

Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Certificate of Compliance (s.139)

Extension of time (s.125)

Other (please specify)

Discharge: Total volume = m³

Note: volumes >3m³ requires NRC Consent.

Subdivision

Existing Use Certificate (s.139A)

Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the fast track process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Evan Chadwick on behalf of Pene and Lanice Waitai

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? Yes No

If yes, please provide details.

6. Address for correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Evan Chadwick

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Postcode 4310

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

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7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Pene and Lanice Waitai

Property address/
location:

!	_____
-	_____
-	_____
-	_____

8. Application site details

Location and/or property street address of the proposed activity:

Name/s:	Pene and Lanice Waitai	
Site address/ location:	5751C State Highway 10, Awanui	
		Postcode 0483
Legal description:	Lot 3 Deposited Plan 525497	Val Number:
Certificate of title:	841237	

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

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9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

This application seeks resource consent to establish a small-scale ground mounted solar electricity generation system at 5751C State Highway 10, Awanui. The proposal involved a 90 kW solar array covering approximately 432m² to supply renewable electricity to the existing kaimoana processing operation on site.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

2009 2023

10. Would you like to request public notification?

Yes No

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

<input type="radio"/> Building Consent	Enter BC ref # here (if known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? Yes No Don't know

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? Yes No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. Assessment of environmental effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application Yes

15. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

16. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Farmgen Solar

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Evan Chadwick

Signature:

(signature of bill payer)

Date 16-Jun-2026

MANDATORY

17. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

18. Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name (please write in full)

Evan Chadwick

Signature

Date 16-Jun-2026

A signature is not required if the application is made by electronic means

Checklist of your information

Please tick if information is provided

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

*Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application.
Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.*

Assessment of Environmental Effects

Fresh Kaimoana – 5751C State Highway 10, Awanui

Solar Installation (90 kW)

Assessment of Environmental Effects

90kW Solar Installation for Fresh Kaimoana

Prepared for Far North District Council

June 2026



Contents

1	Description of the Proposal	3
1.1	The Project.....	3
1.2	Applicant and site	5
1.3	Description of the physical site & surrounds	6
2	Statutory Framework and Activity Status	7
3	Project Methodology	9
3.1	Equipment	9
4	Assessment of Environmental Effects	10
4.1	Positive Effects	10
4.2	Potential and Actual Adverse Effects	11
4.3	Wider environmental considerations	15
4.4	Assessment of Non-Compliance (Structure Area).....	16
5	Assessment Against Planning Legislation	18
5.1	Proposed Far North District Plan – Assessment of Objectives & Policies	18
5.2	Assessment against Part 2 of the RMA	19
5.3	Relevant National Policy Statements	19
6	Conclusion	20

Appendices

Appendix A – Records of Title

Appendix B – Layout Plans

1 Description of the Proposal

1.1 The Project

This application is to develop a small-scale on-ground solar installation with a 75 kW AC / 90 kW DC output to supply the existing operation for the site owned by Pene and Lanice Waitai. The proposed solar installation is located at 5751C State Highway 10, Awanui. The solar installation is setback approximately 19 m from State Highway 10.

The solar installation will be approximately 432 m² and located on flat pastoral land. The dimensions of the solar installation are 14.9 m x 29.0 m, with a maximum height of 1.2m and a battery in close proximity to the array. A stock proof 7 wire fence will surround the perimeter of the solar installation and will be accessed via existing accessways from State Highway 10.

The site has been selected due to its proximity to rural operational buildings and the setback from the local road. Refer to Figure 1 below for the actual plan showing approximate location of the solar site (coloured blue).

Figure 1. Proposed solar location accessed from State Highway 10.



The electricity generated by the solar panels will be utilised by the respective kaimoana processing plant. This has the benefit of supporting the operation to reduce Scope 2 carbon emissions whilst providing a reliable and renewable supply of electricity. There will be no change or impact to the operations.

This proposal will use a compact solar mounting system with an ultra-low profile and maximum height of approximately 1.2 m. The structure is an alternative to the more commonly deployed fixed and tracking structures for solar. The solar panels are simple and quick to install without the need for concrete / steel foundations. Once installed, the panels require minimal on-going maintenance.

The solar mounting system has been selected to minimise potential adverse environmental effects due to:

- **No earthworks or foundations required** minimising associated effects and construction timeframe.
- **Structurally sound design**, which has been subject to robust engineering & testing to withstand the elements, ideally suited for seismic and local weather conditions as seen in Figure 2.
- Requirement for **minimal land as it generates twice the output per hectare** when compared to conventional solar installations with fixed and tracking racking systems.
- **A low profile** complementing the surrounding environment and setback from adjoining sites and roads as seen in Figure 3.

Figure 2. Elevation of proposed solar development componentry.

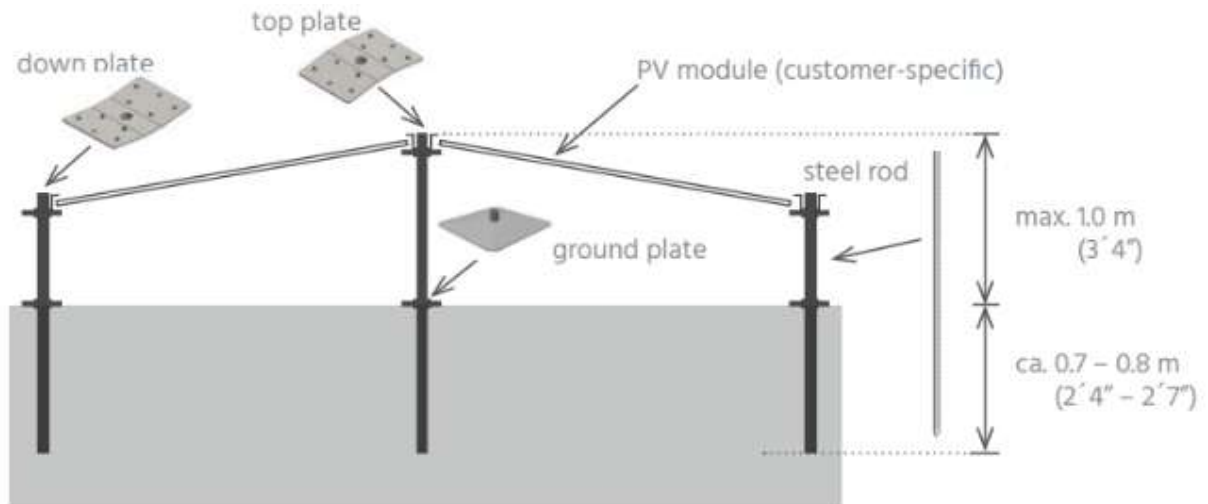


Figure 3. Example of a similar sized solar install in Kapuni, South Taranaki



1.2 Applicant and site

Activity	Proposed Solar Installation
Agent	Evan Chadwick on behalf of the Applicant evan@farmgensolar.co.nz 027 879 7780
Applicant name	Pene and Lanice Waitai lanice@xtra.co.nz
Land area	2.5110 hectares more or less
Legal Description	Lot 3 Deposited Plan 525497
Records of title	841237
Registered owner	Pene Benjamin Waitai and Lanice Rangimarie Waitai
Landowner name & Address	Pene and Lanice Waitai 5751C State Highway 10, Awanui
Interests	11376650.3 Mortgage to ANZ Bank New Zealand Limited – 13.3.2019 at 11:29 am

1.3 Description of the physical site & surrounds

Proposed solar installation is located adjacent to the existing shed as seen in Figure 4. There is no other infrastructure located within the property. This building is located 75 m from the installation. The nearest dwelling is on the neighbouring property which is 65 m to the west.

Figure 4. Proposed Solar Installation at 5751C State Highway 10, Awanui



The site is characterised by flat to rolling hill pastoral land and zoned Rural Production in the Far North Operative and Proposed District Council Planning maps and is directly surrounded by rural production zoned land. Within the periphery of the site is a mixture of bare rural land and rural residential housing due to the close proximity to Awanui, which can be seen below in Figure 5.



Figure 5. Property boundaries from the Proposed Far North District Plan for 5751C State Highway 10, Awanui

2 Statutory Framework and Activity Status

2.1 Operative Far North District Plan (OFNDP)

The subject site is zoned Rural Production under the Operative Far North District Plan.

The installation, operation and maintenance of free-standing renewable energy devices is provided for as a permitted activity, where at least 50% of the energy generated is used on-site. The proposal satisfies this requirement, as the primary function of the solar installation is to supply electricity to the existing kaimoana processing operation.

However, the proposal does not comply with bulk and location standards, specifically:

- The site area is 2.5110 ha
- The Operative Plan limits total structure area to 100 m²
- The proposal has a footprint of approximately 432 m²

Accordingly, the proposal does not qualify as a permitted activity under the Operative Plan due to this exceedance.

In addition, it is noted that an interpretation issue may arise as to whether a solar array is:

a structure supporting a permitted activity, or the activity itself.

On a conservative basis, and to ensure a robust assessment, this application adopts a bundled activity approach and assesses the proposal as requiring resource consent.

The proposal is therefore assessed as a **Discretionary Activity** under the Operative Plan.

2.2 Proposed Far North District Plan (PFNDP)

The site is zoned Rural Production Zone under the Proposed Far North District Plan.

The proposal meets the definition of small-scale renewable electricity generation, as more than 50% of generated electricity is used on site.

Under Rule REG-R5, the activity is a Permitted Activity provided all standards are met.

The proposal complies with all relevant standards except:

- PER-2 (Structure area)
 - Permitted: 150 m²
 - Proposed: 432 m²

Due to this exceedance, the proposal is a:

- **Restricted Discretionary Activity** under Rule REG-R5

The Council's discretion is limited to matters relating to:

- scale, design and location
 - landscape and visual effects
 - amenity effects
 - compatibility with surrounding land uses
-

2.3 Overall Activity Status

For the purposes of resource consent:

- **Operative Plan:** Discretionary Activity
- **Proposed Plan:** Restricted Discretionary Activity

In accordance with Section 104 of the Resource Management Act 1991, this application provides an assessment against both plans.

Table 1. Assessment against the PFNDP rules.

Relevant rule	Reason for consent	Activity Status
<p>Rule REG-R5: Free standing small scale renewable electricity generation activity (new or upgrading) where:...</p> <p>PER-2: All structures occupy no more than a total area of 50m² where the lot size is 3,000m² or less or 150m² where the lot size is greater than 3,000m². ...</p>	<p>This application is for a free standing ground mounted solar array that will occupy 432 m2 gross area, and therefore does not meet PER-2, as the site area is 2.5 ha. Therefore, not all of the requirements of Rule REG-R5 are met.</p>	<p>Restricted Discretionary</p>

Table 2. Permitted activity conditions in the PFNDP.

Permitted activity Rule Requirements	Explanation	Activity Status
<p>REG-R5 PER-1: No structure, including any attachments or turbine blades, exceed a maximum height above ground level of 20m.</p>	<p>The maximum height of the solar installation will be 1.2 m, so is therefore compliant</p>	<p>Permitted</p>
<p>REG-R5 PER-2: All structures occupy no more than a total area of 50m² where the lot size is 3,000m² or less or 150m² where the lot size is greater than 3,000m².</p>	<p>The site is 2.5 ha. The solar array will cover 432 m2, which exceeds the 150 m2, so therefore is not compliant</p>	<p>Restricted Discretionary</p>
<p>REG-R5 PER-3: Any structure is setback at least three times the height of the structure from the boundary of any other site and is not within the notional boundary of any other site.</p>	<p>The solar array requires a 3 m minimum set back. The solar array is setback 50 m from the nearest neighbouring property so is therefore compliant</p>	<p>Permitted</p>
<p>REG-R5 PER-4: The setback from a road is at least three times the height of the structure and is not within the boundary of any other site.</p>	<p>The solar array requires a 3 m minimum set back. The solar array is setback 20 m from the nearest road (State Highway 10) so is therefore compliant</p>	<p>Permitted</p>
<p>REG-R5 PER-5: Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation.</p>	<p>Not applicable to this application</p>	<p>Permitted</p>
<p>REG-R5 PER-6: Written notice is provided to Council at least two weeks prior to the installation of the structure, or the upgrade of an existing structure. The written notice shall detail the location of the activity, details of ownership and management responsibilities.</p>	<p>This consent application is providing the Far North District Council written notice of our intent to install the described solar array provided consent is granted. This installation will not be completed until consent is approved and two weeks has passed</p>	<p>Permitted</p>

Overall, the proposal is considered a **restricted discretionary activity** under the Proposed Far North District Plan.

3 Project Methodology

3.1 Equipment

Solar PV

Each solar array comprises nominally 90 kW of DC solar panels supplying a 50kWh AC inverter. The solar panels are arranged into a single array sized to align with the inverter capacity and allows for efficient panel arrangement for construction, operations and maintenance. The proposed panels are a monocrystalline panel made of polycrystalline silicon with anodized aluminium frame.

The panels are arranged in strings of panels in series to produce ~ 1000V DC and strings combine in parallel to feed a 112kW battery located in close proximity, housed in a compliant enclosure, and will not generate operational noise. No additional environmental effects arise from the battery component

3.1.1 Solar Mounting System

The selected solar mounting system has been successfully deployed globally for 3600 MW of projects. The system is unique in that it has an East/West fixed configuration for the panels which maximises the electricity output, especially during early mornings & evenings when electricity demand is at its peak.

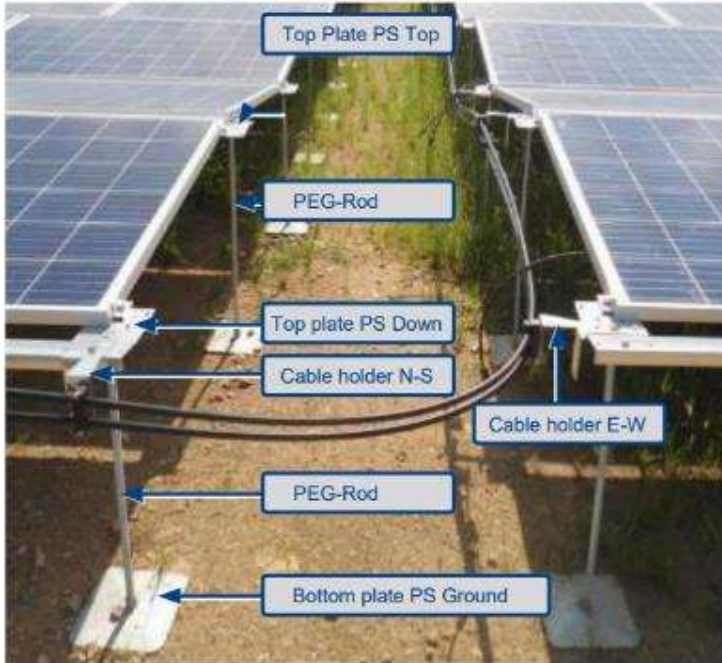
The mounting system provides a unique simplified high-density ground mount solution with 225% more land yield when compared to trackers and fixed tilt systems. The low profile 8-degree tilt design requires minimal spacing between modules creating an ocean of solar panels.

The mounting system is very mobile, light weight, simple to install with only hand tools, no DC trenching, no foundations, no concrete and requires minimal land giving flexibility for installation location. The solar mounting system provides a sustainable solution for solar at a significantly reduced capital cost.

Features

- Simple and fast installation without concrete/steel foundations which minimises impacts on the environment.
- Mobile, lightweight and ultra-low profile which blends into the surrounding environment with minimal visibility impact on adjoining sites.
- Requires minimal land area
- High-capacity factor with a comparable energy yield (AC basis) to alternative tracking systems but a simpler installation without mechanical and rotating devices.
- Figure 7 below shows the key features of the design.

Figure 7: Key features of the Selected Solar Mounting system structure.



4 Assessment of Environmental Effects

This section provides an assessment of the actual and potential effects of the construction and operation of the proposal. The proposal design has sought to avoid adverse effects as much as possible. Where adverse effects cannot be avoided, measures are proposed to remedy, mitigate, and in some cases, offset or compensate, these effects.

4.1 Positive Effects

The proposed solar installations will provide benefits from the use and development of renewable energy which are described as the following positive effects:

4.1.1 Contributing to achieving energy policy objectives and renewable electricity generation targets of the New Zealand Government

The proposed solar installations will contribute to New Zealand’s target of being Net Zero by 2050 and an aspiration for the New Zealand Electricity grid to be 100% renewable energy by 2030. The development will reduce direct emissions through the electrification of the existing on-site processes and potential electrification of vehicles and processes in the coming years as technological advances occur as expected.

4.1.2 Supporting agricultural activities

The proposed solar installations are an activity that will support the existing land-based kaimoana operations, by providing reliable, secured renewable electricity generation. The solar installation is for the

benefit of the primary site and will have no impact on the productive capacity of the land (categorised as Land Use Capability (LUC) 4)¹.

Kaimoana processing activities will remain the dominant land use on the site, uninhibited by the proposal. Overall, the combined solar panels will take up approximately 432 m².

4.1.3 Securing electricity supply for current and future generations

Weather events such as Cyclone Gabrielle, have demonstrated the vulnerability of the national electricity grid to severe weather events. Not being able to process, store, or utilise seafood stocks for periods of time has significant detrimental effects on business longevity and onsite power generation helps mitigate this risk.

4.1.4 Increasing energy independence for the communities of the District

The solar installations generate electricity for the primary purpose of supplying the current site operations. In the instance that there is surplus electricity this will be exported to the local network.

This proposal will also benefit the local community by not only reducing demand on the local distribution network during peak times but also by exporting surplus renewable electricity into the grid for community consumption.

4.1.5 Reducing dependency on imported energy sources

The combined solar installations will generate 6200MWh of renewable electricity over the life span (30 years) which has an emissions intensity of 0 kg CO₂ / MWh compared to the National Grid emission intensity of 120 kg CO₂ / MWh in 2020.

4.1.6 Reducing greenhouse gases

Greenhouse gases are mitigated, due to the 90kW solar development, is estimated to be approximately 22 T CO₂e (primarily Scope 2) in the first year with this it's expected to increase to 745 T CO₂e over the life of the solar installation (30 years).

4.2 Potential and Actual Adverse Effects

An assessment of the potential and actual adverse effects from the proposed solar installation are detailed below.

4.2.1 Any landscape and visual effects

The proposed site is located in the rural production zone. Land use on the site is limited due to the small scale and is a rural residential site. Beyond the site, the landscape includes tree, pine trees, intensive rural buildings and rural residential buildings.

The solar proposal represents an additional type of primary production activity, rather than solely using the land and soil for traditional productive pastoral use, the proposal uses sunlight for the purposes of generating electricity. The proposal has been designed to reduce the visibility by; limiting the structure height to 1.2 m high solar panels which will be low within the landscape; and setting back the installation no less than 19 m away from the road. The proposed solar development represents 432 m² of the total land area. The proposed solar development will not be out of character with the surrounding environment and will not detract from the wider amenity values of the area, being set in behind a hedge that is greater than 1.2 m in height.

¹ OurEnvironment » LUC maps

4.2.2 Any effects of the scale and design

The proposed solar installations will have a footprint of approximately 432 m², similar size in area to the existing buildings. This selected solar mounting system has an ultra-low profile with a maximum height of 1.2 m and setback no less than 19 m from the road and any sensitive activities (including residential dwellings).

As an example, Figure 8 is taken 150m from an installed solar development and demonstrates that the proposal is not dominant or obtrusive in the landscape.

Figure 8: View of an existing solar installation (from a distance of 150m).



The images above demonstrate that the proposed solar development will not be prominent outside of the immediate property, including from local roads. The scale and height of the proposal minimizes visibility and the location is setback on the subject site. The view will be further obstructed by existing buildings and vegetation on the site and along the road frontage. Therefore, the effects on the surrounding environment are less than minor.

4.2.3 Any impact on existing residential dwellings and sensitive activities

The proposed site has been selected to avoid adverse impacts on existing residential dwellings and/or sensitive activities. The location is set back from the road on suitable land and contained within the site operations.

The proposed development will remain visually unobtrusive to any potential neighbouring properties due to its low profile, 1.2 m maximum height, generous setbacks, and existing buildings and vegetation offering further screening (Figure 9).

Figure 9: Height comparison of the proposed development.



Based on the assessment above, potential adverse impacts of the proposal on residential dwellings or sensitive activities are less than minor

4.2.4 Any impacts to the operation of the existing operations

The proposed solar installations are for the benefit of the existing site operations and will be generating renewable energy for the use on site process. As such it is ancillary infrastructure to support the primary productive activity on site. The panels will occupy less than 432 m². Secure fencing will surround the solar installation to maintain safety for people and animals.

There will be no adverse impact to the existing operation, this proposal is critical infrastructure to support the productive use of the land with reliable, renewable energy.

4.2.5 Any impact from glint and glare

Glint and glare effects will not arise as a result of the proposed panels as the purpose is to absorb as much light as possible resulting in a matte black appearance. It's important to note that the installations are setback from the road. The panels are fixed (as opposed to a single access tracker model) at an 8° angle and only 1 m high off the ground. Furthermore, the potential for reflectivity of sunlight from the PV panels is less than a number of commonly established materials in the surrounding rural landscape including steel and standard window glass. Therefore, there will be no impact of glint and glare for people residing in or travelling through the area.

4.2.6 The extent to which the activity may exacerbate or be adversely affected by natural hazards

The proposed installations are located on flat pastoral land and not located near a waterbody or in a flood risk area.

The specially engineered construction design with its flat 'zigzag' pattern is very durable against corrosion, wind and seismic loads. Furthermore, at high wind loads the patented construction produces a down-lift, which increases the static characteristics.

The pull-out loads for the structure supporting the solar panels have been designed to withstand the local wind zones. The system and design process are proven with zero installed failures

4.2.7 Any ecological effects

The development will be located on existing flat pastoral land and there will be no vegetation removal, earthworks or ground disturbance required. There is minimal physical alteration as result of this proposal

and hence there is no chance of subsidence, slip or mass movement of the soil on site noting it is located within a levelled field. There will be no impact on natural landforms and the site does not have particular sensitivities to disturbance.

There are gaps between the panels to allow for any rainwater run-off to be absorbed the ground below which will remain rye grass and clover. Therefore, there is no impact from stormwater or soil erosion to the underlying ground. Additionally, there will be a benefit of reduced environmental impact of dairy cows being grazed within the site, such as reduced nitrogen leaching.

The solar system does not have a significant detrimental impact on the overall soil, grass and clover health as shown at a previously constructed solar install. At other operational sites the pasture growth has slowed with Figure 10 representative of the growth. It is possible that during some seasons the site will require routine mowing to maintain pasture control. At the end of the assets life the site will be rehabilitated consistent with best practice. Therefore, it is considered that any ecological effects from the proposal are considered less than minor.

Figure 10: Example Solar Installation and growth eight weeks post-construction.



4.2.8 Any temporary construction / installation impact & earthworks

The solar mounting system requires ground anchors to be screwed 500 – 700 mm into the ground and have a minimum height above ground level of 800 mm and a maximum height of 1,200 mm. The mounting system is simple to install with no earthworks or excavation required.

Each solar installation would be completed within 2 working days and would involve 4-5 people. It is comparable to installing rural fence posts with regards to any earthworks, tools, noise impact and timing. Therefore, the adverse effects from the construction are less than minor.

4.2.9 Ongoing operations and maintenance and decommissioning / rehabilitation

The assets have a life span of 30 years and once operational there is very little maintenance required. The operational and maintenance requirements (O&M) would be limited to one person every 3 months providing electrical servicing and other general maintenance including:

- Module replacement
- Vegetation management

At the time of decommissioning the solar panel structures and solar mounting system can be easily dismantled and recycled/re-used, while the site can be returned to its pre-existing use as pastoral land.

4.2.10 Any impact on traffic and vehicle movements

The site is served by respective existing sealed accessways. The accessways meet the required standards regarding sightlines and vehicle movements. The site is in the rural production zone and heavy vehicles and industrial vehicles are frequently operating within the area.

The construction period will be a short duration of approximately 2 days each and will not require heavy vehicles. Over the lifespan of the asset there will be one vehicle every 3 months to perform O&M.

There are no adverse impacts on the local roading network from vehicle movements associated with the solar installations.

4.2.11 Noise effects

The only noise source during operation is from the inverter that produces a maximum noise 72 db at 1 m for full output during the daytime. Overnight when not operational, the noise is 0 db.

During operation, 50 dBA will be met within 15 m of the inverter and 25 m for 45 dBA. The solar sites are suitably distanced from the boundary. Therefore, the proposed solar installations are within the permitted noise levels for the zone.

4.3 Wider environmental considerations

4.3.1 Rural Production Zone

The solar installation will occur in a Rural Production Zone according to the PFNDP. The relevant rule in the PFNDC is Rule RPROZ-R1 Structures. The PFNDP has the same definition for structures as the RMA “means any building, equipment, device, or other facility, made by people and which is fixed to land..”

Table 3. Assessment against Rule RPROZ-R1 in the PFNDC.

<i>RPROZ-R1: New Buildings or structures, or extensions or alterations to existing buildings or structures</i>	
PER-1: The new building or structure, will accommodate a permitted activity.	This structure will accommodate a ground mounted solar system to support the on-site seafood processing business.
PER-2: The new building or structure... complies with standards:...	See Table 4 below. All applicable standards are complied with.

Table 4. Assessment against standard for RPROZ-R1 PER-2.

RPROZ-S1: Maximum height. The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level, except that artificial crop protection and support structures shall not exceed a height of 6m above ground level.	The solar array will have a maximum height of 1.2 m so is therefore compliant
RPROZ-S2: Height in relation to boundary. The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary: - 55 degrees at 2m above ground level at the northern boundary of the site; and	As the solar array will have a maximum height of 1.2 m, it is therefore compliant.

<ul style="list-style-type: none"> - 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and - 35 degrees at 2m above ground level at the southern boundary of the site. 	
<p>RPROZ-S3: Setback... The new building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except:</p> <ul style="list-style-type: none"> - on sites less than 5,000m² accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road... 	<p>The solar installation is set back 50 m from the nearest neighbouring property, and 20m from the road edge (State Highway 10), so is therefore compliant.</p>
<p>RPROZ-S4: Setback from MWHS</p>	<p>Not applicable to this application</p>
<p>RPROZ-S5: Building or site coverage. The building or structure coverage of any site is no more than 12.5%</p>	<p>The solar array will cover 432 m² of the 25,110 m² site, so is therefore is compliant as it only cover 1.7% of the site.</p>
<p>RPROZ-S6: Buildings or structures used to house, milk or feed stock....</p>	<p>Not applicable to this application.</p>
<p>RPROZ-S7: Sensitive activities setback from boundaries of a Mineral Extraction Overlay.</p>	<p>Not applicable to this application.</p>

As this structure is used for solar generation that covers more than 150 m² as per Rule REG-R5, it is not a permitted activity, and therefore is considered a Restrict Discretionary as per RPROZ-R1 PER-1. It will blend in with the rural landscape which is typical within the Rural Production Zone in the Far North District.

4.4 Assessment of Non-Compliance (Structure Area)

The sole area of non-compliance with both the Operative and Proposed District Plans relates to total structure area.

- Proposed: 432 m²
- Permitted:
 - 100 m² (Operative Plan)
 - 150 m² (Proposed Plan)

This exceedance is acknowledged; however, it is important to note:

1. Functional necessity
 - Solar generation requires a minimum scale to be operationally efficient.
 - The proposed size reflects the energy demand of the existing on-site processing activity.
2. Effects are not proportionate to area
 - Despite exceeding area thresholds, the proposal:
 - is only 1.2 m in height
 - is set back 20–50 m
 - has negligible visual dominance
 - Effects remain less than minor

3. Low-intensity land use
 - Unlike buildings, the solar array:
 - does not enclose space
 - does not generate traffic or occupancy
 - remains permeable and reversible
4. Consistency with policy direction
 - Both plans strongly support renewable energy generation
 - The proposal aligns with:
 - emissions reduction
 - energy resilience
 - rural productivity support
5. No precedent effects
 - The proposal is clearly site-specific due to:
 - existing industrial activity
 - energy demand characteristics

Overall, the exceedance is technical rather than effects-driven and does not result in adverse effects that would justify refusal.

5 Assessment Against Planning Legislation

5.1 Proposed Far North District Plan – Assessment of Objectives & Policies

In addition, both the Operative and Proposed Plans provide strong policy support for **enabling renewable energy**, particularly where:

- the generation is ancillary to an existing lawful activity
- adverse effects are avoided or minimised
- infrastructure supports rural productivity and resilience
- The proposal is consistent with this direction, and the minor breach of a bulk standard should be given limited weight relative to the significant positive benefits of the development.

Table 6. Assessment against Section EI – Objectives of the PFNDP.

Energy and Infrastructure - Objectives	
REG-O1: The significant local, regional and national benefits from the use and development of renewable electricity generation activities, and their technical, operational and functional needs and constraints, are recognised and provided for.	This solar install aims to provide renewable electricity for local use on the property of the installation site. Necessary considerations and measures have been taken to minimise any potential adverse effects on the immediate and wider surrounding environment and sensitive activities for the entirety of the installs life span and during construction.
REG-O2: Renewable electricity generation activities: a. contribute to the reduction in greenhouse gas emissions; b. increase the security of supply of electricity for the district and the region; and c. support the economic, social and cultural well-being of people and communities.	The proposed installation is a small scale solar generation unit that has the primary purpose of providing renewable electricity to support on-site operations on the immediate property, with any excess electricity generated exported back to the grid to support the wider community and wider New Zealand goals of being Net Zero by 2050 and the national electricity grid to be 100% renewable energy by 2030.
REG-O3: Renewable electricity generation activities are located and designed to avoid and minimise adverse effects on area with historical, cultural, environmental and coastal values	The proposal avoids adverse effects by locating the solar array within an already modified site and using a low-profile design that minimises visual and environmental impacts.
REG-O4: The ongoing efficient operation, maintenance and upgrading of existing renewable electricity generation activities is enabled, including through avoiding, or otherwise mitigating, the reverse sensitivity effects from sensitive activities in close proximity to community and large-scale renewable electricity activities.	The proposal does not give rise to reverse sensitivity effects as it is located within an existing processing site and does not introduce sensitive activities

5.2 Assessment against Part 2 of the RMA

Taking account of the relevant matters in Sections 6, 7 and 8 of Part 2 of the RMA and the assessment of environmental effects in Section 4 of this report, it is considered that the Project achieves the purpose of the RMA to promote the sustainable management of natural and physical resources.

In particular this proposal positively contributes to the matters contained within Section 7;

(b) the efficient use and development of natural and physical resources

(j) the benefits to be derived from the use and development of renewable energy.

The project will produce renewable energy complementary to the existing site operation. It will allow for an efficient use and development of natural and physical resources and assist to decarbonise existing activities on site. This in turn will provide ongoing resilience and reliability for site operations.

In summary the proposed solar farm is viewed as essential infrastructure that will deliver future sustainable production.

5.3 Relevant National Policy Statements

The National Policy Statements (NPS) which are applicable to the proposal are:

- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Highly Productive Land

5.3.1 National Policy Statement for Renewable Electricity Generation (NPS-REG, 2011, amended 2024)

The National Policy Statement for Renewable Electricity Generation (NPS-REG) was first gazetted in 2011 and amended in 2024 to strengthen national direction on enabling renewable generation. The revised NPS-REG provides clearer expectations for councils to recognise the national significance of renewable electricity generation and transmission, streamline consenting processes, and remove unnecessary regulatory barriers to small- and medium-scale projects. The 2024 update explicitly recognises the contribution of distributed and on-farm renewable systems to New Zealand's climate-change and energy-security objectives.

The amended policies require local authorities to give particular weight to the functional and operational needs of renewable generation activities, to recognise the national benefits of increased renewable capacity, and to manage potential adverse effects proportionately to the scale and significance of the proposal. The NPS-REG also now directs councils to facilitate dual land-use outcomes, such as agrivoltaic or on-farm generation, where productive rural use can continue alongside electricity generation.

The proposed 90 kW solar installation is fully consistent with these objectives. It is a small-scale distributed generation system designed to meet the energy demands of an operation, providing secure renewable electricity supply while reducing greenhouse-gas emissions. The proposal demonstrates efficient use of land and infrastructure, avoids unnecessary environmental effects, and aligns with the national direction to significantly increase renewable generation capacity to help achieve New Zealand's **Net Zero by 2050** goal and a **100 % renewable electricity system** as soon as practicable.

5.3.2 5.4.2 National Policy Statement for Highly Productive Land (NPS-HPL, 2022, amended 2024)

The National Policy Statement for Highly Productive Land (NPS-HPL) took effect in October 2022 and was amended in September 2024 to clarify how renewable-energy projects and other regionally significant infrastructure can be provided for on highly productive land when adverse effects are avoided or minimised. The amendments introduced a more flexible consenting pathway for small-scale or dual-use renewable developments that maintain the productive capability of the land.

This proposal directly supports ongoing **primary production** by providing a reliable on-farm renewable electricity source that enhances the efficiency and resilience of the site operation. The solar array occupies 432 m² of the total property, requires no earthworks or permanent foundations, and allows pasture growth to continue beneath and between the panels. At the end of its operational life (25–30 years), the installation can be fully removed and the land returned to unrestricted pastoral use with no loss of soil versatility.

Accordingly, the project is consistent with the **objective and policies of the NPS-HPL**—it maintains the life-supporting capacity and productive value of high-class soils while enabling renewable-energy development that contributes to regional and national wellbeing. The proposal achieves an appropriate balance between protecting productive land and supporting the low-emissions energy transition envisaged by both the NPS-HPL and NPS-REG.

6 Conclusion

The proposed 90 kW solar installation is a small-scale renewable electricity generation activity designed to support an existing lawful rural industrial operation.

The proposal:

- Complies with all relevant standards except structure area
- Will generate less than minor adverse effects
- Is visually recessive, low-profile, and well-setback
- Supports on-site energy resilience and emissions reduction

While the proposal exceeds permitted structure area thresholds under both the Operative and Proposed District Plans, this non-compliance is:

- Limited in scope
- Not effects-generating
- Consistent with plan intent

The application is therefore appropriately assessed as:

- Discretionary (Operative Plan)
- Restricted Discretionary (Proposed Plan)

Overall, the proposal is consistent with the objectives and policies of both plans, the National Policy Statement for Renewable Electricity Generation, and Part 2 of the Resource Management Act 1991.

We believe consent is therefore considered appropriate.

A

Appendix A – Records of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **841237**
Land Registration District **North Auckland**
Date Issued 11 December 2018

Prior References
NA97D/46

Estate Fee Simple
Area 2.5110 hectares more or less
Legal Description Lot 3 Deposited Plan 525497

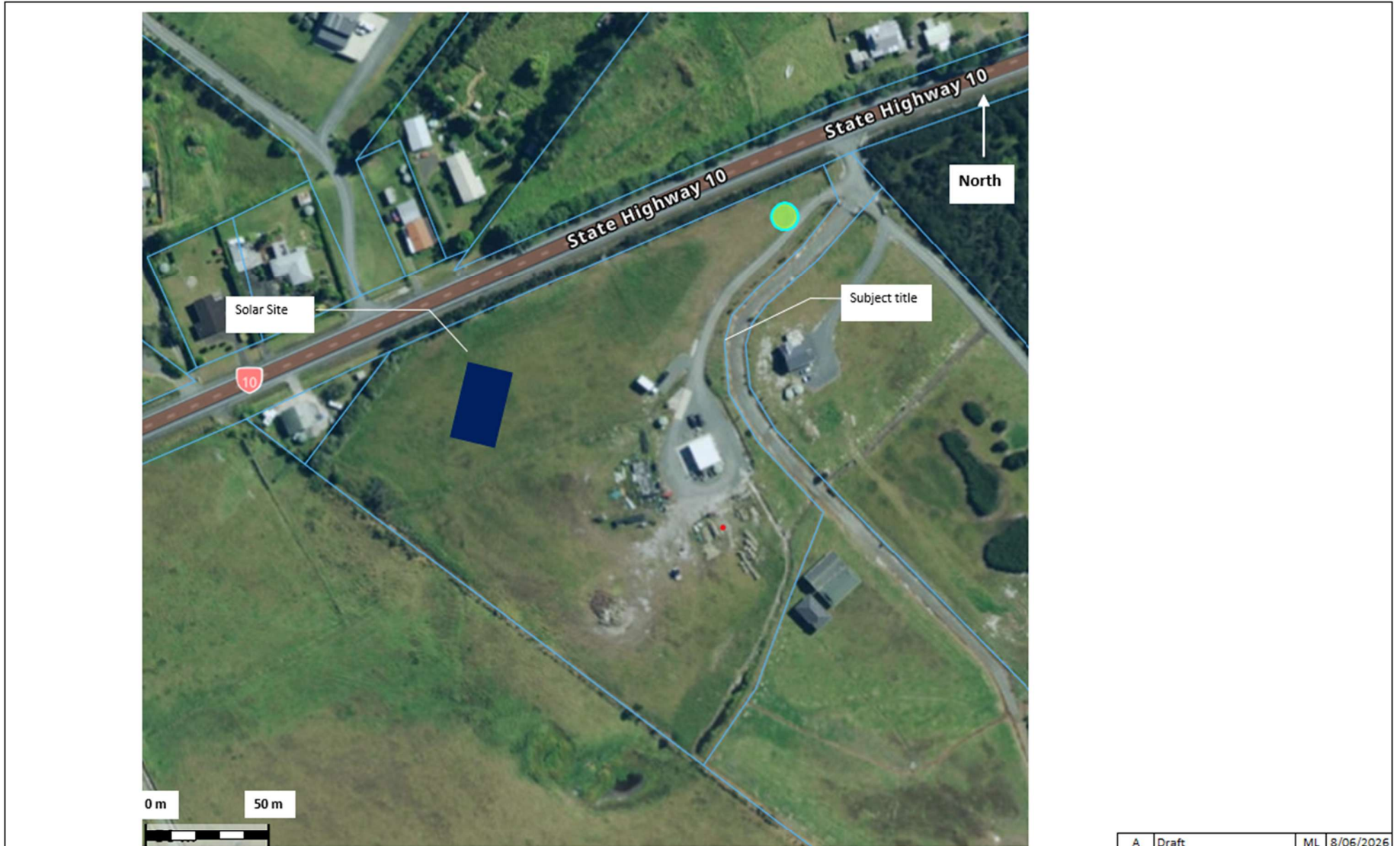
Registered Owners
Pene Benjamin Waitai and Lanice Rangimarie Waitai

Interests

905755.1 Gazette Notice (1978 p3422) declaring the adjoining State Highway No.10 to be a limited access road - 20.11.1979 at 9:14 am
D462270.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 14.12.1999 at 10:55 am
11309773.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.12.2018 at 4:02 pm
Subject to a right to convey electricity, telecommunications and computer media over part marked B on DP 525497 created by Easement Instrument 11309773.4 - 11.12.2018 at 4:02 pm
Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 11309773.4 - 11.12.2018 at 4:02 pm
The easements created by Easement Instrument 11309773.4 are subject to Section 243(a) Resource Management Act 1991
11376650.3 Mortgage to ANZ Bank New Zealand Limited - 13.3.2019 at 11:29 am

B

Appendix B – Consent Drawings



A	Draft	ML	8/06/2026
Rev:	Description:	By:	Date:

Site: 5751C State Highway 10, Awanui	TBC-D0008 Drawing #:	TBC Project:	8/06/2026 Date:
Title: Title Boundaries for Consent Submission	- Scale:	ML Drawn:	GL Approved:

Project:	Rev: A
Fresh Kaimoana	





Rev:	A	Draft	ML	8/06/2026
Rev:		Description:	By:	Date:

Site:	5751C State Highway 10, Awanui	TBC-D0008	TBC	8/06/2026	Project:	Fresh Kaimoana	Rev: A
Title:	Plot Boundaries for Consent Submission	-	ML	GL			
		Scale:	Drawn:	Approved:			





A	Draft	ML	8/06/2026
Rev:	Description:	By:	Date:

Site: 5751C State Highway 10, Awanui	TBC-D0008 Drawing #:	TBC Project:	8/06/2026 Date:
Title: Title Boundaries for Consent Submission	- Scale:	ML Drawn:	GL Approved:

Project:	Rev: A
Fresh Kaimoana	





Rev:	A	Draft	ML	8/06/2026
Rev:		Description:	By:	Date:

Site:	5751C State Highway 10, Awanui	TBC-D0008	TBC	8/06/2026	Project:	Fresh Kaimoana	Rev: A
Title:	Plot Boundaries for Consent Submission	-	ML	GL			
		Scale:	Drawn:	Approved:			

