

19 DEC 2023

Name:

Riley - all pages



Planning Unit

Notice of Submission on an Application for Resource Consent

Application Reference:

RC 235464

Resource Management Act 1991 - Form 13

Send or deliver your application to: Selwyn District Council, PO Box 90, Rolleston 7643

For enquiries phone: (03) 347-2868

For enquiries email: planninginfo@selwyn.govt.nz

1. Submitter Details

Name of Submitter(s) (state full name(s)):

Donna Jayne Kewish
David John Kewish

Physical Address:

324 Branch Drain Road, Brookside, R.D.2 Leeston 7682

Address for Service (if different):

N/A

Email:

Telephone (day):

Mobile:

2. Application Details

Application Reference Number (if not stated above):

Name of Applicant (state full name):

Kea X Limited

Application Site Address:

115, 150, 187 Buckleys Road, Brookside

Description of Proposed Activity:

Industrial power plant

3. Submission Details

I / We:

☐

Support all or part of the application

☒

Oppose all or part of the application

☐

Are neutral towards all or part of the application

The specific parts of the application that my / our submission relates to are: (give details, continue on a separate sheet)

Rural amenity will change to industrial
impact on salability of our home - See survey + valuation report
Fire hazards + airborne contaminants - See separate sheet

The reasons for my / our submission are:

All of the above. Should have been publicly notified.
No fire report.

The decision I / We would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought.)

Decline consent. Fire report sited. Public notification like Commissioner stated. Pay me compensation. Pay for another internet connection plus any difference in bill if more per month. Install another drain. Give neighbours cheap power. Move panels further away. Sound barriers/walls around inverters. 2 metres high plants not pb3.

4. Submission at the Hearing

- ☐ I / We wish to speak in support of my / our submission.
- ☐ I / We do not wish to speak in support of my / our submission.
- ☒ If others make a similar submission I / We will consider presenting a joint case with them at the hearing.
- ☐ Pursuant to section 100A of the Resource Management Act 1991 I / We request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. *(Please note that if you make such a request you may be liable to meet or contribute to the costs of the commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)*

5. Signature

(Of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature: Date: 18/12/23

Signature: Date: 18/12/23

Note: A signature is not required if you make your submission by electronic means.

6. Privacy Information

The personal information requested in the form is being collected by Selwyn District Council so that we can process your application. This information is required by the Resource Management Act 1991. This information will be held by the Council. You may ask to check and correct any of this personal information if you wish. The personal information collected will not be shared with any departments of the Council not involved in processing your application. However under the Official Information and Meetings Act 1987 this information may be made available on request to parties within and outside the Council.

7. Important Information

1. The Council must receive this submission before the closing date and time for submissions on this application.
2. You must also send a copy of this submission to the applicant as soon as reasonably practicable, at the applicant's address for service.
3. All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 347-2868 or by email at planninginfo@selwyn.govt.nz
4. Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

For Office Use Only

Received at the Office on at am / pm

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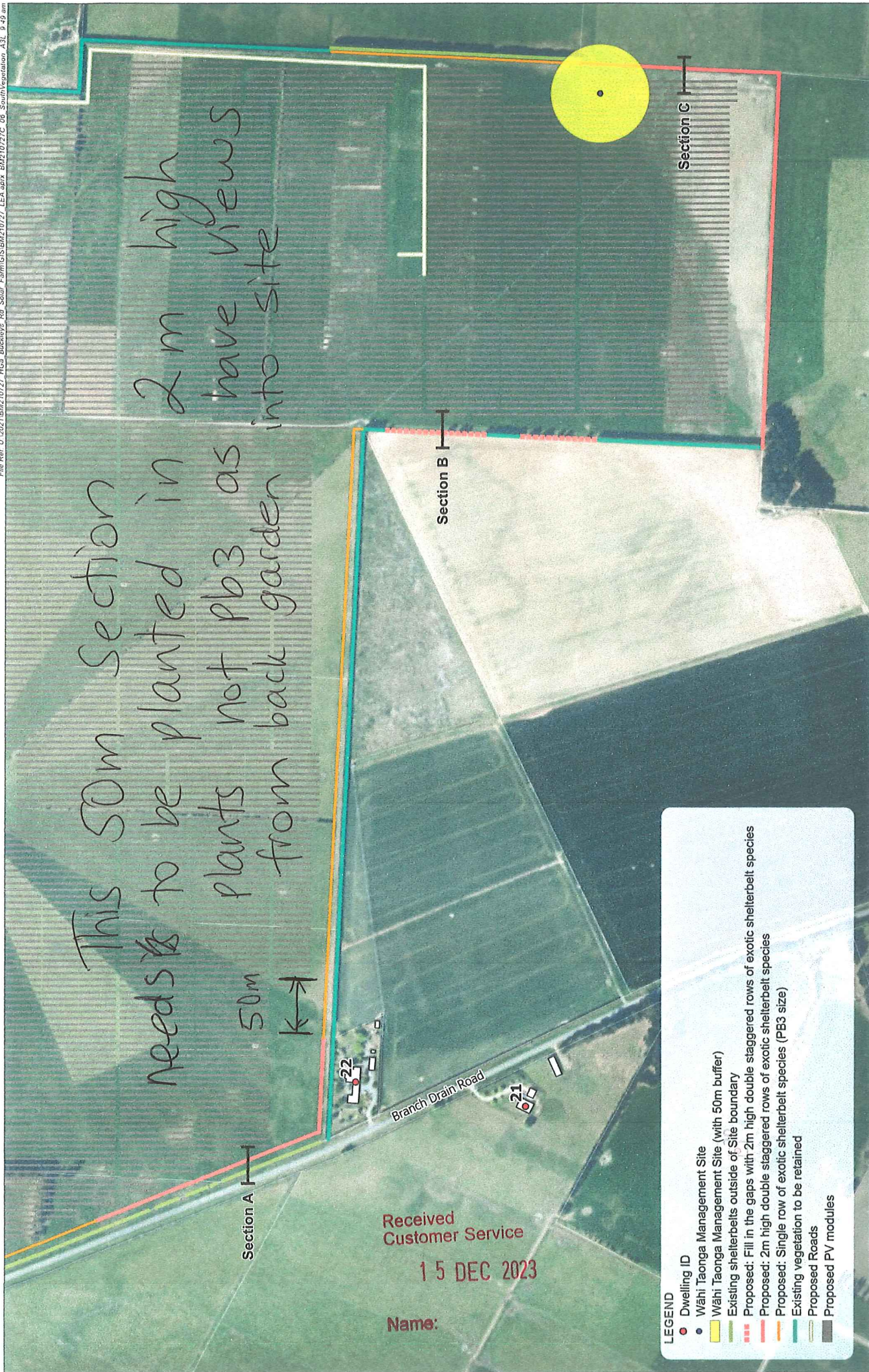
Submission details continued - specific parts

- no benefits for neighbours / community
- could wipe out our internet connection as it goes over the site (to Burnham)
- noise
- visual
- landscaping
- too many properties in the vicinity of the site.
- Water run off from site currently comes into our property with heavy rain due to the so called drain along our northern boundary fence line having been planted with pine trees. It is now full of tree roots and pine needles. Could end up with contaminants / leachates on our property and in our drinking water if it gets into our well.
- panels too close

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Survey

Appendix 4: Site Layout and Battery Plan



relating to property at 324 Branch Drain Road

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Name:

Would you purchase a house next door to a large-scale solar farm?

Yes / No	Name:	Contact Number:	Comments:
No	Doreen White		Not the thing for me
No	Lorraine McRae		No a nice site for neighbours!
No	Georgina Luvemba		Awful to live next to!!
No	Tetyana Koval		Not a great place to be
No	Debbie Coughlan		Not at all
No	Donna		wrong location
No	Hayley Parkin		NO WAY !!!
No	Lynda Fletcher		367 No Way
No	Colin Fletcher		not at all
No	Ian Walker		Radiation From Panels
No	Mary Walker		Just No No No.
No	Cecil O'Neill		Not when it effects peoples lives
No	Debra Skinner		Not at all.
No	Jo Allan		NO WAY
No	SEAN BILLING		Absolutely not
No	Ned Glinton		No Way
No	Martin Tamm		!!!
No	Todd Barry		NO way
No	Tom Heywood		NO
No	DEX GILBERT		NO WAY
No	Pam PAYTON		no
No	M. Wards		Not near habitation!
No	N. Wards		No Way

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Name:

Would you purchase a house next door to a large-scale solar farm?

Yes / No	Name:	Contact Number:	Comments:
NO	Karyn Quinn		Panels going right up to boundary is ridiculous - definitely wouldn't purchase
NO	Tony CHANDLER		looking at panels all day no thanks!
NO	LISA MARIS		" " "
No	Jason Horton		" " "
NO	George Watson		" "
NO	CAMPBELL		
no	John Klay		" "
no	A. Winchester		
NO	Adrian Leckie		No Panels
NO	Trudie Kavanagh		no Panels
NO	Glenn Phipps		No Panels
NO	Matt Charman		No Panels
No	Penelope Vuk		No Panels.
NO	Peter Hendry		No solar farms in Selwyn
NO	Sharon Wilson		No panels
NO	OLYVIA SANDERS		NO PANELS
NO	Shane Gilbertson		No panels
NO	CRAIG ARNOLD		"
NO	Hayden Walls		No Panels
NO -	M. Kimber		"
NO	Grant Everest		Not going to save the world.
No	Chris Todd		Not next to houses
NO	Kiaren Madden		I wouldn't purchase a house next door

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Would you purchase a house next door to a large-scale solar farm?

Yes / No	Name:	Contact Number:	Comments:
No	Helen Madden		what if it fails who cleans up thommes?
No	Milli KAMI		No
No	John McCarter		No
No	Cody O'Neill		No
No	mikey O'Neil		No
NO	Brian Arayle		would not want it next to me
NO	James Coughlan		NOT A FAIR PROSSEE
NO	Chris Coughlan		This is not good
no	Kerry Coughlan		No
No	Tim Schmack		what happens if it burns?
No	gabrielle schmack		noise pollution, issue around fire risk of vege barrier.
no	St. Con John		no
NO	Linda Parnham		all one sided so far
No	Dick Parnham		unfair process
No	Shona Parnham		Not fair to have constant noise
No	Lyle Parnham		unfair process
No	KEN SLOTT		DEFINATELY NO NOISE CONCERN SINCE 5 YEAR TERM
No	Jonathan Greenwood		Productive arable land ^{needs protecting}
NO	Don Chamberlain		No.
No	Kay Winchester		No.
No	Jon Baxter		
no	Tim Sanson		Poor "Good neighbor" policy

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Name:

Would you purchase a house next door to a large-scale solar farm?

Yes / No	Name:	Contact Number:	Comments:
N/O	Dave Fowler		???
NO	John O'Neill		" " "
NO	Peter Breitmayr		? Couldn't live there!
NO	Warren ^{GLOKIN} FINT		Drop the price of House
NO	JOHN FINT		Will not Live there
NO	Troy Bryce		worst decision as it affects living of others.
N/O	Wendy Monahan		Progress NOT.
N/O	TOM TUKAKA		WHO OWNS THE PANELS
No	Sarah Truster		Thats huge!!!
NO	Alan Hale		Not for me!
No	Paul Williamson		No "to Big"
NO	Jacqueline Keys		WHAT A SAD SITE TO LOOK AT
NO	Min Hamiltten		Definetly not
NO	Bruce Hamiltten		Wasting good farmland.
NO	PAUL DAVISON		NO WAY
No	Rebbya Davison		Woulndt even think about it
No	Rachael Steans		No way
No	Bryan Tubb		
No	Geoff Allan		No Way
NO	G.F Steans		De value property
NO	James Steans		Definitely not.
NO	Julie Mulconey		NO - wouldn't like to be the "seller" either!!
No	Di Murray		HORRIBLE

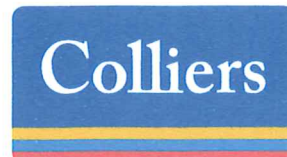
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Name:

Would you purchase a house next door to a large-scale solar farm?

[illegible]



14 December 2023

Donna & Dave Kewish
Email: donnakewish@gmail.com
324 Branch Drain Road,
Leeston

Re: 324 Branch Drain Road, Leeston – Submission under the Resource Management Act 1991
Impact on value if adjoining land is used for solar power production.

Dear Donna and Dave

- 1 Further to your instructions we have inspected your property for the purpose of determining the impact on your property value should the solar farm development on the adjoining land proceed.
- 2 I confirm I am a registered valuer qualified in rural and urban valuation working throughout New Zealand with considerable experience in compensation valuation. We provide this letter as a summary of our investigations to date. It does not constitute a valuation report. It is a submission from a qualified valuation expert to assist the Commissioner.
- 3 I have read the online report of Matt Bonis, Commissioner dated 7 November 2023 in the matter of Land Use Consent RC235464 sought to construct and operate a new solar array on approximately 111 hectares. The report is 110 pages and, in many respects, of a technical nature. This has given me a general understanding of the scale and layout of the project. This letter is limited to property valuation being my area of expertise.
- 4 My submission considers impact of the works being non-notified and scale of the development. The commercial motivation of KeaX differentiates the project from compensation valuation protocols under the Public Works Act which requires a registered valuer to complete a "before and after valuation" when undertaking a valuation. In this case the mitigation of effects requires the balancing the commercial benefit against the personal loss which is suffered by an affected party as the principle of *eminent domain* does not apply. Speedy¹ chapter 2 when discussing loss "...It is concerned with psychological factors, if only because of the traumatic impact of a compulsory taking has on a genuine unwilling seller. In such circumstances, it is not possible to place a sum on sentimental aesthetical losses which the owner must suffer, even if it were allowed by law. The law clearly requires the valuation be fixed on the assumption of the hypothetical of a willing seller and a willing buyer in the open market. It is a necessary fictitious assumption that such persons exist, like their counterpart the "reasonable" man."
- 5 "To this sum maybe awarded a judicially just amount arising from the factors other than those based on the value"
- 6 This assessment includes the impact on this particular occupier.

Before Value

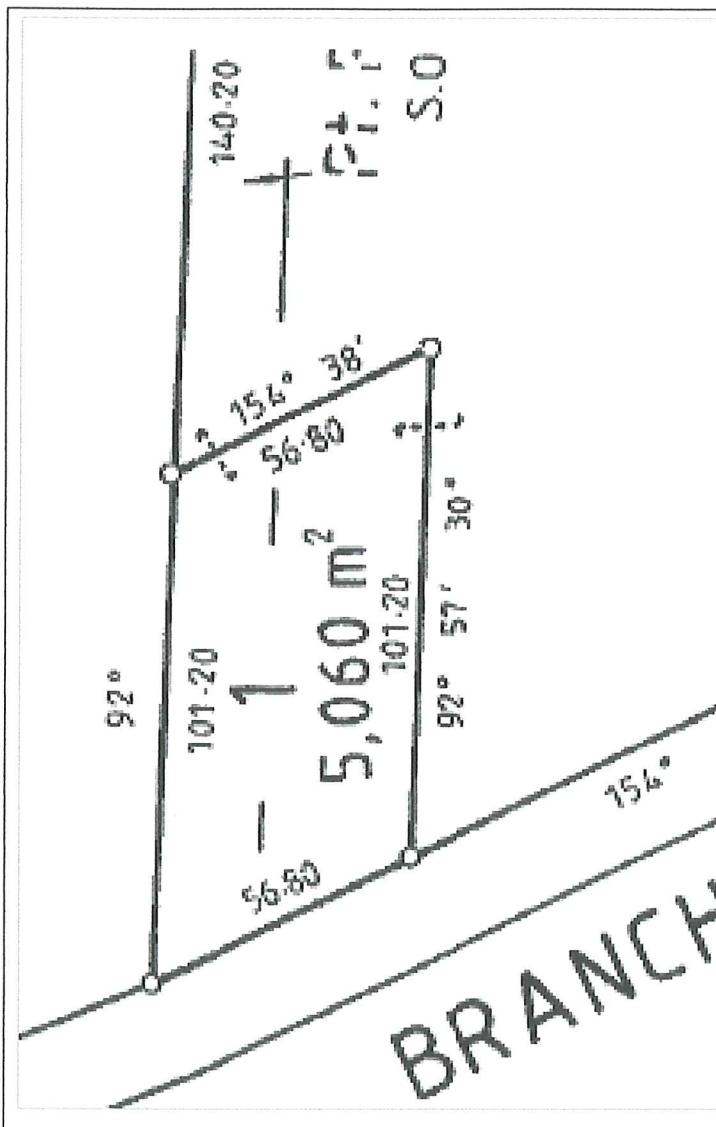
- 7 I inspected the property on 8 December 2023 and completed a valuation as at that date assuming no development on the adjoining land.
- 8 The property is situated at 324 Branch Drain Rd, Leeston. The land is described as Lot 1 Deposited Plan 81783 being an Estate Fee Simple containing an area of 5,060 square metres more or less. The registered owners are David John Kewish and Donna Jayne Kewish. The title is subject to a bond pursuant to Section 108(2)(b) Resource Management Act 1991 requiring the owners to remove the kitchen from an attached dwelling unit if it was not occupied by family. Local

¹ Squire L Speedy - Land Compensation 1985pg3-5

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authorities now have a more flexible view on allowing additional accommodation units, especially where they are already in existence.

- 9 The land is near level.
- 10 The dwelling has four bedrooms, ensuite to master bedroom, one bathroom with separate toilet, open plan living with separate lounge, laundry and double garage with internal access. Includes an attached 'granny flat' with one bedroom, one bathroom, kitchen, laundry and living area with an attached single garage. The house is approximately 300 m² built around 2000 on a concrete slab floor, brick veneer walls, pressed metal tile roof and internally lined in plasterboard. Other improvements include a double garage/workshop of 78 m², a 45 m² 3 bay utility shed, a small garden shed, an attractively landscaped section layout with pebbled drive, pond, mature forma garden plantings. Overall it is a well maintained property with excellent presentation.
- 11 The title dimensions and shape are shown below and the extent of the landscaping can be seen on the adjoining aerial photograph.



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- 12 Our before valuation is \$1,000,000 including GST based on the following market analysis.

Name:

Address	Sale Date	Land Area (ha)	Gross Sale Price (GSP)	Improvement Value	Floor Area (m ²)	Dwelling Net Rate	Land Value
82 Lower Lake Road, Leeston	Apr-23	0.35	\$580,000	\$214,650	124	\$1,600	\$350,000
329 Goulds Road, Springston	May-23	0.40	\$975,000	\$375,550	150	\$2,000	\$600,000
1465 Leeston Road, Leeston	Nov-23	0.44	\$775,000	\$385,750	275	\$1,250	\$390,000
44 Taumutu Road, Southbridge	Jul-23	0.50	\$870,000	\$360,000	210	\$1,500	\$510,000
324 Branch Drain Road, Leeston	Dec-23	0.51	\$1,000,000	\$550,000	300	\$1,600	\$450,000
1087 Leeston Road, Leeston	Feb-23	0.62	\$830,000	\$415,000	290	\$1,300	\$415,000
48 Irvines Road, Dunsandel	Feb-23	0.77	\$900,000	\$427,000	250	\$1,300	\$475,000
178 Hororata Dunsandel Road, Dunsandel	Mar-23	1.04	\$820,000	\$317,000	150	\$1,650	\$500,000
269 Pannetts Road, Springston	May-23	1.21	\$757,500	\$256,000	110	\$1,900	\$500,000
15 Stewarts Road, Leeston	Mar-23	1.50	\$925,000	\$435,000	220	\$1,750	\$490,000
488 Telegraph Road, Burnham	Feb-23	1.84	\$913,000	\$413,000	120	\$1,800	\$500,000
43 Grahams Road, Leeston	Apr-23	4.17	\$1,001,000	\$350,500	215	\$1,350	\$650,000

The Development²

13 The Ward Block Solar Farm Development (WBSFD) project is described as follows;

"KeaX proposes to construct an approximately 111 ha solar array on the Site which will have a generating capacity of 100GWh (50MW AC / 75MW DC) on completion. The Site is ideally located adjacent to an existing substation that will facilitate connections into the local lines network, and will, on completion, be able to power approximately 11,200 houses.

The solar array will comprise a total of 140,000 tracking panels set within tables with thirteen inverters, the layout of the Site is shown in Appendix 4. Each table comprises 26 pairs of modules (i.e. 52 panels per table - 26 on top row and 26 on bottom row of the table). An image showing what the panels will look like is provided in the solar panel plans in Appendix 5.

The panels will be approximately 1.30 metres wide and approximately 2.38 metres long. When flat/horizontal (in stow position) they will be 1.6 to 1.8 metres above the ground. When at maximum tilt, the panels will be a minimum of 0.5 metres, and no more than 3.0 metres, above ground level. However, the panels will initially be tilted to achieve a maximum height of 2 metres above ground level, recognising the height of newly established vegetation. They can then be tilted further to achieve a maximum height of 3 metres above ground level as the vegetation grows.

The panels will be on piles that are driven into the ground approximately 1.8 metres deep and the piles are approximately 6.5 metres apart. It is proposed that the rows will be approximately 4.0 metres apart (when the panels are flat).

The reflectivity value of the panels will be below 4%."

² Section 4 Boffa Miskell Buckleys Solar Array 1 August 2023

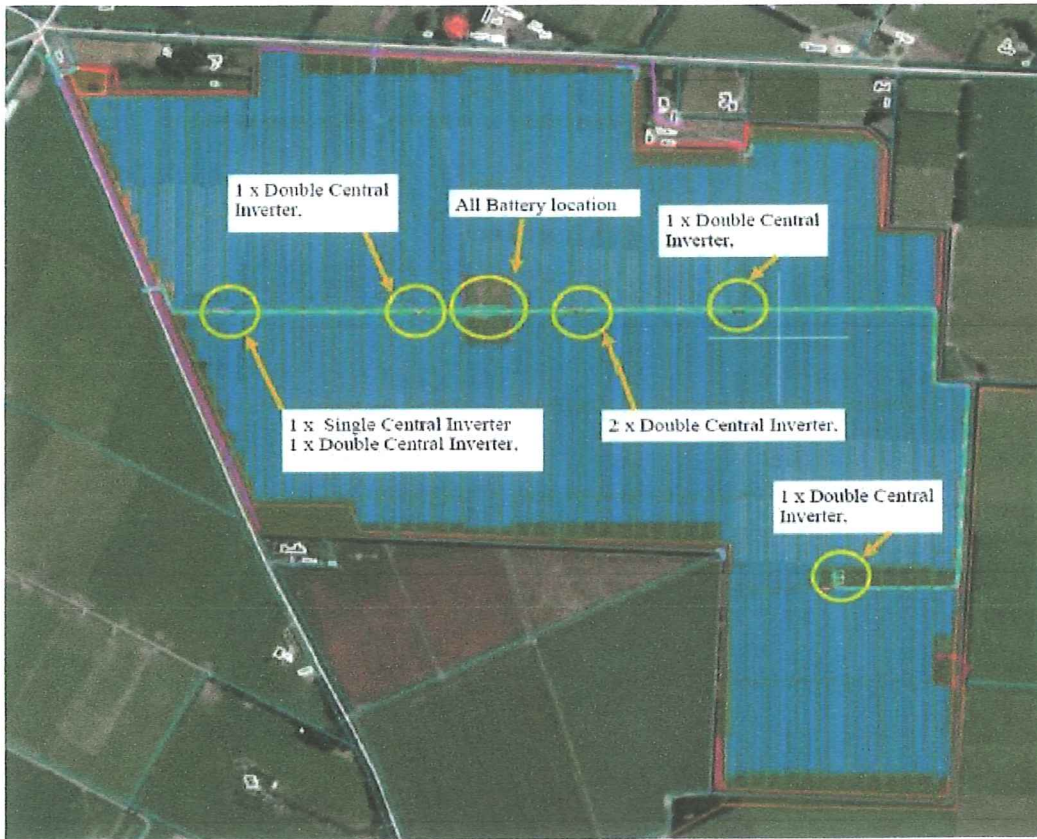


Photo Boffa Miskell 1

Construction Phase³

"The construction of the solar farm will likely take 12 months to complete. The existing shelter belts will also provide some wind protection and minimise the risk of discharging dust onto adjoining properties and public roads. Also, prior to construction commencing, it is intended to plant the identified gaps in the shelter belts and site boundary with exotic plants during the first planting season after consent has been granted.

KeaX propose to ensure that construction hours of operation are restricted to weekdays from 7.30am to 6pm. The Acoustic Assessment prepared by Acoustic Engineering Services Ltd (AES) (Appendix 15) concludes that noise and vibration from construction activities can generally comply with the Operative and District Plan noise limits and guidelines, noting that the panels will be located so that there is a 50 metre setback between the piling rig and any nearby dwellings. It is expected that vibration from the piling activity (most vibration intensive) will comply with the relevant guideline values."

Operational Phase⁴

"Once the solar array is operational, the traffic generated by the proposal will likely be approximately four vehicle trips per month when staff visit the site to check the solar array and carry out any maintenance.

Noise generated by the solar array will be minimal as there are no moving parts or mechanical elements such as turbines, that generate noise. 324 Branch Drain Road will receive the highest noise levels, where the operational noise is expected to be up to 47 dB LAeq (15 min) (which is well within the Operative SDP noise limits) close to the northern façade of the dwelling. The noise levels inside the dwelling will be in the order of 10 to 17 dB lower (with windows open) than the external levels, depending on

³ Section 6.5 Boffa Miskell Buckleys Solar Array 1 August 2023

⁴ Section 6.6 Boffa Miskell Buckleys Solar Array 1 August 2023

the aspect of the internal spaces. Overall, it is expected that even for this property, noise will not interfere with typical domestic activities.

...Traffic noise may be noticeable, with vehicles travelling to and from the Site, however such noise is commensurate with other activities in the area and indeed to a lesser degree than the current dairy farming activity onsite.

A glint and glare assessment has been prepared by Boffa Miskell (Appendix 13 in the LVEA) to consider potential glint and glare effects that could arise from the solar array. The assessment concludes that:

- glare will only be present in one location– at the junction of Caldwell's and Hanmer Roads, where the roads align with a gap in the proposed screening to accommodate the identified Wahi Taonga site. It is therefore recommended that panels in this section of the solar farm incorporate no backtracking (where panels backtrack at the beginning and end of the day to avoid the effects of shading), to avoid the potential for glare at this location.
- along all other roads, potential glare will be screened by the proposed shelterbelt planting around the Site.
- potential glint and glare effects on private properties will be less than minor because of the duration of any potential glare, distance from the Site and vegetation that obscures views, and therefore potential glare."

Landscaping⁵

"It is proposed to undertake planting of fast growing, evergreen species, where this currently does not exist, as shown on the Landscape Mitigation Plan (Appendix 13a) and below in Figure 3 that will be 2m before construction commences, noting that where there is existing vegetation that needs to be replaced, a smaller grade of plant (shorter) will be planted. Plants will be maintained at a maximum of 3.5m in height.

In addition, as agreed with SDC, new planting along Branch Drain Road will be setback 10m into the Site and retained at 3.5m in height to manage shading effects. All new planting within and slightly beyond the existing gaps will be 2m in height before construction commences. Where the planting is directly behind vegetation that is already, or exceeds, 2m in height, plants will be 0.5-1.5m at the time of planting. The existing planting will be removed once the new plantings reach the required 3.5m in height."

Visual Amenity and Landscape Effects⁶

"The removal of all internal vegetation will have a temporary adverse effect resulting in less than minor effects (low). Once the landscape buffer planting is fully established along the open Site boundaries, effects on the physical landscape are essentially neutralised.

The proposed solar panels will have a low profile in the context of the flat topography and the surrounding vegetation and are not expected to be a prominent feature in the landscape.

It is proposed to undertake all mitigation planting before construction starts, so it grows and establishes along the Site boundaries, meaning that there will be plant growth prior to construction commencing.

As the proposed mitigation planting establishes along the Site boundary to a height of approximately 3.5 metres, the adverse effects on rural character will become less than minor.

From public locations, adverse visual effects will be at worst minor (with mitigation) reducing to less than minor over time.

From private locations, adverse visual effects will be less than minor to neutral depending on the viewing distance to the Site, intervening vegetation and nature of the view."

⁵ Section 4.2.1 Boffa Miskell Buckleys Solar Array 1 August 2023

⁶ Section 11 Boffa Miskell Buckleys Solar Array 1 August 2023

Impact on Value of Solar Development – New Zealand Market Analysis

- 14 We have investigated the New Zealand market for evidence of sales of land affected by solar farm development nearby for any impact on value. We have researched 15 properties sold for Solar development and identified 36 others which are in the process of conversion to Solar production. The data arising from this research is summarised in the following table.

	Number	Gross Area (ha)	Net Area (ha)	Ave size (ha)	Capacity	Analysis
Solar Developments with Published MWp	36	8,563 ha	6,609 ha	184 ha	3,328MWp	92MWp/farm
Leased/licence occupancy by project area	31		4,804 ha	155 ha	2,738MWp	88MWp/farm
Freehold developments Announced	5	1,418 ha		284 ha	590MWp	118MWp/farm
Exclude Todd 1022ha	4	396 ha		99 ha	190MWp	48MWp/farm
Land Purchases (titles)	15	2,235 ha	2,235 ha	149 ha		\$33,657/ha
Exclude Todd 1022ha	14	1,213 ha	1,213 ha	87 ha		\$36,737/ha

- 15 The solar market is relatively recent with recorded solar land purchases dating from 2020, and known leases 2021. The developments completed to date are relatively small with the exception of Lodestone Kaitaia 85MWp and Pukenui 16MWp. Lodestone Kaitaia started generating in November 2023.
- 16 The solar farm industry is new (2021) to New Zealand with the first large scale development commissioned last month. In my opinion it is too early to detect a change in amenity values.
- 17 I have read articles from various affected parties adjacent to new developments throughout New Zealand, sufficient to say that small holding owners adjoining large developments are concerned about a loss of amenity value however there is nothing as yet to analyse in the market.
- 18 However the following market study has identified astatistically proven loss of between 3.0% and 4.2% for properties up to 800 metres (approx.) from developments within a rural environment and statistically weights sales which are closer.

An analysis of property values and proximity to photovoltaics across six U.S. states ⁷

Elmallah, S et al. Shedding light on large-scale solar impacts

"Our findings have two main policy implications. First, they point to the need for policy and development measures to ameliorate possible negative impacts of LSPVP development in some contexts. Our results suggest that there are adverse property value impacts of LSPVP construction for homes very close to a LSPVP⁸ and those predominantly in rural agricultural settings around larger projects. But we find that most impacts fade at distances greater than 1 mile from a LSPVP. In some cases – for homes near large LSPVPs, and in the states of MN and NC – negative effects persist at distances greater than 1 mile but are smaller than they are at nearer distances to a LSPVP. These results suggest that care should be taken in siting LSPVPs

⁷ Citation *Elmallah, S et al.* Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states. Journal of Energy Policy. 2023. <https://doi.org/10.1016/j.enpol.2023.113425>

⁸ large-scale photovoltaic project (>1MW of DC generation capacity)

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near homes in some contexts. Developers or policymakers considering siting LSPVPs very close to homes have several tools to employ, such as compensation schemes with neighbours and landscape measures like vegetative screening.”

S. Elmallah et al

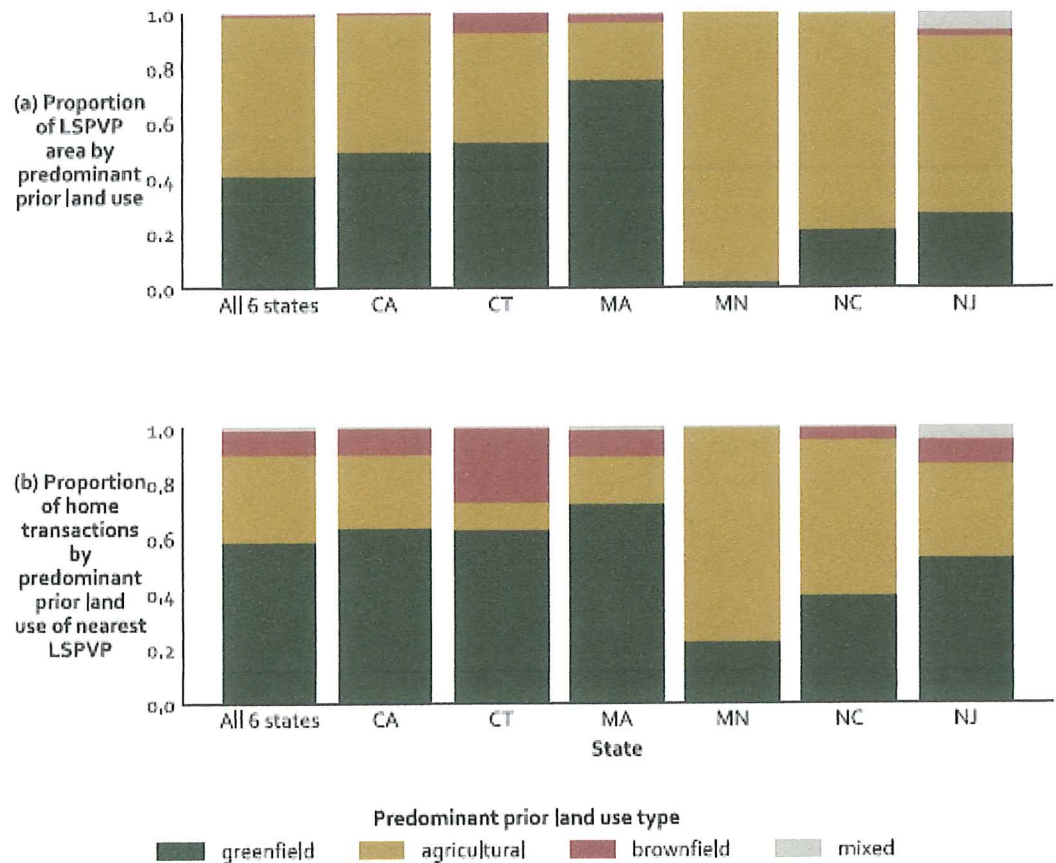


Fig. 3. Distribution of predominant prior land use by (a) LSPVP area and (b) number of homes near LSPVPs.

- 19 The subject property is within a predominantly rural area best represented by Minnesota (MN), North Carolina (NC), and New Jersey (NJ).

“Second, we ask: does the effect of LSPVPs on home prices differ based on the state, the prior land use on which a LSPVP is located, the size of the LSPVP, or the urbanicity of a home? When looking at individual states in our sample, we observe no effect on sales prices in CA, CT, and MA, but find sale price reductions for homes 0–0.5 mi away from a LSPVP of 4%, 5.8%, and 5.6% in MN, NC, and NJ, respectively. In those states where we do observe sale price reductions, the effect fades as distances from an LSPVP increases, as with the full 6 state model. When separating transactions by the prior land use and the area of the LSPVP to which they are closest, as well as by the urbanicity of the home, we observe statistically significant effects only for transactions near LSPVPs sited on previously agricultural land, transactions in rural areas, and transactions near larger LSPVPs by area. We observe decreases of 3%, 4.2%, and 3.1% for homes within 0–0.5 mi of LSPVPs on previously agricultural land, in rural areas, or near large LSPVPs, respectively, compared to homes 2–4 mi away. In all three cases, these effects fade with distance from a LSPVP.”⁹

⁹ Elmallah, S et al

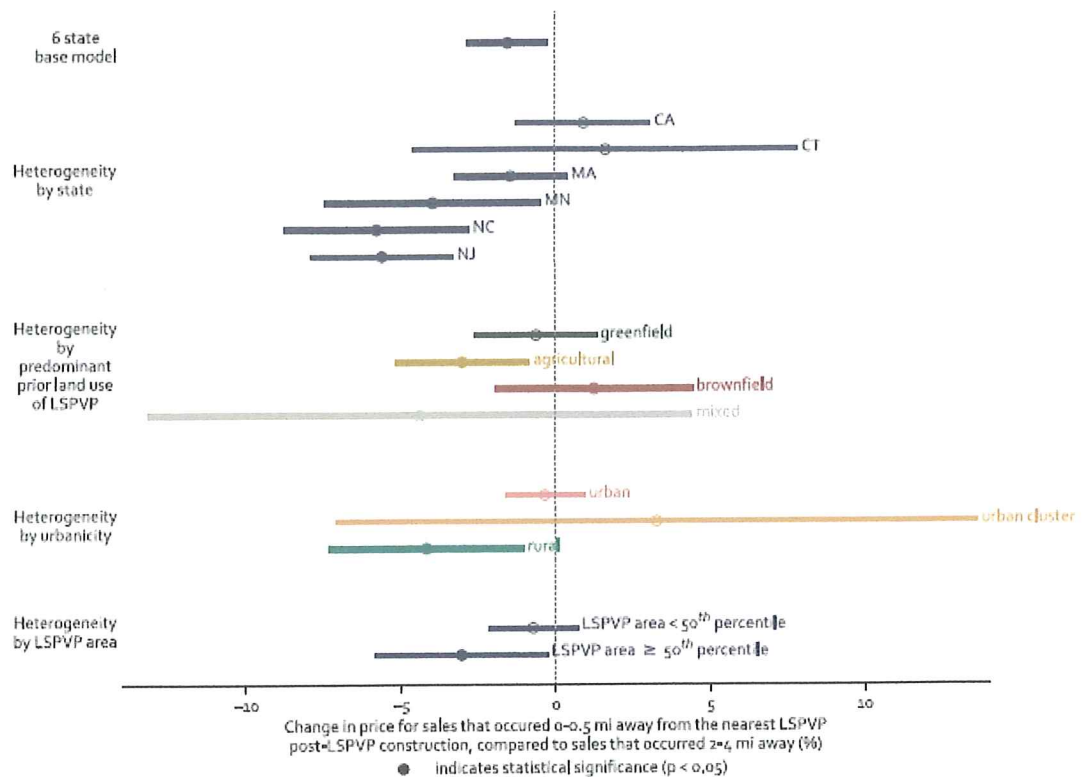


Fig. 8. Results from base model as well as each heterogeneity analysis, showing average effect of LSPVP construction and proximity for homes 0–0.5 mi away from nearest LSPVP. Range of change in price represents the 95th percent confidence interval.

"Our heterogeneity analyses show that the property value impacts of LSPVP development are highly contextual, and reinforce scholarly arguments that research on public support for solar energy should consider both project scale and proposed locations (Nilson and Stedman, 2022). Specifically, our results point to the importance of understanding the perceptions, economic impacts, and social dynamics of larger solar developments, rural developments, and developments built on previously agricultural land. Broader social science scholarship can contextualize these results: for instance, researchers have theorized that the siting of renewable energy in rural areas can counter personal, cultural, and political representations and understandings of rural landscapes (Batel et al., 2015). Our observed heterogeneity may reflect how large, agricultural, or rural developments potentially conflict more directly with those representations than smaller, non-agricultural, or urban developments. Furthermore, our results with respect to land use connect to an emerging literature on the co-location of solar and agriculture: surveys show that residents in agricultural communities are more likely to support solar development that integrates agricultural production (Pascaris et al., 2022), though scholarly reviews note that our understanding of perceptions of solar-agricultural systems remains limited (Mamun et al., 2022).¹⁰"

- 20 From my experience in valuation, major developments do influence values in the immediate area. This impact is due to the change in amenity values of the adjacent properties and in some cases to the wider community. The impact can be neutral, positive, or negative.
- 21 I understand the subject development structures are 50 metres from the house boundary and about 62 metres from the house at 324 Branch Drain Road. I would expect the impact to be greater than the statistical mean for houses up to 800 metres away. It is screened by a P. radiata hedge on the Ward Block which is trimmed to a height so does not

¹⁰ Elmallah, S et al

impact the shading adversely. This does not put the house outside the affected value range. It does soften the visual impact of the development. Overall I consider the negative impact on value is 7%.


- 22 Amenity value is often measured in the eyes of the beholder. As an expert in valuation, I am qualified to give my opinion as to the market impact on the value. That is the reasonable person test transaction assuming a willing buyer and willing seller.
- 23 However there is also a personal perspective. What if the affected owner is an unwilling party to the development next door and would move rather than live next to the solar farm. This would force them into a situation of the selling of their house, thereby capitalising the loss in value, purchasing a substitute home, incurring the real estate and legal fees, time and incidental costs and the overall risk associated and stress.
- 24 If they are not able to move before construction starts then the risks increase with noise dust and traffic. Once built the situation stabilises and the impact reduces until the planting matures and the landscaping comes into full effect. (5 to 10 years). At that point in the development the loss is estimated at 7%. It is reasonable to expect that additional compensation is payable for the elements of nuisance, amenity loss during construction induced disturbance and associated risk.

Conclusion

- 25 The loss inclusive of GST (if any) as at 18 December 2023 has been assessed as follows;

	Value	Impact	Loss	
Market Value	\$1,000,000	7%	\$70,000	
Additional Loss of Amenity Potential Loss	Disturbance		\$20,000	
			\$90,000	\$90,000
Personal loss				
Selling & legal fees	\$930,000	4%	\$37,500	
Incidental Costs	Sum		\$12,000	
Risk 5% of Value loss	\$930,000	5%	\$46,500	
Time 6 months	\$930,000	5%	\$23,750	
			\$118,950	\$118,950
				\$208,750

Yours faithfully



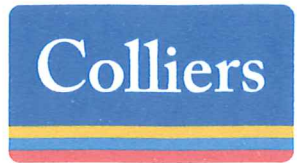
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