APPENDIX 4

Boffa Miskell

Memorandum

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Attention:	Charlotte Scotchbrook
Company:	Selwyn District Council
Date:	10th May 2022
From:	Claire Kelly/Boffa Miskell on behalf of KeaX
Message Ref:	Response to request for further information
Project No:	BM219727/RC225180

Dear Charlotte,

Please find below KeaX's response to your request for further information dated 28th April 2022.

1. National Environmental Standard for Assessing and Managing Contaminants in Soil

Given the size and use of the site for rural production purposes (currently and historically) it is considered more likely than not that HAIL activities have occurred on the site, particularly around the existing buildings on the site. Therefore, please either demonstrate compliance with the NES or provide the relevant assessments under the NES (completed by a suitably qualified person).

Compliance with Regulations 5(8) and 8(3) need to be demonstrated. Regulation 8(3) places limitations on the amount of earthworks which it appears the proposal may comply with however the duration of permitted earthworks is limited to 2 months. Based on the details provided with the application my thoughts therefore are that a Detailed Site Investigation is required in accordance with Regulation 9.

The National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) states that the NES applies when a person wants to sample the soil on a piece of land, disturb the soil of the piece of land, or change the use of the piece of land, which means changing it to a use that is reasonably likely to harm human health, if the piece of land (subclause 7):

- has an activity or industry described in the Hazardous Activities and Industries List (HAIL) being undertaken on it, or
- an activity or industry described in the HAIL has been undertaken on it, or
- it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.

The following activities, of relevance, are listed in HAIL:

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application.

6. Fertiliser manufacture or bulk storage.

8. Livestock dip or spray race operations.

10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds

17. Storage tanks or drums for fuel, chemicals or liquid waste.

Firstly, it needs to be determined if a HAIL activity is occurring, has or is likely to have, occurred within the Site. An analysis of aerial photographs and the knowledge of the Applicant provides no evidence of the manufacture, bulk storage of agrichemicals, fertiliser manufacture or bulk storage, livestock dip or spray race operations or persistent pesticide bulk storage or use within the Site. However, given that the Site was, and will continue to be used, as production land for grazing, it is likely that agrichemicals (fertilisers) were/will continue to be applied to the land. It can therefore be concluded that a HAIL activity has and will continue to occur on the Site.

Clause 8 states that if a piece of land described in subclause (7) is production land, these regulations apply if the person wants to—

Activity	Comment
(a)remove a fuel storage system from the piece of land or replace a fuel storage system in or on the piece of land:	It is not proposed to remove a fuel storage system.
(b)sample or disturb— (i)soil under existing residential buildings on the piece of land: (ii)soil used for the farmhouse garden or other residential purposes in the immediate vicinity of existing residential buildings: (iii)soil that would be under proposed residential buildings on the piece of land: (iv)soil that would be used for the farmhouse garden or other residential purposes in the immediate vicinity of proposed residential buildings:	There is not and never has been residential buildings on the Site.
(c)subdivide land in a way that causes the piece of land to stop being production land:	It is not proposed to subdivide the Site.
(d)change the use of the piece of land in a way that causes the piece of land to **stop** being production land.	The land **will not stop** being production land as it will be used for sheep grazing. The dwellings, associated accessory buildings and storage areas at 821 and 883 Hanmers Road are to be retained, and any areas where

	agrichemicals may have been stored will not be disturbed.

Consequently, it is considered that Site is not subject to the provisions of the NES and therefore no consent is required.

2. Flood Management Overlay

The site is not located within a flood zone under the Operative District Plan but is within the Flood Management Overlay under the Proposed District Plan. During a 1 in 200-year flood event the modelling indicates that water levels could reach up to 0.5m -1m on the site (although I acknowledge flooding would likely disperse more evenly on the site). During a 1 in 500-year flood event small areas of 'high hazard' are identified (where flood levels of between 1- 1.2m may be reached).

While flooding on the site would unlikely be an issue for the solar panel structures as noted in the application, please provide a relevant risk assessment for all buildings/key infrastructure on the site (including the site office, inverters, batteries), taking into consideration the relevant objectives and policies of the PDP. If the applicant considers that there is a need to raise any buildings or structures on site because of the modelling (please note, the Building Department consider this modelling and require foundations to be adjusted accordingly) please also update the landscape and visual assessment, if necessary.

Please refer to the following link for the modelling data:
https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/

The objectives and policies in the Natural Hazards chapter of the Proposed Selwyn District Plan have been assessed as follows. We do not consider a risk assessment is required as this would imply that the rules in the Proposed Plan need to be met and they do not have immediate effect.

The panels, inverters, buildings and batteries are located in the following flood areas:

Stages	**200-year ARI rainfall flood depth (m) (maximum)**	**200-year ARI Selwyn River flood depth (m) (maximum)**
A/1	0.2m -1m	N/A
A/2	0.2m – 0.5m	N/A
A/3	0.2m -1m	N/A
	500-year ARI rainfall flood depth (m) (maximum)	**500-year ARI Selwyn River flood depth (m) (maximum)**
B/1	Up to 1m	N/A
B/2	Up to 1m	Less than 0.2m
B/3	Up to 1m	Less than 0.2m
	500-year ARI rainfall – max depth x velocity (m) (maximum)	**500-year ARI rainfall – max depth x velocity (m) (maximum)**

C/1	Less than 0.8m	N/A
C/2	Less than 0.8m	Less than 0.8m
C/3	Less than 0.8m	Less than 0.8m

Definitions

HIGH HAZARD AREA

Land within any of the:

1. Coastal Erosion Overlay; or
2. Coastal Inundation Overlay; or
3. Waimakariri Flood Management Overlay; or
4. Plains Flood Management Overlay, but limited to land where, in a 1 in 500 year Average Recurrence Interval flood event, either:
    a. the water depth (measured in metres) x the water velocity (measured in metres per second) is greater than 1m; or
    b. the water depth is greater than 1m.

By definition, none of the proposed inverters, buildings and batteries will be located in a High Hazard area.

NH-Objectives

NH-O1: New subdivision, use, and development, other than new important infrastructure and land transport infrastructure:

1. is avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and
2. in all other areas, is undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are appropriately mitigated.

NH-O3: Methods to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure, or the environment.

NH-Policies

General

NH-P3: Restrict new subdivision, use or development of land in areas outside high hazard areas but known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.

NH-P5: When determining if new subdivision, use, or development is appropriate and sustainable in relation to the potential risks from natural hazard events, have particular regard to the effects of climate change.

NH-P10: In areas within the Plains Flood Management Overlay that are not a high hazard area, provide for any new subdivision, use, and development (other than important infrastructure and land transport infrastructure) only where every new residential unit or principal building has an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level.

NH-P12: Manage earthworks undertaken in the Waimakariri Flood Management Overlay and the Plains Flood Management Overlay to ensure that they do not exacerbate flooding on any other property by displacing or diverting floodwater on surrounding land.

Discussion

The proposed solar array is not defined as 'important infrastructure' but it is considered that the risks from natural hazards are not unacceptable. The panels will be between 3.2 and 0.7m above ground level, and therefore generally above the anticipated flood levels.

Furthermore, the inverters and batteries will sit on steel skids, which will be mounted on either piles (steel or concrete) or a concrete slab. This means that they will be 1m above the ground and consequently above the 200-year and 500-year rainfall ARI and the 500-year ARI Selwyn River flood depth. This was not clearly stated in the application but was considered as part of the Landscape Assessment. The buildings/structures will certainly not exceed the permitted 12m height limit.

It has been assumed that the flood depths and velocities in the Proposed Plan have taken into consideration climate change.

The proposed earthworks are very minimal in extent and depth, with all trenching being filled to existing ground level and will therefore not exacerbate flooding on any other property by displacing or diverting floodwater onto surrounding land.

3. Noise

The application does not demonstrate compliance with the noise limit standards of the District Plan during the construction period. While the application notes construction noise would be managed under the relevant NZ standard, Rule 9.16 applies as construction would exceed a 12-month period.

Therefore, please demonstrate compliance with Rule 9.16 of the District Plan by providing an acoustic assessment provided by a suitably qualified and experienced practitioner. This assessment also needs to consider noise amenity effects.

Alternatively, if it can be demonstrated, to the satisfaction of Council, that adverse noise effects generated by the site's construction would not be dissimilar to construction undertaken consecutively over the site over a 12-month period this may be considered acceptable. The consent, if approved however, would need to have tight timeframes placed on it. For example, the start and completion of each stage could not exceed a 4-month period. In the absence of an assessment, Council's assessment would also need to note that compliance with the noise standard may not be achieved during construction. I note that this approach however may also be too restrictive for the applicant, given potential delays associated with materials and the inability to potentially undertake site prep etc outside of these timeframes.

The operation of the solar farm does not generate noise that would be audible beyond the boundaries of the Site. Any humming will be around the inverters, much like a domestic transformer outside your average rural house but these will be located in the middle of the solar farm. Furthermore, any 'hum' will likely be blocked by the panels, and no sound will occur at night as no power will be generated.

The construction of the solar farm requires minimal earthworks, the transport of materials and buildings/structures to the Site and pile driving. It is considered that undertaking earthworks is akin to primary production activities such as ploughing and will easily meet the noise standards.

Moving panels and equipment onto the Site will be conducted over a short timeframe and the piling is akin to putting in fence posts:

https://www.youtube.com/watch?v=IeyKdCa0iTM

https://www.youtube.com/watch?v=WXa9L-Y4Gnc

The table below identifies the nearest residential properties:

Property	Comment
821 Hanmer Road	Exempt from noise standard under Rule 9.16.3.4 as the residential activity exists on the same site as a noise source being assessed.
883 Hanmer Road,	
224 Branch Drain Road	Stage B/2 only. Approximately 260m from the activity and screened by hedging.
180 Grahams Road	Stage C/3 only. Will be limited notified.
187 Buckleys Road.	Written approval to the application has been provided.
150 Buckleys Road.	Written approval to the application has been provided.
115 Buckleys Road.	Written approval to the application has been provided.
105 Buckleys Road.	Stage B/2 only. Approximately 80m from the activity (60m from the activity to the notional boundary of the dwelling).
79 Buckleys Road.	Stage B/2 only. Over 120m from the activity.

23 Buckleys Road.	Stage B/2 and C/3 only. Over 400m from the activity.

The Applicant has confirmed that pile driving within 200m of an adjoining property will occur for less than a week. With regard to noise standards, the pile driver manufacturer states that noise levels are as follows:

- 143dBA adjacent to the pile driver.
- 80dBA at 60m from the machine.

Consequently, the 60 dBA may be exceeded at 79 Buckleys Road. This requires consent as a Discretionary Activity under Rule 9.16.2.

However, I note that the definition of 'temporary activity' includes 'buildings, structures and activities ancillary to a construction project for a period of up to 12 months or the duration of the construction project, whichever is the lesser'. The definition refers to 'ancillary' buildings, structures and activities i.e. supporting or secondary or subsidiary rather than the construction project itself. The piling associated with the construction of the solar farm is a primary not ancillary activity. Therefore, the applicability of the District Plan noise standards is questioned. It is also advised that each stage will take between 3-4 months and if each stage was considered separately this would also meet the temporary activity definition (as applied by the Council).

Furthermore, the piling of panels within proximity to 79 Buckleys Road, when the noise standard will be exceeded, will only occur for 1 week, and could therefore be classified as a temporary activity. The Applicant is also happy to undertake works during weekdays when the occupiers are at work i.e. 9am to 5pm and that this form a condition of consent.

4. Proposed staging and Ecological Assessment recommendations

The application (Section 4.1) notes the proposed staging timeframes however Section 6.8 also indicates that construction of the solar array will not occur between September – January in accordance with the recommendation made in the ecological assessment. Therefore, please clarify if there are any changes proposed to the staging timeframes noted under Section 4.1.

The intent is that (as described in Section 6.8) the construction of the solar panel etc will occur outside of the main bird breeding season (September – January), to avoid adverse effects on breeding indigenous birds **or** (this could be amended to '**unless**') a pre-construction survey of the Site ~~**will**~~ **shall** be (**is**) carried out by a suitably qualified ecologist / ornithologist with over five years of experience conducting bird surveys to ensure that there are no breeding birds or where these are located, that area is avoided.

5. Vehicle crossings

The application makes reference to the placement of security fencing around the site, but I couldn't locate any information regarding whether security gates would be placed near the vehicle entranceways onto the site. Please clarify if security gates are proposed or other security fencing is proposed internally within the site (for example, around the curtilage areas for the dwellings at 821 and 883 Hanmer Road). If gates are proposed please also assess the proposal against Rule 4.5.1.4.

The application states that the existing vehicle crossings are constructed to the District Plan standard. For assessment purposes please confirm to what standard they are formed to with regards to Appendix E10.2.4.

Security fencing will be constructed around the curtilage areas for the dwellings, accessory buildings and storage areas at 821 and 883 Hanmer Road, and any other 'internal' site boundaries.

Gates will be required at each vehicle access: these will open inwards towards the property and away from the road and be setback from the road boundary to enable a vehicle to pull safety off the road to open them.

The vehicle access for Stage C at 821 Hanmer Road appears to be constructed to Council standards: Diagram E10.D. As such, it is considered to meet the required rules and standards.

The vehicle access for Stages A and B off Buckleys Road appears to be constructed to Council standards: Diagram E10.D, except that there are no sealed tapers. Therefore, it does not meet Rule 4.5.1.2 (Any vehicle accessway is formed to the relevant design and formation standards set out in Appendix E10.2), and consent is required as a Discretionary Activity under Rule 4.5.4: Vehicle Accessways and Vehicle Crossings.

Buckleys Road supports a low volume of traffic and the access to Stages A and B by trucks will occur over a relatively short period of time. Furthermore, there are good sightlines along the road due to its straight alignment and therefore any turning trucks will be clearly visible to oncoming traffic. As such, it is considered that the lack of tapers will not affect the safe and efficient operation of the road.

Just to note, the applicant will clean the mud off the crossing as this entrance will not be used by animals once the solar farm is constructed.

6. Vehicle movements

The application indicates that the 60 ecm/day permitted by the District Plan for the site would be complied with. To assist with this assessment please clarify the following:

a) *The application notes that approximately twenty light vehicle trips will occur daily during the construction of the site. Please clarify in terms of the District Plan if this is the equivalent to 40 equivalent car movements per day (average over a one week period).*

b) *The application makes reference to eight heavy vehicle movements per day. Please provide an assessment against the equivalent car movements definition and whether this would consist of trucks and/or trucks and trailers.*

To clarify, section 4.6.2 should read:

During construction of each stage, there will be approximately five staff vehicles ~~twenty light vehicle trips will be required to and from the Site each day with staff~~ entering and leaving the site each day as staff will be coming from the same labour source and will be car sharing. This equates to 10 equivalent car movements (ecm).

Delivery of materials (including aggregate for tracks, inverters and containers, and the construction materials for the solar arrays) will be made using heavy goods vehicles. Other equipment will be required at times e.g. pile driving machinery. The numbers and scale of vehicles will range depending on the deliveries and will

require up to 4 ~~8 heavy vehicles~~ trucks to enter and exit the Site ~~movements~~ per day at times during the construction period. This equates to 24 equivalent car movements (ecm).

The total number of equivalent car movements per day during construction will be 34.

7. Battery storage and managing other environmental risks on the site

a) *Please provide details on how potential environmental risks, in particular fire and contamination, will be mitigated on the site. My experience with solar panel farms over recent months has indicated that the key concerns for some owners/occupiers of adjoining properties are the risks associated with potential contamination from batteries and the general fire risks associated with other equipment on the site. Please refer to any national standards, regulations, safety requirements or any other relevant requirements that will be adhered to by the applicant, including whether they will have their own procedures in place. My understanding with regards to the batteries is that the potential contamination risk would largely be influenced by the type of battery used.*

b) *In terms of fire risk, please also confirm if the applicant would have measures in place to mow the grass/pasture on site, if required. I gather the applicant would as it would also be within the applicant's best interest to reduce fire risk.*

The grass will be grazed as long grass could interfere with the effectiveness of the panels. The applicant has multiple interests in keeping grass levels down such as grazing income, panel efficiency, reduction of fire risk, and maintaining rural character and amenity.

Under the Health and Safety at Work Act and Fire and Emergency Act, the Applicant will need to provide a Health and Safety Management Plan and a Fire Emergency Plan. The Fire Emergency Plan will need to be approved by the local fire service.

The Electrical Codes of Practice are a requirement under the Electricity Act which has standards that the Applicant will also need to comply with. Relevant standards are listed below, but are not limited to:

- ASNZS1768: Lightning protection.
- ASNZS2067: Substations and high voltage installations exceeding 1 kV a.c.
- ASNZS5033: General installation and safety requirements for electrical installations of PV array.
- ASNZS4777: Grid connection of energy systems via inverters, Part 2: Inverter requirements.
- ASNZS3000: Electrical installations - Known as the Australian/New Zealand Wiring Rules.
- ASNZS5139: Electrical installations - Safety of battery systems for use with power conversion equipment.
- Electricity Industry Act 2010.
- Electricity Industry Participation Code 2010.
- Electricity Safety Regulations 2010.

8. Maintenance of pasture under panels

The application states that pasture would be maintained under the panels to allow for cropping or grazing. Please confirm if established vegetation under the panels would be achievable given the reduction in light and potential lack of irrigation that these areas would receive. If vegetation is unable to be maintained this may give rise to dust nuisance effects and may impact upon the findings of the landscape assessment.

The applicant has taken photographs of some PV mounting systems on the same site as the proposed Brookside Solar Array, and some others on a site 200m away.

These panels have been established since June 2015, and show how well the grass recovers beneath, between and around the panels, and whilst there are some bare patches (not unusual in an undulating paddock) there is no evidence of rills or channels caused by runoff.

9. Reverse sensitivity

The application notes that reverse sensitivity effects and conflicts with incompatible activities won't occur as the solar farm will not be sensitive to ploughing, harvesting and fertilising. However, as these activities may increase the potential for dust to accumulate on the panels please provide further comment as to why this is not considered to be an issue.

It is not viewed as a major concern by the Applicant as Canterbury rain is sufficient to keep the panels clean and the proposed planting will also provide some dust mitigation from adjoining primary production activities.

10. Glare/reflectivity

The application notes that as the panels are designed to be efficient and require low reflectivity surrounding properties would not be affected by glare/reflectivity. However, please provide evidence to support that effects on adjoining/adjacent property owners and occupiers would be less than minor. In the short term, established vegetation could not be relied upon as it would not screen all lines of sight from adjoining/adjacent dwellings. Views onto the site may also be achieved along the entranceways and from two storey dwellings adjoining or in close proximity to the site, for example from the dwelling at 180 Grahams Road. Consideration also needs to be given to those adjoining/adjacent vacant sites that could erect dwellings/additional dwellings as of right (in the Outer Plains one dwelling per 20ha is permitted).

We have attached some information regarding glare but essentially the panels are designed not to reflect light but absorb it, and the chosen PV manufacturer applies an anti-reflective coating. It is also noted that solar arrays establish in proximity to airports, where glare would represent a significant safety risk.

11. Landscaping/landscape assessment of the site

a. *Please provide an assessment against Rule 2.1 of the District Plan (Shelterbelts and amenity plantings), specifically the rules relating to shading. This applies to any new shelterbelt plantings on the site.*

2.1 SHELTERBELTS AND AMENITY PLANTING
Permitted Activities — Shelterbelts & Amenity Planting

2.1.1 The planting of any trees for amenity planting, shelterbelts shall be a permitted activity if all of the following conditions are met:

2.1.1.1 In the areas shown on the Planning Maps as the High Country, the following tree species are not planted:…

2.1.1.2 In the area shown on the Planning Maps as the High Country, the tree(s) are not located within any area also shown on the Planning Maps as an Area of Outstanding Landscape or a Forestry Exclusion Area.

2.1.1.3 In the area shown on the Planning Maps as the High Country, any shelterbelt planted on land adjoining SH 73 or the Midland Railway is either:….
The Site is not located in the High Country, neither does it adjoin SH73 or the Midland Railway.

2.1.1.4 The tree(s) are planted at least:
(a) 20m from the edge of any waterbody listed in Appendix 17; and
(b) 10m from the edge of any other waterbody (excluding aquifers).

Assessment
The RMA defines water body as fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area. This planting will be adjacent to a water race, which is not included in the list of water bodies, therefore this rule is not relevant.

2.1.1.5 No tree shades:
(a) Any part of the carriageway of any road between 1000 and 1400 hours (inclusive) on the shortest day of any calendar year; and
(b) Any property under different ownership between 1000 and 1400 hours (inclusive) on the shortest day of any calendar year.

Assessment
It is intended that all the planting will achieve a minimum height of 4m and be maintained at a height of 4-5m by regular trimming as shading of the solar farm is not desired. It is noted that planting along all the road boundaries will be setback from the carriageways and along Branch Drain Road is intended to fill existing gaps only.

Along Hanmer Road, shading of the road is most likely to occur later in the day when the sun is in the west. Planting towards the north of the Site along internal boundaries will shade the subject site between 1000 and 1400 hours (inclusive) given the orientation of the Site. Along the southern and internal boundaries to the south, there may be some shading over the adjoining property and consent is therefore required as a Restricted Discretionary activity under Rule 2.1.6.

It is noted that this land is owned by the same person as 180 Grahams Road and it is understood that they will be limited notified of the application as the Applicant has been unable to obtain their written approval.

Assessment matters

Under Rule 2.1.6 the Council shall restrict its discretion to consideration of:

2.1.7.1 The effects of the proposed shelterbelt on restricting views of the Upper Waimakariri Basin from SH 73 or the Midland Railway including (but not limited to);

(a) Whether expansive views either side of the shelterbelt would remain;

(b) Whether the shelterbelt will screen the view of any lake, Silent File area, Wāhi Taonga Site, Wāhi Taonga Management Area, Mahinga Kai Site, or any area of Outstanding Landscape.

2.1.7.2 The length of the shelterbelt;

2.1.7.3 The need to provide effective stock or crop shelter; and

2.1.7.4 Any positive effects which may offset any adverse effects.

Matter 2.1.7.1 is not relevant.

The shelterbelts will be the length of the boundaries: Southern boundary (new exotic): 506m
Southern boundary (new native): 437m
Western boundary (new native): 1,120m

The planting is to provide visual screening of a solar array and protection from dust generated on adjoining sites from primary production activities. Although, this is considered to be a low risk.

The planting will result in a significant increase in the area of indigenous vegetation on the Canterbury Plains, with positive benefits for ecological diversity and indigenous fauna.

1.1.1.6 No tree is planted so that on maturity it encroaches within the line of sight for any railway crossing or road intersection, as shown in Appendix 11.

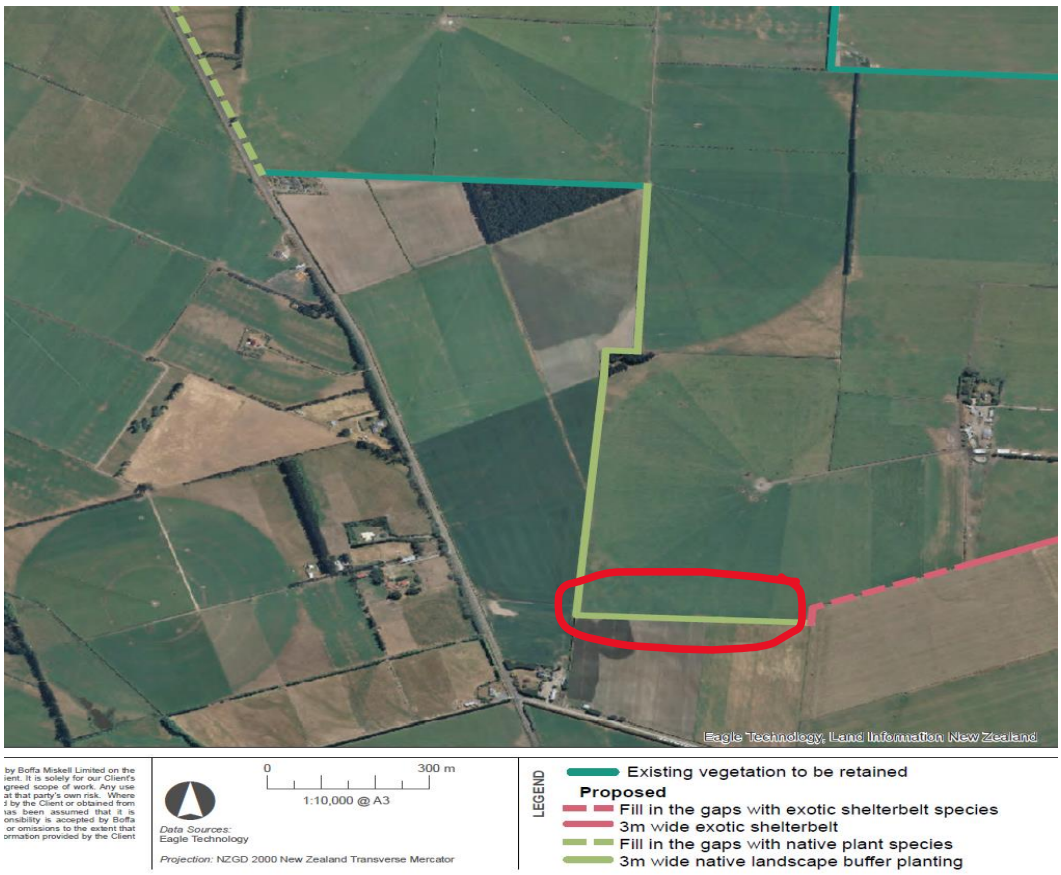
Assessment
No planting is proposed in proximity to any railway line or intersection.

2.1.1.10 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 2.1.1.9, the tree planting(s) do not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;

Assessment
Planting is no longer proposed in the Wāhi Taonga Management Area.

b. Page 15 of the Landscape and Visual Assessment makes reference to that area of the site which retreats inland from Branch Drain Road as being filled with exotic shelterbelt species and planted in double staggered rows to provide screening for Stage 2. Please confirm what screening/area shown on Figure 3 of the landscape assessment is being referred to as the legend in Figure 3 appears to suggest native planting is proposed, if I have the correct area.

The AEE states that 'the existing Site boundary shelterbelts and landscaping will be retained, except for the shared boundary with 180 Grahams Road. Along this boundary, the existing exotic shelterbelt plantings will be removed and replaced with a 3m wide native buffer planting.' This is correct and Figure 3 in the LVEA is correct – the area to be replanted is highlight below.



c. *The Landscape and Visual Assessment draws its conclusions based on the boundary plantings achieving a minimum height of approximately 4m however the recommendations (Section 7.0) with regards to the native plantings notes that the plant heights would only need to reach 3m – 4m. Please clarify how the lower height may impact upon the assessment, if at all.*

Again, the AEE is correct and states that all planting will need to reach a minimum height of 4m. This has been relied upon in the landscape assessment as the height at which adverse effects reduce to less than minor, where they exceed this prior to planting becoming established. The reference to 3m is an error.

d. *Councils landscape peer reviewer (Graham Densem) has requested the following: 'Can any examples be cited as to the on-going viability of pastures beneath the proposed solar panels?'*

See above under Question 8.