the authorised location for the consented activity.

Activity Location Description	634- STONEY CREEK ROAD KELVIN GROVE PALMERSTON NORTH, STONEY CREEK ROAD PALMERSTON NORTH
Valuation Number	14461 73300, 14461 73301
Legal Description	LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST
Map References	LOC-2025901558 (Centroid: BM34:257-377)

### Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatū
Water Management Zone	Manawatū Catchment, Lower Manawatū, Upper Mangaone Stream (Mana_11d)
Estuary Management Zone	N/a
Associated River	MANAWATŪ RIVER, Mangaone Stream (325100)

### *Activity Specific Conditions*

1. This consent authorises the diversion of unnamed tributaries of the Mangaone Stream that may result in the discharge of sediment to water, the change in the hydrological function of natural inland wetland and establishment of a new stream bed on land legally described as LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST (hereafter referred to as the property) at approximate map reference NZTopo50 **BM34:257-377** which is shown in Site Plan **LOC-2025901558** attached to and forming part of this resource consent.
2. The conditions in the General Condition Schedule apply to this consent.

### *Review*

3. The Manawatū-Whanganui Regional Council, under s128 of the Resource Management Act, may once per year, during July, serve notice of its intention to review all conditions of this resource consent (including those conditions contained in the general condition schedule) for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions will allow for:
  - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
  - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
  - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

### *Duration & Lapsing*

4. The resource consent will expire on **1 July 2061**.
5. If this resource consent is not given effect to by **1 July 2036** it will lapse pursuant to s125 of the Resource Management Act 1991.

## 5. Land Use, River & Lake Beds, Culvert Construction

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The following details the location, classifications and conditions associated with the activity.

Authorisation Number	ATH-2025208541.00
Activity Type	Land Use, River & Lake Beds
Activity Class	Discretionary Activity
Activity Primary Industry	Power Generation
Activity Primary Purpose	Construction   Access Road (includes Paths, Walkways & Underpass)

### Location

The following summarises the authorised location for the consented activity.

Activity Location Description	634- STONEY CREEK ROAD KELVIN GROVE PALMERSTON NORTH, STONEY CREEK ROAD PALMERSTON NORTH
Valuation Number	14461 73300, 14461 73301
Legal Description	LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST
Map References	LOC-2025901558 (Centroid: BM34:257-377)

### Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatū
Water Management Zone	Manawatū Catchment, Lower Manawatū, Upper Mangaone Stream (Mana_11d)
Estuary Management Zone	N/a
Associated River	MANAWATŪ RIVER, Mangaone Stream (325100)

### *Activity Specific Conditions*

1. This consent authorises the upgrade of 10 existing culverts and replacement of 2 further culverts in the bed of unnamed tributaries of the Mangaone Stream catchment on land legally described as LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST (hereafter referred to as the property) at approximate map reference NZTopo50 **BM34:257-377** which is shown in Site Plan **LOC-2025901558** attached to and forming part of this resource consent.
2. The conditions in the General Condition Schedule apply to this consent.

### *Review*

3. The Manawatū-Whanganui Regional Council, under s128 of the Resource Management Act, may once per year, during July, serve notice of its intention to review all conditions of this resource consent (including those conditions contained in the general condition schedule) for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions will allow for:
  - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
  - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
  - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

### *Duration & Lapsing*

4. The resource consent will expire on **1 July 2061**.
5. If this resource consent is not given effect to by **1 July 2036** it will lapse pursuant to s125 of the Resource Management Act 1991.

## 6. Land Use, River & Lake Beds, Reclamation.

The following details the location, classifications and conditions associated with the activity.

Authorisation Number	<b>ATH-2025208542.00</b>
Activity Type	Land Use, River & Lake Beds
Activity Class	Non-Complying
Activity Primary Industry	Power Generation
Activity Primary Purpose	Construction   Access Road (includes Paths, Walkways & Underpass)

### Location

The following summarises the authorised location for the consented activity.

Activity Location Description	634- STONEY CREEK ROAD KELVIN GROVE PALMERSTON NORTH, STONEY CREEK ROAD PALMERSTON NORTH
Valuation Number	14461 73300, 14461 73301
Legal Description	LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST
Map References	LOC-2025901558 (Centroid: BM34:257-377)

### Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatū
Water Management Zone	Manawatū Catchment, Lower Manawatū, Upper Mangaone Stream (Mana_11d)
Estuary Management Zone	N/a
Associated River	MANAWATŪ RIVER, Mangaone Stream (325100)

### *Activity Specific Conditions*

1. This consent authorises the reclamation the bed, associated with watercourse diversions, of unnamed tributaries of the Mangaone Stream on land legally described as LOT 2 DP 56711 LOT 1 DP 90766 LOT 8 PT LOTS 9 10 DP 236 PT LOTS 6-8 DP 1685 SECS 1-4 SO 36861 LOT 173 PT LOT 172 DP 217 LOT 2 DP 91129 SEC 1 SO 21863 SEC 2 SO 37876 SECS 71 72 SUBN C SEC 38 SUBN O MANCHESTER DIST (hereafter referred to as the property) at approximate map reference NZTopo50 **BM34:257-377** which is shown in Site Plan **LOC-2025901558** attached to and forming part of this resource consent.
2. The conditions in the General Condition Schedule apply to this consent.

### *Review*

3. The Manawatū-Whanganui Regional Council, under s128 of the Resource Management Act, may once per year, during July, serve notice of its intention to review all conditions of this resource consent (including those conditions contained in the general condition schedule) for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions will allow for:
  - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
  - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
  - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

### *Duration & Lapsing*

4. The resource consent will expire on **1 July 2061**.
5. If this resource consent is not given effect to by **1 July 2036** it will lapse pursuant to s125 of the Resource Management Act 1991.

General Condition Schedule - Applies to all Activities except ATH-2025208538.00 (relating to ATH-ATH-2025208335.00, ATH-2025208539.00, ATH-2025208540.00, ATH-2025208541.00 and ATH-2025208542.00)

**ADVICE NOTE:** This consent should be read in conjunction with the corresponding Land Use consent issued by Palmerston North City Council reference LU13.2025.888.1

1. The Consent Holder must undertake the activity in general accordance with all information and plans provided as part of the application prepared by Incite titled 'Assessment of Environmental Effects, Meridian Energy Limited, 634 Stoney Creek Road, Bunnythorpe, Proposed Solar Farm, October 2025', lodged on behalf of Meridian Energy Ltd, dated 2 October 2025 and referenced PROJECTS\Meridian.040 version V6 Final as Lodged including the following supporting information:
  - a. The further information response letter from Incite dated 20 November 2025, and
  - b. An updated landscape values assessment received 2 December 2025.
  - c. The following plans provided within Appendix D and H of the original application being a complete set of site plans along with landscape plans, and the indicative plant growth plan received as part of the further information response referred to in (a) above:

Title	Drawing reference and Rev.	Prepared
Solar Concept Design Layout Plan. Drawing Ref S1	Drawing Number 12664216-GHD-00-00-DRG-SF-00010, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Solar Fixed Tilt System Indicative Plan and Elevation. Drawing Ref S2	Drawing Number 12664216-GHD-00-00-DRG-SF-00020, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Solar Power Conversion Systems - Typical Plan and Elevation - Drawing Ref S3	Drawing Number 12664216-GHD-00-00-DRG-SF-00030, Revision 02	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Key Plan	Drawing number 12664216-GHD-00-00-DRG-CI-00051 Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Concept Design Layout Drawing Ref C2 Sheets 1 to 13	Drawing number 2664216-GHD-00-00-DRG-CI-00201 through to 2664216-GHD-00-00-DRG-CI-00213, Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Cable Trenching Layout Plan - Drawing Ref C3 Sheets 1 to 5	Drawing number 2664216-GHD-00-00-DRG-CI-00301 through to 2664216-GHD-00-00-DRG-CI-00305, Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Earthworks Plan - Drawing Ref C4 Sheets 1 to 2	Drawing number 2664216-GHD-00-00-DRG-CI-00401 through to 2664216-GHD-	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.

	00-00-DRG-CI-00402, Revision 04	
Earthworks typical sections Plan - Drawing Ref C5 Sheets 1 to 2	Drawing number 2664216-GHD-00-00-DRG-CI-00501 through to 2664216-GHD-00-00-DRG-CI-00502, Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
BESS Substation layout plan - Drawing Ref C6.	Drawing number 2664216-GHD-00-00-DRG-CI-00601 Revision 02	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Track Typical Section – Drawing Ref C8	Drawing number 2664216-GHD-00-00-DRG-CI-00801 Revision 04	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Stormwater Layout Plan – Drawing Ref C9 Sheets 1 to 5	Drawing number 2664216-GHD-00-00-DRG-CI-00901 through to 2664216-GHD-00-00-DRG-CI-00905, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Stormwater Details – Drawing ref C9	Drawing number 2664216-GHD-00-00-DRG-CI-00911, Revision 02	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Water Reticulation Plan. Drawing Ref C10 Sheets 1 to 5	Drawing number 2664216-GHD-00-00-DRG-CI-01001 through to 2664216-GHD-00-00-DRG-CI-01005, Revision 03	By GHD, dated 17 September 2025. Contained within Appendix D of the application dated 2 October 2025.
Bunnythorpe Solar Farm Site Layout. Dated 25 September 2025, revision 0. Figure 2a	-	By Boffa Miskell, dated 25 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Fencing Plan. Dated 26 September 2025, revision 0. Figure 2b	-	By Boffa Miskell, dated 26 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Vegetation Removal Plan. Dated 25 September 2025, revision 0. Figure 3	-	By Boffa Miskell, dated 25 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Planting Mitigation Plan. Dated 25 September 2025, revision 0. Figure 4	-	By Boffa Miskell, dated 25 September 2025. Contained within Appendix H of the application dated 2 October 2025.
Bunnythorpe Solar Farm Indicative Timeline Showing Anticipated Plant Height.	-	By Boffa Miskell, dated 13 November 2025. Contained within the further

Dated 13 November 2025, revision 0. Figure RFI-1		information response letter from Incite dated 20 November 2025.
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Where there may be inconsistencies between information provided by the Applicant and conditions of the resource consent, the conditions of the resource consent will apply.

**ADVICE NOTE:** Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.

**Pre-Development Assurance**

2. The Consent Holder must be responsible for all contracted operations related to the exercise of these resource consents and must ensure contractors are made aware of the conditions of these resource consents and ensure compliance with those conditions.
3. A copy of these consents must be kept onsite at all times that physical works authorised by these resource consents are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Manawatū-Whanganui Regional Council.

**ADVICE NOTE:** An electronic version on a smartphone or electronic device is acceptable.

4. Prior to activities commencing as authorised by this resource consent, the consent holder must appoint a representative(s) who must be the Manawatū-Whanganui Regional Council’s principal contact person(s) in regard to matters relating to this resource consent. The consent holder must inform the Manawatū-Whanganui Regional Council of the representative’s name and how they can be contacted, prior to this resource consent being exercised. Should that person(s) change during the term of this resource consent, the consent holder must immediately inform the Manawatū-Whanganui Regional Council and must also give written notice to the Manawatū-Whanganui Regional Council of the new representatives’ name and how they can be contacted.
5. The Consent Holder must inform the Manawatū-Whanganui Regional Council’s Consents Monitoring Team no less than **ten (10) working days** prior to the commencement of activities of the start date of the works authorised by this resource consent and within **twenty-four (24) hours** of completion of the works.

**ADVICE NOTE:** The Consents Monitoring Team can be contacted on Freephone 0508 800 800 OR [consents.monitoring@horizons.govt.nz](mailto:consents.monitoring@horizons.govt.nz).

6. The Consent Holder and their appointed contractor must arrange and conduct a pre-construction site meeting and invite, with a minimum of **Five (5) working days’** notice, the Manawatū-Whanganui Regional Council, the site representative(s) nominated under **Condition 4** of this consent, the contractor, and any other party representing the consent holder prior to any work authorised by this consent commencing on site. The following information must be made available at the pre-start meeting:

- a. Timeframes for key stages of the works authorised under this consent;
  - b. Resource consent conditions
  - c. Finalised Erosion and Sediment Control Plan ; and
  - d. Chemical Treatment Management Plan.
7. A pre-start meeting must be held prior to the commencement of the earthworks activity in each period between **October 1 and April 30** in each year that this consent is exercised.

**ADVICE NOTE:** *In the case that any of the invited parties, other than the site representative does not attend this meeting, the consent holder will have complied with conditions 5 and 6 , provided the invitation requirement is met.*

8. At least **20 working days** prior to works commencing the Consent Holder must submit its final detailed design of the stream realignment for certification by the Manawatū-Whanganui Regional Council. The plan must be in general accordance with the proposed plans referenced within the condition schedules preceding the general condition schedule. The final detail design must include the following:
- a. Details of the final design of the stream realignment. This must include, but is not limited to:
    - i. Design flows in the channels
    - ii. Length of the existing watercourse to be diverted
    - iii. Length of the diversion channel
    - iv. Sizing of the diversion channel to convey design flows
    - v. Flow velocities in the diversion channel and existing channel for comparison
    - vi. Details of scour and/or erosion protection works
  - b. Details of the final design of the swale drains. This must include, but is not limited to:
    - i. The catchment contributing to each swale
    - ii. Sizing to convey the design flows
    - iii. Estimated flow velocities
    - iv. Design of any erosion/scour
  - c. Details of the final design of the detention dams. This must include, but is not limited to:
    - i. Catchment area
    - ii. Storage volume calculations
    - iii. Outlet structure details
    - iv. Spillway/overflow design details
    - v. Embankment details
    - vi. Dimensions
    - vii. Fill material specifications and compaction requirements
    - viii. Surface cover requirements
  - d. Details of the final design of the culverts which are to be modified or replaced. This must include, but is not limited to:
    - i. Peak discharge for each contributing catchment
    - ii. Headwater depth and tailwater conditions

- iii. Culvert inlet/outlet control checks
  - iv. Velocity and capacity verification
  - v. Details of spillway and/or scour protection works where culverts are designed to overtop
  - vi. Confirmation the culverts have been designed in accordance with the New Zealand Fish Passage Guidelines (Franklin et al., 2024).
  - vii. Details to demonstrate culverts in the ephemeral watercourse are to be installed / reinstated with their inverts set below bed level to avoid pooling and the unintended formation of a wetland due to obstruction of the natural flow path.
9. At least **forty (40) working days** prior to the commencement of earthworks authorised by this consent, a Finalised Erosion and Sediment Control Management Plan (ESCP) must be prepared by a SQEP in accordance with *Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021)* (GWRC Guidelines) and submitted to Council for technical certification. No earthworks activity authorised by this consent must commence until the Manawatū-Whanganui Council has certified that that the Finalised ESCP satisfactorily meets the requirements of GWRC Guidelines.

**ADVICE NOTE:** *Technical certification (or withholding of approval) must be based on the Manawatū-Whanganui Regional Council's assessment of whether the matters being considered achieve the objective of minimising sediment discharges from the site to the extent practicable.*

10. Prior to finalisation and implementation of the Erosion and Sediment Control Plan, Rangitāne o Manawatū and Ngāti Kauwhata must be consulted to ensure that there is consistency with expectations for soil and water protection;

**ADVICE NOTE: Condition 10** *has been offered on an Augier basis following consultation with Rangitāne o Manawatū and Ngāti Kauwhata*

11. The Finalised Erosion and Sediment Control Plan required by **Condition 9** must contain sufficient detail to address the following matters:
- a. Details of all principles, procedures and practices that will be implemented to achieve compliance with relevant conditions of this resource consent;
  - b. The overarching erosion and sediment control design standards and principles with reference to GWRC Guidelines;
  - c. A general description of the stages of, and sequencing of works;
  - d. The approach to establishing, modifying and/or decommissioning erosion and sediment control measures;
  - e. The overarching approach to monitoring of ESCs and responses and corrective actions to be implemented when exceedances of the standards or targets as set out by **Condition 64** have been identified;
  - f. Application and/or cross-referencing of other Management Plans where appropriate;
  - g. A programme of any progressive site rehabilitation and/or re-vegetation proposed;

- h. Hourly and 24-hour rainfall trigger events proposed for monitoring frequency and evaluation of device performance;
- i. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall exceeding the applied rainfall trigger event and/or the failure of any key erosion and sediment control structures;
- j. Procedures for and timing of reviews and/or amendments to the certified Project ESCP;
- k. Details on the frequency of inspections and monitoring of all stormwater and erosion and sediment control measures throughout the construction works including details of the person(s) responsible for inspections and monitoring;
- l. details of any setbacks required from any sensitive areas including wetlands; and
- m. a section detailing how any feedback received from Rangitāne o Manawatū and Ngāti Kauwhata per **condition 10**, has been addressed

**ADVICE NOTE:** *The Finalised Erosion and Sediment Control Plan must include details on the ‘cut and cover’ approach to earthworks including daily stabilisation requirements to meet the requirements of a ‘cut and cover’ approach.*

12. Prior to bulk earthworks commencing, a certificate signed by aSQEP in erosion and sediment controls must be submitted to the Manawatū-Whanganui Regional Council, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plan. Certified controls must include the sediment retention ponds, decanting earth bunds, silt fences, dirty water diversions, and clean water diversions. The certification for these subsequent measures must be supplied immediately upon completion of construction of those measures. Information supplied if applicable, must include:
- a. Contributing catchment area;
  - b. Shape and volume of the structure (dimensions of structure); and
  - c. Stabilisation of the structure.

**ADVICE NOTE:** *The format for certification is available on the Manawatū-Whanganui Regional Council website.*

13. Prior to the commencement of activities authorised by this consent, a Chemical Treatment Management Plan (CTMP) must be prepared by an appropriately qualified and experienced person and submitted to Council. No earthworks activity authorised by this consent must commence until written certification is provided by Council that the CTMP meets the requirements of GWRC Guidelines, and the measures referred to in that plan have been put in place. The CTMP must include as a minimum:

- d. Specific design details of a chemical treatment system based on a rainfall or flow activated methodology for any impoundment devices (Sediment Retention Ponds and Decanting Earth Bunds) and any other approved impoundment devices;
- e. Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
- f. Details of optimum dosage (including assumptions);
- g. Results of initial chemical treatment trial;
- h. A spill contingency plan; and
- i. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Sediment control devices must be chemically treated throughout the duration of earthworks in accordance with the approved Chemical Treatment Management Plan.

14. A Fish Relocation Plan (FRP) relating to instream works (stream realignment and culvert works) must be submitted, to the Manawatū-Whanganui Regional Council for certification **Twenty (20) working days** prior to any works in waterbodies commencing. The plan must include, but not be limited to:
- a. The timing and duration of fish salvage in relation to the staging of stream works prior to diversion/ dewatering and after diversion/ dewatering;
  - b. The species to be targeted for recovery from the effected reaches
  - c. Methodologies used to ensure all fish are captured (including in residual pools) and transported to a suitable location;
  - d. The names, experience and qualifications (including any necessary permits) of those involved in undertaking the fish relocations.
  - e. Specific measures to isolate the works area and for ensuring fish do not re-enter the works area;
  - f. Where the species will be re-located to ensure the highest chance of survival;
  - g. Procedures for dealing with any pest fish;
  - h. Methods to ensure downstream flow is maintained during works;
  - i. Considerations to ensure equipment used do not pose a biosecurity risk;
  - j. Pumping only after initial fish salvage, with fine mesh screens fitted on intake and outlet hoses; and
  - k. A “muck-out” inspection of the streambed and substrate to recover any remaining fauna.

**ADVICE NOTE:** Details of the fish recovery must be provided to the Manawatū-Whanganui Regional Council per **Condition 54**.

### **Stream Restoration Plan**

15. The design and objectives of the reinstated streams must be detailed in a Stream Restoration Plan (SRP) prepared by a SQEP and submitted to Council and certified prior to any instream works in the intermittent streams commencing. The realignment of the intermittent streams must provide habitat conditions that are similar to, or enhanced from, the original streams, including by:
  - a. A SQEP overseeing the design and implementation phases, including the pre and post livening assessment of the realigned stream reaches;
  - b. No net loss in the combined length of the intermittent streams;
  - c. Incorporate diverse in-stream habitats, including sequences of runs and pools, to support resident and migratory fish species. The proportion of the pool habitat should be equal to or greater than pre-existing conditions. Pools should be excavated below groundwater level to ensure permanent water for resident aquatic fauna.
  - d. Appropriately design the realignments to ensure hydrological conditions such as timing and duration of flows are as close as possible to those observed in the original stream.
  - e. Establish riparian planting as soon as possible after construction.
  - f. Fence the realigned streams from stock to protect newly planted margins and prevent streambed trampling. Where appropriate, incorporate in-stream habitat features (e.g., boulders, anchored logs) to enhance structural complexity and provide shelter and foraging opportunities for aquatic fauna.
  - g. Minimising erosion protection elements that comprise hard engineered solutions (i.e. rock revetment and Geotech fabrics) on the banks and beds (with the preference to avoid any armouring of the beds).
  - h. The use of local native species, selected in consultation with Rangitāne o Manawatū and Ngāti Kauwhata the Cultural Monitor/s, must be prioritised for any ecological remediation planting that is required to implement the resource consent. The species should enhance the wai, reduce flood risk, and support taonga species habitat.
16. The SRP must incorporate the principals detailed in (a) – (g) above and include:
  - i. Plan(s) to scale showing the location, lengths and widths of all areas of stream channel to be restored/enhanced and areas to be planted;
  - j. The method for restoration/enhancement of stream channel and species that are proposed to be planted, the size of the plants and the density of planting;
  - k. A detailed timeline for stream restoration;
  - l. Details of pre-planting site preparation (e.g. clearing, mulching, fertilising);
  - m. Details of the on-going maintenance of the stream channel or planting including, but not limited to, the replacement of plants, future management, and eradication of pest plants;

- n. Details of how plants will be protected from pest animals;
- o. Details of the proposed monitoring, adaptive management and maintenance regime for the stream channel and riparian planting
- p. Details of the proposed monitoring, adaptive management and maintenance regime for the stream channel and riparian planting including but not limited to:
  - i. A pre-livening assessment of the realigned intermittent streams to ensure bank stability, habitat complexity/features, riparian planting, and fish passage meet the design specifications.
  - ii. A post-livening assessment, one year after livening, to monitor the realigned streams for invasive macrophytes and/or pest plant species, fish passage and habitat connectivity.
  - iii. Post construction monitoring of all riparian planting to ensure 80% survival or 80% canopy cover of the planted area after five years.

17. A Wetland Protection Plan (WPP) must be prepared by a SQEP ecologist for technical certification by the Manawatū-Whanganui Regional Council detailing how the identified wetlands shown on the location plans attached to and forming part of this consent will be avoided. The WPP must have the objective of ensuring how construction activities are to protect wetlands, noting that the proposal does not include any wetland restoration. The WPP must detail the following:

- a. The wetland extents must be delineated by a suitably qualified ecologist; the delineated location should be GPS surveyed in the local georeferenced co-ordinate system (NZGD2000 – Hawkes Bay Circuit);
- b. Site specific erosion and sediment control plan that minimises sediment discharges to wetlands; and
- c. Methods to maintain the pre-development hydrological regime of wetlands noting the requirement of conditions 56 and 57
- d. Methods to avoid entry into wetlands during all construction works except stream realignment works.

**ADVICE NOTE:** *the extents defined within this plan will be used to determine, under **Condition 55**, if there has been any loss after 5 years.*

#### **Cultural Monitoring and Tikanga**

18. Prior to commencing works, the Consent Holder must appoint, in consultation with Rangitāne o Manawatū and Ngāti Kauwhata, a Cultural Monitor/s.

**ADVICE NOTE:** ***Condition 18** has been offered on an Augier basis following consultation with Rangitāne o Manawatū and Ngāti Kauwhata*

19. The role of the Cultural Monitor(s) referred to in **Condition 18** will include:

- a. Deliver cultural inductions for all site personnel, outlining Rangitāne o Manawatū and Ngāti Kauwhata values and related site protocols, including any tikanga practices in construction processes;
- b. Advise the Consent Holder in regard to the incorporation of mātauranga Māori in regard to any visual mitigation and remediation planting and environmental performance monitoring that may be required.

**ADVICE NOTE: Condition 19** has been offered on an Augier basis following consultation with Rangitāne o Manawatū and Ngāti Kauwhata

20. Any Management Plan required under these conditions of consent may be amended or updated without the need for re-certification where:
- a. The Consent Holder considers that the amendment/s have no, or a de minimis adverse effect on the environment, or the amendment is an administrative change, such as a change in contact details; and
  - b. The Consent Holder provides the revised Management Plan(s) to the relevant certifying authority, and the relevant certifying authority advises in writing within five working days that the amendment need not be certified under clause (b) on the basis that the amendment/s meet the requirements of clause (a) above.
21. Except as provided for in **Condition 20**, amendments to any Management Plan(s) must be certified in writing by the Manawatū-Whanganui Regional Council acting in a technical certification capacity prior to the commencement of any works to which the amended Management Plan(s) relates.
22. Certification (or withholding certification) is based on whether the amended Management Plan(s) meets the requirements of the relevant conditions of these resource consents.
23. Where a Management Plan is required under these conditions to be prepared in consultation with any party, any amendments to a certified Management Plan (other than those amendments provided for under clause (a)) must also be prepared in consultation with those same parties.
24. Where the Manawatū-Whanganui Regional Council has stated in writing (including reasons why) that it is unable to certify any amendment to a Management Plan under **Condition 22**, the Consent Holder must prepare and submit a revised amended Management Plan for certification. The procedures specified by **Conditions 21 to 24** of this condition shall apply.
25. The Consent Holder must ensure that a copy of the certified Management Plan(s), including any certified amendments, is kept onsite and this copy is updated within **5 working days** of any amendments being certified.

#### ***Environmental Standard***

26. Sediment losses to natural water arising from activities authorised by these resource consents must be minimised for the duration of the physical works authorised by these resource consents and until the expiry of the resource consents through the establishment, operation and maintenance of erosion

and sediment control measures in accordance with GWRC Guidelines except where a higher standard is referred to in the Finalised ESCP, in which case the higher standard applies.

27. All earthmoving machinery, pumps, generators and ancillary equipment must be operated in a manner, which ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body, ephemeral water body, or overland flow path, such that any spillage can be contained so that it does not enter surface water.
28. The Consent Holder must ensure that, as far as practicable, all clean water run-off from stabilised surfaces including catchment areas above the site must be diverted away from the exposed areas via a stabilised system to prevent erosion. The consent holder must also ensure the outfall(s) of these systems are protected against erosion.
29. The Consent Holder must ensure that all sediment laden run-off from the site is treated by sediment retention structures. These structures must be fully operational before bulk earthworks commence and must be maintained to perform at least at 80% of their operational capacity.
30. All trenching must be backfilled with low permeability material if the trench is located within the catchment to the wetlands, or within **Fifty (50) metres** of the wetland.
31. Activities authorised by this consent must not result in the discharge of contaminants that are toxic to aquatic ecosystems.

**ADVICE NOTE:** *This includes leakage of fuel, oil and other contaminants from machinery used for activities under this consent.*

32. Any discharge of sediment must not, after reasonable mixing cause any decrease in visual clarity by more than **30%**.

**ADVICE NOTE:** *Reasonable mixing is defined as seven (7) times the bed width.*

33. The Consent Holder must only commence works in the bed of any watercourse where there is at **least four (4) days** of settled weather forecast by the New Zealand Meteorological Service (MetService) for the water body's catchment.

**ADVICE NOTE:** Settled weather is defined as sunny, partially cloudy or overcast and light precipitation of less than 2mm/hour by does not include heavy precipitation of greater than 2mm/hour.

34. The Consent Holder must ensure that:
  - a. machinery or vehicles used at the proposed site should be stood down for **forty-eight (48) hours** prior to use in any catchment other than the unnamed tributaries of the Mangaone Stream upstream of the site; and
  - b. no gravel should be placed within an area such that the runoff will enter a water body other than the unnamed tributaries of the Mangaone Stream; and

- c. standard check, clean and dry procedures should be adopted for any vehicles, equipment, clothing or footwear that has been in contact with a water body other than the upstream of the unnamed tributaries of the Mangaone Stream within the past 48 hours.
35. The Consent Holder must comply with all notices and guidelines issued by Biosecurity New Zealand (refer topro) in relation to avoiding the spread of the pest organism *Didymosphenia Geminata* (known as 'Didymo').
36. The Consent Holder must ensure that any materials, machinery or equipment from the activities authorised by this consent (including any temporary structures), must:
- a. not be stored in or on the bed of the unnamed tributaries of Mangaone Stream;
  - b. be removed after completion of the activity; and
  - c. are disposed of in an appropriate manner where it will not adversely affect the stream channel or impede the flow of water.

**ADVICE NOTE:** Materials includes stockpiles, mounds, depressions, trees/vegetation, excavated material, holes or surplus materials.

37. The activity must be undertaken in a manner that provides for the passage of fish both upstream and downstream, including past any structure.
38. The Consent Holder must ensure all water flow(s) are diverted out of the bed and around the works area prior to and while undertaking any earthworks within a watercourse.
39. The Consent Holder must ensure that there is no deposition of airborne particulate matter to the extent that it causes an adverse effect at or beyond the boundary of site as a result of the works and associated activities,
40. If required by the Manawatū-Whanganui Regional Council, the consent holder must carry out immediate sealing of any problematic dust generating surfaces within the site using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to provide instant remediation of dust effects to the satisfaction of the Manawatū-Whanganui Regional Council.
41. The consent holder must ensure that an adequate supply of water for dust control and an effective means for applying that quantity of water is available at all times during construction, and until such time as the site is fully stabilised unless otherwise agreed in writing with the Manawatū-Whanganui Regional Council.
42. Unless site specific analysis provides evidence to the contrary, as detailed in the CTMP (**Condition 13**), the consent holder must ensure that the soluble aluminium concentration of any discharge to the receiving environment must not exceed 0.2 grams per cubic metre.
43. Unless site specific analysis provides evidence to the contrary, as detailed in the CTMP (**Condition 13**), the consent holder must ensure that the pH of any discharge to the receiving environment must not be less than 5.5 or greater than 8.5 pH units.

### *Operational Restrictions*

44. All stream works should be undertaken in low-flow or no-flow periods, when areas of the intermittent channels are naturally in dry areas.
45. Any natural inland wetlands identified in the WPP (**Condition 17**) that is within **Ten (10) metres** of construction must be physically identified during construction, through the use of flags or rope, so that it is excluded from any access.
46. The Consent Holder must ensure that the site is appropriately stabilised by **30 April of each year** unless otherwise certified in writing by the Manawatū-Whanganui Regional Council. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural and including, pavement, metalling, hydro-seeding, re-vegetation and mulching) that will minimise erosion of exposed soil to the extent practical.
47. Earthworks must not be conducted during the period **1 May to 30 September** inclusive during any year that this resource consent is current, apart from necessary maintenance works, unless certified in writing by the Manawatū-Whanganui Regional Council.
48. Requests to undertake earthworks during the period **1 May to 30 September** inclusive, for any year that this resource consent is current, must be submitted in writing to the Manawatū-Whanganui Regional Council by **1 April** and must be in the form of amendments to the certified ESCP.
49. In considering a request for the continuation of winter earthworks, the Manawatū-Whanganui Regional Council will consider a number of factors, including:
  - a. The nature of the site and the winter soil disturbance works proposed;
  - b. The quality of the existing/proposed erosion and sediment controls and proposed mitigation methods for undertaking work in winter;
  - c. The compliance history of the site/operator;
  - d. Seasonal/local soil and weather conditions;
  - e. Sensitivity of the receiving environment; and
  - f. Any other relevant factor.
50. Should the exercising of this consent generate a complaint, the consent holder must provide a written report to the Manawatū-Whanganui Regional Council within **five (5) working days** of the complaint being made known to the Consent Holder. The report must specify:
  - a. The cause or likely cause of the event and any factors that influenced its severity;
  - b. The nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and

- c. The steps to be taken in future to prevent recurrence of similar events.

Should any problematic dust generating surfaces arise within the site the Consent Holder must carry out immediate sealing using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to provide instant remediation of dust effects to the satisfaction of the Manawatū-Whanganui Regional Council.

- 51. In the event of an accidental discovery of cultural material (including, but not limited to koiwi, waahi tapu, shells, charcoal or charcoal-stained soil, fire-fractured stone, or bones,), archaeological features, or human remains, all works in within all works within a 20m radius or otherwise guided by the Cultural Monitor/s, and the area be secured;
  - a. The site manager must inform Rangitāne o Manawatū and Ngāti Kauwhata and a suitably qualified Archaeologist, as well as the relevant authorities in accordance with the Heritage New Zealand Pouhere Taonga Act 2014, Manawatū-Whanganui Regional Council, Manager Regulatory Services and Palmerston North City Council Compliance Team.
  - b. The Cultural Monitor/s may notify appropriate iwi representatives, who may assess the discovery and provide advice on appropriate tikanga responses.
  - c. Works must only recommence once the iwi representatives, archaeologist and the relevant authorities (including in accordance with the Heritage New Zealand Pouhere Taonga Act 2014, Manawatū-Whanganui Regional Council, Manager Regulatory Services and Palmerston North City Council Compliance Team have provided in writing that works can continue.

**ADVICE NOTE: Condition 51** has been offered on an Augier basis following consultation with Rangitāne o Manawatū and Ngāti Kauwhata

#### ***Post-Development Assurance***

- 52. Within **twenty (20) working days** of completion of the diversion of the stream, the Consent Holder must stabilise, re-contour and re-vegetate any disturbed areas adjacent to and within the bed of the unnamed tributaries of the Mangaone Stream.

**ADVICE NOTE:** This condition is to minimise sediment runoff to the unnamed tributaries of the Mangaone Stream and to allow for the site to be stabilised.

**ADVICE NOTE:** The intention of this condition is that following the diversion of water into the new stream bed the beds of both the old and new stream bed will be stabilised, re-contoured and re-vegetated.

**ADVICE NOTE:** For the purposes of this condition, 'bed' is defined as the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks.

- 53. The Consent Holder must ensure that the culvert installation, once completed and during maintenance activities, must not adversely affect the ability of the unnamed tributaries of the

Mangaone Stream to convey flood flows, floating or flood borne debris during floods up to and including a 1% AEP flood.

54. The Consent Holder must ensure that all culvert embankments are thoroughly compacted with material that meets the requirements of the New Zealand Standards (NZS) and must test the construction using a Scala Penetrometer. The material must be:
- a. free of humus, vegetation and other organic material; and
  - b. consist of at least 30% silt or clay; and
  - c. laid in layers not exceeding 0.15 metres, to achieve the equivalent of at least 95% of maximum dry density as determined by NZS 4402:1986 Test 4.1.1.
  - d. The number of blows per 0.15 metres penetration of compacted fill must not be more than six (6) using a Scala Penetrometer as determined by NZS 4402:1988 Test 6.5.2.

The results of these tests must be made available to Manawatū-Whanganui Regional Council on request.

55. The Consent Holder must ensure that no holes, mounds or stockpiles are left on any work site within the excavation area at the completion of any excavation sequence, and that no excavated material is stored or stockpiled in a position where the flow of water may be impeded.
56. The works shall remain the responsibility of the consent holder and must be maintained so that any erosion, scour or instability of the stream bed or banks that is attributable to the works carried out as part of this consent is remedied by the consent holder within **ten (10) working day**.
57. The removal of any erosion and sediment control measure from any area where soil has been disturbed as a result of the exercise of this resource consent must only occur after consultation and written approval has been obtained from the Manawatū-Whanganui Regional Council acting in a technical certification capacity. In this respect, the main issues that will be considered by the Manawatū-Whanganui Regional Council include:
- a. The quality of the soil stabilisation and/or covering vegetation;
  - b. The quality of the water discharged from the rehabilitated land; and
  - c. The quality of the receiving water.
58. The Consent Holder must ensure that those areas of the site where earthworks have been completed must be stabilised against erosion as soon as practically possible and within a period not exceeding **five (5) days** after completion of any works authorised by this resource consent. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Manawatū-Whanganui Regional Council acting in a technical certification capacity. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

**ADVICE NOTE:** Stabilisation is defined within the GWRC Guidelines as *“Means inherently resistant to erosion, or rendered resistant to erosion through the application of the proven methods of stabilisation, specified in Section E3 of these guidelines, or alternative methods with the prior agreement of Wellington Regional Council. Where seeding, grassing or hydroseeding is used, the surface is considered stabilised once a minimum of 80% vegetative cover has been established over the entire surface.”*

59. Within **20 working days** of the fish salvage being undertaken in accordance with the fish salvage plan certified under **Condition 17**, a report detailing the results must be provided to the Manawatū-Whanganui Regional Council. This should include:
- a. Details and numbers of the fish found.
  - b. Survival rate; and
  - c. Details of their release.

#### ***Monitoring Provision***

60. Within **twenty (20) working days** of the completion of culvert works, the information required by Regulations 62 and 63 of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 must be collected and provided to the Regional Councils.
61. Within **twenty (20) working days** of the completion of culvert works, as-built plans must be provided to the Regional Council to demonstrate that the structures have been constructed in accordance with the conditions of these resource consents.
62. Earthworks and works within the streams have the potential to result in loss of hydrological function of the wetlands in the immediate vicinity. **Five (5) years** following the stream realignment works, the wetlands identified in the WPE must be inspected by a suitably qualified ecologist to assess the condition of wetlands with regard to checking that the extent of the wetlands are no less than the extents determined by the pre-construction survey outlined in **Condition 17**.
63. Should the ecological assessment undertaken in **Condition 62** conclude that the wetlands are lesser in extent (i.e. an indication of loss of hydrological function) then the ecologist and/or a hydrologist shall investigate:
- a. Whether the loss of function is attributable to the solar farm activity, and if it is;
  - b. Prepare and submit to the Manawatū-Whanganui Regional Council for certification a plan for hydrological restoration and /or other improvements to ensure there is a demonstrable net gain in the wetland extent and habitat quality, using an appropriate ecological offset accounting methodology.

- c. In calculating the “net gain” position, any improvement in condition that has occurred due to the planting specified in the WPP must be taken into consideration as being part of the “net gain” position.
64. Sediment retention structures, devices or measures must be designed, operated and maintained to achieve, when tested, clarity in the discharge of no less than 100mm as measured by secchi disc, clarity tube or equivalent. Any discharge of sediment into water directly authorised by this resource consent must not, after reasonable mixing, cause any change in visual clarity by more than 30%. Reasonable mixing is defined as seven (7) times the bed width.
65. Where a performance trigger in **Condition 64** is not achieved, an investigation must be undertaken to:
- a. Confirm the reason(s) why the performance triggers have not been achieved, with reference to the relevant catchment; and
  - b. Develop and implement response measures to achieve the performance triggers in future events.  
  
Escalating response measures to address poor performance of a sediment retention device must be undertaken to ensure sediment retention devices achieve 100mm clarity or greater as measured by secchi disc where:
    - c. The performance trigger in is not achieved in two or more rounds of consecutive monitoring; or
    - d. There are three or more exceedances within a six (6) month period of monitoring.  
  
A report that summarises the investigation and response measures required by clauses must be provided to the Manawatū-Whanganui Regional Council in writing within five (5) working days of the performance trigger(s) not being achieved.
66. Following the completion of the investigation required in Condition 65, all recommended response measures must be implemented within **five (5) working days**, except where the Manawatū-Whanganui Regional Council agrees in writing to an extended timeframe for the implementation of response measures.
67. The Consent Holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within **Twenty-four (24) hours** of each rainstorm event that is likely to impair the function or performance of the controls.
68. The Consent Holder must carry out monitoring and maintenance of erosion and sediment controls in accordance with the conditions of this resource consent and must maintain records detailing:
- a. The date, time and results of the monitoring undertaken; and
  - b. The erosion and sediment controls that required maintenance; and
  - c. The date and time when the maintenance was completed.
- These records must be provided to the Manawatū-Whanganui Regional Council at all reasonable times and within 72 hours of a written request to do so.

69. The Consent Holder must carry out monitoring of the diverted stream at intervals of **1 year (12 months), two years (24 months), 5 years and 10 years** following the completion of the diversion to ensure:

- a. There is no evidence of excessive erosion within the diverted section of the stream; and
- b. Fish passage is provided for.

And provide a report to the Manawatū-Whanganui Regional Council outlining the findings within 1 month of the assessment.

70. Should any of the assessments undertaken in **Condition 69** above conclude that erosion is evidence or fish passage is not provided for then works must occur within **6 months** to rectify the issues identified.