

24 November 2025



Tēnā koe 

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT Request: 2025-59

Thank you for your emailed letter of 12 November 2025 to the Carterton District Council requesting the following information:

"... S 125 LAPSE-DATE EXTENSIONS FOR FTCA CONSENTS (COVID-19 FAST-TRACK)

- 1. This is a request under the Local Government Official Information and Meetings Act 1987 (LGOIMA).*
- 2. Please confirm whether your council has received, and, if so, decided any applications under s125 of the Resource Management Act 1991 (RMA) to extend the lapse date for any resource consent granted under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) within your district, to today's date.*
- 3. For any such s125 application, or decision, please provide:*
 - (a) In the case of a s125 application that has been decided, a copy of the decision;*

and

 - (b) In the case of a s125 application that has been made, but not yet determined, a copy of the application and any s92 information requests made (together with any responses). ..."*

Your request has been considered under the Local Government Official Information and Meetings Act 1987 (the Act).

Council has received an Application for Extension of Lapse Period under s.125 of the Resource Management Act 1991. The Application is attached as **Appendix A**.

We have not yet considered or made a decision on the Application.

Please note, the Council proactively publishes LGOIMA responses on our website. As such, we may publish this response on our website after five working days. Your name and contact details will be removed.

Thank you again for your letter. You have the right to ask an Ombudsman to review this decision. You can do this by writing to info@ombudsman.parliament.nz or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Geoff Hamilton', with a stylized flourish at the end.

Geoff Hamilton
Chief Executive
Carterton District Council

RELEASED UNDER LGOIMA



HARMONY ENERGY
NEW ZEALAND

Application for Extension of Lapse Period under s.125 of the Resource Management Act 1991

Carterton Solar Farm

Harmony Energy NZ #2 Limited

Date: 10 November 2025

1 Contents

1	Contents.....	2
2	Application Details	3
3	Information Requirements.....	4
4	Background.....	4
5	Proposal	5
6	Statutory Assessment.....	5
6.1	Covid 19 Recovery (Fast-track Consenting) Act 2020	5
6.2	Resource Management Act 1991	6
6.2.1	Substantial Progress or Effort (s.125 91A)(b)(i))	6
6.2.2	Affected Persons (s.125 (1A)(b)(ii))	9
6.2.3	Objectives and Policies (s.125 (1A)(b)(iii))	10
6.2.4	Section 125 – Overall Assessment	12
7	Conclusion.....	12
	Appendix A – Application Forms	14
	Appendix B – Records of Title.....	15
	Appendix C - Panel Decision	16
	Appendix D – Approved Concept Plans	17

2 Application Details

Table 1: Application Details

Applicant:	Harmony Energy NZ #2 Limited
Address for Service:	Email (preferred) - [REDACTED]@harmonyenergy.co.nz Postal – Harmony Energy NZ Level 10 The Shortland Centre 55 Shortland Street Auckland 1010
Address for Fees:	As above
Plan(s):	Greater Regional Wellington Plan Wairapa Combined District Plan – Carterton Edition
Local Authorities	Carterton District Council (CDC) Greater Wellington (GW)
Brief Description of the Proposal:	Extension of lapse period under s.125 of the Resource Management Act.

Council application forms are attached in Appendix A.

Table 2: Site Details

Owner	Address	Legal Description	Area	Record of Title
Wainawa River Estates Limited	510 Hughes Line, East Taratahi	Section 158 Taratahi Plain Block Lot 5 DP 582960	46.2062 ha 20.0787ha	WN135/144 1092640
David Brittain and Richard Brittain Lowe	271 Perrys Road, East Taratahi	Part Section 157 Taratahi District Lot 5 DP 89025	28.0396ha 35ha out of the 84.1359ha title	WN27D/66 WN56C/360
Brightfields Farm Limited	303 East Taratahi Road, East Taratahi	Part Section 74 Taratahi Plain Block and Part Defined on Application Plan 1737	40.3646ha	WN596/14
	Total Land Area		169.6891 ha	

A copy of the Records of Title is included in Appendix B.

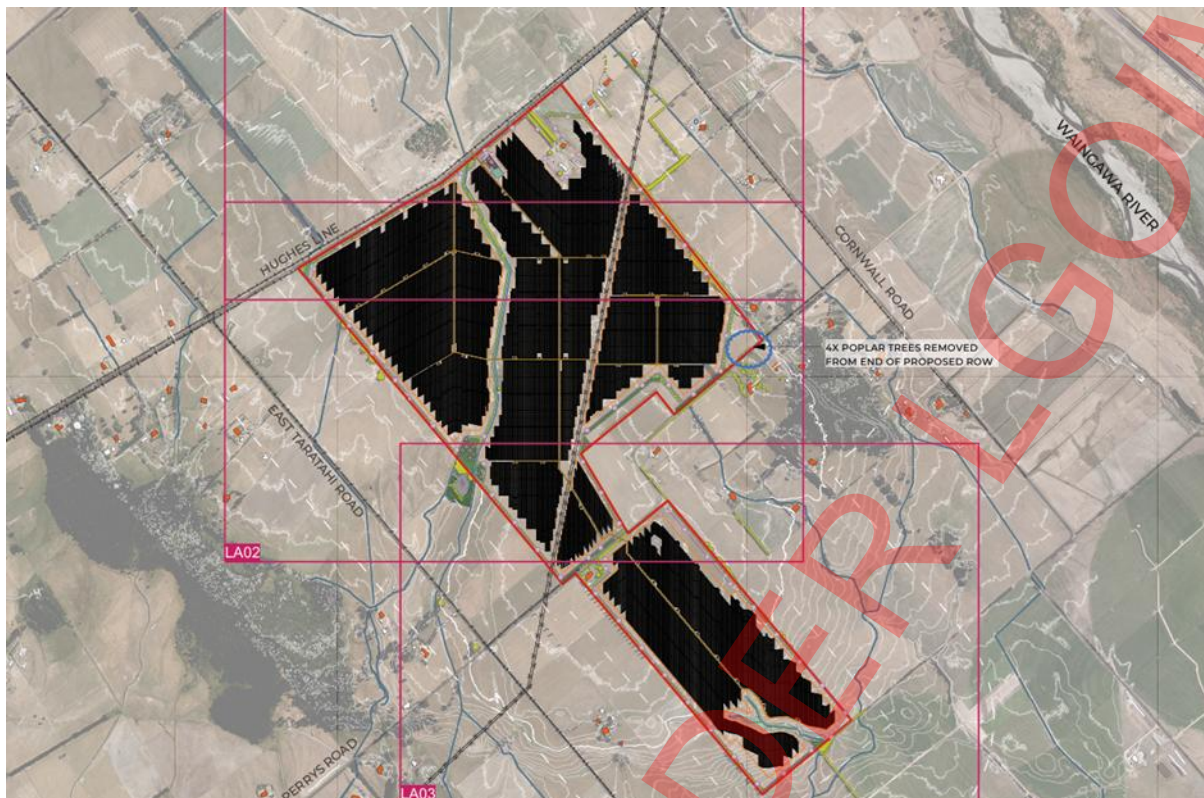


Figure 1: Site Location Plan

3 Information Requirements

This application has been prepared in accordance with the relevant requirements of Schedule 4 and section 125(1A)(b) of the Resource Management Act 1991 (**the Act**).

4 Background

Harmony Energy NZ #2 Limited (**The Applicant / Harmony**) holds resource consent for the establishment and operation of a solar farm, incorporating Battery Energy Storage at 510 Hughes Line, 271 Perry's Road and 303 East Taratahi Road, East Taratahi (**the Project**). Resource consent, under the Combined Wairarapa District Plan (CWDC), the Greater Wellington Regional Plan (GWRP) and the National Environmental Standard for Freshwater Management 2020, was granted by an Expert Consenting Panel (**Panel**) under the Covid-19 Recovery (Fast Track Consenting) Act 2022 (**FTCA**) on the 23rd September 2024. Subsequently, the decision was reissued with minor corrections on the 18th October 2024.

A copy of the most recent Panel decision is attached in Appendix C. A copy of the approved concept plans are included in Appendix D.

The Expert Panel Decision was appealed to the High Court by the Royal Forest and Bird Protection Society of New Zealand. The appeal was subsequently abandoned and dismissed by the High Court on the 23rd January 2025.

5 Proposal

The Applicant seeks an extension of time in respect of the lapse date of the bundled resource consent granted by the Panel.

Schedule 6, clause 37(9) of the FTCA, sets out that a resource consent granted under the FTCA commences on the day after the date on which all appeal rights have been exhausted or have expired or all appeals have been determined. The Royal Forest and Bird Protection Society of New Zealand appeal against the decision of the Panel was dismissed by the High Court on the 23 January 2025, following a discontinuance. Accordingly, the consent commences on the 24th January 2025 and will lapse on the 24th January 2027.

It is anticipated that construction works will begin on site within the current lapse date and that the consent will have been 'given effect to' prior to the current lapse date. However, it is acknowledged by the Applicant that a determination of whether a consent has been 'given effect to' is one that requires contextual analysis and is not readily or simply marked at any single point in time.

Accordingly, out of an abundance of caution, Harmony proposes extending this date to the 24th July 2028; being an additional 18 months. This timeframe extension will allow for the completion (or near completion) of all substantive works on site providing certainty for all parties (investors, lenders, the Applicant and Council) as to the current nature of the consent throughout the construction process.

6 Statutory Assessment

6.1 Covid 19 Recovery (Fast-track Consenting) Act 2020

Schedule 6, clause 42 of the FTCA sets out the role of local authorities in respect of consents issued under the FTCA. For ease of reference the relevant sections of this clause are reproduced below (emphasis added).

- (1) *This clause applies to –*
 - a. A resource consent that is granted by a panel; and...
- (2) ***The local authority that, but for this Act, would have had responsibility –***
 - a. ***For granting a resource consent under the Resource Management Act 1991 has all the functions, powers, and duties in relation to a resource consent granted under this Act, as if it had granted the resource consent itself; and...***
- (3) *Unless otherwise specified in this Act, –*
 - a. A resource consent granted, or a designation confirmed or modified and included in a district plan under this Act has full force and effect for its duration, and according to its terms and conditions, as if it were granted under the Resource Management Act 1991; and...
- (5) ***To avoid doubt, the functions, powers, and duties referred to in subclause (2) include –***
 - a. ***The determination of any application to extend a lapse period under section 125(1A) or 184 of the Resource Management Act 1991; and***
 - b. ***The determination of any application for a change or cancellation of a condition of a resource consent under section 127 of the Resource Management Act 1991.***

The FTCA was repealed on 8 July 2023. Schedule 1, Clause 5 of the FTCA notes the following:

- (5) the powers, functions, and duties conferred by the FTCA on local authorities and iwi authorities may continue to be exercised or performed after the repeal of the FTCA for any purpose connected with:*
- a. The monitoring of activities authorised by or under the FTCA; and*
 - b. The fixing of charges; and*
 - c. The recovery of costs from the EPA; and*
 - d. The completion of any other matter under the FTCA.*

The proposal is considered to relate to the completion of any other matter under the FTCA. Therefore, both GW and CDC have the necessary powers to consider an application under s.125(1A)(b) to extend the lapse period of the consents granted by the Panel.

6.2 Resource Management Act 1991

Section 125 (1A) of the Act sets out the matters which a consent authority must take into account when considering an application for extension of a lapse date.

- (1A) However, a consent does not lapse under subsection (1) if, before the consent lapses, -*
- a. The consent is given effect to; or*
 - b. An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account –*
 - i. Whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and*
 - ii. Whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and*
 - iii. The effect of the extension on the policies and objectives of any plan or proposed plan*

When determining an extension application under section 125 (1A)(b) a consent authority:

1. 'Takes into account' the matters listed by s.125(1A)(b)(i) to (iii); and then
2. Decides whether to grant the application.

Section 125(1A) does not provide an opportunity to relitigate the substantive questions addressed by the resource consent decision or to reconsider the adverse effects of the activity for which the original consent was granted.

Section 125 does not provide that an application must be declined, even if one or more of the matters in (b)(i) to (iii) has not been fulfilled (in the case of (i) and (ii)), or if inconsistency with policies and objectives exists (in the case of (iii)). The Council still retains an overall discretion to grant the extension.

The above matters are addressed in turn in the following sub-sections

6.2.1 Substantial Progress or Effort (s.125 91A)(b)(i))

Section 125(1A)(b)(i) requires the consent authority to take into account whether *substantial progress or effort* has been, and continues to be, made towards giving effect to the consent.

It is noted that this clause requires consideration of substantial progress or effort. In *Body Corporate 97010 v Auckland City Council* [2000] 3 NZLR 513 (CA) at [70] Justice Blanchard noted that a lack of substantial “progress” was no longer of the same significance now that substantial “effort” could be enough, provided it was directed to the end of giving effect to the consent. It further noted that¹:

... the Council was entitled to take into account the practical and economic realities of constructing and completing a major development of this type, including fluctuations in market demand and the need to raise finance.

More recently, the High Court in *Ngāti Tama ki Te Waipounamu Trust v Tasman District Council* [2017] NZHC 1081 cited *Body Corporate* with approval, noting that²:

The Court observed that “substantial progress or effort” does not require physical progress on site, and consenting authorities are entitled to take into account practical and economic realities where they pertain to the specific consented activity.

The Project is of a large scale and represents a significant financial investment. Delivery of the Project requires:

- a. compliance with pre-construction consent conditions;
- b. the procurement of an array of contractors and consultants;
- c. detailed civil, mechanical and electrical design work;
- d. the procurement of physical components from offshore suppliers;
- e. connection approval and enabling works; and
- f. financing to occur prior to the commencement of physical construction.

The complexity involved in the delivery of large scale renewable energy projects is, in part, the reason for recent changes to s.125 - which now provides a 10 year lapse period for renewable energy projects, where no other lapse period is specified in the consent.

It is in this context that the consideration of ‘*whether substantial progress or effort has been, and continues to be, made ...*’ must be considered.

Since the grant of consents, the Applicant has made substantial progress in advancing the project toward construction. Specifically, works completed to date include:

Environmental/Consent Compliance

- The formation of the Kaitiaki Forum, including two meetings to date. In accordance with conditions A17-A25.
- The formation and inaugural meeting of the Community Liaison Forum in accordance with conditions A26-A30.
- The preparation of a Bat Monitoring Plan in accordance with condition C1. The Bat Monitoring Plan also includes incidental discovery protocol for both birds and bats as required by conditions C6 and D10.
- Circulation of the Bat Monitoring Plan to the Department of Conservation and the Kaitiaki Forum in accordance with conditions C8 and A18.
- Procurement and commitment to pre-construction Bat Monitoring in accordance with condition C2.
- Herpetofauna survey in accordance with condition C34 (currently underway).

¹ *Body Corporate 97010 v Auckland City Council* [2000] 3 NZLR 513 (CA) at [69]

² At [49]

Site Studies/Design

- Detailed geotech investigations.
- Detailed flood assessment.
- Concept civil and stormwater design
- Concept design – solar
- Concept design for Electrical Balance of Plant

Grid Connection

- Grid studies (Wide Area Protection Study; Solution Study).
- Signing of contractual Transpower Works Agreement with Transpower for upgrades to the Transpower Masterton Substation.
- Detailed design of feeder connection
- Market based grid studies
- Obtained electricity operator status in accordance with sections 4A and 24 of the Electricity Act to enable construction of electrical works in the road reserve.
- Commencement of transformer procurement.
- Early procurement of Transpower long lead items.

The works listed above represent substantial actual and committed pre-construction spend by the Applicant of approximately \$6.8 million since the grant of consents. In addition, internal staff have undertaken extensive work on the project (not included in the cost provided above), including: project management of external consultants; engagement with potential off-takers, lenders, investors, contractors and suppliers; preparation of concept plans; insurance enquiries; gap analysis; and commercial strategy.

For completeness, Table 3 sets out a high-level work programme, indicating the expected timeframes in which the Applicant will progress the project to completion.

Table 3 - High Level Programme

Activity	Approximate Date/Date Range
Environmental/Consent Compliance	
Submission of Bat Monitoring Plan for Council certification (post DOC and Kaitiaki Forum comments)	December 2025
Submission of s.127 for minor changes to consent conditions	November 2025
Submission of Herpetofauna Survey to Council	December 2025
Pre-Construction Bat Monitoring commencement	November – December 2025
Submission of Management Plans to Council for Certification	August - October 2026
Contractor and Commercial	
Appointment of Technical Advisors (legal, engineering, financial and procurement)	November 2025
Lead contractors procurement process – expressions of interest, tender, lead contractor negotiations, early works and appointment	November 2025- September 2026
Contractor Early Works (includes additional pile testing, management plan input and site studies)	June 2026 - August 2026
Signing of power purchase agreement	February 2026
Equity and lender agreements	March - April 2026
Financial Close	September 2026
Other	

Overseas investment approvals	April – June 2026
Site survey and easement registration	April – June 2026
Construction	
Notice to proceed/Commencement of Construction	September 2026
Construction and commissioning of site period	September 2026 – August 2028
Transpower substation works complete	September 2027
Completion of construction	September 2028

6.2.2 Affected Persons (s.125 (1A)(b)(ii))

Section 125(1A)(b)(ii) requires the consent authority to take into account whether the Applicant has obtained approval from any persons who may be adversely affected by the granting of the extension.

Given the consents were granted under the FTCA, the Panel were not required to undertake an affected parties assessment under s.95 of the RMA. Instead, various parties were invited to comment on the application, this included statutory parties listed in clause 17(6) and 17(7) of the FTCA and parties identified by the Panel in accordance with clause 17(1) of the FTCA.

Comments were received from 25 of the invited parties, who addressed a range of issues and effects. The Panel's decision considers, in depth, effects on both the environment and individuals (including those raised by invited parties) and made the following finding³:

This section of our decision report has addressed all potential adverse effects associated with the construction and operation of a solar farm, and has made findings in relation to each.

Having regard to each of our findings, we conclude that there are no potential adverse effects, individually and collectively, that:

- a) Cannot be adequately and appropriately addressed by the conditions imposed by the Panel;*
- and*
- b) Preclude the grant of consent to the Project*

Effects arising from construction and operation will continue to be managed through conditions of consent. Accordingly, it is not anticipated that the proposed extension to lapse date will have any material impact on the matters raised by invited parties through the consenting process.

In considering if any parties are affected by the granting of the extension regard must be had only to the extension of the consent, rather than the effects of the activity already approved. Such effects may include: a delayed progression or completion of physical works, resulting in a protracted construction period and associated adverse environmental effects; physical changes that may have occurred to the environment since the grant of consent, necessitating additional consideration of environmental effects; or unacceptable certainty as to when the activity may occur - for those living or working in the vicinity of the proposed development;⁴.

Physical works on the site have not commenced (with the exception of further site studies) and the purpose of the extension is not to extend the construction period. Likewise, the Applicant is not aware of any substantive changes to the receiving environment since the grant of consent. Therefore, the proposal to extend the lapse date will not result in any materially different effect on either any person(s) or on the environment, by comparison with the consented effects.

³ Expert Consenting Panel Decision, para [7.296 - 7.297]

⁴ Body Corporate 97010 v Auckland City Council [2000] 3 NZLR 513 (CA) at [141]

Lastly, granting an extension of 18 months will not create unacceptable uncertainty for those living or working near the site, given that construction will commence within the existing lapse period and construction will be complete (or substantially complete) by mid-2028.

As noted above, the Kaitiaki Forum and the Community Liaison Forum are both established and provide forums for regular updates to both iwi and the local community. Completion of the project within three and half years of the grant of a consent is considered to fall well within the expected timeframe for a large infrastructure project. A draft of this application has been circulated to the Kaitiaki Forum, comprising of representatives of Rangitāne o Wairarapa and Kahungunu ki Wairarapa, and no objections have been noted.

No parties are therefore considered to be affected by the proposed extension of time, which is largely administrative in nature, and no written approvals have been sought or provided.

6.2.3 Objectives and Policies (s.125 (1A)(b)(iii))

Section 125(1A)(b)(iii) requires the consent authority to take into account the effect of the extension on the policies and objectives of any plan or proposed plan. In essence, Council's may undertake a re-appraisal of the proposed activity, not just the effects of the extension, in light of a changed planning environment⁵.

In this instance the relevant plans are:

- Regional Policy Statement for the Wellington Region (WRPS-)
- Natural Resources Plan for the Wellington Region (NRP-WR)
- Operative Wairarapa Combined District Plan (O-WCDP)
- Proposed Wairarapa Combined District Plan (P-WCDP)

The objectives and policies of these plans were comprehensively canvassed in both the original application and the Panel's decision – this includes consideration of Plan Change 1 to the WRPS. The key findings of the panel⁶ are included below:

Overall, the Panel's findings are as follows:

- (a) National policy direction emphasizes the importance renewable electricity generation and securing diversity of renewable energy sources.*
- (b) The Project either promotes or is consistent with all statutory planning instruments that apply to the proposal.*
- (c) The Project is consistent with relevant regional and district planning policies, including insofar as it provides for the mitigation and management of construction and operational effects (including planting and vegetative screening of the Site), the ongoing relationship with mana whenua, and proposed ecological restoration plan.*
- (d) The relevant provisions of the various statutory instruments do not preclude the granting of the consent to the Application.*

Since the grant of consent, the decisions version of the P-WCDP has been issued. An assessment against the notified version of the P-WCDP was undertaken as part of the original application. An assessment of notable changes between versions is included as follows:

⁵ Ngāti Tama ki Te Waipounamu Trus v Tasman District Council [2017] NZHC 1081 at [103]

⁶ Decision of the Expert Consent Panel, para [8.66]

- Objective CCR-OX has been added, recognising the role of renewable electricity generation activities in meeting the New Zealand Government's national target for emissions reduction and generation of electricity from renewable resources to contribute to the transition to a low-carbon future. The Project is consistent with this objective – noting that it provides for renewable energy.
- Wording of objective ENG-01 has been altered to include the protection of renewable electricity generation from reverse sensitivity effects. This inclusion does not directly impact on the manner in which the Project aligns with the P-WCDP. However, it is noted that the Project includes setbacks from neighbouring properties and noise assessments have demonstrated compliance with noise provisions on vacant lots adjacent to the site – this will somewhat protect the Project from the reverse sensitivity that could arise in the event of the construction of new dwellings.
- Objective ENG-02 has been altered as follows:

Renewable electricity generation activities are designed and located to ~~minimise~~ avoid, remedy or mitigate adverse effects on communities and the environment while recognising their operational or functional needs locational constraints.

The Project remains consistent with the above objective. Specifically, it is noted that both the application and the Panel provided a thorough assessment of all potential adverse effects associated with the proposal. Likewise, the application and decision addressed the operational and functional need for the solar farm to locate on the site, noting, in particular, the location of the site relative to the national grid.

- ENG-P4 has been altered, both in terms of structure and wording. However, the overarching intent of the policy, being to address a range of potential adverse effects, is not substantively altered. As is noted above the matters included in this policy have been thoroughly addressed as part of the original application and Panel decision.
- Wording changes within the 'Ecosystems and Indigenous Biodiversity' chapter have not altered the direction provided by objectives and policies. Specifically, objectives and policies still seek to maintain and enhance biodiversity, or restore biodiversity where it is degraded. The proposal includes the restoration of a degraded wetland area along with riparian and terrestrial planting. In addition, conditions of consent (offered on an augier basis) include the requirement for significant contributions to weed and pest control within Lowes Bush. Accordingly, the proposal remains consistent with the direction provided by this chapter of the P-WCDP.
- GRUZ-02 addresses rural character. It is noted that sub-clause (e) has been altered so as to include the presence of 'renewable electricity generation activities' as forming part of the rural character. The project remains consistent with this objective.

The remaining objectives and policies relevant to the proposal, including those that relate to: primary productive land; tangata whenua and cultural impacts; natural character; and strategic direction, have not altered in a manner that would result in the proposal becoming inconsistent with, or contrary to, the direction provided.

Likewise, there have been no changes to the environment, social and cultural context, legislative background or scientific and/or technical undertaking that would alter or negate the assessment and findings of the Panel.

On this basis, the effect of the extension on objectives and policies is negligible.

6.2.4 Section 125 – Overall Assessment

In what is still the leading authority on s.125 application, the Court of Appeal in *Body Corporate 97010 v Auckland City Council* [2000] 3 NZLR 513 held that the passage of what was then the terms of section 125 gave statutory confirmation to the philosophy outlined by the Planning Tribunal in *Katz v Auckland City Council*⁷, where the Tribunal said:

There are compelling reasons of policy why a planning consent should not subsist for a lengthy period of time without being put into effect. Both physical and social environments change. Knowledge progresses. District schemes are changed, reviewed and varied. People come and go. Planning consents are granted in light of present and foreseeable circumstances as at a particular time. Once granted a consent represents an opportunity of which advantage may be taken. When a consent is put into effect it becomes a physical reality as well as a legal right. But if a consent is not put into effect within a reasonable time it cannot properly remain a fixed opportunity in an ever-changing scene. Likewise, changing circumstances may render conditions, restrictions and prohibitions in a consent inappropriate or unnecessary. Sections 70 and 71 of the Act give legislative recognition and form to these matters of policy which, in the ultimate, do but recognise that planning looks to the future from an ever-changing present.

It is considered that granting an 18 month extension in this case will not create any of the difficulties the Planning Tribunal warned about in the *Katz* decision, including in the context of the FTCA.

In consideration of the matters set out in section 125(1A)(b), it is noted that:

- Substantial progress and effort has been, and continues to be, made toward the establishment and operation of the solar farm.
- The extension of time will not result in any discernible effect, either on natural persons or on the environment.
- No persons will be adversely affected by the granting of an extension
- Changes to the objectives and policies of the WCDP have not resulted in any conflict with the project
- There have been no material changes to any other objectives and policies relevant to the project.
- An extension of time in respect of the lapse date will not result in any conflict with the objectives and policies of any plan or proposed plan.

Accordingly, there are no matters precluding the grant of the extension by either consent Authorities.

7 Conclusion

The Applicant holds consent for the establishment and operation of a solar farm, incorporating Battery Energy Storage, under the Combined Wairarapa District Plan, the Greater Wellington Regional Plan (GWRP) and the National Environmental Standard for Freshwater

⁷ *Katz v Auckland City Council* (1987) 12 NZTPA 211, at 213, cited in the *Biodiversity* judgement at [57]

Management 2020. Consents were granted by an Expert Consenting Panel under the Covid-19 Recovery (Fast Track Consenting) Act 2022 on the 23rd September 2024. Subsequently, the decision was reissued with minor corrections on the 18th October 2024. The Royal Forest and Bird Protection Society of New Zealand appeal against the decision of the Panel was dismissed by the High Court on the 23 January 2025, following a discontinuance.

Accordingly, the consent commences on the 24th January 2025 and will lapse on the 24th January 2027.

The Applicant seeks consent under s.125 of the RMA to extend the lapse date of that consent for an 18 month period – to the 24th July 2028. The application meets the tests under s. 125(1A)(b) for the following reasons:

- a) Substantial progress and effort has been and continues to be made towards given effect to the consents
- b) No persons are considered to be adversely affected by the extended lapse date
- c) The extension has no effect on the relevant policies and objectives of operative or proposed plans.

Accordingly, it is considered appropriate to extend the lapse date of the relevant consents by 18 months.

Appendix A – Application Forms

Appendix B – Records of Title

Appendix C - Panel Decision

Appendix D – Approved Concept Plans