

Invitation for Comment on Harmony Energy Solar Farm - Marton

Harmony Energy Solar Farm - Marton is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Application name	Harmony Energy Solar Farm - Marton
EPA reference	FTC000094
Applicant/s	Harmony Energy NZ #3 Limited
Comments due by	19 June 2024
Accessing the application	https://www.epa.govt.nz/fast-track-consenting/referred-projects/harmony-energy-solar-farm-marton/the-application/

An application has been made by Harmony Energy NZ #3 Limited (the applicant) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the act) for resource consent for project description (the project).

To comment on the project application, please fill in the details on the attached form and:

- **Email** the form to harmonysolarmarton.fasttrack@epa.govt.nz. Please mark in the subject line: "Comments on Harmony Energy Solar Farm - Marton Fast-track Application (Your name/organisation) by 19 June 2024; or
- **Post** the form to Harmony Energy Solar Farm - Marton Fast-track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by the 19th June 2024; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by 17th June 2024.
Note: from Monday 17th June the Environmental Protection Authority changes address so please deliver to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011 from Monday 17th June onwards.

Comments must be received by the EPA, on behalf of the Harmony Energy Solar Farm - Marton Expert Consenting Panel, no later than **19 June 2024**

If your comment is not received by the EPA by 19 June the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application and choose to include comments from the hapū with any comments you may wish to provide.

Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the EPA website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be provided to the Panel for them to decide whether to withhold the information from publication.

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All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

More information on the commenting on a fast-track consenting application can be found at <https://www.epa.govt.nz/fast-track-consenting/commenting/>.

Your Comment on the Harmony Energy Solar - Marton

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Rangitikei District Council		
*First name	Kevin		
*Last name	Ross		
Postal address	46 High Street, Marton, 4741		
*Home phone / Mobile phone	06 327 0099	*Work phone	0800 422 522
*Email (a valid email address enables us to communicate efficiently with you)	kevin.ross@rangitikei.govt.nz		

2. *We will email you draft conditions of consent for your comment

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

Please see attached:

1. Rangitikei District Council Governance comments
2. Rangitikei District Council Operational comments

- Appendix 1 RM230007 Decision

Thank you for your comments

17 June 2024

Simon Berry
Chairperson
Harmony Energy Solar Farm - Marton Expert Consenting Panel

By email: harmonysolarmarton.fasttrack@epa.govt.nz

Harmony Energy Solar Farm - Marton

Thank you for the opportunity to comment on the Harmony Energy Solar Farm – Marton application being considered under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

The Rangitikei District comprises 4,500 square kilometres of largely rural land. It is a diverse district, ranging from sand plains on the south coast to hill country in the upper Rangitikei. The district is characterised by its hills – which comprise 50% of the land, and the Rangitikei River – one of New Zealand’s longest rivers, which starts in the Kaimanawa Ranges and flows out to the Tasman Sea. Key drivers of the Rangitikei economy are primary production and downstream processing. Primary industries contribute to 30.1% of the District’s GDP and provides 28.3% of employment.

Marton is the district’s largest urban centre, with a population of approximately 5,500 people. The town’s vision identified in Pae Tawhiti Rangitikei Beyond, Community Spatial Plan is *“Marton is a vibrant town, a great place to live, with a variety of housing, great tasting water and an attractive town centre and thriving economy”*. Council has recently rezoned 65 hectares of land for industrial purposes which will benefit from an increase in electricity supply.

Ngā Wairiki Ngāti Apa is the local iwi in the Marton area and Council appreciates their involvement in the process and trusts the Panel to take due consideration of their aspirations in the decision-making process.

Council’s submission is focused on providing local insights that might assist the Panel with their decision-making. It is provided in two sections:

- Strategic documents
- Key areas for the Panel’s consideration

Strategic documents

Council has several strategic documents that warrant consideration in relation to this application:

- Council’s Strategic Framework
- Pae Tawhiti Rangitikei Beyond, Community Spatial Plan - [Community Spatial Plan | Pae Tawhiti Rangitikei Beyond: Rangitikei District Council](#)

Making this place home.

- Climate Change Strategy and Action Plan - [Climate Change Strategy: Rangitikei District Council](#)

Strategic Framework

Council created a strategic framework as part of the development of the 2024-34 Long Term Plan. The strategic framework shows the key priorities Council is working towards and the strategy documents in place that aim to achieve those priorities.

Of relevant to the solar farm application are the community outcomes and strategic priorities. Of particular are:

- Economic wellbeing – a district where people want to live and do business.
- Environmental wellbeing – A district that has high quality built environments and healthy natural environments.
- Facilitating growth.

Council requests the panel considers the cumulative effects of the proposal in light of the number of other solar farms planned in the immediate area. Council is concerned the number of solar farms on the outskirts of Marton may impact on Marton as a desirable place to live as the character of the wider town will change dramatically. Council questions whether a town which has landscapes dominated by solar farms will be a desirable place to live. Council trusts the Panel to ensure that the proposal adequately addresses potential adverse environmental effects. However, we note that the electricity generated is important to facilitate ongoing growth.

Pae Tawhiti Rangitikei Beyond, Community Spatial Plan

Pae Tawhiti Rangitikei Beyond (Pae Tawhiti), is Council's Community Spatial Plan. It sets out the blueprint of how the Rangitikei wants to grow through to 2050. The document contains community plans for each of our towns and settlements, our growth strategy, and the spatial plan component.

In the district-wide section, four priority areas are identified; Thriving Communities, Healthy Communities, Connected Communities and Unique Communities. Under each priority area specific themes, goals and actions are identified. Of relevance for the consideration of this application are:



Thriving Communities:

- *A diverse rural economy* (page 18) - where being a leader in sustainable and high value primary products is a goal, with the need to protect highly productive land identified as an important part of achieving this goal. The proposed solar farm is located on highly productive land, which does not align with the aspiration above as the versatility of the soils will be lost during the lifetime of the operation of the site.
- *Growing business* (page 19) – where the goal is to grow businesses that support the needs of our communities and leverage off our natural assets, primary products, and location. The need to ensure a future proofed electricity supply is identified as an action to achieve this goal. The proposed solar farm is aligned with the goal of growing business as there will be the potential opportunity for local businesses to benefit from the construction of the site. The proposed solar farm leverages from the district's natural assets, e.g. sunshine hours and topography, and location on the Main Grid.

Healthy Communities

- *Healthy natural environment* (page 20) – which focuses on entire ecosystem health supporting the health of our people. The proposed solar farm identifies a number of ecological restoration projects that support ecosystem health.
- *Emissions reduction* (page 21) – transition to a low-emissions economy. This action recognises the importance of renewable energy in the regulatory system. The proposed solar farm provides a renewable source of electricity which supports the country's transition to a low emissions economy.
- *Supporting infrastructure* (page 23) – ensuring that urban communities have access to infrastructure. Action work alongside electricity providers to plan for future electricity requirements. The proposed solar farm provides for increased electricity generation which will support local community power needs.

Connected communities

- No relevant themes

Unique communities

- *Sense of place* (page 27) – acknowledges the relationship between our communities and connection to the surrounding landscapes. Protecting what makes each town/settlement unique was identified as important. The proposed solar farm will significantly change the landscapes surrounding Marton. Council is concerned about the potential impact of this change on the community's sense of place and relationship with the landscape.

Climate Change Strategy and Action Plan

Council's Climate Change Strategy and Action Plan sets out an ambition:

Our ambition is to play our part in driving adaptation and mitigation initiatives both within RDC operations and the wider district, to support a low carbon, resilient Rangitikei.

The strategy notes that an integrated approach is important, and to support the ambition two theme and six commitments are identified. The two themes are:

- *We play our part* - Rangitīkei District Council leads the way on climate action, and we hold ourselves accountable.
- *Enabling a low carbon and resilient district* - Our influence on climate outcomes for the district is maximised and Rangitīkei businesses and communities feel empowered.

The proposed solar farm supports Council's commitment to positively influencing climate outcomes by providing a sustainable source of electricity generation.

Key areas for the Panel's consideration

While Council acknowledges the need for an increase in both electricity generation and the use of renewable energy sources in meeting those power generation needs, we urge the Panel to ensure due consideration is given to ensure the appropriate management of effects. We note our comments are not provided from an expert perspective but contain valuable local insights which should be useful in the Panel's consideration of those expert reports in their decision-making. Council would specifically like to comment on the following:

- Economic impact & highly productive land
- Visual and landscape
- Ecology
- Traffic
- Stormwater
- Glare
- Decommissioning

Economic impact & highly productive land

As noted in the introduction to our comment, the Rangitīkei District is highly reliant on the primary production sector for our economic wellbeing. We note the subject site has been used the past for both cropping and dry stock grazing. We note that the proposed activity will only allow sheep grazing over the life of the site which reduces the versatility of the land. Council is also concerned about any secondary impacts on local contractors and the local cropping industry that may occur as a result of this site being unable for cropping purposes.

We are also concerned about any cumulative effects from the transition of sites around Marton to solar from both a loss of the versatility of highly productive land and potential economic impacts (as we are aware of many other solar farms proposed in the wider area, with the three in the planning system covering over 300 hectares of land).

We note the identified economic benefits of the proposed solar farm, particularly during the construction phase. We would ask that every effort is made to use local labour and subcontracting expertise wherever possible. Advice locally on these resources would be available through our Economic Wellbeing Lead.

Visual and landscape

The proposed solar farm is located on a major entrance to Marton, Pukepapa Road. Council is concerned about the potential impact to the character of the area. Currently the area is rural, used

for a range of primary production purposes. This entrance is the first image that many people travelling to Marton will see.

Council encourages the Panel to ensure that the landscape mitigation planting is sufficient to mitigate the visual effects on motorists travelling along Pukepapa Road. This is important from a both a character and traffic safety perspective. Given the relative newness of this type of development in New Zealand, Council wants to ensure that driver distraction is reduced to as a minimum. Council also encourages the Panel to ensure landscape planting is sufficient to address any visual effects on surrounding landowners.

Ecology

Council supports ecological restoration of the waterways on the site and planting proposed. Council assumes that given the presence of the long-tailed bats on the site that the Department of Conservation have been identified for comment.

Traffic

Pukepapa Road and Wellington Road are key arterial routes into Marton. The main access to the site is proposed from Pukepapa Road. Council encourages the Panel to ensure that adequate consideration has been given to the traffic impact assessment for the access off Pukepapa Road, particularly during the construction phase. Many of the workers will be travelling from out of town (and therefore turning right into the site upon arrival), so it is essential that during construction that traffic management is put into place to ensure the safety of all motorists on the road.

We also support conditions of consent that require the applicant to monitor and repair damage both Pukepapa Road and Whales Line during the construction period.

Reconstruction work is currently underway on the upgrade of sections of Pukepapa Road in the vicinity of the site. It is essential that Council is not required to undertake significant repairs during or after construction at the site.

Stormwater

Council encourages the panel to ensure changes to stormwater patterns are assessed. The site contains a stream which flows into the Tūtaenui Stream. The Tūtaenui Stream flows from Marton, directly to the West of Bulls before flowing into the Rangitīkei River. The Tūtaenui Stream already causes flooding issues for parts of Bulls, and it is essential that changes to stormwater flows from the proposed development do not increase the impact of flooding on the Bulls community (or further downstream along the Rangitīkei River).

Glint and Glare

We encourage the Panel to ensure effects associated with glint and glare are appropriately assessed in relation to motorists. Wellington Road and Pukepapa Road are key arterial roads. It is essential that any glint and glare effects on motorists using these traffic corridors are avoided to ensure traffic safety along these high speed sections of road.

We also encourage the Panel to ensure effects associated with glint and glare on activities associated with the nearby Base Ohakea are addressed. Base Ohakea is the premier air base in New Zealand, with flight paths over Marton and the subject site.

Decommissioning

Council encourages the panel to ensure there are adequate conditions of consent to ensure that upon decommissioning of the site, that the site is returned to its pre-development form (or better), in that all panels and associated infrastructure are removed, and the site is re-grassed as needed.

Council is concerned about the potential for the developer to abandon the site and leave infrastructure in place to degrade slowly over time. The site is on one of the main entrances to Marton and from a visual perspective a degrading solar farm will negatively impact on the character and image of the town. In addition, it is important that once decommissioned the land is able to return to a more versatile group of primary uses, including cropping or other primary production activities.

Conclusion

Council thanks the Panel for the opportunity to comment on the Harmony Energy Solar Farm – Marton. I note that technical comments have also been provided from the Chief Executive and support those comments. If the Panel has any questions arising from our comments, I welcome the opportunity to discuss further.

Yours sincerely



Andy Watson
Mayor of the Rangitikei



18 June 2024

Simon Berry
Chairperson
Harmony Energy Solar Farm - Marton Expert Consenting Panel

By email: harmonysolarmarton.fasttrack@epa.govt.nz

Comments on Harmony Energy Solar Farm - Marton Fast-track Application – Rangitikei District Council

Thank you for the opportunity to comment on the Harmony Energy Solar Farm – Marton application being considered under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Key areas for Panel consideration

The need for an increase in both electricity generation and the use of renewable energy sources in meeting those power generation needs is acknowledged. Furthermore, the proposed activity is anticipated within the Rural Zone, as signalled by the relevant Objectives and Policies of the Rangitikei District Plan, and higher order legislation such as the National Policy Statement Renewable Energy Generation 2011, the Proposed National Policy Statement for Renewable Energy Generation (2023) and the National Policy Statement for Highly Productive Land 2023.

In the case of this proposal, I would specifically like to comment on the following matters for the Panel to consider:

- Visual and landscape effects
- Traffic effects
- Stormwater effects
- Decommissioning
- Cumulative effects
- Rangitikei District Plan Objectives and Policies
- Conditions of consent
- Other matters

Visual and landscape

The proposed solar farm is located on a major entrance to Marton, Pukepapa Road. The area has high overall rural character values, contributed to by associated values of openness, expansiveness, lack of built form, natural character, and forms a part of a much larger rural “working landscape”. I am concerned about the potential adverse impact to the rural character of the area, particularly as the Harmony Solar Farm is one of three solar farms in this immediate locality (Harmony with the

Making this place home.

EPA, one approved by RDC and one proposed but not yet lodged with RDC – all located in the immediate vicinity of the Pukepapa Road substation). Careful consideration needs to be given to the adverse effects on the character and amenity of this rural landscape, with the solar farms having the potential to result in cumulative landscape effects and create an environment which possess rural industrial characteristics opposed to genuine rural characteristics which is representative of this landscape currently.

I also encourage the Panel to ensure landscape mitigation planting is sufficient to mitigate any visual effects on surrounding landowners. In relation to surrounding landowners, I note the landscape assessment does not identify all dwellings in the surrounding environment. In particular, 297B Pukepapa Road, 1412A & 1412C Wellington Road, 347 Makirikiri Road are not considered, and each contain a newly constructed or dwelling under construction.

Traffic

Pukepapa Road is an arterial road and Whales Road is a local Road, both having a speed limit of 100km/hr. Effects of the safety and efficiency of the roading network require careful consideration to ensure actual and potential effects are fully understood and thereafter avoided, remedied or mitigated.

Whales Line and Pukepapa Road while both straight in alignment in proximity of the site, are undulating (particularly Pukepapa Road) and as such there are numerous blind spots as cars are disguised in a dip. In particular, this is the case at the intersection of Whales Line and Pukepapa Road located at the southwestern corner of the application site which will be utilised by construction related traffic given the entry points located along both Pukepapa Road and Whales Line. Visibility over the brow of this intersection from either direction (along both Pukepapa Road and Whales Line) is very poor and locally this is known as a dangerous intersection. It should also be noted that Pukepapa Road is one of the main routes for commuters traveling between Marton and Palmerston North. Moreover, it is important that the potential effects in relation to glint and glare adversely affecting the visibility of motorists traveling along Whales Line and Pukepapa Road be considered. I emphasise that traffic related effects associated with this intersection and the road in general requires careful consideration.

It is noted that three entry points are proposed to the site: two from Whales Line and one from Pukepapa Road. It is important that the swept-path analysis correctly identifies the physical width of the existing road carriage way and takes into account the largest expected vehicle to the site during both construction and on-going operations. While Whales Line and Pukepapa Road are both sealed, and two-way two-lane roads, their formed width is relatively narrow (particularly Whales Line). This has the potential to adversely affect the safety of the road and create instances of driver conflict as vehicles enter and exit the site. Lastly, it is important that conditions of consent ensure that the upgraded entrances enable the largest expected vehicle to fully move off the carriageway and park while the gate into the site is opened such that a vehicle (incl. any trailer units) are not partially or fully obstructing the carriage for other motorists.

It should also be noted that a resource consent application has been approved for a 38ha Solar Farm opposite the Harmony Energy Solar Farm which also has road frontage onto Whales Line and Pukepapa Road (reference RM230007). It is a condition of RM230007 that no vehicles associated with the solar farm are permitted to access the site from Pukepapa Road, and instead access is restricted to one location only, along Whales Line (addressed 326 Whales Line).

Lastly, it is noted that no formal/sealed car parking or loading bay is proposed within the site, despite this being a requirement in the Rural Zone. I agree that no adverse effects would arise as a result of not providing any formal parking within the site. As a matter of formality, I note that the Rules Assessment attached as Appendix K to the application incorrectly identifies that consent is not required pursuant to Chapter B9 Transport of the Rangitikei District Plan as a result of the non-compliant parking and loading facilities. It is my assessment that the proposal will fail to comply with Standard B9.11-2 of the Rangitikei District Plan.

Stormwater

Effects of the safety and efficiency of the roading network require careful consideration to ensure actual and potential effects are fully understood and thereafter avoided, remedied or mitigated. The application does not appear to provide an assessment of effects in relation to stormwater.

The site contains a stream which flows into the Tūtaenui Stream. The Tūtaenui Stream flows from Marton, directly to the west of Bulls before flowing into the Rangitikei River. It is known that the Tūtaenui Stream already causes flooding issues for parts of Bulls, and therefore it is essential that changes to stormwater flows from the proposed development are fully understood and do not increase the impact of flooding downstream. Therefore, consideration should also be given to Standard B1.4-1 of the Rangitikei District Plan which states that *'there must be no increase in the volume, velocity, or redirection, of surface water run-off to adjoining land.'* Likewise, Horizons Regional Council require no exacerbation to downstream flood in a 10% AEP event. I note that the Rules Assessment attached as Appendix K to the application does not consider Standard B1.4-1 of the Rangitikei District Plan as relevant to the proposal. It is my assessment that standard B1.4-1 is relevant.

Of relevance, it should be noted that the adjacent solar farm (RM230007) is required to construct a purpose-built detention pond within their site so that the flowrate can be attenuated within their site to below predevelopment levels. Their proposed stormwater management system means that there will be no change to the flowrate, velocity, or direction of stormwater runoff in a 10% AEP event and will meet the regulative requirements for Rangitikei District Council and Horizons Regional Council.

Decommissioning

The site is located within a rural environment which is characterised by open spaces, a predominance of primary production activities and few structures. At the end of the solar farm operation, it is important that potential effects associated with the decommissioning of the solar farm on the character and amenity of this environment are mitigated. The application does not appear to provide an assessment of effects in relation to decommissioning of the solar farm.

It is expected that at the end of the solar farm operation, the Consent Holder would removal all energy facility components, structures and equipment including subsurface wires and footings. Furthermore, any access tracks within the site should be removed and re-planted with vegetation and grassland species, as appropriate. The solar panels and all other equipment removed from the project site, unless being reused or repurposed for another project should be recycled in accordance with all applicable policies and procedures in effect at the time of decommissioning. At the conclusion of the decommissioning, the land should be returned to a state such that it is consistent with the character and amenity of the surrounding area and could be utilised for an activity permitted in the zone.

Cumulative Effects

It is noted that the Assessment of Environmental Effects (hereon AEE) considered cumulative effects in relation to rural character and amenity effects only, but not any other potential or actual effects. Cumulative effects should also be considered in the context of landscape and visual effects, stormwater, noise, glint and glare, traffic, and construction.

Furthermore, in addition to the two other solar farms identified within the Harmony Solar Farm AEE (at 326 & 350 Whales Line and 1618 & 1646 Wellington Road) the Panel should be aware that the Rangitikei District Council has had multiple pre-application meetings in relation to a solar farm proposed at Lot 2 DP 594246, located opposite the Harmony Solar Farm site on Pukepapa Road and Makirikiri Road (wrapping around the Pukepapa Road substation). The most recent correspondence had with the applicants for this proposal (in May 2024), indicated that they intend to lodge their application in June/July 2024. I confirm that as of this date, the application has not been received.

Rangitikei District Plan Objectives and Policies

The AEE broadly considers the Objectives and Policies of the Rangitikei District Plan; however, it is noted that the assessment omits a number of relevant objectives and policies which I consider relevant to the proposal. Those include the following:

Part A: Issues, Objective and Policies - Section	Objective	Policy
A2 Natural Environment -Rural Amenity		A2-1.1, A2-1.2 & A2-1.3
A2 Natural Environment -Rural Zone		A2-2.3
A3 Cultural and Heritage Character -Tangata Whenua		A3-1.3
A4 Hazards - Hazardous Substances	18	A4-2.1
A5 Infrastructure – Network Utilities	21A	A5-1.5, A5-1.7, A5-1.8 & A5-1.10
A5 Infrastructure – Renewable Electricity Generation	22C	
A5 Infrastructure – Transport	23	A5-3.2, A5-3.4 & A5-3.6

Conditions of Consent

I have reviewed Appendix 7 (Draft Conditions) of the application and wish to make the following comments.

Condition	Comment
B5	I do not agree with this condition and contend that it is ultra vires.

B6	Please consider adding a statement to the effect that no works may commence until the relevant management plans have been approved in writing by the Rangitikei District Council.
B7	I do not agree with this condition and contend that it is ultra vires.
B9	Please consider adding a statement to the effect that no works may commence until any amendment to any certified Management Plan has been approved in writing by the Rangitikei District Council.
B10	I do not agree with this condition and contend that it is ultra vires.
C6	This condition only refers to two of the three proposed vehicle crossings. All crossings must be designed and upgraded in accordance with the relevant standards.
C10	An advice note should be added to this condition as follows: <i>Note: A vehicle crossing application needs to be filled out and submitted to Rangitikei District Council as part of the construction process. A Council officer will need to conduct a site visit to verify the upgrading works.</i>
C11	Condition should be amended as follows (additions underlined): During the construction period, three-monthly inspections of Pukepapa Road and Whales Line located adjacent to the site must be undertaken <u>by the Consent Holder</u> , and any damage must be repaired <u>by the Consent Holder</u> to a condition that, as a minimum, is as far as practicable, consistent with the road's standard as surveyed and certified via condition C9.
C12	Condition should be amended as follows (additions underlined): Notwithstanding the requirements of condition C11 above, any damage that, in the view of RDC, has the potential to result in adverse traffic safety effects must be repaired by the <u>Consent Holder</u> as soon as practicable, <u>which at a minimum is consistent with the road's standard as surveyed and certified via condition C9.</u>

I also consider that the following conditions of consent and advice notes should be considered:

Condition
<p>General Conditions</p> <p>The consent holder must ensure that all contractors engaged to undertake activities authorised by this resource consent are supplied with a copy of and made aware of the conditions and management plans that apply to this resource consent that are relevant to their work area and the measures required for compliance with the conditions.</p>
<p>The finished ground levels (after the cut and fill works) must not cause ponding, drainage or run-off related nuisance to the neighbouring (surrounding) properties or change of the current drainage patterns (existing overland flow paths) to the detriment of the surrounding properties. In the event that the consented works result in any such effects, then those effects must be</p>

remedied at the expense of the consent holder and to the satisfaction of the Rangitikei District Council's Infrastructure Department.
Run-off from the site must be controlled to prevent sediment laden water flowing, or earth slipping, onto neighbouring properties, legal roads, or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the SMP, prior to any off-site discharge of that muddy water.
All loading and unloading of any vehicle must be carried out within the site.
The consent holder must ensure that any debris tracked onto Pukepapa Road or Whales Line from construction traffic is cleared from the carriageway immediately. For clarity, 'immediately' means within the same day, being between the permitted working hours of 7.30 am – 6.00 pm.
<p>Within twenty (20) working days and during the first daylight savings period of any stage of the Solar Farm becoming operational, the consent holder must monitor noise emissions from the Solar Farm site to assess compliance with Condition XX. The monitoring shall be undertaken by an experienced acoustician.</p> <p>A report detailing the outcome of the monitoring under Condition XX must be provided to the Rangitikei District Council within ten (10) working days of each instance of the monitoring occurring.</p> <p>Advice Note: 'Operational' is defined as the operation of the solar farm whereby electricity is being generated and provided to the electricity network.</p>
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 (NZECP 34:2001) or any subsequent revision of the code.
<p>Decommissioning</p> <p>At least three months prior to the commencement of decommissioning of the Solar Farm, the consent holder must submit a Decommissioning Plan to the Rangitikei District Council for certification.</p> <p>The Decommissioning Plan must be prepared by a suitably qualified and experienced person and meet the following objectives:</p> <ul style="list-style-type: none"> • Decommissioning of the solar panels and all associated infrastructure in a manner that complies with all legislative requirements; • Leaving the land in a condition that is safe and suitable for the subsequent land use; and • Ensuring that the components and infrastructure are disposed of in a way that maximises re-use and recycling. For any parts that cannot be reused or recycled, ensuring that they are disposed of in an environmentally responsible way in accordance with industry best practice.

<p>The Decommissioning Plan must include but not be limited to:</p> <ul style="list-style-type: none"> • Details on all infrastructure to be decommissioned, including details, method and location of reuse, recycling or disposal and the reasons why the options have been chosen; • Details of specific infrastructure to remain on-site post-closure and reasons why it will remain on Solar Farm site; • Scheduling and timing for decommissioning; and • Details for finished ground cover at completion of decommissioning and future intended land use.
<p>The consent holder must notify the Rangitikei District Council at least thirty (30) working days prior, of the commencement date for decommissioning the Solar Farm.</p>
<p>The consent holder must notify the Rangitikei District Council at least ten (10) working days prior to completion of the decommissioning to allow Council staff to carry out site inspections to determine compliance with the certified Decommissioning Plan.</p>
<p>The consent holder must ensure that a Decommissioning Report is prepared and submitted to the Rangitikei District Council following completion of the decommissioning of the Solar Farm and no later than twenty (20) working days after the decommissioning works have been completed. The report must detail evidence demonstrating that the Solar Farm site is left in a condition that is safe and suitable for the subsequent land use.</p>
<p>Advice Notes</p>
<p>The address for service for the Rangitikei District Council demonstrating compliance with the conditions of consent is as follows: planning@rangitikei.govt.nz</p> <p>When emailing, please refer to the relevant condition(s) in the text of the email.</p>
<p>Any lighting of any buildings must comply with the Rangitikei District Plan, or if non-compliant, a new land use resource consent needs to be obtained.</p>
<p>Any new signage at the site must comply with the Rangitikei District Plan, or if non-compliant, a new land use resource consent needs to be obtained.</p>
<p>Any hazardous substances stored at the site must comply with the requirements of the Rangitikei District Plan, or else the appropriate land use consent obtained. Evidence of compliance will be required in support of any relevant building consent submitted to the Council.</p>

Other Matters

RM230007

As alluded to, Rangitikei District Council approved a resource consent for a 38ha solar farm at 326 Whales Line, Marton (Part Lot 7 A 2790) on 27 February 2024 - reference RM230007. Please see a copy of the decision attached.

Iwi Consultation

The site is within the rohe of Ngā Wairiki Ngāti Apa. I would expect to see consultation undertaken with Ngā Wairiki Ngāti Apa, and thereafter any iwi, hapu or marae group as advised by Ngā Wairiki Ngāti Apa.

Conclusion

Thank you for the opportunity to comment on the Harmony Energy Solar Farm – Marton. I note that comments have also been provided from the Rangitikei District Council Mayor, Mr Andy Watson, and support those comments. If the Panel has any questions arising from our comments, I welcome the opportunity to discuss these further.

Yours sincerely



Kevin Ross

Chief Executive of the Rangitikei District Council



**RESOURCE CONSENT RM230007
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 ('THE ACT')**

Reference:	RM230007
Consent Type & Activity Status:	Land Use – Discretionary
Rangitikei District Plan Provisions:	Chapter B7 Rural Zone, Rule B7.19(c) - any renewable energy generation, other than domestic scale wind turbines, including any new wind farm or extension to an existing wind farm as a discretionary activity
Consent Holder:	Far North Solar Farm Limited
Agent:	Laila Alkamil of Williamson Water & Land Advisory Limited
Consented Activity:	Construction and operation of a 40.8 megawatt peak (MWp) solar farm at 326 Whales Line, Marton (the site). The proposed solar farm is for utility-scale renewable energy generation, which will be connected to the local substation for supply into the local and wider area electricity network
Location:	326 Whales Line, Marton
Legal Description & Title:	Part Lot 7 A 2790 (RoT WN53A/116)
Consent Grant Date:	27 February 2024
Lapse Date:	Five years after the date of consent grant unless it is given effect to before the end of that period, or upon application made prior to the expiry of that period, the Council fixes a longer period.
Notification:	A notification decision was made on this application as required by Sections 95A-E of the Act. Public notification was not required. Limited notification was not required as there are no affected persons. The application therefore proceeded as non-notified.
Decision – Land Use:	Land Use consent is granted pursuant to Sections 104 and 104B of the Act, subject to conditions imposed under Section 108 of the Act.

The above consent decision has been considered and its issue authorised by Rangitikei District Council's Group Manager Regulatory Services under delegated authority pursuant to Section 34 & 34A of the Resource Management Act 1991. The consents are subject to the following conditions.

LAND USE CONSENT CONDITIONS RM230007	
1	<p>General Condition</p> <ul style="list-style-type: none"> a) The application prepared by Laila Alkamil of Williamson Water & Land Advisory Limited and received by Rangitikei District Council on 07 February 2023. b) The further information responses prepared by Laila Alkamil of Williamson Water & Land Advisory Limited and received by Rangitikei District Council on 03 May 2023, 22 May 2023, 12 June 2023 and 02 August 2023. c) The following specific plans attached to and forming part of this consent: <ul style="list-style-type: none"> i. General Arrangement Layout plan, prepared by Aquila Capital, and dated 12-05-2023 (forming appendix 1 to the decision) ii. Glint and Glare Study prepared by ITP Renewables dated 15/06/2023 iii. Landscape Assessment prepared by Simon Cocker Landscape Architecture dated 13 December 2022 except where amended by the recommendations contained within the Boon peer review assessment titled 'Landscape and Visual Assessment Peer Review for the proposed solar farm, Marton dated '09 June 2023'. iv. Stormwater Assessment prepared by Haigh Workman Civil & Structural Engineers dated 19 June 2023, except where amended by the recommendations contained within the Land Development and Engineering Limited peer review assessment Peer Review Log titled 'Peer review summary for the proposed solar farm at 326 Whale Line, Marton – RM230007' dated '20236/10/31' 'Document ID: 395215'
2	The consent holder must construct, operate and maintain the Solar Farm in general accordance with all management plans submitted to, and certified by Rangitikei District Council in fulfilment of the conditions of this resource consent.
3	The consent holder must ensure that all contractors engaged to undertake activities authorised by this resource consent are supplied with a copy of and made aware of the conditions and management plans that apply to this resource consent that are relevant to their work area and the measures required for compliance with the conditions.
4	<p>The consent holder must notify the Rangitikei District Council at least 20 working days before works on the site commence.</p> <p>Advice Note: The notification of work can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 4 of RM230007.</p>
5	The consent holder must ensure that a Site Management Plan (SMP) is prepared. The objective of the SMP is to ensure best practice principles, techniques, inspections and monitoring are used during site works including as related to construction traffic, landscaping and earthworks (including but not limited to dust, sediment run-off including stormwater controls during and post construction, staging of works, accidental discovery of koiwi or contaminated soil, and management of fill including the loading and unloading of trucks)

	<p>alongside compliance with the conditions of this consent. The SMP must include but not be limited to:</p> <ul style="list-style-type: none"> a) The name and contact details (mobile phone and email) for the on-site manager who can be contacted 24 hours a day / 7 days a week; b) A communication and complaints procedure for adjoining property owners/occupiers, c) Details and location of any proposed safety fencing and associated signage for the construction site; d) The measures to ensure dirt, mud, debris or other materials are not left on roads; e) The location, planting bag size, and spacing of boundary landscape plantings and the wetland buffer plantings; f) The measures to be taken in the event that some or all of the landscape plantings become diseased or die. This may include their replacement within the next growing season with the same or alternative species with similar screening characteristics; and g) The methods to be applied to maintain the boundary landscape plantings to form a hedge that forms a density (at least 1 metre width) and height (at least 3 metres) to provide visual screening.
6	<p>The SMP must be submitted to the Rangitikei District Council for technical certification at least twenty (20) working days before works commence on the site.</p> <p>Advice Note: The Planning Manager will provide technical certification of this plan in consultation with Council's Land Development Engineer and Council's Roading Manager.</p> <p>Advice Note: The SMP can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 6 of RM230007.</p> <p>Advice Note: Certification (or withholding certification) of the SMP is based on whether the SMP meets the requirements of the conditions of this resource consent, with specific focus on the matters outlined in Condition 5.</p>
7	<p>Earthworks and Construction</p> <p>The consent holder must take all practicable steps to ensure the construction activities do not exceed the limits recommended in the following standards: New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise", and German Standard DIN 41503:2016 Vibration in buildings – Part 3: Effects on structures [vibration].</p>
8	<p>Construction noise and vibration must be measured and assessed in accordance with the standards listed in Condition 7.</p>
9	<p>The consent holder must ensure that a Construction Noise and Vibration Management Plan (CNVMP) is prepared by a suitably qualified and experienced consultant. The objective of the CNVMP is to develop mechanisms and processes to manage and minimise the effects of noise and vibration caused by the construction of the Solar Farm. The CNVMP must include but not be limited to:</p> <ul style="list-style-type: none"> a) The relevant performance standards (noise and vibration); b) Noise and vibration management and mitigation measures; c) Training of staff;

	<ul style="list-style-type: none"> d) Handling of complaints; e) Monitoring; f) Notification to neighbours; g) Timing and duration of works; h) Key construction equipment, including details of proposed piling methodology; and i) Location of sensitive receivers.
10	<p>The CNVMP must be submitted to the Rangitikei District Council for technical certification at least twenty (20) working days prior to the commencement of any works to which the CNVMP relates.</p> <p>Advice Note: The CNVMP can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 10 of RM230007.</p>
11	Construction activities shall only operate within the hours of Monday to Saturday 7.30 am – 6.00 pm, excluding public holidays.
12	The consent holder must ensure the Solar Farm site is managed in accordance with the certified SMP during the construction period until the Solar Farm site is stabilised (i.e., no longer producing dust, water borne sediment or potential contaminants).
13	All disturbed ground surfaces must be adequately surfaced as soon as possible to limit dust, contaminant or sediment mobilisation.
14	The finished ground levels (after the cut and fill works) must not cause ponding, drainage or run-off related nuisance to the neighbouring (surrounding) properties or change of the current drainage patterns (existing overland flow paths) to the detriment of the surrounding properties. In the event that the consented works result in any such effects, then those effects must be remedied at the expense of the consent holder and to the satisfaction of the Rangitikei District Council's Infrastructure Department.
15	Run-off from the site must be controlled to prevent sediment laden water flowing, or earth slipping, onto neighbouring properties, legal roads, or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the SMP, prior to any off-site discharge of that muddy water.
16	If potential soil contamination is identified during works (accidental discovery), including but not limited to unstable potential fill materials, asbestos containing material, and odorous and/or stained soils, the Site Manager must engage a suitably qualified and experienced person (SQEP) to assess the nature of the contaminated soil and determine whether or not it can be used on-site or if it must instead be safely removed and lawfully disposed of.
17	Dust emissions for construction works must be managed so they do not cause a nuisance beyond the boundary of the site. Dust mitigation measures, including but not limited to, water carts or sprinklers must be used on any areas of exposed soil.
18	All loading and unloading of trucks with excavation or fill material must be carried out within the site.

19	The consent holder must ensure that all construction related traffic accesses the site from Whales Line only. No access is to be achieved from Pukepapa Road.
20	The consent holder must ensure that any debris tracked onto Whales Line from construction traffic is cleared from the carriageway immediately. For clarity, 'immediately' means within the same day, being between the permitted working hours of 7.30 am – 6.00 pm.
21	If, at any time during site works, potential koiwi (human remains), archaeology or artefacts are discovered, then the consent holder must cease works immediately and notify Council's Compliance Office, Heritage New Zealand Pouhere Taonga, Mana Whenua, and if human remains are found, the Police.
22	<p>Stormwater</p> <p>Prior to any works commencing on site associated with the construction of the solar farm the Consent Holder shall submit to the Rangitikei District Council a design for the stormwater management system proposed for the site. The design shall incorporate the recommendations contained within the Stormwater Assessment prepared by Haigh Workman Civil & Structural Engineers dated 19 June 2023 except where amended by the Land Development and Engineering Limited peer review assessment Peer Review Log titled 'Peer review summary for the proposed solar farm at 326 Whale Line, Marton – RM230007' dated '2023/10/31' 'Document ID: 395215'</p> <p>Advice Note: The stormwater design can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 22 of RM230007.</p>
23	The construction of the Solar Farm shall incorporate the approved stormwater management design (condition 22) and shall be fully operational at the date of commissioning of the solar farm.
24	<p>Vehicle Access</p> <p>Prior to any works commencing on site associated with the construction of the solar farm the Consent Holder shall obtain in writing confirmation from the Rangitikei District Council's Roding Department that the existing vehicle crossing from Whales Line is suitable to provide access to the farm for vehicles and personnel associated within the construction of the solar farm. If any upgrades or works are required to the access (as determined by Rangitikei District Council's Roding Department), the Consent Holder shall undertake all works to the satisfaction of the Rangitikei District Council's Roding Department prior to any works commencing.</p> <p>Advice Note: if considered required by Council's Roding Department, the Consent Holder shall install warning signage along Whales Line to alert the public in general to the construction related traffic entering and exiting the site.</p>
25	Prior to commissioning of the solar farm, the Consent Holder shall obtain in writing confirmation from the Rangitikei District Council's Roding Department that the vehicle crossing from Whales Line is suitable to provide access to the farm for vehicles and personnel associated within the operation and maintenance of the solar farm. If any upgrades or works are required to the access (as determined by Rangitikei District Council's Roding Department), the

	Consent Holder shall undertake all works to the satisfaction of the Rangitikei District Council's Roading Department prior to commissioning of the solar farm.
26	Access to the solar farm, both during construction and once operational, is not permitted from Pukepapa Road on any basis (temporary or permanently). Access shall only be achieved via the approved vehicle access from Whales Line.
27	<p>Operational</p> <p>The consent holder must ensure that the noise levels from the operation of the Solar Farm do not exceed the following noise limits at the notional boundary of any dwellings on another site in the Rural zone where written approval has not been provided to exceed the noise limits:</p> <ul style="list-style-type: none"> a) 50 dB LAeq(15-min) from 0700 to 2200 hours b) 45 dB LAeq(15-min) and 70dB LAFmax from 2200 to 0700 hours.
28	<p>Within twenty (20) working days and during the first daylight savings period of any stage of the Solar Farm becoming operational, the consent holder must monitor noise emissions from the Solar Farm site to assess compliance with Condition 27. The monitoring shall be undertaken by an experienced acoustician.</p> <p>Advice Note: 'Operational' is defined as the operation of the solar farm whereby electricity is being generated and provided to the electricity network.</p>
29	<p>A report detailing the outcome of the monitoring under Condition 27 must be provided to the Rangitikei District Council within ten (10) working days of each instance of the monitoring occurring.</p> <p>Advice Note: The monitoring records can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 29 of RM230007.</p>
30	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 Rangitikei District Council upon request.
31	<p>Landscaping</p> <p>Before construction of the Solar Farm commences, the consent holder must ensure that landscape planting is planted as detailed in the Landscape Assessment prepared by Simon Cocker Landscape Architecture dated 13 December 2022 & Landscape Memorandum prepared by Simon Cocker Landscape Architecture dated 23 January 2024 except where amended as required by the recommendations contained within the Boon peer review assessment titled 'Landscape and Visual Assessment Peer Review for the proposed solar farm, Marton dated '09 June 2023'</p> <p>In particular, the recommendations of the Boon peer review assessment includes:</p> <ul style="list-style-type: none"> a) The shelter belt shall include a mix of hedge row species that range in height from 4.0m to 3.0m and include some native hedging species endemic to the area. b) Species shall be a minimum of 1.5metres in height at the date of planting.

	Note: The Landscape Memorandum prepared by Simon Cocker Landscape Architecture dated 23 January 2024 requires that at planting, all species planted along the entirety of the subject sites Whales Line boundary is a minimum of 2.5m at the time of planting.
32	<p>Evidence of the planting, including photos, must be submitted to the Rangitikei District Council within one week of planting being completed.</p> <p>Advice Note: The evidence of planting can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 32 of RM230007.</p>
33	The consent holder must ensure that all boundary landscape plantings established for the Solar Farm are maintained with a minimum height of 3.0m from ground level, once they have reached that height, and a minimum of 1.0m wide.
34	In the event that the vegetation located along the northern, western and/or eastern boundary of 304 Whales Line is partially or wholly removed, the consent hold must ensure they are replaced within the next planting season of their removal, and thereafter maintained in accordance with condition 33.
35	Any proposed new trees or vegetation within 12 metres either side of the centreline of the National Grid transmission lines must not exceed 2 metres in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
36	No vegetation shall be planted within 6 metres of the base of any National Grid transmission line support structure.
37	<p>At least thirty (30) working days prior to the commencement of landscaping, the Consent Holder shall submit to the Council for certification a Landscape Management Plan (LMP). The LMP shall include (but not be limited to):</p> <ul style="list-style-type: none"> a. Identification of planting zones in accordance with Figure 2a of the Landscape Assessment prepared by Simon Cocker Landscape Architecture dated 13 December 2022 b. For each planting zone, details of layout, species, grades, numbers, spacing, c. Heights and locations of planting at implementation, irrigation installation and maintenance and a programme and specification for implementation and maintenance of all plants. d. Timeline for planting works. e. Details of ongoing maintenance including weed control management and monitoring. f. Details of the method and frequency of monitoring the health of the plants to ensure their health and survival. <p>Advice Note: The LMP can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 37 of RM230007.</p>
38	Buildings and Structures

	No building or structure shall be located within 12 metres of the outer edge of a National Grid support structure, other than a fence that may be located within 5 metres.
39	<p>NZECF Compliance</p> <p>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.</p>
40	<p>Construction Management Plan</p> <p>Prior to the commencement of construction works the consent holder must prepare and submit to the Rangitikei District Council for certification a Construction Management Plan (CMP) for the works that are occurring within 12 metres either side of the centreline of the National Grid transmission line, to ensure the protection of the National Grid transmission line. The CMP must be provided to Transpower NZ Ltd for its certification at least twenty (20) working days prior to it being submitted to the Council. The CMP must include the following (but is not limited to):</p> <ul style="list-style-type: none"> (a) The name, experience and qualifications of the person(s) nominated by the consent holder to supervise the implementation of, and adherence to, the CMP; (b) Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities will meet the safe distances within the Transposer 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) those relating to: <ul style="list-style-type: none"> i. Excavation and Construction near structures (Section 2 of NZECF 34: 2001); ii. Ground to conductor clearances (Section 4); iii. Mobile Plant to conductor clearances (Section 5); and iv. People to conductor clearances (Section 9). (c) Details of any areas that are “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); (d) Demonstration of how the existing transmission lines and support structures will remain accessible during and after construction activities; (e) Demonstration of how the effects of dust (including any other material potentially arising from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed. (f) Demonstration of how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure. (g) Demonstration of 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. (h) Details of proposed contractor training for those working near the transmission lines. All activities are to be undertaken in accordance with the approved CMP. <p>Advice Note: The CMP(s) should be provided to Transpower via Patai Form 5 ‘Submit a Management Plan’ – https://transpower.patai.co.nz</p>
41	Duration

	This resource consent is granted for a term of 35 years.
42	<p>Decommissioning</p> <p>At least three months prior to the commencement of decommissioning of the Solar Farm, the consent holder must submit a Decommissioning Plan to the Rangitikei District Council for certification, which fulfils the requirements of conditions 43 and 44.</p> <p>Advice Note: The Decommissioning Plan can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 42 of RM230007.</p>
43	<p>The Decommissioning Plan must be prepared by a suitably qualified and experienced person and meet the following objectives:</p> <ul style="list-style-type: none"> (a) Decommissioning of the solar panels and all associated infrastructure in a manner that complies with all legislative requirements; (b) Leaving the land in a condition that is safe and suitable for the subsequent land use; and (c) Ensuring that the components and infrastructure are disposed of in a way that maximises re-use and recycling. For any parts that cannot be reused or recycled, ensuring that they are disposed of in an environmentally responsible way in accordance with industry best practice.
44	<p>The Decommissioning Plan must include but not be limited to:</p> <ul style="list-style-type: none"> a) Details on all infrastructure to be decommissioned, including details, method and location of reuse, recycling or disposal and the reasons why the options have been chosen; b) Details of specific infrastructure to remain on-site post-closure and reasons why it will remain on Solar Farm site; c) Scheduling and timing for decommissioning; and d) Details for finished ground cover at completion of decommissioning and future intended land use.
45	<p>The consent holder must notify the Rangitikei District Council at least thirty (30) working days prior, of the commencement date for decommissioning the Solar Farm.</p> <p>Advice Note: The 30 day notification of the decommissioning date can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 45 of RM230007.</p>
46	<p>The consent holder must notify the Rangitikei District Council at least ten (10) working days prior to completion of the decommissioning to allow Council staff to carry out site inspections to determine compliance with the certified Decommissioning Plan.</p> <p>Advice Note: The 10 day notification of the decommissioning date can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 46 of RM230007.</p>
47	<p>The consent holder must ensure that a Decommissioning Report is prepared and submitted to the Rangitikei District Council following completion of the decommissioning of the Solar Farm and no later than twenty (20) working days after the decommissioning works have been completed. The report must detail evidence demonstrating that the Solar Farm site is left in a condition that is safe and suitable for the subsequent land use.</p>

	Advice Note: The Decommissioning Report can be sent to the following email: planning@rangitikei.govt.nz using the reference Condition 47 of RM230007.
48	<p>Review</p> <p>The Rangitikei District 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 for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions must allow for:</p> <ul style="list-style-type: none"> a) Deletion or amendments to any conditions of this resource consent to ensure adverse effects (including noise and dust) are appropriately mitigated, and/or b) Addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment.
Advice Notes	
1	<i>The reasonable costs incurred by Rangitikei District Council arising from the supervision and monitoring of this consent will be charged to the consent holder. This may include routine site inspections to review and assess compliance with the conditions of consent and responding to complaints or enquiries relating to the consented activity.</i>
2	<i>Pursuant to section 125 of the Resource Management Act 1991 this consent will lapse on the expiry of 5 years after the date of commencement of the consent, unless:</i> <ul style="list-style-type: none"> <i>a. The consent is given effect to, or;</i> <i>b. An application for an extension of time is made before the consent lapses.</i>
3	<i>In accordance with section 127 of the Resource Management Act 1991, the consent holder at any time may apply for the change or cancellation of any conditions of this consent.</i>
4	<i>Any proposed building work must be carried out within the provisions of the Building Code and Building Act.</i>
5	<i>Any new signage at the site must comply with the Rangitikei District Plan, or if non-compliant, a new land use resource consent needs to be obtained.</i>
6	<i>Any lighting of any buildings must comply with the Rangitikei District Plan, or if non-compliant, a new land use resource consent needs to be obtained.</i>
7	<i>Any hazardous substances stored at the site must comply with the requirements of Standard B1.9 of the Rangitikei District Plan, or else the appropriate land use consent obtained. Evidence of compliance will be required in support of any relevant building consent submitted to the Council.</i>