



**APPENDIX 5 COMMUNITY CONSULTATION RECORD (INCLUDING
AFFECTED PARTIES WRITTEN APPROVALS)**



CONSULTATION SUMMARY



**138 Hectare / 100 MW Agrivoltaic Development, including Battery
Energy Storage System**

3954A State Highway 2, Waingawa

29 February 2024

1.0 SITE DETAILS

| Feature | Site |
|------------------------------------|---|
| Address | 3954A State Highway 2, Waingawa |
| Legal Description and Title | Pt Lot 2 DP 2099 (RT WNF1/1189) Pt Lot 3 DP 2099 (RT WNF1/1188) Pt Lot 1 DP 46533 (RT WN17B/749) Lot 1 DP 19148 (RT WN765/45) Pt Lot 4 DP 2099 (RT WND1/413) Lot 1 DP 17189 (RT WN638/13) Lot 1 DP 3447 (RT WN248/15) Pt Lot 4 DP 2099 (RT WN213/272) |
| Proposal Description | Construct and operate an agrivoltaic development that will occupy approximately 138ha of the subject site, and will include erecting photovoltaic modules, inverters, transformers, battery energy storage system (BESS), a substation, and a site office, as well as establishing a connection to the nearby TransPower Masterton Substation |
| Relevant District Council | Carterton District Council |
| Relevant Regional Council | Greater Wellington Regional Council |

2.0 CONSULTATION OVERVIEW

2.0.1 NZ Clean Energy (NZCE) on behalf of Masterton Solar and Energy Storage Ltd (the Applicant) has undertaken preliminary consultation throughout the development of the concept design for the project. Consultation was undertaken with:

- Carterton District Council and Greater Wellington Regional Council, as the Consent Authorities, as outlined separately within Appendix 6;
- Fire and Emergency New Zealand (FENZ);
- Transpower;
- Waka Kotahi New Zealand Transport Agency (WK NZTA);
- Masterton District Council, as the owners of Hood Aerodrome;
- Carterton District Council, as the agency responsible for the Taratahi Water Race Scheme;
- Local mana whenua, as outlined separately within Appendix 4;
- Potentially affected persons; and
- The local community.

3.0 STAKEHOLDER CONSULTATION

3.1 Fire and Emergency New Zealand (FENZ)

3.1.1 An initial meeting was held with Brendon Allen, the regional fire safety representative for FENZ regarding the project on 27 October 2023. The following key matters were discussed with FENZ in relation to the proposal:

- The proposal will need to provide about approximately five pairs of 30,000L water tanks around the development for firefighting purposes. This is in addition to any water supply for cleaning of panels, as this volume is required to be a dedicated firefighting resource. A plan indicating the preferred locations for the water tanks was provided by FENZ following the meeting.
- Discussion was had regarding the water source for the tanks. It was suggested that either trickle feed water supply from the landlord's bore could be utilised to fill the water tanks. NZCE would need to check if this was possible based on the terms of the landlord's current bore permit. An alternative source was that water could be temporarily drawn from the water race to provide initial volume. This would need to be confirmed with the water race scheme operator.
- Internal access tracks will need to be a minimum of 4m wide. A reduced width of 3.5m can be provided at gates, entrances, culverts, and any other crossing points. This minimum access track width is for all internal access tracks, including those that transect the site to provide access to the inverters.
- The access tracks need to be designed to accommodate turning / tracking curves for an approximately 20T water tanker appliance. FENZ noted that, based on the current site layout, there would likely be an issue where there are tight corners on perimeter track. Confirmation of the relevant specifications for the tracking curves was provided in a link to a FENZ online resource regarding various appliance sizes and manoeuvring requirements.
- Any proposed culverts to be utilised as part of the internal access network would need to be rated to take 25T loading. This is the maximum potential loading anticipated for a fire appliance. In addition to the single site entrance, FENZ would require at least one alternative site entrance for firefighting purposes. During the meeting, several potential positions for such an entrance were discussed. A plan indicating the preferred alternative access locations was provided by FENZ following the meeting.

- The proposal would need to provide hardstand areas adjoining all of the water tanks to be provided for firefighting supply. The details for the hardstand areas were outlined in the same link that outlined the manoeuvring requirements for various appliances.
 - There is a requirement to provide separation distances around individual BESS units for fire safety purposes and around inverters. This separation distance needed to ensure that a non-combustible area was maintained around each potential fire risk feature of the proposal. It was noted that, based on FENZ research of international examples, the greatest areas of fire risk in the proposal are inverters, especially at the end dealing with DC energy.
 - It was considered by FENZ that the 10m setback from all site boundaries for the proposal is a positive design feature for managing fire risk. When considered in conjunction with the additional setback offered by the roads on three of the four site boundaries, this is considered to be a non-combustible fire break.
 - The landscaping design would need to utilise low to moderate fire risk planting species. A link to a FENZ online resource regarding different plant species for each category of fire risk was provided.
 - Fire prevention would need to be considered during the construction phase. Construction activities such as welding in the environment of this site (very dry / high fire risk during the summer construction season) were of particular concern. A link to a FENZ online resource regarding fire prevention during construction was provided.
 - FENZ would seek that CDC impose a condition of consent for provision of a fire safety management plan. The fire safety management plan would need to be in place prior to the site connecting to the National Grid / becoming operative.
- 3.1.2 Overall, there was a lot of advice provided by FENZ in this meeting, and in subsequent correspondence. All aspects of that advice that are appropriate to incorporate into the proposal at this stage (i.e. prior to detailed design, construction, or becoming operative), have subsequently been adopted into the design of the proposal.
- 3.1.3 Comment from FENZ with regards to the updated design is currently being sought, to ensure that there are no fire safety management matters that have been overlooked. Once this is received, a copy will be provided to Council.

3.2 Transpower

3.2.1 Concurrent to this resource management process is a process to consider the connection of the proposed development to the National Grid. The decision maker for the grid connection process is Transpower, as the agency responsible for the National Grid. It is understood that Transpower are imminently due to commence their assessment of the grid connection for this proposal.

3.3 Waka Kotahi New Zealand Transport Agency (WK NZTA)

3.3.1 Consultation is currently being undertaken with WK NZTA, due to the site directly adjoining State Highway 2. WK NZTA is the national agency responsible for managing the state highway network and is therefore responsible for ensuring that effects of developments adjoining state highways does not adversely affect the safe and efficient function of the highways.

3.3.2 Conversations are currently on-going with WK NZTA with regards to the various elements of the proposal that may impact on the safe and efficient operation of State Highway 2. Based on the current content and tone of these discussions, it is anticipated that these matters will be resolved shortly after lodgement of this combined resource consent application with the District and Regional Councils. Relevant evidence that consultation with WK NZTA has been resolved will be provided to Council once available.

3.4 Masterton District Council / Hood Aerodrome

3.4.1 Consultation has been undertaken with the relevant staff within Masterton District Council (MDC) with regards to the potential impact of the proposal on the operation of Hood Aerodrome, which is owned by the MDC. An initial meeting was held with Corin Haines (General Manager – Community) and David Hayes (Hood Aerodrome Manager) on 7 November 2023. The following were the key matters discussed during this meeting:

- An in-depth overview of the proposal, including site selection criteria, was provided. This was followed by a summary of the specialist advice received at the time of meeting.
- The outcome of the glint and glare analyses with regards to the operation of the Aerodrome was then discussed in detail. This included discussion regarding the areas of the proposal that were determined had the potential to generate adverse glare effects during clear weather periods at the affected hours.
- The Applicant advised that they had confirmation from the manufacturer of the tracking mechanisms that the supporting software could be manipulated so that the offending

tracking tables could have their angles suitably altered so as to avoid generating inappropriate levels of glare. Discussion was also had regarding what the known parameters and limitations of the modelling that the Applicant's representative was familiar with.

- It was also noted that the MDC staff would be advising the various user groups and tenants of the Aerodrome of the pending public drop-in event. This would enable any of those parties or associated persons the opportunity to discuss any concerns they may have regarding the proposal directly with NZCE representatives.

3.4.2 Following the meeting, information regarding the elements of the glint and glare analysis model that could be altered to reflect actual ground conditions, as well as the output of the glint and glare analysis for the proposal in relation to the Aerodrome. These documents were provided to allow the MDC staff to provide any further questions or comments they may have regarding the glint and glare model and associated results.

3.4.3 Subsequent to this, a copy of the potentially affected parties consultation pack referenced in Subsection 4.2, below, was provided to both of the MDC staff to provide them with additional detail regarding the proposal, and regarding the specialist assessments and proposed mitigation measures.

3.4.4 An email outlining that they are supportive of the proposal, including the proposed mitigation measures outlined within Appendix 21 of the Application, has been provided by David Hayes, in his capacity as Hood Aerodrome Manager for Masterton District Council. A copy of this email is attached to this consultation summary document (as Appendix 5a).

3.5 Taratahi Water Race Scheme (Carterton District Council)

3.5.5 Contact has been attempted with the relevant staff within Carterton District Council (CDC) regarding the potential impact of the proposal on the Taratahi Water Race Scheme, which traverses the site (Appendix 5b). Unfortunately, no response has been received from this initial attempt at contact.

3.5.6 In the absence of direct input, the proposal has sought to mitigate any potential adverse effects on the water race through a combination of:

- Advice provided by CDC planning staff as part of the pre-application process (namely regarding setback distances);
- Industry best practice with regards to sediment and erosion control measures (to mitigate any potential impact of earthworks on water quality); and

- Industry best practice and National Environmental Standards for Freshwater regulations with regards to establishing three new culverts within the existing water race (enabling fish passage and maintaining water flow of water race).

4.0 POTENTIALLY AFFECTED PARTIES CONSULTATION

4.1 Initial Approach

4.1.1 A letterbox drop and face to face drop-in to all immediately surrounding properties was undertaken between 25-27 October 2023, as noted below in Table 1. The following materials were provided to all parties:

- A cover letter, introducing NZCE and the project, outlining the current progress of the application and proposal development, as well as outlining the purpose of this initial contact;
- A flier summarising the key properties of the project, current at the time of this phase of consultation; and
- A copy of the site plan, current at the time of this phase of consultation.

Table 1: Initial contact with adjacent landowners and occupiers

| # | Address | Title Ref. | Legal Owners | Notes |
|---|---------------------|------------|---------------------------------------|--|
| 1 | 3920 SH2 | WNE4/576 | C H Emerson | Met with landowner / occupier. She advised that she is intending to move to Opotiki shortly. |
| 2 | 3831 SH2 | 1038832 | Lifestyle Developments Wellington Ltd | No building or letterbox on site to provide information to. |
| 3 | 61 East Taratahi Rd | WN202/236 | L J Christian; D J Laing; W J Potts | Met with D Liang, who noted the wind very strong, and that design should incorporate this. |
| 4 | 271 Perrys Rd | WN47A/859 | R B Lowes; D B Lowes | Not home, information left in letterbox. |
| 5 | | WN27D/66 | | |
| 6 | 510 Hughes Line | 1092640 | Wainawa River Estates Ltd | Not home, information left in letterbox. |
| 7 | | WN135/144 | | |
| 8 | 532 Hughes Line | 370929 | E H Hendrikse; L M G Hendrikse | Met both landowners / occupiers. Referencing another solar project in immediate area. |
| 9 | 542 Hughes Line | 370927 | N J Goodin; R B Terry | Met both landowners / occupiers. Noted a number of restrictions regarding development on their title, was surprised such restrictions didn't apply to this site. |

| | | | | |
|----|-----------------|------------|---|---|
| 10 | 558 Hughes Line | 370928 | C A Playford; M Playford | Met both landowners / occupiers. |
| 11 | 580 Hughes Line | WN31C/731 | Wapanui Investments Ltd | Not home, information left in letterbox. |
| 12 | 113 Cornwall Rd | WN42B/757 | Transpower NZ Ltd | N/A – being consulted separately. |
| 17 | 113 Cornwall Rd | WN34D/635 | | |
| 13 | 573 Hughes Line | WN42B/756 | C J Duncan; K M Fraser | Not home, information left in letterbox. |
| 14 | 577 Hughes Line | WN56B/58 | Gawith Trustees Ltd; E M Kendall; F A Kendall | Met with E Kendall. |
| 15 | 581 Hughes Line | WN56B/60 | A J Tulloch; M C Weeks | Obtained A Tulloch phone number from staff on-site. Advised of proposal over phone. |
| 16 | 109 Cornwall Rd | WN56B/59 | | |
| 18 | 99 Cornwall Rd | WN42D/409 | | |
| 19 | 51 Cornwall Rd | 104927 | J M Tulloch; A J Tulloch | |
| 20 | 4022 SH2 | 104926 | Ballance Agri-Nutrients Ltd | Initial contact via listed phone number for facility. Staff unsure who would be responsible for consultation. |
| 21 | 24 Norfolk Rd | WN41A/499 | Juken New Zealand Ltd | Obtained director of landowner company's phone number (K Burling) from staff on-site. Advised of proposal over phone. |
| 22 | 11 Norfolk Rd | WN16D/1424 | Burling Transport Ltd | Met with director of landowner company (J Burling). Met with tenant – Steve of Booths Transport. |
| 23 | 3979 SH2 | WN202/47 | M W McEwen | Not home, information left in letterbox. |
| 24 | N/A | WN118/2 | M F Hammond; Woodhouse Trustees Ltd | No building or letterbox on site to provide information to. |
| 25 | 45 Waingawa Rd | 1025407 | Storage 0800787822 Ltd | Utilised phone number for landowner from company name, reached P Sutherland, advised of proposal over phone. |
| 26 | 49 Waingawa Rd | 1025406 | AKA Trustees Ltd; C J McAuley; D H McAuley | Met with tenant - Move Logistics, who provided contact information for the landowner. |
| 27 | 11 Norman Ave | 133620 | Hedge Investments Ltd | Industrial site, no-one at reception. No suitable location to leave information. |
| 28 | 1 Pakihi Rd | 389287 | | |

| | | | | |
|----|---------------|--------|-------------------------|---|
| 29 | 3 Pakihi Rd | 389288 | Oloski Ltd | No building or letterbox on site to provide information to. |
| 30 | 5 Pakihi Rd | 389289 | NF Investments Ltd | No building or letterbox on site to provide information to. |
| 31 | 7 Pakihi Rd | 389290 | Chunkys Contracting Ltd | Met a third-party visitor when approached site, who provided contact details for the landowner. |
| 32 | 9 Pakihi Rd | 389291 | EF-P Holdings Ltd | No building or letterbox on site to provide information to. |
| 33 | 11A Pakihi Rd | 997902 | Arb Group Ltd. | Industrial site, reception closed. No suitable location to leave information. |
| 34 | 11 Pakihi Rd | 997901 | Wren & Dove Ltd | Industrial site, reception closed. No suitable location to leave information. |

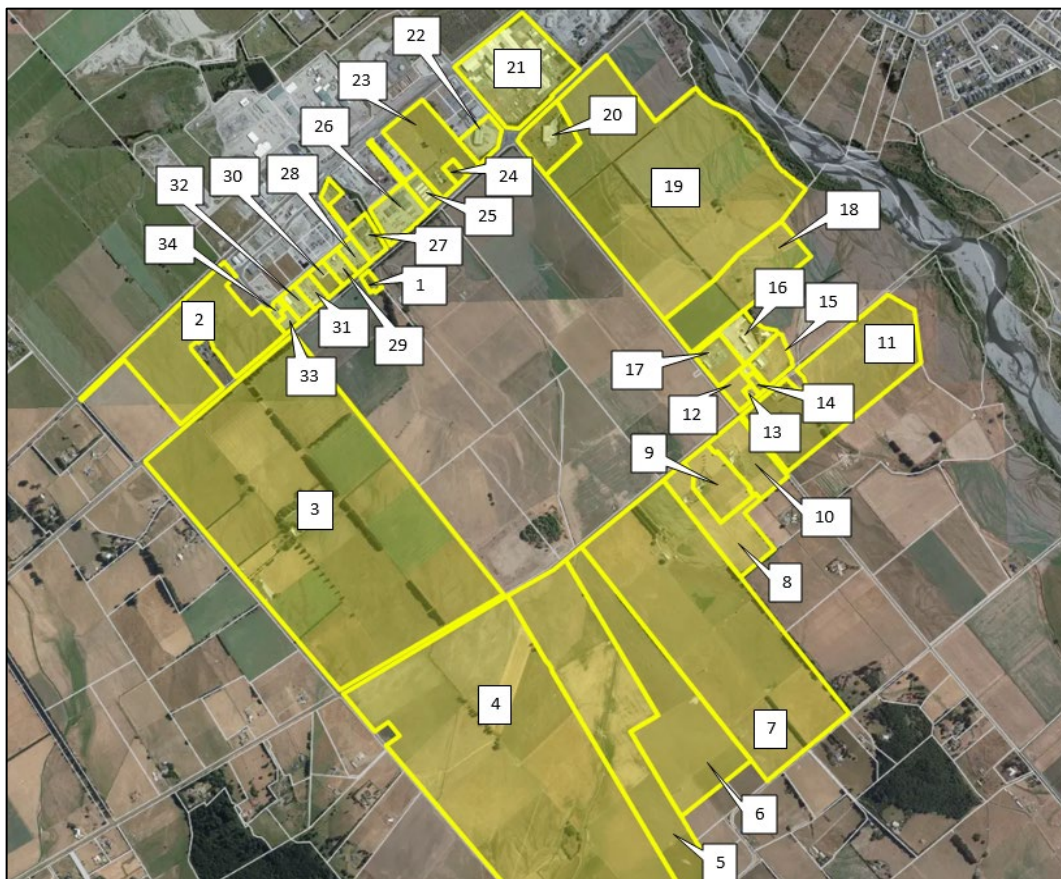


Figure 1: Surrounding properties (yellow lines) (annotated GRIP map, accessed 05/10/2023).

4.2 Affected Parties Approval

4.2.2 Following inputs from the relevant specialists, potentially affected parties were approached seeking written approval to the project on 22 December 2023. It is noted that some of the landowners and occupiers of the potentially affected parties have only received the consultation materials as recently as 23 February 2024. This is due to a number of complicating

factors, including some of the properties having complex landowner arrangements, some local businesses having their listed address not aligning with that of the occupied property, not all of the properties having on-site facilities to provide the consultation materials to, and relying on third parties to provide contact details.

4.2.3 The following materials were included:

- A cover letter, reintroducing NZCE and the project, outlining the current progress of the application and proposal development, as well as outlining the purpose of this contact;
- A detailed summary document of the proposal and key mitigation measures proposed;
- The latest site plan for the proposal;
- Images from the Landscape Assessment, including landscaping mitigation plan and visual simulations of the proposal;
- The glint and glare analyses of the proposal in relation to adjacent properties and in relation to the operation of the nearby Hood Aerodrome;
- The proposed earthworks and sediment and erosion control plans;
- The results of the operative development noise modelling for the proposal;
- The preliminary site investigation (regarding the site’s contamination history);
- A flier summarising the key properties of the project;
- A frequently asked questions document relevant to NZCE and agrivoltaic developments; and
- The Wairarapa Combined Councils affected parties approvals form, partially completed with the relevant details of the proposal.

4.2.4 The status of approvals provided from the potentially affected parties is outlined below in Table 2.

Table 2: Status of affected parties approval from adjacent landowners and occupiers

| Address | Signed By | Relationship to Property | Approval? |
|---------------------|---------------------------------------|--------------------------|-----------|
| 3920 SH2 | C H Emerson | Landowner | No |
| 3831 SH2 | Lifestyle Developments Wellington Ltd | Landowner | TBC |
| 61 East Taratahi Rd | L J Christian; D J Laing; W J Potts | Landowner | Yes |
| | J Percy | Tenant | TBC |
| 271 Perrys Rd | R B Lowes; D B Lowes | Landowner | TBC |
| 510 Hughes Line | Wainawa River Estates Ltd | Landowner | TBC |
| 532 Hughes Line | E H Hendrikse; L M G Hendrikse | Landowner | TBC |
| 542 Hughes Line | N J Goodin; R B Terry | Landowner | TBC |

| | | | |
|-----------------|--|-----------|-----|
| 558 Hughes Line | C A Playford; M Playford | Landowner | Yes |
| 580 Hughes Line | Wapanui Investments Ltd | Landowner | No |
| 573 Hughes Line | C J Duncan; K M Fraser | Landowner | TBC |
| 577 Hughes Line | Gawith Trustees Ltd | Landowner | TBC |
| | E M Kendall; F A Kendall | Landowner | No |
| 581 Hughes Line | A J Tulloch; M C Weeks | Landowner | No |
| 109 Cornwall Rd | | | No |
| 99 Cornwall Rd | J M Tulloch; A J Tulloch | Landowner | No |
| 51 Cornwall Rd | | | No |
| 4022 SH2 | Ballance Agri-Nutrients Ltd | Landowner | No |
| 24 Norfolk Rd | Juken New Zealand Ltd | Landowner | Yes |
| 11 Norfolk Rd | Burling Transport Ltd | Landowner | Yes |
| 3979 SH2 | M W McEwen | Landowner | No |
| N/A | M F Hammond; Woodhouse Trustees Ltd | Landowner | TBC |
| 45 Waingawa Rd | Storage 0800787822 Ltd | Landowner | Yes |
| 49 Waingawa Rd | AKA Trustees Ltd; C J McAuley; D H McAuley | Landowner | TBC |
| | Mobile Mechanical Solutions | Tenant | Yes |
| | Move Logistics | Tenant | TBC |
| 11 Norman Ave | Hedge Investments Ltd | Landowner | Yes |
| 1 Pakihi Rd | | | Yes |
| 3 Pakihi Rd | Oloski Ltd | Landowner | TBC |
| 5 Pakihi Rd | NF Investments Ltd | Landowner | TBC |
| 7 Pakihi Rd | Chunkys Contracting Ltd | Landowner | Yes |
| 9 Pakihi Rd | EF-P Holdings Ltd | Landowner | TBC |
| 11A Pakihi Rd | Arb Group Ltd. | Landowner | TBC |
| | Waggs Auto Group | Tenant | TBC |
| 11 Pakihi Rd | Wren & Dove Ltd | Landowner | Yes |

4.2.5 Summarising the above responses, it is noted that:

- Ten adjacent landowners and/or occupiers provided written approval to the proposal;
- Nine adjacent landowners and/or occupiers did not provide written approval to the proposal; and
- Sixteen adjacent landowners and/or occupiers did not provide a response to the request for written approval by the time of lodgement.

4.2.6 Copies of the completed affected parties approvals forms, as well as any other responses outlining a consulted person's position regarding the proposal, are attached to this Consultation Summary (as Appendices 5c to 5o).

4.2.7 It is noted that some of the responses advising that parties would not be providing written approval to this process were done so either in person, over the phone, or via text message. Those are noted as follows:

- 3920 State Highway 2 – C Emerson – Advised NZCE staff in person at her residence that she would not provide written approval;
- 577 Hughes Line – E Kendall – Advised NZCE staff member over the phone that she wasn't sure about the proposal, so would not provide written approval;
- 581 Hughes Line and 109, 99, and 51 Cornwall Road – A Tulloch and J Tulloch – Three approval forms were provided, however not all of the tick boxes were ticked (see Appendices 5f to 5h). When questioned on this, A Tulloch advised that this was an intentional action for all three forms. This renders the approvals incomplete;
- 4022 State Highway 2 – Balance Agri-Nutrients – Advised NZCE staff member over the phone that they have chosen to withhold providing written approval (no reason provided); and
- 3979 State Highway 2 – M McEwen – Advised NZCE staff member over the phone that she would not provide written approval.

5.0 PUBLIC CONSULTATION

5.1 Public Consultation Overview

5.1.1 Community consultation through a public drop-in session was held to ensure full engagement with the local community, beyond those located adjacent to the property and more directly consulted.

5.1.2 A comprehensive public consultation was held for the following primary reasons:

- To engage, explain and discuss with the local area and communities;
- To distribute details of the project to the local community;
- To improve the proposed project for the local community by implementing design suggestions where appropriate; and
- To register contacts for individuals and companies interested in working on the project.

5.1.3 The key discussion points of the comprehensive consultation period include:

- Direct benefits for the local area;
- Appropriate landscaping mitigation measures;
- Potential noise effects;
- Construction period and associated disruption; and

- Availability of local jobs for contractors during the construction phase.

5.2 Community Awareness

5.2.4 In order to ensure the local community were aware of the public drop-in event and of the project, a public notice was placed in the Wairarapa Times-Age on 9 November 2023, as shown below in Figure 2. Approximately two months following the public drop-in event, information regarding the proposal was made available on the NZCE website, at www.nzcleanenergy.nz/projects/masterton-solar-energy-storage.

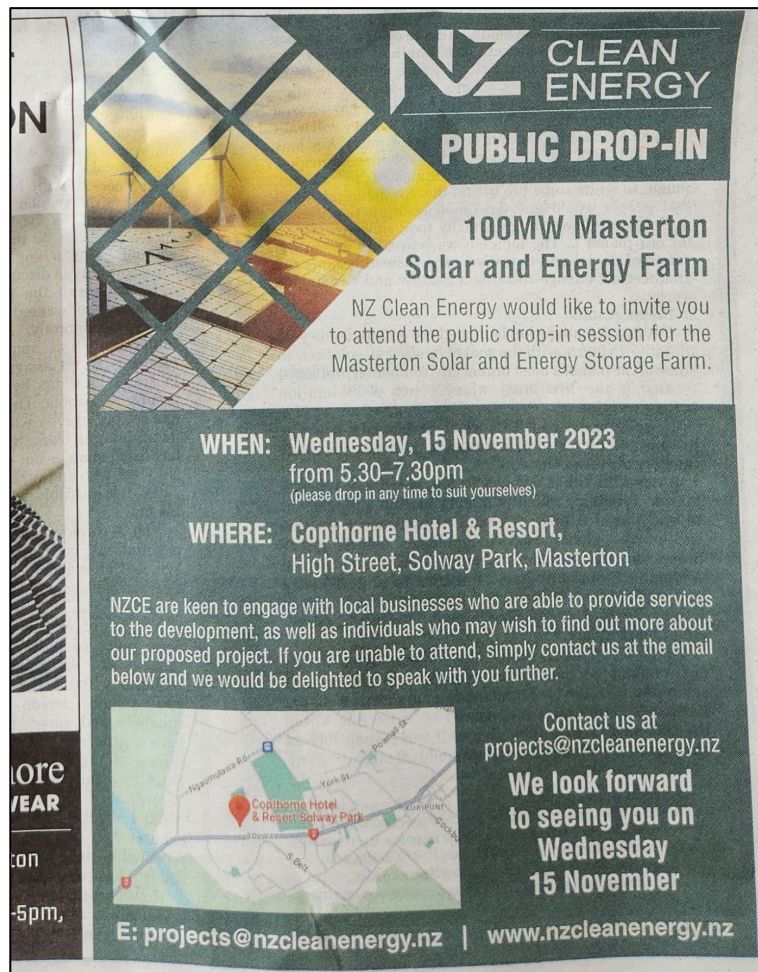


Figure 2: Newspaper advertisement, Wairarapa Times-Age, 9 November 2023.

5.3 Public Drop-in Event

5.3.5 The public drop-in event was held at the Copthorne Hotel & Solway Park in Masterton on the 15 of November 2023.

5.3.6 The following materials were also presented during the event:

- Example images of similar scale solar farm developments on farmland;

- Example images of landscaping mitigation screening planting for other similar solar farm developments;
- A flier summarising the key properties of the project, current at the time of this phase of consultation; and
- The site layout plan, current at the time of this phase of consultation.

5.3.7 Comments received during the public drop-in event are summarised below in Table 3.

Table 3: Responses from attendees to public drop-in event

| Name | Feedback Received |
|----------------------|---|
| H and L Hendrikse | As an adjoining landowner, had a number of questions to discuss, predominantly associated with potential effects on them directly. |
| R Terry and N Goodin | As an adjoining landowner, had a number of questions to discuss, predominantly associated with potential effects on them directly. |
| M Lloyd | Queried whether the proposed development would interfere with radio frequencies/ transmissions, with particularly regard to operation of the adjacent Hood Aerodrome. |
| P Jordan | Engineering Manager at Juken NZ Ltd (a business located at an adjacent property, 24 Norfolk Rd). Interested in the development, due to the power demands of their business. |
| Various | Representatives from a number of local businesses, who have registered their services for consideration during the construction of the development. Particularly in relation to engineering and fencing services. |

From: [David Hayes](#)
To: [Tracey Morse](#)
Cc: [Corin Haines](#); [Ian Osland](#)
Subject: Re: Masterton Solar and Energy Storage - Hood Aerodrome Consultation
Date: Monday, 26 February 2024 12:31:28 pm
Attachments: [image001.png](#)
[Outlook-3ccyh2ed.png](#)
[Outlook-yftaueky.png](#)
[Outlook-Background.png](#)

Kia Ora Tracy

Thanks for the discussion today and the update.

We consider the glare and other hazard at Hood Aerodrome are likely to be low for this installation and we are supportive of the initiative.

Given the limitations of the modelling though we are pleased that an adaptative management plan is included in your application. In reality we wont have an accurate understanding of the hazards until the system is operating. The ability to adapt through changes in panel angle and other methods may be important and we appreciate this has been included in the planning.

I understand you do not require the Carterton District Council Affected Parties Consent Form from Masterton District Council. If you do prefer to receive that please advise.

This email is our consent from Masterton District Council for Hood Aerodrome. It is provided on the basis that the conditions outlined including the adaptative management plan are retained.


I trust this meets your needs and if there is anything further please do not hesitate to get in touch.

Ngā mihi

David

David Hayes
Hood Aerodrome Manager

027 606 0190
161 Queen Street,
PO Box 444, Masterton 5840, NZ

 [@MastertonDC](#)
www.mstn.govt.nz



From: Tracey Morse <tracey@nzcleanenergy.nz>

Sent: Monday, February 26, 2024 11:18 AM

To: David Hayes <davidhayes@mstn.govt.nz>

Subject: Masterton Solar and Energy Storage - Hood Aerodrome Consultation

Hi David,

Thanks again for calling me this morning to discuss the proposal. It's always good to talk these things through when it comes to something as unique as this particular situation.

For your reference, to summarise the situation with the panels:

- The panels we will be using will be new / modern models, i.e. utilise low reflectivity glass (mainly so that we gain maximum potential absorbance of solar irradiation);
- The panels are on single axis tracking tables (each table roughly 60m long);
- The tracking tables are in rows that extend through the site N-S;
- The tracking mechanism alters the angle of the panels E-W to gain optimal angle for capturing solar irradiation;
- The glint and glare model found that there was a potential for "yellow" range glare in relation to Approach Path 6 for the Aerodrome, generated from panels in the SE part of our development (glint and glare is broken into three categories – green / good, yellow / concern, and red / of serious concern);
- The manufacturer for the tracking mechanism we're going to use has confirmed that the software that directs the tracking mechanism movement can be altered on a per-tracking table basis, to manipulate the angle of the offending panels for the offending period of the day (just under an hour each morning); and
- We are proposing the below Adaptive Management Plan condition to provide a safety net for managing glint and glare effects, in the off chance that the modelling didn't accurately capture the glint and glare effects (such as for aircraft on circuit routes, rather than standard take-off / landing operations) or that the manipulation of the tracking mechanism software is not sufficiently mitigating the glint and glare effect.

Here is the wording of the Adaptive Management Plan condition we are including in our application to Carterton District Council (for your reference, it will be in Appendix 21 – Proposed Conditions of Consent of our Application):

1.1.1 Glint and Glare Adaptive Management Plan

The Consent Holder must prepare and implement a Glint and Glare Adaptive Management Plan (GGAMP) to address any substantiated adverse glint and glare impacts on affected parties and/or the surrounding road network as identified in the Glint and Glare Analysis Report. The GGAMP must include the following:

- (a) Contact Information: The GGAMP must provide contact details for the Consent Holder and their agent responsible for addressing glint and glare complaints, ensuring that affected parties have a direct line of communication for reporting issues.

- (b) Reporting Procedures: The plan must include procedures for reporting glint and glare issues by affected parties. This includes:
 - (i) The process for lodging a complaint.
 - (ii) The timeline within which the Consent Holder must acknowledge receipt of the complaint.
 - (iii) A detailed timeline for the investigation and response process, ensuring that any substantiated glare issues reported are addressed promptly and effectively within a specified timeframe, not exceeding 30 days from the date of complaint.
 - (iv) Adaptive Management Strategies: The GGAMP should detail a range of possible mitigation solutions to address reported glint and glare issues. These solutions may include but are not limited to, physical alterations to the solar farm setup, installation of screening or landscaping to block or diffuse glare, and adjustments to the operational procedures of the solar farm (such as tracking management).
- (c) Monitoring and Evaluation: The Consent Holder must implement a monitoring regime to assess the effectiveness of the mitigation measures implemented under the GGAMP. This includes regular feedback from affected parties on the resolution of reported glare issues.
- (d) Duration of the Plan: Unless otherwise authorised by the Consent Authority, the GGAMP must be implemented for the duration of the consent. During this period, the Consent Holder is obligated to respond to and manage glint and glare complaints as per the procedures outlined in the GGAMP.
- (e) Review and Reporting: The Consent Holder must submit an Annual Report to the Consent Authority, summarising the glint and glare complaints received, actions taken, and the effectiveness of the mitigation measures implemented. The report must be received by the Consent Authority on or before [Insert approval date] each year. The Annual Report may also recommend whether ongoing management of glint and glare issues is required along with any relevant supporting information.

Advice Note

An adaptive management plan offers a flexible and responsive approach to managing glint and glare that may arise from the approved agrivoltaic activity, recognising the inherent challenges and uncertainties in accurately predicting glare impacts ahead of time. This approach allows for real-time monitoring and addressing of actual impacts as they occur, rather than relying solely on predictive models that may not fully capture the dynamic and variable nature of sunlight and its interactions with the environment. By focusing on adaptive measures, the plan can more efficiently respond to affected parties' concerns, ensuring that mitigation strategies are directly tailored to the specific conditions and experiences of those impacted.

I've attached the affected parties approval form, although, if you would like to capture any of the above matters in your response to our consultation, an email or letter on either Masterton District Council or Hood Aerodrome letterhead / with your full email signature and covering the

various aspects of the affected parties approval form would be a totally fine outcome for us too.

Kind regards,

Tracey Morse BSc BSocSc(Hons) MNZPI

Senior Planner

NZ Clean Energy

www.nzcleanenergy.nz

tracey@nzcleanenergy.nz

DDI +64 21 241 5510 | Office +64 9 220 8333



Attention: This e-mail message is intended for the use of the addressee only. If it is not addressed to you then do not read it. This e-mail and any accompanying data may contain information that is confidential and subject to legal privilege. If you are not the intended recipient (the addressee) you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you have received this email in error, please notify: IM@mstn.govt.nz and delete all material pertaining to this email immediately.

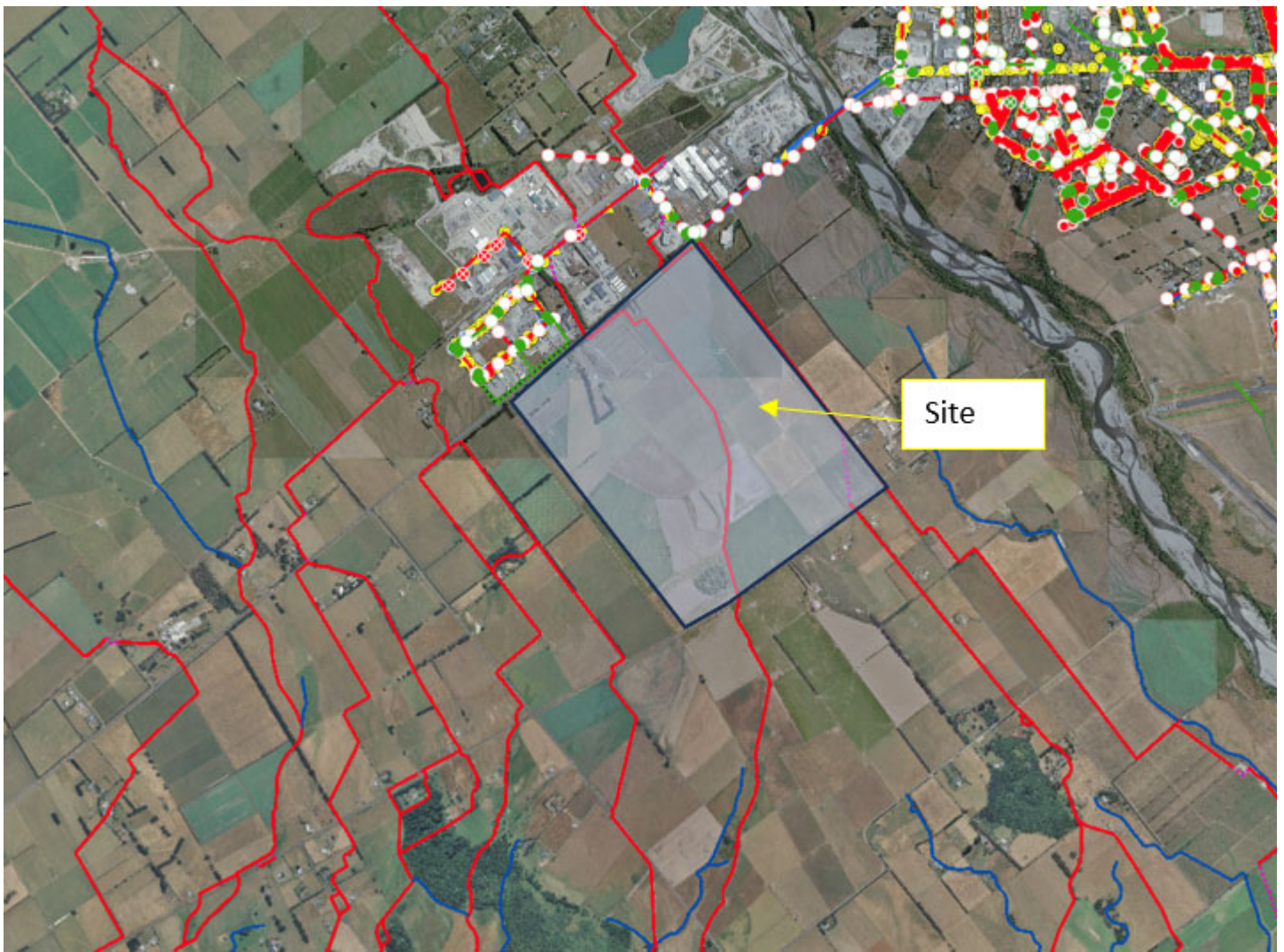
Tracey Morse

From: Mostafa Baghersad <mostafa.baghersad@cklltd.onmicrosoft.com>
Sent: Friday, 6 October 2023 10:39 am
To: service.requests@cdc.govt.nz
Cc: Andrew Dow
Subject: [#CKL B23067] 3954A State Highway 2, Masterton

Hi there,

We have a client looking to develop at 3954A State Highway 2, Masterton.
Can you please provide the Drainage scheme information contributing to the site?
Please see the screenshot below for the site location.

Kind regards,
Mostafa



Mostafa Baghersad

Intermediate Environmental Engineer-BSc MSc

DDI +6492205966 | P 09 524 7029 | mostafa.baghersad@ckl.co.nz

L2, 25 Broadway, PO Box 99463, Newmarket, Auckland, 1149 | www.ckl.co.nz



Planning | Surveying | Engineering | Environmental

30 Jan 2024

The Trustees considered the application from NZ Clean Energy for a Solar Farm adjacent to the farm.

It was agreed that the affected party form and other documents be signed and returned as it was felt that the proposal will not adversely affect the property.

As requested you are advised that the following is a leasee of the property:

J Percy
210 Morris Rd
RD 6
Masterton

W Potts

Trustee

AFFECTED PARTY CONSENT FORM



Affected Party Details

Name DIANE JOAN LAING, LESLEY JEANETTE CHRISTIAN & WARICK JOHN POTTS

Physical Address 61 EAST TARATAHI ROAD, WEST TARATAHI, CARTERTON

Home Phone 06 378 4890

Cell Phone [REDACTED]

Email [REDACTED]

Applicant Details

Name Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited

Site Description 3954A State Highway 2, Waingawa, Masterton

Application No. n/a as not yet lodged

Proposed Activity Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site.

- I/We confirm that we have been shown the application and the plans of the proposal and the assessment of environmental effects. We have signed the application and/or plans and they are attached.
- We understand that in providing my/our written approval, the Council cannot take into account any actual or potential effects of the proposed activity on me/us.
- I/we confirm that I/we have the authority to sign on behalf of all the other owners of the property and all the occupiers.
- I/We also understand that this consent can, in certain circumstances, be withdrawn.
- I/We understand that this written approval is unconditional and for the application as it has been submitted to Council. I/We understand that no conditions or provisos can be attached to this consent for the application.

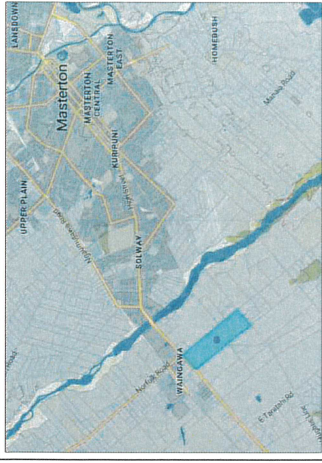
Signature/s

To be signed by the affected party/parties

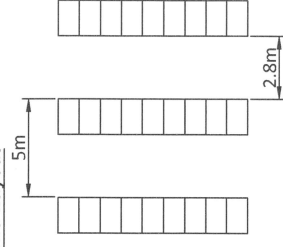
Name/s [REDACTED]

Date 30.1.24

[REDACTED]
[REDACTED]
[REDACTED]
D J LAING
LS CHRISTIAN
[REDACTED]
W J POTTS



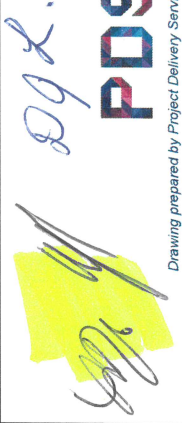
Panel Frame Layout



| | |
|-------------|---|
| Title | Plot Plan |
| Project | Masterton |
| Location | Cornwall Road Masterton New Zealand |
| DC Capacity | 95,090 kW |
| - | - |

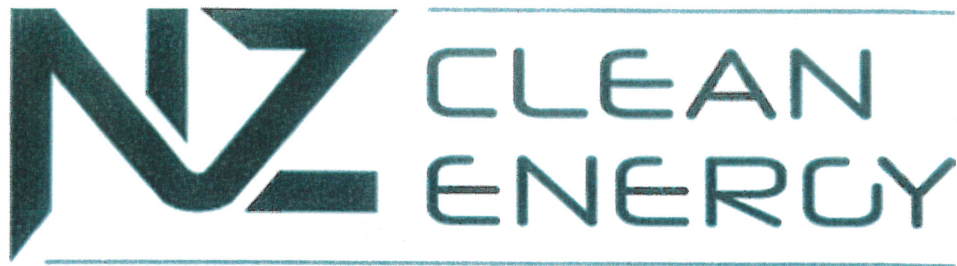


NZ Clean Energy
 Email: projects@nzcleanenergy.nz
 Web: www.nzcleanenergy.nz



Drawing prepared by Project Delivery Services





Sign here

D. J. Lang
W. Martin
M. H. H.

POTENTIALLY AFFECTED PERSONS CONSULTATION PACKAGE



**138 Hectare / 100 MW Agrivoltaic Development, including Battery
Energy Storage System**

3954A State Highway 2, Waingawa

Carterton District Council – Land Use Consent

Greater Wellington Regional Council – Land Use Consent

From: [Mike Playford](#)
To: Projects@nzcleanenergy.nz
Subject: Re: Masterton Solar and Energy Storage Project
Date: Wednesday, 21 February 2024 9:32:40 pm
Attachments: [image001.png](#)
[Carterton District Council Affected Parties Consent Form.pdf](#)

Hi Tracy

Hope this works , we Michael & Carolyn Playford are in agreement with the project to go ahead with all the conditions stated by Masterton Solar and Energy Storage Project.

Cheers
Michael & carolyn Playford
558 Hughes Line
027 7771138

----- Original Message -----

From "Projects@nzcleanenergy.nz" <projects@nzcleanenergy.nz>
To "Mike Playford" <mandcplayford@outlook.co.nz>
Date 8/02/2024 3:39:09 PM
Subject Masterton Solar and Energy Storage Project

Kia ora Michael,

Following on from our earlier contacts, NZ Clean Energy (NZCE) wishes to advise that our proposal for an agrivoltaic solar farm at Waingawa (Masterton Solar & Energy Storage Project) is ready for the next phase of consultation – seeking affected parties approval from adjacent landowners and occupiers. Previously, we have attempted to speak with all parties surrounding the site and either left information in person or in the property's mailbox. We then provided the opportunity for all parties, as well as the wider community, to attend our drop-in session, which was on 15th November 2023. We believe you are one of the owners of 558 Hughes Line, Masterton.

Hopefully, through all these various means of contact, you have been able to speak with one of our team in person and discussed any items you wished to raise. We are always on hand to discuss the project, so if you have further questions or if we haven't managed to speak with you yet, please do get in contact. Our contact details can be found at the end of this correspondence.

NZCE would like to request that you sign and return the attached affected parties form for our proposal. To assist you with this process, we have prepared the following documents –

1. Carterton District Council Affected Parties Consent Form
2. Masterton Affected Persons Summary Document;
3. Project Plan;
4. NZCE General Information;

5. NZ Clean Energy Flyer Masterton Dec23;
6. Supporting reports and studies prepared by specialists regarding key aspects of the project.

Please note that, documents 1-5 are attached to this email. All supporting reports and studies for point 6, can be found on our website (as they are too large to send with this email) –

- www.nzcleanenergy.nz/projects

These documents will provide you with a lot more detail on the Project. We understand that, with this additional information, you may have questions about the Project and we welcome you to contact us with any questions you may have.

We have marked on the documents where we require signatures. This will confirm you've received and reviewed them and understand the proposal as part of providing your affected parties approval. The documents can either be printed off and scanned back to ourselves or direct to Catherton District Council. Or we have enabled docusign which allows you to sign the forms online.

The documents to return are as follows and we ask that these are all signed where detailed:

- Carterton District Council Affected Parties Consent Form – signed & filled in
- The plan of the proposed site – initialled.
- The Masterton Affected Persons Summary document. - initialled.

If there are multiple owners of your property, please let us know their details so that we can provide them with this information or feel free to add their details to your form. If there are tenants on your property, that is located adjacent to our site, please let us know their details, so that we can provide them with this information and arrange for them to sign separate forms.

We look forward and welcome any discussions you wish to have.

Nāku iti nei, nā | Yours sincerely,

Tracey Morse BSc BSocSc(Hons) MNZPI

Senior Planner

NZ Clean Energy

www.nzcleanenergy.nz

tracey@nzcleanenergy.nz

DDI +64 21 241 5510 | Office +64 9 220 8333



Affected Party Details

| | |
|------------------|----------------------|
| Name | <input type="text"/> |
| Physical Address | <input type="text"/> |
| Home Phone | <input type="text"/> |
| Cell Phone | <input type="text"/> |
| Email | <input type="text"/> |

Applicant Details

| | |
|-------------------|--|
| Name | Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited |
| Site Description | 3954A State Highway 2, Waingawa, Masterton |
| Application No. | <input type="text"/> |
| Proposed Activity | Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site. |

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Signature/s

To be signed by the affected party/parties

Name/s

Date

From: [jeff.matthews](mailto:jeff.matthews@nzcleanenergy.nz)
To: Projects@nzcleanenergy.nz
Subject: Re: Masterton Solar and Energy Storage Project
Date: Monday, 26 February 2024 4:16:17 pm
Attachments: [image001.png](#)

Hi Tracey.

Thanks for our earlier discussion. I feel really well informed.

I don't support the proposal. My main reasons are.

- I moved into a farming community not a commercial zone and I like for it to stay how it is.
- I have concerns about the noise levels. As yet untested levels of noise.
- the size and scale of the project is of concern to me.
- the impact of such a high density of pannels is also of concern to me.

Thanks again for you help

Many thanks

Jeff

[Sent from Yahoo Mail on Android](#)

On Mon, 26 Feb 2024 at 3:48 pm, Projects@nzcleanenergy.nz <projects@nzcleanenergy.nz> wrote:

Hi Jeff,

We are about to submit our resource consent, and as such we are following up all parties who were sent the information on the solar farm.

Would you be able to indicate whether you support, oppose or are neutral about it please?

Many thanks

Tracey Morse BSc BSocSc(Hons) MNZPI

Senior Planner

NZ Clean Energy

www.nzcleanenergy.nz

tracey@nzcleanenergy.nz

DDI +64 21 241 5510 | Office +64 9 220 8333



From: Projects@nzcleanenergy.nz
Sent: Thursday, February 8, 2024 3:40 PM
To: jeff matthews <mattheje15@yahoo.co.nz>
Subject: Masterton Solar and Energy Storage Project

Kia ora Matthew,

Following on from our earlier contacts, NZ Clean Energy (NZCE) wishes to advise that our proposal for an agrivoltaic solar farm at Waingawa (Masterton Solar & Energy Storage Project) is ready for the next phase of consultation – seeking affected parties approval from adjacent landowners and occupiers. Previously, we have attempted to speak with all parties surrounding the site and either left information in person or in the property's mailbox. We then provided the opportunity for all parties, as well as the wider community, to attend our drop-in session, which was on 15th November 2023. We believe you are one of the owners of 580 Hughes Line, Masterton.

Hopefully, through all these various means of contact, you have been able to speak with one of our team in person and discussed any items you wished to raise. We are always on hand to discuss the project, so if you have further questions or if we haven't managed to speak with you yet, please do get in contact. Our contact details can be found at the end of this correspondence.

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We look forward and welcome any discussions you wish to have.

Nāku iti nei, nā | Yours sincerely,

Tracey Morse BSc BSocSc(Hons) MNZPI

Senior Planner

NZ Clean Energy

www.nzcleanenergy.nz

tracey@nzcleanenergy.nz

DDI +64 21 241 5510 | Office +64 9 220 8333



AFFECTED PARTY CONSENT FORM



Affected Party Details

Name Andrew John Tulloch
Physical Address 581 Hughes Line and 109 Cornwall Road
Home Phone
Cell Phone 0274426442
Email CroftonFarm@xtra.co.nz

Applicant Details

Name Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited
Site Description 3954A State Highway 2, Waingawa, Masterton
Application No. n/a as not yet lodged
Proposed Activity Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site.

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Signature/s

To be signed by the affected party/parties

Name/s Andrew John Tulloch.
Date 1/2/24

AFFECTED PARTY CONSENT FORM



Affected Party Details

| | |
|------------------|-------------------------|
| Name | Andrew John Tulloch |
| Physical Address | 51 and 99 Cornwall Road |
| Home Phone | |
| Cell Phone | 0274 426442 |
| Email | |

Applicant Details

| | |
|-------------------|--|
| Name | Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited |
| Site Description | 3954A State Highway 2, Waingawa, Masterton |
| Application No. | n/a as not yet lodged |
| Proposed Activity | Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site. |

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Signature/s

To be signed by the affected party/parties



Name/s Andrew John
Tulloch
Date 1/2/24

AFFECTED PARTY CONSENT FORM



Affected Party Details

Name JULE MARGARET TULLOCH

Physical Address 51 and 99 Cornwall Road

Home Phone —

Cell Phone 027 222 7720

Email julie@the.wholenineyards.co.nz

Applicant Details

Name Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited

Site Description 3954A State Highway 2, Waingawa, Masterton

Application No. n/a as not yet lodged

Proposed Activity Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site.

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Signature/s

To be signed by the affected party/parties

Name/s Julie Tulloch

Date 1.2.24

Affected Party Details

| | |
|------------------|--|
| Name | Juken New Zealand Ltd |
| Physical Address | Norfolk Road, Waingawa, Carterton 5791 |
| Home Phone | (06) 3700 650 |
| Cell Phone | |
| Email | info@jnl.co.nz |

Applicant Details

| | |
|-------------------|--|
| Name | Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited |
| Site Description | 3954A State Highway 2, Waingawa, Masterton |
| Application No. | n/a as not yet lodged |
| Proposed Activity | Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site. |

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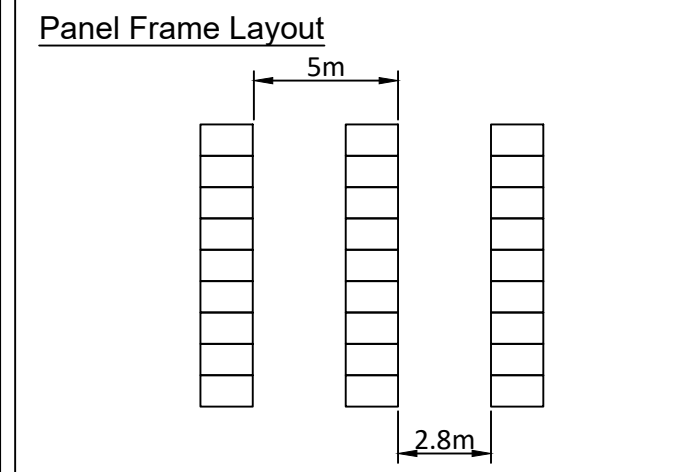
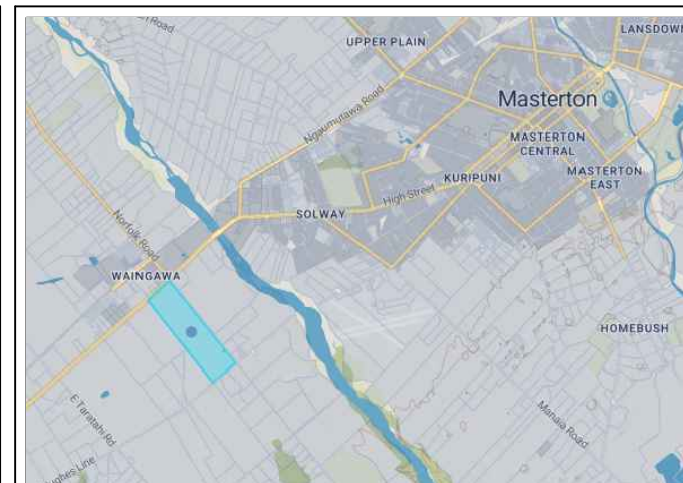
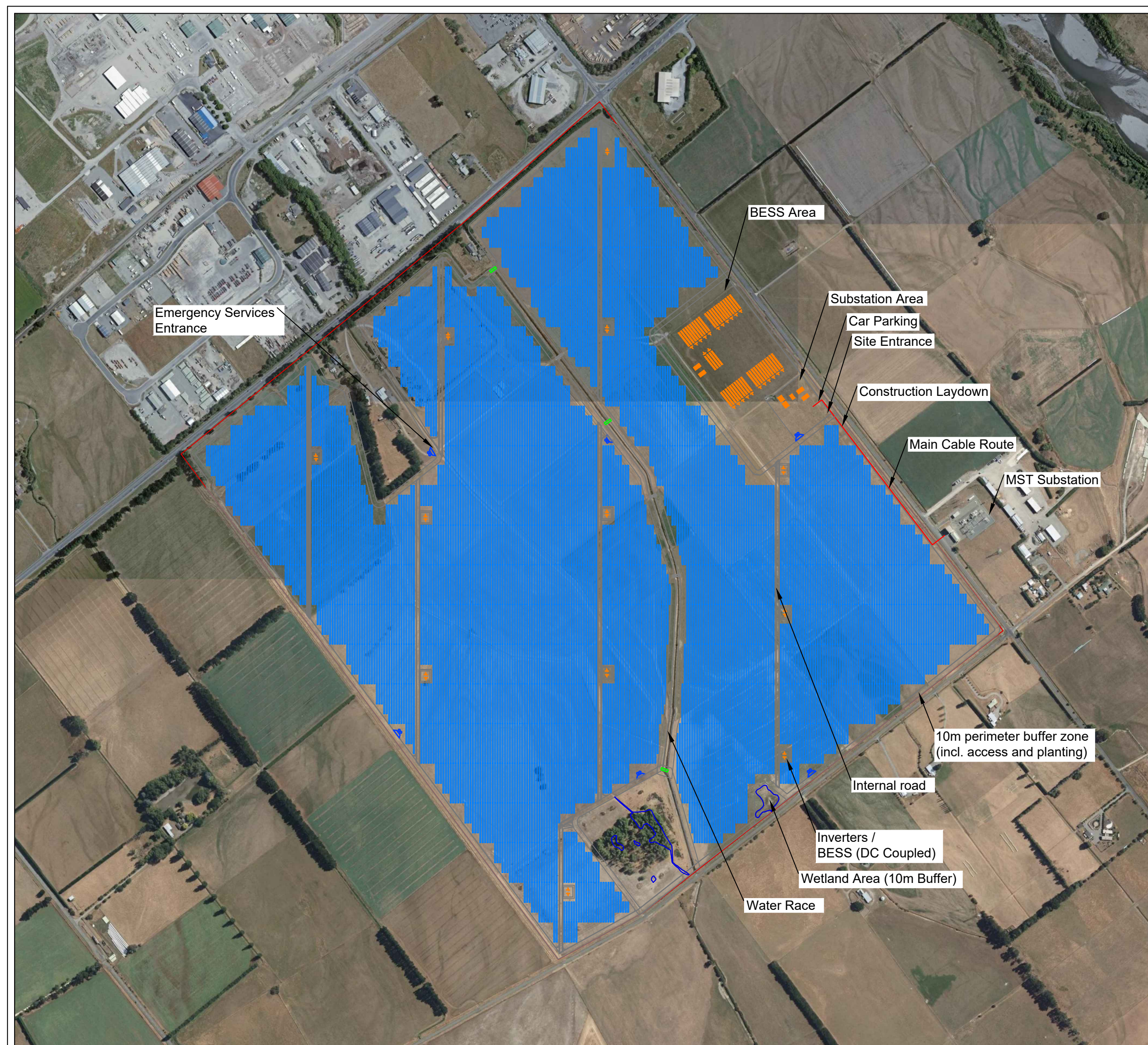
Signature/s

To be signed by the affected party/parties

Name/s Juken New Zealand Ltd



Date 16/02/2024



| | |
|-------------|---|
| Title | Plot Plan |
| Project | Masterton |
| Location | Cornwall Road Masterton New Zealand |
| DC Capacity | 95,090 kW |
| - | - |



NZ Clean Energy
 Email: projects@nzcleanenergy.nz
 Web: www.nzcleanenergy.nz

U.K



Drawing prepared by Project Delivery Services



POTENTIALLY AFFECTED PERSONS CONSULTATION PACKAGE



**138 Hectare / 100 MW Agrivoltaic Development, including Battery
Energy Storage System**

3954A State Highway 2, Waingawa

Carterton District Council – Land Use Consent

Greater Wellington Regional Council – Land Use Consent

1.0 EXECUTIVE SUMMARY

- 1.0.1. This is a consultation package that provides a summary of a pending application for Land Use Consents by Masterton Solar and Energy Storage Limited (trading as NZ Clean Energy Ltd, NZCE) to establish an agrivoltaic development, including supporting battery energy storage systems. NZCE seek to establish the agrivoltaic development at 3954A State Highway 2, Waingawa.
- 1.0.2. The subject site is located within the Rural (Special) Zone of the Carterton District under the Operative Combined Wairarapa District Plan, which is also within the Greater Wellington Region. Under the Proposed Combined Wairarapa District Plan, the site is located within the General Rural Zone (GRUZ). The subject site has a total land area of approximately 147 hectares of flat to undulating land, currently utilised for dry stock (sheep and beef) grazing.
- 1.0.3. The proposal will include establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site. It is proposed that the resource consent will have a duration of 40 years.
- 1.0.4. Site works associated with the construction of the development, including earthworks, tree trimming and, in places, removal, will also be required to enable the agrivoltaic development to be established. The proposal will also include establishing security fencing and undertaking landscaping in appropriate places. The construction period is proposed to take 12 to 18 months to complete.
- 1.0.5. The PV modules will be mounted in groups on single-axis tracking tables. The tracking tables allow the angle of the PV modules to alter east to west each day, following the sun, to achieve optimal solar access. The PV modules will be mounted at a height that enables grazing of sheep to occur under and around the panels, to maintain grass levels. At the end of this 40-year duration, it is proposed to remove all equipment associated with the renewable energy development and reinstate the site to its former state.
- 1.0.6. Overall, the proposal is considered to be largely compliant with the relevant rules and standards of the District and Regional Plans, as well as the relevant national environmental standards. The nature of the reasons for consent largely reflects the fact that many of these

documents did not anticipate solar energy generation within this District or Region when prepared.

- 1.0.7. The proposal will represent a change within the area, but it is also consistent with the current activities in the area, noting that there is the Waingawa Industrial Area immediately north of the subject site, which is separated from the site by State Highway 2, and the Masterton Substation and a contractor's yard are both located adjacent to the south-eastern corner.
- 1.0.8. The proposal is supported by specialist assessments pertaining to ecology, landscape and visual effects (including glint and glare), contamination, acoustics, civil engineering and stormwater management, and transportation. These assessments found that all potential effects associated with this proposal are either contained to the site or are readily mitigated to within acceptable levels from external to the site.
- 1.0.9. The proposal will result in a number of positive outcomes that are worth noting. The proposal will generate enough electricity to supply approximately 35,000 homes per year. It is anticipated that it will save approximately 130,000 tonnes of CO₂ per year through providing electricity from a renewable source as opposed to fossil fuels. It will provide a number of employment opportunities, including during the construction phase and once operational. It will also ensure land that is currently classified as highly productive will be utilised for land-based primary productive activities (sheep grazing) for the 40-year duration of the proposal. Further, once the proposal has ceased being operational and is decommissioned, it will return to the current state, suitable for on-going use for land-based primary productive activities.
- 1.0.10. In preparing this proposal, there has been consultation undertaken with both the District and Regional Councils, as well as a number of other key stakeholder agencies. This includes Fire and Emergency New Zealand, mana whenua (being Ngati Kahungunu ki Wairarapa and Rangitāne o Wairarapa), TransPower, Masterton District Council in relation to the adjacent Hood Aerodrome, and Waka Kotahi | New Zealand Transport Agency. All of these stakeholder groups have advised that they are relatively comfortable with the proposal in relation to their relevant priorities.
- 1.0.11. There has also been consultation undertaken with the local community, through running a community drop-in session. This event was relatively well-attended, with several of the adjacent landowners attending as well as members of the wider community. This event provided an opportunity for NZCE to introduce this proposal to the local community and go some way towards demystifying some of the complexities and common misunderstandings



that circulate about these types of developments. There was also engagement from local businesses interested in assisting with the proposal during the construction phase and onwards.

1.0.12. Overall, it is considered that this is a proposal will have less than minor effects on the environment, and the Carterton District Council and Greater Wellington Regional Councils should approve this application.



CONTENTS

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| 3.0 | SITE AND LOCALITY DESCRIPTION | 5 |
| 4.0 | PROPOSAL | 7 |
| 5.0 | REASONS FOR CONSENT | 21 |
| 6.0 | CONCLUSION | 26 |

APPENDICES

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| Appendix 1 | Application Layout Plan |
| Appendix 2 | Landscape Architect Images and Plans |
| Appendix 3 | Glint and Glare Assessment Results |
| Appendix 4 | Civil Engineering Plans |
| Appendix 5 | Acoustic Assessment |
| Appendix 6 | Contamination Preliminary Site Investigation |

2.0 INTRODUCTION

- 2.0.1. The following is a summary of a pending application for Land Use Consents by Masterton Solar and Energy Storage Limited (trading as NZ Clean Energy Ltd, NZCE) to establish an agrivoltaic development, including supporting battery energy storage systems. NZCE seek to establish the agrivoltaic development at 3954A State Highway 2, Waingawa, which is held within Part Lots 2-4 DP 2099, Part Lot 1 DP 46533, and Lot 1 DP 17189 (which are held in Records of Title WNF1/1189, WNF1/1188, WN17B/749, WND1/413, WN248/15, and WN213/271).
- 2.0.2. The subject site is located within the Rural (Special) Zone of the Carterton District under the Operative Combined Wairarapa District Plan, which is also within the Greater Wellington Region. Under the Proposed Combined Wairarapa District Plan, the site is located within the General Rural Zone (GRUZ). The subject site has a total land area of approximately 147 hectares of flat to undulating land, currently utilised for dry stock (sheep and beef) grazing.
- 2.0.3. The proposal will include establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site. It is proposed that the resource consent will have a duration of 40 years.
- 2.0.4. Site works associated with the construction of the development, including earthworks, tree trimming and, in places, removal, will also be required to enable the agrivoltaic development to be established. The proposal will also include establishing security fencing and undertaking landscaping in appropriate places. The construction period is proposed to take 12 to 18 months to complete.
- 2.0.5. The PV modules will be mounted in groups on single-axis tracking tables. The tracking tables allow the angle of the PV modules to alter east to west each day, following the sun, to achieve optimal solar access. The PV modules will be mounted at a height that enables grazing of sheep to occur under and around the panels, to maintain grass levels. At the end of this 40-year duration, it is proposed to remove all equipment associated with the renewable energy development and reinstate the site to its former state.
- 2.0.6. Consultation has been undertaken with the following key stakeholder groups:
- Carterton District Council;

- Greater Wellington Regional Council;
- Mana whenua (Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa);
- TransPower;
- Fire and Emergency NZ (FENZ);
- Hood Aerodrome; and
- Waka Kotahi | New Zealand Transport Agency (WK NZTA).

2.0.7. Consultation has commenced and is on-going with all adjoining and adjacent landowners that may be considered affected by the proposal has been undertaken. This consultation commenced prior to submitting this application to Carterton District and Greater Wellington Regional Councils. A public drop in event was also held on 15 November, which was attended by approximately 25 interested persons, including some of those from adjoining and adjacent properties.

2.0.8. The proposal requires Land Use Consent for the following reasons from the Carterton District Council:

- Rule 4.5.5(c), as the proposal includes construction of buildings not required for primary production or residential purposes that will result in greater than 25m² of gross floor area, which requires resource consent as a Restricted Discretionary Activity;
- Rule 21.1.24(iii), for the establishment of buildings for energy generation facilities that will result in greater than 10m² of gross floor area, which requires resource consent as a Discretionary Activity;
- Rule 21.4.10(a), for an activity on Contaminated Land as listed in Appendix 3.1 of the ODP, which requires resource consent as a Restricted Discretionary Activity; and
- Rule 21.6(a), to undertake an activity that is not otherwise specified as a controlled or restricted discretionary activity, which requires resource consent as a Discretionary Activity.

2.0.9. There are also three rules under the Proposed Combined Wairarapa District Plan that the proposal does not comply with, however it is noted that none of those rules have immediate legal effect.

2.0.10. A further reason for resource consent from Carterton District Council has also been identified in accordance with the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) associated with the historic

contamination of the site. In accordance with Clause 11(1), the proposal therefore requires resource consent as a Discretionary Activity under the NES-CS.

2.0.11. Overall, these require consent as a Discretionary activity from the Carterton District Council. It is considered that the overall effects associated with these components of the proposal will be less than minor. Accordingly, it is sought that this application be processed on a non-notified basis by Carterton District Council.

2.0.12. In addition to the above reasons for consent from the Carterton District Council, land use consent is also sought from the Greater Wellington Regional Council for the following reason:

- Rules R101 and R106, for earthworks over an area greater than 3,000m² that is associated with renewable energy generation, which requires resource consent as a Restricted Discretionary Activity.

2.0.13. A further reason for consent from the Greater Wellington Regional Council is has also been identified in accordance with the National Environmental Standards for Freshwater (NES-F). The proposal seeks to establish three proposed new culverts within the Taratahi water race (which is classified as a river under the NES-F). Due to these culverts not being able to comply with the permitted width requirements, consent is sought under Clause 71(1) of the NES-F as a Discretionary Activity under the NES-F.

2.0.14. Overall, these require consent as a Discretionary activity from the Greater Wellington Regional Council. It is considered that the overall effects associated with these components of the proposal will be less than minor. Accordingly, it is sought that this application be processed on a non-notified basis by Greater Wellington Regional Council.

2.0.15. It is considered that the overall adverse effects of this proposal can be suitably avoided, remedied, and/or mitigated, and that this application to Carterton District Council and Greater Wellington Regional Council be approved.

3.0 SITE AND LOCALITY DESCRIPTION

3.0.1. The subject site is located at 3954A State Highway 2, which is within the area of Waingawa, and is shown below in Figure 1. It is a roughly square shape, with a total area of approximately 147 hectares. The subject site has frontages onto State Highway 2, Cornwall Road, and Hughes Line. The site is rural in nature, as is the immediately surrounding area to the north-east, south, and south-west. The land located on the opposite side of State Highway 2, to the north-west of the site, is occupied by a number of large and small-scale industrial activities.



Figure 1: Aerial photograph of subject site (red polygon) and surrounding locality (Google Maps, accessed 22 August 2023).

3.0.2. Located adjacent to the south-eastern corner of the subject site is the Masterton substation, which forms part of the national power transmission network. Immediately behind the substation is a contractors yard, as well as a small cluster of dwellings that have frontage onto Hughes Line. A number of rural lifestyle properties are located also with frontage to Hughes Line, that are located immediately adjacent to the southern boundary of the subject site. Located approximately 1.3km east of the site is the township of Masterton and the Hood Aerodrome.

3.1. Legal Descriptions and Titles

3.1.1 The subject site is held within seven Records of Title (RTs), which are as outlined in the below table (Table 1) and figure (Figure 2). All of these RTs are freehold titles, which are owned by Raymond Owen Busby and Independent Trust Company (2021) Limited.

Table 1: Records of Title for Subject Site

| # | RT Ref. | Legal Description | Area (ha) | Date Created |
|---|-----------|-------------------|-----------|--------------|
| 1 | WNF1/1189 | Pt Lot 2 DP 2099 | 27.9819 | 23/11/1966 |
| 2 | WNF1/1188 | Pt Lot 3 DP 2099 | 28.313 | 23/11/1966 |
| 3 | WN17B/749 | Pt Lot 1 DP 46533 | 50.0816 | 13/03/1977 |
| 4 | WN765/45 | Lot 1 DP 19148 | 0.0376 | 05/11/1957 |
| 5 | WND1/413 | Pt Lot 4 DP 2099 | 13.8024 | 25/01/1965 |
| 6 | WN638/13 | Lot 1 DP 17189 | 3.0461 | 14/12/1954 |
| 7 | WN248/15 | Lot 1 DP 3447 | 9.9947 | 26/05/1915 |
| 8 | WN213/272 | Pt Lot 4 DP 2099 | 13.7593 | 27/11/1912 |



Figure 2: Subject site with Record of Title boundaries shown (yellow lines) (annotated GRIP map, accessed 21 August 2023).

4.0 PROPOSAL

4.0.1. This application seeks to establish an agrivoltaic development, also known as a solar farm, within the subject site. This development will occupy approximately 138ha of the subject site, as indicated in Figure 3 below and is hereon referred to as the development area. This will include erecting solar panels (photovoltaic modules), inverters, transformers, battery energy storage system (BESS), a substation, and a site office.

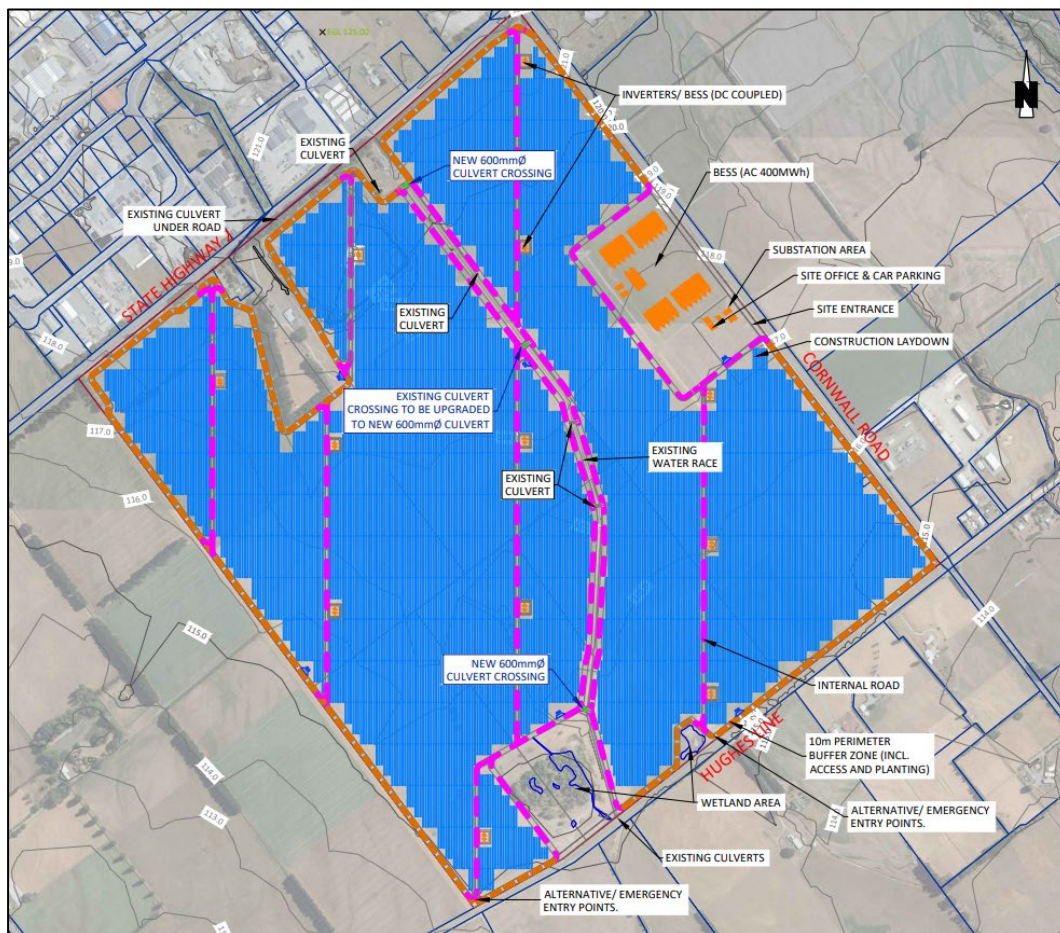


Figure 3: Proposed site plan (CKL).

4.0.2. The proposal will also include establishing security fencing and undertaking landscaping in appropriate places. Site works associated with the construction of the development, including earthworks, tree trimming and, in places, removal, will also be required to enable the agrivoltaic development to be established.

4.0.3. The following subsections outline those various components of the proposal in greater detail. The below detailed descriptions are supported by specialist reports and plans, which are referenced as applicable. These specialist reports and plans are provided with the application,

and thus form part of the application. This includes all conclusions and recommendations made within those specialist reports and plans, which are accepted and adopted and thus form part of the proposal.

4.1. Photovoltaic Modules (Solar Panels)

- 4.1.1 The proposal seeks to establish approximately 166,000 photovoltaic (PV) modules, which are also referred to as solar panels. Each module will have approximate dimensions of 1.3m wide, 2.2m high, and 35mm thick. These modules are proposed to be mounted on single-axis tracking tables (bases). The PV tracking table will be set out in a rectilinear array within the proposed development. Each PV tracking table is proposed to be oriented north-south along its long axis, enabling it to track the sun in an east-west direction.
- 4.1.2 The proposed PV tracking tables are anticipated to contain approximately 60 modules each. This will result in each PV tracking table being approximately 78m long. The PV tracking tables will be approximately 2.95m high at a maximum tilt (60° tilt) and 2.2m wide at a minimum tilt (0° tilt). Each row of PV tracking tables is proposed to have a 2.8m (approximate) wide perimeter clearance, to allow for access and maintenance.
- 4.1.3 It is proposed that the PV tracking tables will operate during all daylight hours of every day of the year.

4.2. Solar Inverters

- 4.2.1 There are proposed to be approximately twelve solar inverters stations, coupled with small transformers, within the development. These inverters are proposed to be located at regular intervals across the agrivoltaic development. These inverters convert the direct current (DC) energy generated by the panels into alternating current (AC) energy, so that it can enter the substation. The agrivoltaic development's internal cabling is proposed to be 33kV.

4.3. Battery Energy Storage Area

- 4.3.1 Battery energy storage system (BESS) units are proposed to be located within the southern part of the site. Each BESS will be approximately 6.1m long by 2.4m wide by 2.9m high (plus between 300mm to 800mm for foundations), located within repurposed shipping containers.
- 4.3.2 The BESS are to support the generation of energy from the PV modules, storing the energy generated during the day when generation is at its peak. That stored energy can then be

released into the national grid during peak demand hours, predominantly in the evening, when demand from households is at its greatest.

- 4.3.3 The batteries will store energy generated by the solar plant for export / distribution at times when it is most required by the grid. The battery may also be charged directly from the grid under certain conditions, such as during high renewable energy (off-site) output combined with low demand. Stored energy would then be exported at times when it is needed by the grid.

4.4. Substation, Switching and Site Office

- 4.4.1 A substation area is proposed to be located immediately south of the BESS area. The substation area is proposed to be up to 1 hectare and includes a switching station building. The switching station building will create a new loop-in-loop-out connection point to the Masterton Substation.

- 4.4.2 It is also proposed to establish a small site office. This will likely be a small Portacom-type structure. This would have a floor area of approximately 36m². It is anticipated that there will be a small lunchroom area within this structure, which will be serviced by a small roof-fed water tank. Ablution facilities will be either serviced by a small-scale, compliant on-site wastewater disposal system or by a containment-type septic tank for off-site disposal to an appropriate facility.

4.5. Connection to Masterton Substation and the National Grid

- 4.5.1 As part of this application, the connection to the Masterton Substation, located at 113 Cornwall Road, will be made underground within the road corridor of Cornwall Road from the site. This process and work will be conducted alongside TransPower and in accordance with their requirements and standards.

- 4.5.2 It is also noted that there may be changes required to the existing Masterton Substation as a result of connection of this agrivoltaic development. As the detail of what, if any, changes are required to the substation, are yet to be determined, they do not form part of this resource consent application.

4.6. Staff Numbers

4.6.1 The construction phase for the project is anticipated to generate the equivalent to at least 100 full time jobs. A further approximately 20 full time equivalent jobs are anticipated to be required for the operation and maintenance of the project.

4.7. Site Works

4.7.1 The construction for the proposed development is expected to last approximately 12 to 18 months. Construction for the proposal will include, not necessarily in the order listed, the following tasks:

- Removal of existing internal fencing and vegetation, where identified in the application, within the proposed development area;
- Formation of a stabilised site access (in the same location as the operational site access) and erection of all erosion and sediment control structures and measures within development area;
- Formation of internal access tracks and hard stand area for BESS, substation, and switching area to a compacted gravel standard;
- Installation of PV tracking tables via pile driving (noting that there will be no pouring of concrete or other materials as part of installation of the tracking tables);
- Installation of BESS, substation, switching area units, and associated internal connections and cabling to the nearby substation;
- Undertaking landscaping planting and erection of security fencing; and
- Connection to TransPower assets.

4.7.2 It is proposed that the construction activities are all undertaken during normal daytime working hours, 7am to 7pm. Overall, the construction activities will be largely limited to the preparation of footings, delivery and construction / installation of prefabricated items (such as solar panels, control room, switching station, battery units, and connection components).

4.7.3 The proposed earthworks will involve predominantly surface soil scraping, in order to establish the required access tracks and hard stand areas for the inverters, BESS, and associated equipment. This will occur over an estimated area of up to 10.8ha, and will involve internal displacement of 32,550m³.

- 4.7.4 It is also proposed to remove several of the larger earthen bunds that were established as part of the historic wastewater management system for the nearby tannery. These will be small, localised areas of soil displacement. Due to the nature of the soil, any removed material will be managed in accordance with a Remediation Action Plan (RAP), that will be prepared by a suitably qualified and experienced engineer.
- 4.7.5 The proposed erosion and sediment control measures to be implemented while site works are being undertaken will include a combination of:
- Stabilised site entrance;
 - Establishment of clear water diversion bunds around the site perimeter;
 - Erecting silt and super silt fencing;
 - Utilising decanting earth bunds if necessary;
 - Progressive stabilisation of disturbed soil through construction of finished surfaces to limit the amount of exposed soil at any given period throughout;
 - Undertaking works during drier weather as much as practicable; and
 - Implementation of dust suppression measures such as intermittent water spraying.

4.8. Landscaping

- 4.8.1 A security fence, similar to a deer fence, will be installed around the site perimeter, that will be between approximately 2.4m high. Primary access into the site will be from Top Grass Road, in the location of a current farm gate access onto the road. An alternative access, for emergency services use only, will be available on Thorburn Road.
- 4.8.2 An access track network will be developed around the perimeter of the development area and internal to the site enable suitable access throughout the lifetime of the project.
- 4.8.3 Planting for landscape screening purposes will be established around parts of the perimeter of the site, in locations recommended by a landscape architect, as identified in Figure 4 below. This landscape screening, once fully established, will be maintained to a height of between 2-3m for the duration of the project.

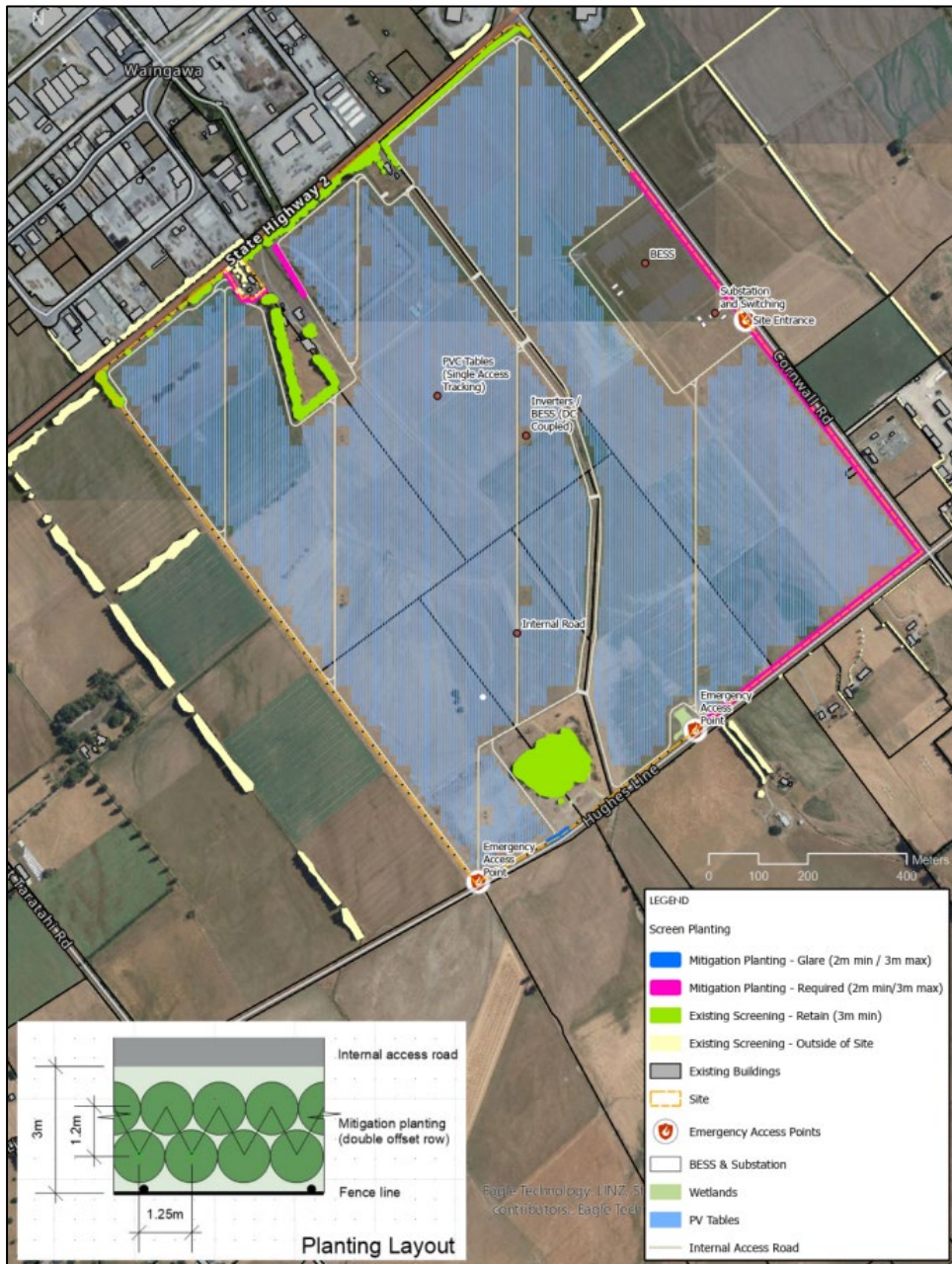


Figure 4: Proposed mitigation planting plan (Mansergh Graham Landscape Architects).

4.8.4 The existing wetland, comprising of mature willow and saturated soils, in the southern part of the site will be fenced and excluded from the development. The proposed perimeter access tracks and security fencing will be located on the internal boundary between this wetland area and the proposed development.

4.9. Glint and Glare

- 4.9.1 As part of the Landscape, Natural Character and Visual assessment prepared for the proposal, specialised glint and glare modelling was undertaken by Mansergh Graham Landscape Architects. This assessment considered the potential for the PV modules to generate glint (the fleeting flash seen from fast-moving receivers) and glare (the more enduring brightness seen from a slow-moving or static receiver).
- 4.9.2 PV modules are designed to absorb rather than reflect light, as part of generating energy from solar irradiation. As such, they are considerably less reflective than most common flat glass surfaces like windows. Further, due to the PV tracking tables, the panels will primarily be orientated towards the sun to enhance the degree of solar irradiation absorption.
- 4.9.3 The glint and glare modelling found that there was a negligible effect on the surrounding dwellings from the proposal. This is a result of the relatively low positioning of the PV modules, the flat topography of the locality, and most of the nearby dwellings having some form of surrounding landscaping.
- 4.9.4 In relation to passing vehicles along the three road frontages that the subject site has, the modelling found that only a small stretch of Hughes Line was affected by any glint and glare effect, for a limited period of time each day. Through communication with the manufacturer of the PV tracking tables, it has been confirmed that the software for these mechanisms can be set to avoid the angle of the PV modules for that period of the day, each day. Through implementation of this mitigation measure, there will be negligible glint and glare effect for users of the surrounding road network.
- 4.9.5 The glint and glare modelling also considered the potential for the proposal to result in glint and glare effects on the approach paths for the nearby Hood Aerodrome. This did find that the PV modules in the south-eastern section of the proposed development would result in glint and glare effects on planes utilising Approach Path 6 for a limited period of time, approximately 55 minutes, each day. Applying the same mitigation measure of manipulating the PV tracking table software to avoid the offending angles at the appropriate time each day is sufficient to ensure that the glint and glare effect on passing planes is within the acceptable levels under the modelling, which is based on American Aviation standards (as New Zealand's Civil Aviation Authority currently doesn't have similar standards in place).

4.10. Noise Emissions

4.10.1 An acoustic assessment, which has included acoustic modelling for the proposal in relation to all potential noise sources, has been undertaken by Styles Group. This assessment found that there are several aspects of the proposal that have the potential to generate limited levels of noise, as follows:

- During construction sources will predominantly be the use of earthworks machinery to establish the access tracks and hard stand areas, the use of pile driving machinery to install the poles for the PV tracking tables (this will be limited to approximately one month of the 12 to 18 month construction period), and the installation of the various elements of the proposed development), all of which will occur only during normal business hours as outlined in Subsection 4.7 above;
- Once operational, there will be some negligible noise associated with the PV tracking tables altering the angles of the PV modules during daylight hours;
- The proposed inverters that are spread throughout the development will generate localised noise levels, although this will largely be during the day when the PV modules are discharging energy; and
- The proposed BESS units, as well as the substation and switching station building will also generate noise, which can occur during the day when the energy generated from within the site is transferred either into the national grid or into the BESS units, or in the evenings when energy is transferred from the BESS units into the grid.

4.10.2 The acoustic modelling for during construction found the noise emissions at the notional boundary of all of the surrounding dwellings during the day will be compliant with the relevant Council standards. This could potentially require implementation of noise mitigation measures in relation to a dwelling adjacent to that area to ensure compliance with the standards are achieved.

4.10.3 All other adjacent dwellings are located a sufficient distance that the higher daytime noise limits for construction can be complied with without the need for implementation of noise mitigation measures. It is noted that construction of the development will occur in different phases and will not occur across the whole site at any given time.

4.10.4 Once operational, the acoustic modelling found that the mechanisms from the PV tracking tables would be well within the permitted daytime noise levels. Similarly, due to the positioning of the inverters spread out within the site, internal to the PV tracking tables, these

were determined to be compliant with all relevant noise standards in relation to the notional boundaries for adjoining and adjacent dwellings.

4.10.5 The centralised nature of the BESS units and associated substation and switching station building mid-way along the Cornwall Road frontage means that there is at least 250m separation between these noise sources and the nearest dwellings. This aspect of the proposal is that most likely to operate during the quieter night-time noise level period. The acoustic modelling found that it would be compliant with the relevant standards at the notional boundary for the adjacent dwellings, without the need to implement any acoustic mitigation measures.

4.11. Transportation

4.11.1 There are a number of components to the transportation elements of the proposal, relating to both the construction and operational phases of the development. The following provide details regarding each of these elements.

4.11.a Construction

4.11.2 Construction related vehicle movements will comprise construction workers and deliveries. It is expected that the majority of equipment and plant deliveries will occur via vans, and heavy vehicles (12.5m and 19m trucks). A Construction Traffic Management Plan (CTMP) will be prepared prior to construction activities commencing.

4.11.3 Vehicle movements during construction will be approximately:

- 10 light vehicles one-way ('in' or 'out') vehicle movements per day.
- 20 heavy vehicle (truck) one-way ('in' or 'out') vehicle movements per day.
- This equates to a total of 30 'in' or 'out' vehicle movements over an entire day (i.e. one-way movements), or 60 'in' and 'out' vehicle movements over an entire day (i.e. total two-way movements).
- It is noted that during non-peak construction activities, construction related traffic movements are expected to be significantly less.

4.11.b Site Accesses

4.11.4 The proposal will have one site entrance for the daily operation of the development. This will be located approximately mid-way along the site frontage onto Cornwall Road. The site access is proposed to be located over 200m north of the existing entrances to the contractors yard

and substation that are located on the opposite side of Cornwall Road to the subject site. This vehicle crossing will be formed, sealed, and marked in accordance with the relevant Council standards.

4.11.5 Two emergency accesses to the site onto the site frontage on Hughes Line have been requested by Fire and Emergency New Zealand (FENZ). These accesses are located in the south-western corner of the site, and approximately mid-way along the site frontage onto Hughes Line. These accesses are not proposed to be utilised for any purpose other than enabling emergency services vehicles to access the site in case of an emergency. These vehicle crossings will be formed, sealed, and marked in accordance with the relevant Council standards.

4.11.6 The proposal also includes an internal network of access tracks to enable the maintenance of the development. Those access tracks around the perimeter of the site have been positioned within the 10m setback between the PV modules and the development area boundaries, as well as within the 10m setback between the PV modules along either side of the Taratahi water race.

4.11.7 The internal access tracks have been designed to comply with the FENZ manoeuvring requirements for a rural firefighting tanker truck, which is anticipated to be the largest appliance that would attend an emergency on site. The access tracks will be approximately 4m wide and formed to a compacted gravel standard. This will ensure that all FENZ appliances, as well as any vehicles utilising the tracks for maintenance purposes, will be able to safely and efficiently manoeuvre around the site.

4.11.c Vehicle Movements

4.11.8 It is anticipated that up to 2 staff and 1 technician could potentially be expected to be on-site at any given time. As such, post-construction vehicle movements are anticipated to be approximately:

- Up to three entry and egress movements per day (3 'in' and 3 'out') could be expected to be generated by the proposed solar energy facility during normal operation.
- These will be comprised of light vehicles (passenger cars) and utility vans / maintenance trucks.

4.11.d Parking

4.11.9 A total of approximately 20 parking spaces are proposed within the temporary construction compound and laydown area. These will be informally identified and marked, to a standard commensurate with the temporary nature of the parking spaces.

4.11.10 Once the construction phase is completed, it is proposed to establish six car parking spaces adjacent to the site office. These will be formed to a suitable all-weather standard and marked in accordance with the relevant Council requirements. There is sufficient area within the surrounding site entrance hard stand area for on-site manoeuvring of vehicles, to ensure that all vehicles can exit the site in a forward-facing manner.

4.12. Existing Farm Infrastructure and Shelterbelts

4.12.1 The existing woolshed, dwelling, utility sheds, stockyards, water races (including the Taratahi water race / Waikoukou Stream) and the shelterbelts along State Highway 2 and to the immediate west of the stockyards will be retained. The existing shelterbelts located along the boundary with State Highway 2, as well as those around the perimeter of the woolshed and adjacent utility sheds will be trimmed. The trimmed height of the shelterbelts will be maintained to stay between 2-3m.

4.12.2 All other trees and shelterbelts within the footprint of the PV tables, BESS area and inverter locations proposed to be removed.

4.13. Site Maintenance

4.13.1 The agrivoltaic development will require regular maintenance (such as cleaning of the PV modules approximately every 3 months, and ground maintenance). Cleaning of PV modules will involve washing the modules with deionised water. The water for the cleaning of the PV modules will either be:

- Sourced from the existing bore on the subject site via trickle feed in compliance with the current groundwater take consent. It will be stored within the water tanks located throughout the development for firefighting purposes as surplus volume accessed via a separated orifice. If this method is selected, the water will be ionised on-site; or
- Sourced from an external water supply as required. If this method is selected, the water may either be ionised before cartage to the site or on-site prior to use on the modules.

4.13.2 Sheep will be grazed around the PV modules in order to maintain the grass to a reasonable level. This will ensure that the grass will not result in a fire hazard nor impede solar access for the PV modules.

4.14. Drainage

4.14.1 As outlined within the Stormwater Management Plan, prepared by CKL Ltd, the proposal will result in minimal introduction of impervious surfaces to the subject site. It found that the stormwater runoff associated with the proposed BESS units, substation, switching station building, site office and associated hard standard areas would be managed through implementation of a standard cesspit collection system for dispersal via a soakage system. Stormwater runoff from the PB modules would be readily absorbed into the underlying ground in a manner not dissimilar to what currently occurs on site during heavy rainfall events, utilising existing ground soakage and overland flow path networks during high rainfall events.

4.14.2 The proposal does not include any identified potential contaminant sources, with the proposed structures utilising appropriate cladding, and through the hard stand areas being categorised as low traffic areas. The earthworks proposed to be undertaken within the areas of identified historic contamination are also confined and localised to a small area within the site, setback from all potentially sensitive receivers. As such, the Stormwater Management Plan did not determine that stormwater treatment would be required for the proposal.

4.14.3 The Stormwater Management Plan also assessed the available information regarding flood hazards for this area and found that there is no identified flood hazard for the subject site. The proposed stormwater management measures were considered appropriate for the proposal and would not generate any new flood hazard risk.

4.15. Signage

4.15.1 It is proposed that there will be signage erected associated with each of the key phases of the project. Initially, there will be signage associated with the construction phase of the project (including site safety and traffic management signage), as well as preliminary site name signage on the site. Once established and operative, there will likely only be site entrance and site name signage erected. There will also likely be signage associated with managing the decommissioning of the development, which will be similar in nature to that required for the construction phase.

4.15.2 All signage erected will be prepared, sited, and maintained in accordance with the relevant District Plan and roading authority requirements and standards.

4.16. Duration

4.16.1 Consent is being sought for the development to operate for approximately 35 years. This period excludes any additional time required to complete the TransPower grid connection process, any and all pre-construction requirements, the construction of the development, as well as time at the end of the development to decommission the site. Overall, a consent duration of 40 years is being sought, as this is considered ample to accommodate those additional elements of the project.

4.17. Site Ownership Structure

4.17.1 The Applicant has an agreement to proceed with a 40-year lease agreement for the part of the subject site proposed to be occupied by the development, should all relevant grid connection and resource consent approvals be successfully obtained. The current landowner will retain ownership of the site for the duration of the proposed operation of the agrivoltaic development.

4.18. Decommissioning of Activity

4.18.1 At the end of the 35-year operational period for the development, it is proposed that the site will be decommissioned to enable the site to return to its current agricultural use. Most of the plant associated with the development is not permanently affixed to the site, either just pile driven into the ground (without concrete being poured) or located on concrete piles. As such, the removal of the bulk of the development infrastructure will simply require the uplift of all of the plant via heavy vehicles.

4.18.2 There will be some soil disturbance associated with removal of the concrete piles and any underground wiring and cables. This will be minimal, and readily managed through implementation of appropriate sediment and erosion control measures, based on industry and council best practices and standards.

4.19. Positive Outcomes

4.19.1 The proposal will result in a number of positive effects that are worth noting. The proposal will generate enough electricity to supply approximately 35,000 homes per year. It is anticipated

that it will save approximately 130,000 tonnes of CO₂ per year through providing electricity from a renewable source as opposed to fossil fuels.

4.19.2 As has been mentioned elsewhere in this report, the proposed development will provide a number of employment opportunities. This includes approximately 100 full time equivalent jobs during the construction phase. Once operation, there will be approximately 20 full-time equivalent jobs.

4.19.3 With regards to the current land use, the proposed development will ensure land that is currently classified as highly productive will be utilised for land-based primary productive activities (sheep grazing) for the 40-year duration of the proposal. Further, once the proposal has ceased being operational and is decommissioned, it will return to the current state, suitable for on-going use for land-based primary productive activities.

5.0 REASONS FOR CONSENT

5.1. Carterton District Council

5.1.1 The Operative Combined Wairarapa District Plan (ODP) became fully operative on 25 May 2011. However, there is also the Proposed Combined Wairarapa District Plan (PDP) that was notified on 11 October 2023. Currently, the PDP is within the initial submission period, with submissions closing on 19 December 2023. As such, both the ODP and PDP must be considered in accordance with Schedule 4(2)(1)(g) and Section 104(1)(b)(vi) of the RMA.

5.1.a Operative District Plan

5.1.2 Following a review of the ODP, it is considered that the following are the reasons for consent applicable to this proposal:

- Rule 4.5.5(c), as the proposal includes construction of buildings not required for primary production or residential purposes that will result in greater than 25m² of gross floor area (an approximate total gross floor area of 3,720m² is proposed, comprised of twelve 30,000L water tanks, approximately 240 BESS units, a site office, and a switching station building), which requires resource consent as a **Restricted Discretionary Activity**;
- Rule 21.1.24(iii), for the establishment of buildings for energy generation facilities that will result in greater than 10m² of gross floor area (an approximate total gross floor area of 3,720m² is proposed), which requires resource consent as a **Discretionary Activity**;
- Rule 21.4.10(a), for an activity on Contaminated Land as listed in Appendix 3.1 of the ODP, which requires resource consent as a **Restricted Discretionary Activity**; and
- Rule 21.6(a), to undertake an activity that is not otherwise specified as a controlled or restricted discretionary activity, which requires resource consent as a **Discretionary Activity**.

5.1.3 Should the Carterton District Council consider that there are additional reasons for consent applicable, these are accepted and adopted for the purposes of this application. Overall, the above reasons for consent will result in this application seeking consent from Carterton District Council for a **Discretionary Activity**.

5.1.b Proposed District Plan

5.1.4 Following a review of the PDP, it is considered that the following are the reasons for consent applicable to this proposal:

- Rule GRUZ-R19(1), for an activity within the GRUZ which is not otherwise provided for, which requires resource consent as a **Discretionary Activity**;
- Rule ENG-R6(1), to establish a large-scale renewable energy generation activity, which requires resource consent as a **Discretionary Activity**; and
- Rule TR-R1(1), for a development that will provide less than the minimum required number of accessible parking bays (1 is required, none are proposed), which requires resource consent as a **Restricted Discretionary Activity**.

5.1.5 Should the Carterton District Council consider that there are additional reasons for consent applicable, these are accepted and adopted for the purposes of this application. Overall, the above reasons for consent will result in this application seeking consent from Carterton District Council for a **Discretionary Activity**. However, it is noted that all of the above reasons for consent under the PDP are rules that do not have immediate legal effect.

5.1.c Summary of Reasons for Consent from Carterton District Council

5.1.6 Overall, the above reasons for consent will result in this application seeking consent from Carterton District Council for a **Discretionary Activity**.

5.2. Greater Wellington Regional Council

5.2.1 The Operative Greater Wellington Regional Plan, which is titled the Natural Resources Plan (NRP), became fully operative on 28 July 2023. The NRP is considered the only relevant Regional Plan for consideration in accordance with Schedule 4(2)(1)(g) and Section 104(1)(b)(vi) of the RMA. Following a review of the NRP, it is considered that the following is the reason for consent applicable to this proposal:

- Rules R101 and R106, for earthworks over an area greater than 3,000m² (the proposed works will occur over a total area of approximately 10.8ha, although that will predominantly comprise of soil scapping) that is associated with renewable energy generation, which requires resource consent as a **Restricted Discretionary Activity**.

5.2.2 Should the Greater Wellington Regional Council consider that there are additional reasons for consent applicable, these are accepted and adopted for the purposes of this application. Overall, the above reason for consent will result in this application seeking consent from Greater Wellington Regional Council for a **Restricted Discretionary Activity**.

5.3. Other Reasons for Consent

5.3.1 There are currently ten national environmental standards operative under the RMA, as follows:

- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health;
- National Environmental Standards for Air Quality;
- National Environmental Standards for Electricity Transmission Activities;
- National Environmental Standards for Freshwater;
- National Environmental Standards for Greenhouse Gases from Industrial Process Heat;
- National Environmental Standards for Marine Aquaculture;
- National Environmental Standards for Plantation Forestry;
- National Environmental Standards for Sources of Human Drinking Water;
- National Environmental Standards for Storing Tyres Outdoors; and
- National Environmental Standards for Telecommunication Facilities.

5.3.2 A detailed assessment of the proposal against the national environmental standards has been undertaken. The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health, National Environmental Standards for Electricity Transmission Activities, and National Environmental Standards for Freshwater are considered to be relevant to this proposal. A summary of the assessments of the proposal in relation to those relevant national environmental standards is provided below.

5.3.b National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

5.3.3 The subject site is identified by both the District and Regional Council as having been subject to historic contamination activities. Under Clause 5(7)(b) of the NES-CS, the subject site is therefore considered to be “land covered” by the NES-CS. Further, the proposal will include the disturbance of soil, which is an “activity” under Clause 5(4)(a) of the NES-CS. Therefore, this proposal must be assessed against the NES-CS to determine if there are any additional reasons for consent.

5.3.4 The proposal seeks to undertake soil disturbance on land covered by the NES-CS, which is subject to Clause 9(1) for controlled activities under the NES-CS. However, in accordance with Clause 9(1)(a) of the NES-CS, such an activity may only be considered as a controlled activity if a detailed site investigation exists at the time of seeking consent.

5.3.5 A DSI is yet to be prepared, this is proposed to be prepared following approval of all relevant resource consent applications and provided to both the District and Regional Councils. In accordance with Clause 11(1), the proposal therefore requires resource consent as a **Discretionary Activity**.

5.3.c National Environmental Standards for Electricity Transmission Activities (NES-ETA)

5.3.6 The proposal includes the connection of the agrivoltaic development within the development area to the nearest connection point for the national grid – the Masterton Substation. This connection will be made underground within the road corridor of Cornwall Road.

5.3.7 A new dedicated cable will be installed underground to connect the proposal to the TransPower national grid. As this will involve the transmission of electricity from the development area to the Substation, the proposal must be assessed against the relevant clauses of the NES-ETA to determine if there are any additional reasons for consent.

5.3.8 This proposal is currently subject to a concurrent application process with TransPower for connection to the national grid via the adjacent Masterton Substation. As part of the grid connection application process, the design details of that connection are resolved with TransPower. As the national grid application is yet to reach that point of the application process, this detail for the proposal has not yet been resolved.

5.3.9 Once the national grid application process reaches the point of design detail for connection, it is anticipated that the means of connection will be designed to comply with the permitted standards of the NES-ETA and will not require resource consent under this national environmental standard.

5.3.d National Environmental Standards for Freshwater (NES-F)

5.3.10 The development area includes the Taratahi water race, which is considered a river in accordance with the definition under Clause 3 of the NES-F. The proposal seeks to establish three new culverts to enable vehicles to cross this river. Culverts are structures that may affect the passage of fish and are therefore subject to the NES-F in accordance with Subpart 3.

5.3.11 Detail regarding the design of these culverts will be developed following obtaining resource consent approval from the District and Regional Councils for this proposal. The design of these culverts will take into account the requirements for structures and the passage of fish (Clause 62) and regarding culverts (Clauses 63 and 70). It is anticipated that the proposed culverts will be able to be compliant with most of the requirements of these clauses.

5.3.12 The proposal however will not be able to comply with all of the Permitted activities conditions outlined under Clause 70(2) of the NES-F. In particular, Clause 70(2)(d) for the width of the culvert requires that culverts for a river of this size require a width that is 1.3 times the current width of the river. Due to the incised nature of the river for most of its course through the development area, it will not be practical to provide a culvert of this width. Therefore, consent is sought under Clause 71(1) of the NES-F as a **Discretionary Activity**.

5.4. Overall Consents Sought and Activity Status

5.4.1 Based on the most restrictive activity status outlined above, the proposal requires resource consent as a **Discretionary Activity** overall from Carterton District Council, and as a **Discretionary Activity** overall from the Greater Wellington Regional Council under Section 9 of the RMA.

6.0 CONCLUSION

- 6.0.1. Overall, the proposal is considered to be largely compliant with the relevant rules and standards of the District and Regional Plans, as well as the relevant national environmental standards. The nature of the reasons for consent largely reflects the fact that many of these documents did not anticipate solar energy generation within this District or Region when prepared.
- 6.0.2. The proposal will represent a change within the area, but it is also consistent with the current activities in the area, noting that there is the Waingawa Industrial Area immediately north of the subject site, which is separated from the site by State Highway 2, and the Masterton Substation and a contractors yard are both located adjacent to the south-eastern corner.
- 6.0.3. The proposal is supported by specialist assessments pertaining to ecology, landscape and visual effects (including glint and glare), contamination, acoustics, civil engineering and stormwater management, and transportation. These assessments found that all potential effects associated with this proposal are either contained to the site or are readily mitigated to within acceptable levels from external to the site.
- 6.0.4. The proposal will result in a number of positive outcomes that are worth noting. The proposal will generate enough electricity to supply approximately 35,000 homes per year. It is anticipated that it will save approximately 130,000 tonnes of CO₂ per year through providing electricity from a renewable source as opposed to fossil fuels. It will provide a number of employment opportunities, including approximately 100 full time equivalent jobs during the construction phase as well as approximately 20 full-time equivalent jobs once operational. It will also ensure land that is currently classified as highly productive will be utilised for land-based primary productive activities (sheep grazing) for the 40-year duration of the proposal. Further, once the proposal has ceased being operational and is decommissioned, it will return to the current state, suitable for on-going use for land-based primary productive activities.
- 6.0.5. In preparing this proposal, there has been consultation undertaken with both the District and Regional Councils, as well as a number of other key stakeholder agencies. This includes Fire and Emergency New Zealand, mana whenua (being Ngati Kahungunu ki Wairarapa and Rangitāne o Wairarapa), TransPower, Masterton District Council in relation to the adjacent Hood Aerodrome, and Waka Kotahi | New Zealand Transport Agency. All of these stakeholder groups have advised that they are relatively comfortable with the proposal in relation to their relevant priorities.

- 6.0.6. There has also been consultation undertaken with the local community, through running a community drop-in session. This event was relatively well-attended, with several of the adjacent landowners attending as well as members of the wider community. This event provided an opportunity for NZCE to introduce this proposal to the local community and go away towards demystifying some of the complexities and common misunderstandings that circulate about these types of developments. There was also engagement from local businesses interested in assisting with the proposal during the construction phase and onwards.
- 6.0.7. Overall, it is considered that this is a proposal will have less than minor effects on the environment, and the Carterton District Council and Greater Wellington Regional Councils should approve this application.

Affected Party Details

| | |
|------------------|-----------------------------|
| Name | |
| Physical Address | 11 Norfolk Road |
| Home Phone | |
| Cell Phone | 027453018 |
| Email | burlingtransport@xtra.co.nz |

Applicant Details

| | |
|-------------------|--|
| Name | Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited |
| Site Description | 3954A State Highway 2, Waingawa, Masterton |
| Application No. | |
| Proposed Activity | Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site. |

- I/We confirm that we have been shown the application and the plans of the proposal and the assessment of environmental effects. We have signed the application and/or plans and they are attached.
- We understand that in providing my/our written approval, the Council cannot take into account any actual or potential effects of the proposed activity on me/us.
- I/we confirm that I/we have the authority to sign on behalf of all the other owners of the property and all the occupiers.
- I/We also understand that this consent can, in certain circumstances, be withdrawn.
- I/We understand that this written approval is unconditional and for the application as it has been submitted to Council. I/We understand that no conditions or provisos can be attached to this consent for the application.

Signature/s

To be signed by the affected party/parties

Name/s

Date



Affected Party Details

| | |
|------------------|----------------------|
| Name | <input type="text"/> |
| Physical Address | <input type="text"/> |
| Home Phone | <input type="text"/> |
| Cell Phone | <input type="text"/> |
| Email | <input type="text"/> |

Applicant Details

| | |
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Signature/s

To be signed by the affected party/parties



Name/s

Date

AFFECTED PARTY CONSENT FORM



Affected Party Details

| | |
|------------------|---|
| Name | Blair Emmett, Mobile Mechanical Solutions Ltd |
| Physical Address | 49b Waingawa Rd, Carterton |
| Home Phone | |
| Cell Phone | 0272440039 |
| Email | blair@mobmech.co.nz |

Applicant Details

| | |
|-------------------|--|
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| Site Description | 3954A State Highway 2, Waingawa, Masterton |
| Application No. | N/A - Application not yet lodged with Council |
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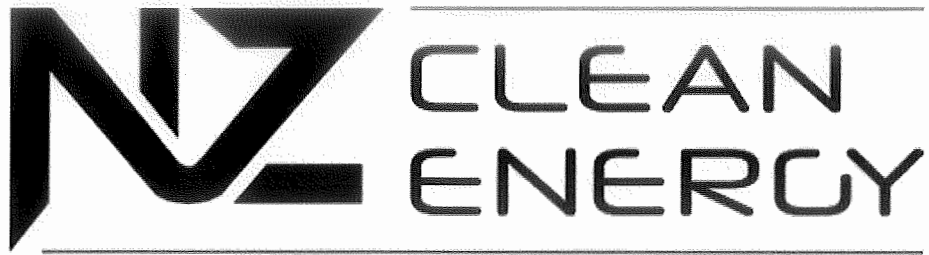
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Signature/s

To be signed by the affected party/parties

Name/s Blair Emmett

Date 30-01-24



POTENTIALLY AFFECTED PERSONS CONSULTATION PACKAGE



**138 Hectare / 100 MW Agrivoltaic Development, including Battery
Energy Storage System**

3954A State Highway 2, Waingawa

Carterton District Council – Land Use Consent

Greater Wellington Regional Council – Land Use Consent

Affected Persons Name:

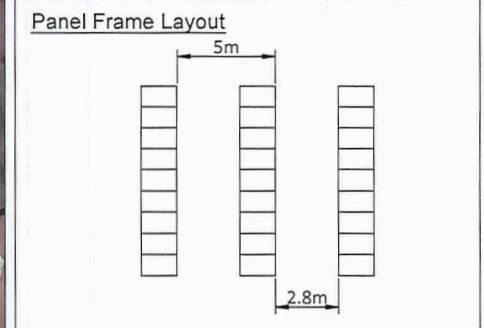
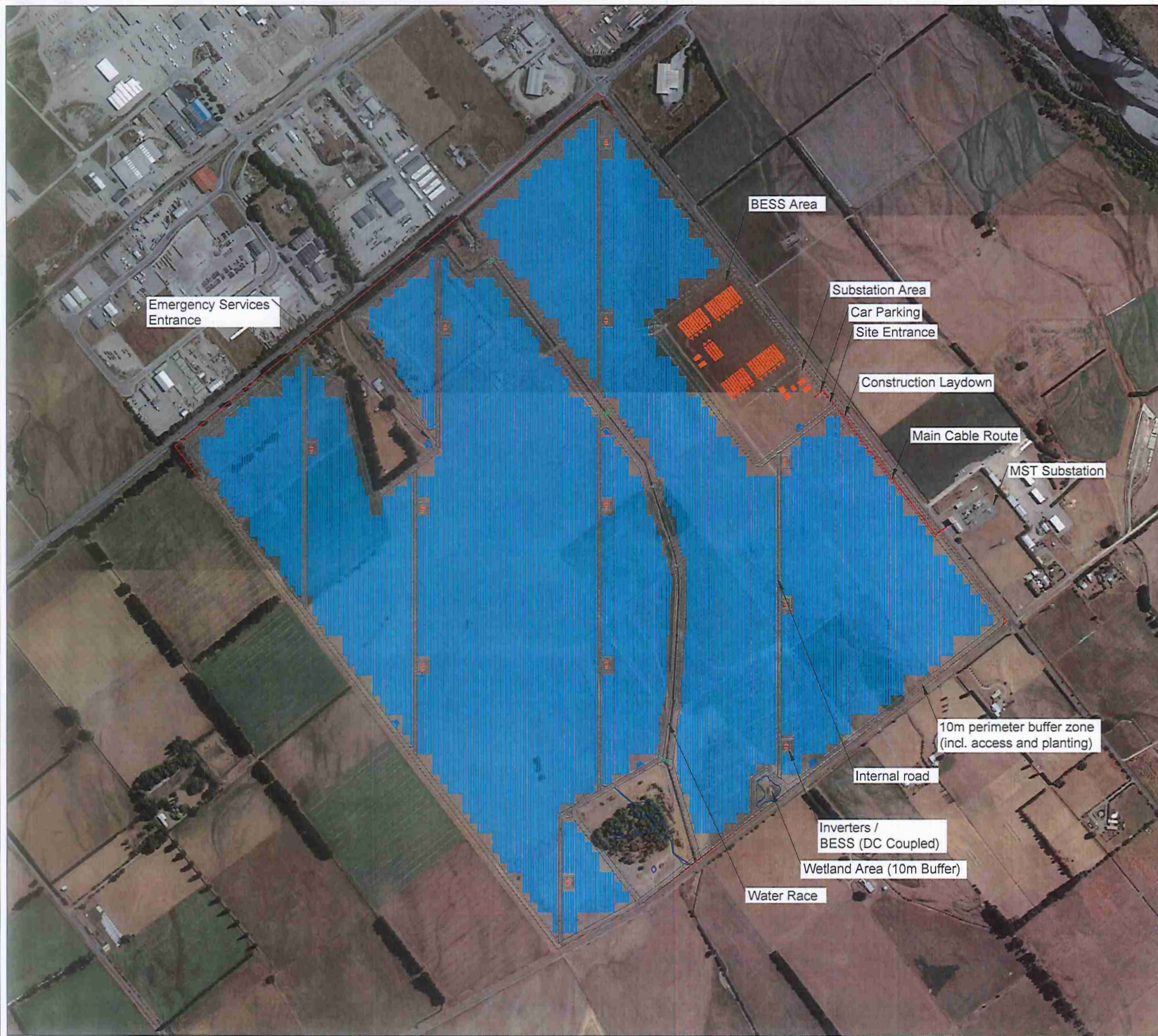
Mobile Mechanical Solutions Ltd

Affected Persons Signature:

A handwritten signature in black ink, appearing to be 'B. S.', written over a horizontal line.

Date:

30 / 01 / 24



| | |
|-------------|---|
| Title | Plot Plan |
| Project | Masterton |
| Location | Cornwall Road Masterton New Zealand |
| DC Capacity | 95,090 kW |
| - | - |



NZ Clean Energy
 Email: projects@nzcleanenergy.nz
 Web: www.nzcleanenergy.nz

Affected Persons Initials: ASD Date: 30, 1, 24

AFFECTED PARTY CONSENT FORM



Affected Party Details

Name Joe Mark
Physical Address 109 Cole St Masterton.
Home Phone [Redacted]
Cell Phone 021 220 1120
Email joem@hggroupltd.com

Applicant Details

Name Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited
Site Description 3954A State Highway 2, Waingawa, Masterton
Application No. n/a as not yet lodged
Proposed Activity Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site.

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Signature/s

To be signed by the affected party/parties

Stephen Joseph Mark

Name/s [Redacted]

Date 19/2/24

[Redacted Signature]



JM

POTENTIALLY AFFECTED PERSONS CONSULTATION PACKAGE

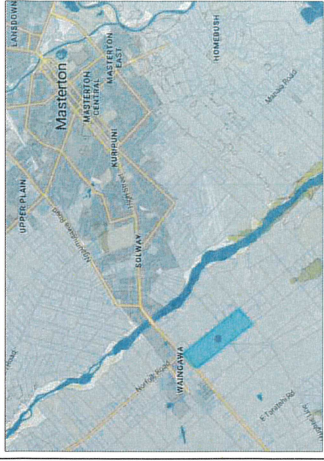


**138 Hectare / 100 MW Agrivoltaic Development, including Battery
Energy Storage System**

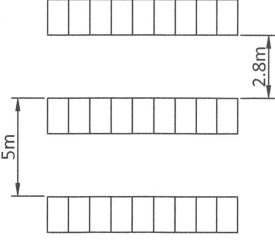
3954A State Highway 2, Waingawa

Carterton District Council – Land Use Consent

Greater Wellington Regional Council – Land Use Consent



Panel Frame Layout



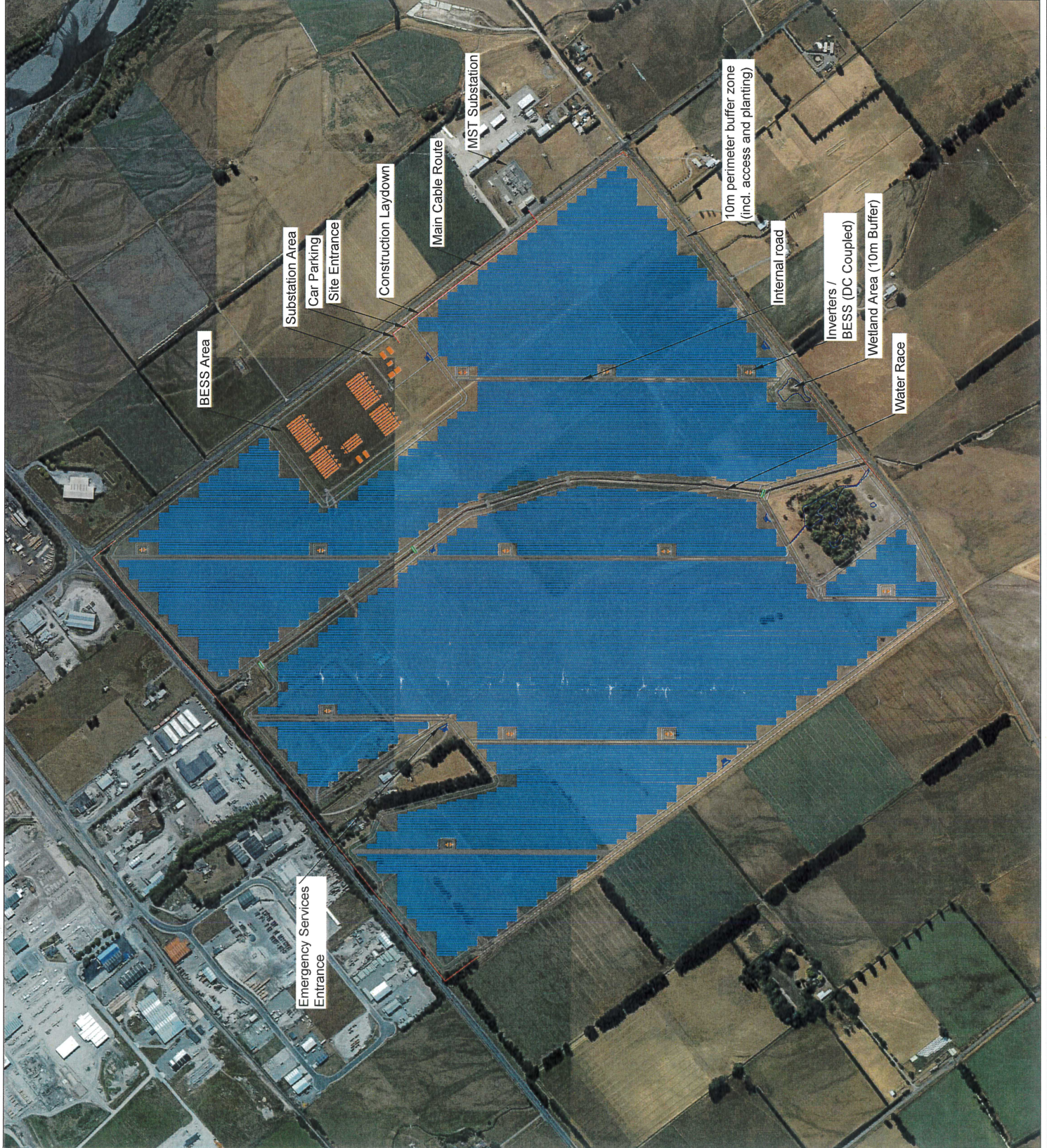
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|-------------|---|
| Title | Plot Plan |
| Project | Masterton |
| Location | Cornwall Road Masterton New Zealand |
| DC Capacity | 95,090 kW |
| | - |



NZ Clean Energy
Email: projects@nzcleanenergy.nz
Web: www.nzcleanenergy.nz



Drawing prepared by Project Delivery Services



AFFECTED PARTY CONSENT FORM



Affected Party Details

Name Paul Shuttleworth
Physical Address 57 Marine Corps Drive Solway Masterton
Home Phone N/A
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Email chunkyscontracting@gmail.com

Applicant Details

Name Masterton Solar and Energy Storage Ltd t/a NZ Clean Energy Limited
Site Description 3954A State Highway 2, Waingawa, Masterton
Application No. n/a as not yet lodged
Proposed Activity Establishing a utility-scale 100 megawatt (MW) renewable energy project, supported by battery energy storage systems (BESS) that will have a 100 MW / 200-400 megawatt hour (MWH) capacity. This will include erecting solar panels (photovoltaic / PV modules) via pile driving only, inverters, transformers, BESS, a substation, and a site office. It is proposed to occupy approximately 138ha of the subject site.

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Signature/s

To be signed by the affected party/parties


Paul Shuttleworth

Name/s Paul Shuttleworth

Date 18/2/2024



POTENTIALLY AFFECTED PERSONS CONSULTATION PACKAGE



**138 Hectare / 100 MW Agrivoltaic Development, including Battery
Energy Storage System**

3954A State Highway 2, Waingawa

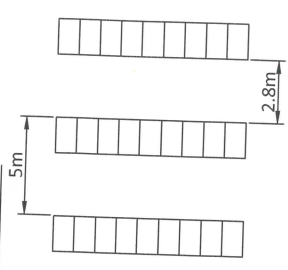
Carterton District Council – Land Use Consent

Greater Wellington Regional Council – Land Use Consent

P.S.



Panel Frame Layout



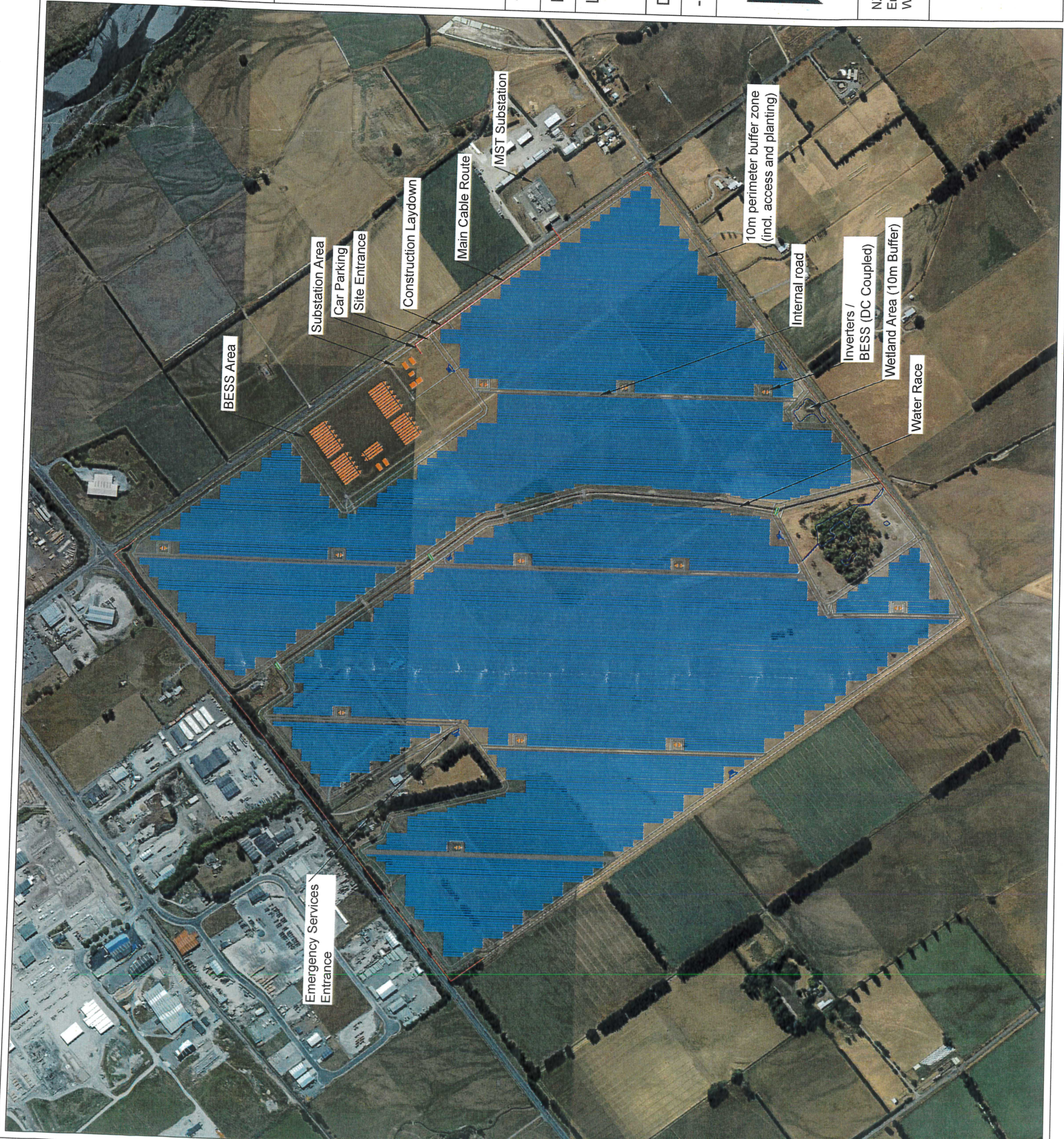
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| | - |



NZ Clean Energy
 Email: projects@nzcleanenergy.nz
 Web: www.nzcleanenergy.nz



Drawing prepared by Project Delivery Services



Affected Party Details

| | |
|------------------|--|
| Name | David Borman |
| Physical Address | 437B Queen Street , Masterton. Re 11 Pahahi Road |
| Home Phone | |
| Cell Phone | 0274463259 |
| Email | david@venturecon.co.nz |

Applicant Details

| | |
|-------------------|--|
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| Site Description | 3954A State Highway 2, Waingawa, Masterton |
| Application No. | N/A - Application not yet lodged with Council |
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Signature/s

To be signed by the affected party/parties

Name/s David Borman

David Borman

Date 20/12/2023