



Memorandum

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Attention: Charlotte Scotchbrook

Company: Selwyn District Council

Date: 12th August 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 second request for further information dated 22nd July 2022.

1. Acoustic report

Please provide an acoustic assessment for the solar farm from a suitably qualified and experienced expert. The assessment should include an assessment on any adverse noise amenity effects associated with construction and the operation of the solar farm.

An acoustic assessment has been prepared by AES and is provided with this memo.

2. Glint and Glare

To enable the assessment of solar reflection impacts, please provide an assessment of 'glint and glare' effects from a suitably qualified expert. This assessment should consider effects on aviation receptors, and on receptors using roads, at dwelling locations and on surrounding properties in general (taking into account the existing planting to remain, including current gaps in that planting, and the proposed planting).

We attach a Glint and Glare assessment prepared by Pagerpower, who conclude that there will be no significant impacts on surrounding road users or aviation activity associated with Christchurch Airport, and no impacts on surrounding dwelling. Furthermore, no mitigation (other than the proposed planting) is required.

3. Please provide a site plan which clearly shows the following:

- a) *The setback of all structures and buildings from legal boundaries (road and internal) on the site.*
- b) *The location of fencing and gates (and confirmation on height).*

We have prepared and provide a revised site plan.

The fencing will be behind the planting.

4. Clarification on fencing and gates

- a) *Please confirm if the fencing proposed is the same as that shown in Appendix 9. Page 6 of the AEE states that no barbed wire is proposed along the top of the fencing. If barbed wire is not proposed, please confirm if the fence would be lower in height (including the height of the posts) or if electrical wire or other methods of security are proposed along the top of the fence.*
- b) *Please provide details on the design and height of any gates that may be located at, or along, the vehicle entranceways to the site.*

Phase 1 will be surrounded by a 2.1m tall chain-link, security fence with gates at each access point, (as per "Appendix 9", there will be no barbed wire on the top, but there will be standard fencing wire) throughout its construction and operation. The total height of the fence will be a maximum height of 2.5m with the wires and the fence posts will not exceed 3m.

The gates will also be metal, security gates that will also be 2.1m in height.

5. Landscaping

- a) *Please provide planting plans for the 3m wide native landscape buffer plantings and 3m wide exotic shelterbelts. These only need to be representative sections (eg, 10m length) but should show the species and spacings of the plants.*
- b) *Please provide concept elevations showing what the growth of vegetation (height and bulk) is expected to be around the perimeter and what the views into the site are expected to be at 2, 5 and 10 years. These concept elevations should take into account any fencing and other infrastructure on the site that may be visible at 2, 5 and 10 years (solar panels, solar panel framing, containers, inverters, etc) behind the vegetation.*

We have provided representative planting visuals of each type of planting proposed at 2 years and 5 years being:

- 3m wide native planting.
- Existing exotic planting with native underplanting (Hamner Road).
- New exotic shelterbelt planting.
- Gap filling existing shelterbelt planting.

as agreed by email on 4th August 2022. To ensure at least partial screening of the Site at 2 years, it is proposed to plant some higher grade plants that will be 2m in height at 2 years.

We understand that if consented, full landscape plans will need to be provided for certification as a condition of consent.

We will irrigate the new planting for the first 2-3 years.

- c) *In relation to Branch Drain Road, Mr Graham Densem has recommended that the existing boundary trees along the Branch Drain Road frontage (north end) be retained for at least 5 years from the commencement of Stage 1. Therefore, if the applicant agrees to this, this should be illustrated on the landscape plan and shown on the concept elevations.*

There are no trees along this boundary, just hedging. But more importantly, the Roding Department has asked us to mitigate potential shading effects on the road and suggested setting the proposed planting back from the site boundary. We responded by setting back the planting 10m from the site boundary and retaining it at 4m in height, to be required by a condition of consent. It is likely that if retained the current planting would exceed 4m in height after 5 years. Does SDC wish us to reconsider this matter?

- d) *Please confirm whether any of the species proposed to be planted, particularly in relation to tree species within shelterbelts or along the native landscape buffer strips, are proposed to be a certain height/grade at the time of planting.*

The Lowland Ribbonwood, Kohuhu, Tarata, and Houhere will be 2.5L grades (1m approx. in height) at the time of planting, and the remaining plants (harakeke, mikimiki (coprosma propinqua) and kanuka) will be smaller grades e.g. root trainers, 0.5L pots.

6. Clarification on the location of the vegetation (application site vs adjoining site)

- a) *Please list those properties, if any, where the vegetation proposed to be retained (as shown on the landscape plan) is not located on the application site. For example, it appears that a portion of the existing shelterbelt along the boundary with 883 Hanmer Road may not be on the application site (near the southwestern corner). There also appears to be gaps/views through the vegetation in this location that the landscape assessment does not note.*

As shown on the revised Site Plan, the Applicant proposes to plant exotic vegetation within the Site to address any concerns regarding the shared nature of the existing planting and any gaps.