

Our Reference: RC235259/231130192964

Valuation Reference: 2144007500

7 December 2023

Energy Bay Limited

PO Box 2551

CHRISTCHURCH 8140

Attention: K McCracken Email office@rgmc.co.nz

Dear Kim,

RESOURCE CONSENT APPLICATION FOR LAND USE

ENERGY BAY LIMITED - 87 UPPER SEFTON ROAD, SEFTON

Thank you for your application for the Resource Consent. Council have made an initial assessment of the proposal to construct, operate, and maintain a solar energy farm at 87 Upper Sefton Road that will supply energy into the local network. In order to continue to process the application, the following information is required:

1. INTEREST REGISTERED ON THE TITLE

- 1.1 Please provide a copy of the interest No: 376544 registered on the Title.

Interests

376544 Transfer Dedication of part containing 1.1 perches coloured red on the plan hereon by the Public Trustee as a public road - Produced 24.4.1953 at 1.56 pm

This information is required to identify the area in identified in the interest and to identify whether this area is included in the plans provided with the application.

2. INFORMATION IN THE APPLICATION

- 2.1 The number of solar panels (Tilt) identified in page 7 of the AEE under proposed development is 8624. This number is different from the numbers identified elsewhere in the AEE. Please confirm correct number of solar panels (Tilt).
- 2.2 Please confirm how many solar tables in total will be established within the site. The information in the application only provides the dimensions of a solar table and number of rows but does not identify how many tables are within the site.
- 2.3 Please confirm how the 23.3ha structure coverage was calculated and please provide the number of rows, number of panels and total area covered by each row and the total structure coverage. You may need to indicate this information in a table.
- 2.4 Please confirm whether the structure coverage was calculated when the panels are parallel to the ground or when they are tilted.

3. TRANSPower CONSULTATION

- 3.1 Please confirm whether consultation with Transpower has been undertaken to transfer the solar power to the substation and to undertake earthworks close to Transpower lines. Council's engineers noted that the earthworks for the proposed Vehicle Crossing may be close to the existing Transpower power lines and pylons.

4. EARTHWORKS

- 4.1 Please confirm the total earthworks will comply with rule 23.1.1.8 and please show the compliance on a site plan confirming the total m² of earthworks within each 1ha.

Rule 23.1.1.8

Earthworks, including the extraction of minerals, in the Rural Zones, other than in the bed of any river, shall not involve the disturbance of more than 1000m² of soil and/or rock per any 1ha.

Please note total earthworks within 1ha shall be of 1000m² to be considered as a permitted activity regardless of the staging of the earthworks.

5. STORMWATER

- 5.1 As the panel surfaces are impervious surfaces, please confirm how this affects the runoff generated post-development. Additionally, it is anticipated that rainfall that lands on the solar panels will concentrate and drip off the bottom edge of the panel onto the ground for soak away or to run on to adjacent areas and soak away. Due to the undulating nature of the site, and the steepness of some of these slopes as noted in Council's site visit, please address potential erosion risk from the concentrated drip line run off and whether this will cause off-site adverse effects.

6. TRANSPORT

- 6.1 Please identify all existing accesses to the site and identify whether the accesses will be retained or decommissioned.
- 6.2 Please identify the width of the proposed Vehicle Crossing on Beatties Road and separation distance to the Upper Sefton, Beatties roads intersection and to the nearest Vehicle Crossing on the same side of the road to the west.

This information is required to identify Traffic and Transport related effects.

Rule 30.6.1.19

The maximum number, spacing and width of vehicle crossings for all roads, other than State Highways where the posted speed limit is 70km/hr or greater, shall comply with Table 30.4.

Table 30.4: Vehicle Crossings

Zone	Maximum Number of Crossings per Site per Road Frontage	Space Between Crossings (m) on the Same Side of the Road	Width (m)	
			Minimum	Maximum

Rural	NA	Less than or equal to 10m or greater than 180m	3.5	6
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Rule 30.6.1.26

Distances of vehicle crossings to intersections shall comply with Table 30.6.

Table 30.6: Minimum Separation Distances Between New Vehicle Crossings and Intersections

Vehicle Crossing Joins to (road type)	Intersection Road Type and Posted Speed Limit (Distance in metres)									
	Strategic		Arterial		Collector		Urban Collector		Local	
	≤50 km/hr	>50 km/hr	≤50 km/hr	>50 km/hr	≤50 km/hr	>50 km/hr	≤50 km/hr	>50 km/hr	≤50 km/hr	>50 km/hr
Collector	50	75	40	75	40	60	20	60	20	60

Please also note that Council have identified that the proposed vehicle crossing off Beatties Road should be sealed as Beatties Road is a sealed road. The purpose of sealing a crossing that adjoins a sealed road is to avoid vehicles tracking material onto the sealed road, causing damage to the road surface.

- 6.3 Please confirm if sight distance requirements are met for the proposed access off Beatties Road as required by rule 30.6.1.24 and 30.6.1.25.

Rule 30.6.1.24

Vehicle crossings on arterial, strategic and collector roads shall have minimum unobstructed sight distances that comply with Table 30.5 and there shall be no obstruction to visibility inside the area bounded by the sight lines as depicted in Figure 30.4.

Table 30.5: Minimum Sight Distance from Access Point

Legal Speed Limit (km/hr)	Sight Distance in Business and Rural Zones (m)
100	250

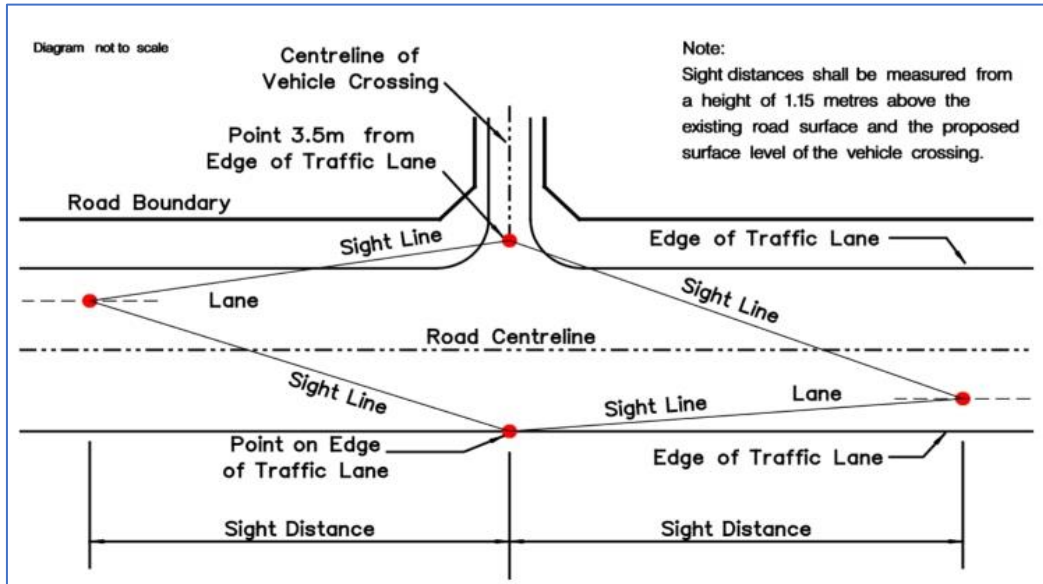
Rule 30.6.1.25

The sight distances and sight lines shall be measured as depicted in Figure 30.4. The sight distances shall be measured from a height of 1.15m above:

- a. the existing road surface; and

b. the proposed surface level of the vehicle crossing.

Figure 30.4: Sight Distances and Sight Lines for Vehicle Crossings



7. **SETBACK FROM WATERWAYS**

7.1 The application identifies the solar panels will meet the setback from the waterways under Rule 23.1.1.3 ,23.1.1.4 and 27.1.1.2. Please indicate the separation distances on a plan. This information is required to identify whether the solar panels(structures) are indeed meet the setback requirements and whether there are any additional effects associated with the proximity to the waterways.

Rule 23.1.1.3

There shall be no earthworks:

- a. within 20m of any river or lake; or
- b. within 50m of any wetland.

Rule 23.1.1.4

There shall be no vegetation clearance:

- a. within 20m of any river or lake; or
- b. within 50m of any wetland.

Rule 27.1.1.2

Any structure shall be set back a minimum of 10m from the edge of the bed of any river, edge of any public drain, edge of any wetland, or the centreline of any stopbank, whichever is the further from the river or wetland, except where a different setback is provided for in Rule 27.1.1.1.

8. **CONTAMINANTS**

- 8.1 Please provide details on how the solar panels weather in the elements (heat, rain, snow) and whether there is any potential for the solar panels to leach contaminants over the lifecycle of the activity. This information will be required to understand the potential for soil contamination from the proposal.

9. **AFFECTED PARTY APPROVAL**

- 9.1 Affected party approval provided by owners of 126 Beatties Road is incomplete. s6 of the Affected Party Approval Form will need to be completed.

6. Written Approval

This is my written approval to the activity described above that is the subject of a resource consent application.

☒ I have read the full application for resource consent, the Assessment of Environmental Effects, and viewed any site plans

☐ In signing this written approval, I understand that the Council must decide that I am no longer an affected person, and the Council must not have regard to any adverse effects on me.

☐ I can confirm that I have viewed the application for resource consent and signed each page of the application plans.

☐ I understand that I may withdraw my written approval by giving written notice to the consent authority before a hearing, if there is one, or if there is not, before the application decision is determined.

10. **EXISTING VEGETATION**

- 10.1 The application plans do not identify whether the existing trees along the Northern boundary will be retained. Please confirm whether these trees will be removed or retained.

11. **SIGNAGE**

- 11.1 Please provide more information on the proposed signage including location and the size of the wording and pictures on it. This information is required to identify whether the signage indeed complies with the District Plan requirements and whether there are any effects on the road users and neighbours alike.

12. **DECOMMISSIONING**

- 12.1 Please provide information on the decommissioning requirements of the solar farm at the end of its life cycle and whether a decommissioning management plan has been considered.
- 12.2 Please provide details on how the solar farm infrastructure (including batteries) might be disposed of, if the plant is decommissioned after its lifecycle or disposing during the lifetime for unforeseen circumstances including mechanical failure.

13. **SECURITY FENCE**

- 13.1 Please confirm the details of the proposed security fencing around the site for eg. Height, colour, material etc. Please show this information on a site plan.

14. **WATER SUPPLY**

- 14.1 Please confirm how is fire risk managed on the site, given there is no reticulated water supply in the area. Please provide details including but not limited to the water supply required for firefighting purposes, and emergency vehicle access requirements.
- Please note, Consultation with Fire and Emergency NZ may be required to confirm the requirements.

15. **INCONSISTENCIES IN THE REPORTS AND AEE**

15.1 Please address the following inconsistencies found in the Landscape report and the AEE.

I. The AEE identifies the solar panels cover 23.3ha land within 80.37ha site which equates to 29% site coverage, but the landscape assessment identifies the solar panels will cover 15.49ha of land within the 79.9ha site which equates to a site coverage of 19%. Please confirm the actual solar panel coverage.

II. The AEE identifies there are 13 inverters, but the landscape assessment identifies Nine inverters will be located within the site for the Single Axis Tracking option, or Thirteen inverters will be located within the site for the Fixed Solar Table option. Please confirm this information and identify this information on site plans.

Please note:

- Glint and Glare Assessment and Landscape Assessment will be peer reviewed externally. Additional information may be required as part of these peer reviews.
- This application was sent to Mahaanui Kurataiao Limited to provide their input on behalf of Te Ngāi Tūāhuriri Rūnanga. Additional information may be required as part of their input.
- Please note the Council will assess the response to the further information requested in this letter and application information to determine whether there are any affected parties.

Section 92 of the Resource Management Act 1991 allows Council to ask for more information to better understand your application. Recent amendments to Section 92 of the Resource Management Act 1991 requires the applicant who receives a request under section 92(1) must within 15 working days from the date of request either,

(a) Provide the information.

(b) Inform the Council through a written notice that you agree to provide the information; or

(c) Tell the Council in writing that as the applicant you refuse to provide the information.

If the requirements set out above are not completed within the 15 working day timeframe, the Council will continue to process the application based on the information provided. A possible consequence is that the application may be declined on the basis that insufficient information was provided.

Once the information has been received, Council will need to make a notification determination on those parties that are considered to be affected by this proposal.

If you have any questions regarding the above, please do not hesitate to contact me on 027 292 8829.

Yours sincerely



Nirosha Seelaratne

INTERMEDIATE RESOURCE MANAGEMENT PLANNER