

Response to easement queries

9(2)(b)(ii)

NEW ZEALAND

9(2)(b)(ii) has opted for an easement structure for the land use at the 9(2)(b)(ii) solar farm and at another site it is negotiating use of in 9(2)(b)(ii). It has done so because its use of the land is not exclusive and it feels an easement better reflects the reality of a site where dual use is being made of the land by multiple parties. 9(2)(b)(ii) has requested Anderson Lloyd to consider whether the use of such a structure would mean the project is exempt from requiring OIO approval. In considering this Anderson Lloyd has (after speaking with the OIO) requested further details on how the land will continue to be used by the land owner while also being used for the solar farm.

Current Activity

The 9(2)(b)(ii) site currently consists of a 9(2)(b)(ii) Ha site at 9(2)(b)(ii). The site includes a residential unit and pasture which is currently grazed by dry stock. The owners of the property are currently undergoing a process of subdividing it so that the residential unit can be sold to a third party. Sale has been agreed subject to title.

Figure 1 shows the site and shows in blue outline a proposed subdivision of the site. Once the subdivision is completed the site will consist of a 1 Ha site with a pre-existing residential house and the balance of the property. Access to the residential unit is by way of a right of way easement shown in yellow.

9(2)(b)(ii)



Figure 1: Satellite view of the site showing boundary of site and proposed subdivision

Proposed Solar Farm

The proposed solar farm development at the site will comprise of four main elements:

1. Solar panels mounted on steel frames above the ground and arranged in rows running East-West (see figure 2)
2. Inverter stations to convert the DC electricity produced by the panels into AC electricity (see figure 3)
3. Switch yard/room which will include a transformer to increase the voltage of the electricity produced by the project and equipment to safely connect and disconnect it to the public electricity distribution system (see figure 4)
4. Gravel roads for access within the site – similar to a farm road



Figure 2: Kapuni Solar farm, Taranaki showing solar panels erected on mounting structures with grass growth underneath and around the solar panels.



Figure 3: Example of a skid mounted inverter station



Figure 4: Example of switch yard / room

Figure 5, below, shows the extent of the solar project over the site. Shown in turquoise are the rows of solar tables on which the panels are mounted. Shown in red are the inverter stations, shown in green is the switchgear for connecting the project to the wider electricity network and shown in yellow is an internal metal road.

The solar farm will be built within the white boundary. This area is approximately [REDACTED] Ha, 64.8% of the total area of the property (less the house sub-division). Almost all of this will remain in pasture as grass will grow between and under the solar panel tables. The area between the white boundary and the river boundaries will not be used for the solar farm but will be grazed. The only part of the site which will be totally unavailable for use for grazing activities will be the switch yard and inverter stations. The total land area for the switch yard and all of the inverter stations is [REDACTED] m² or 0.03 Ha. This is 0.086% of the land area. Farm tracks will be shared use for the farmer and the solar farm and will amount to less than 2% of the ground cover of the entire site.

9(2)(b)(iii)

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Figure 5: Satellite view showing property including solar panel locations in turquoise, inverter stations (7) in red and switch yard in green. The red hatched area has been protected by the landowner by way of covenant in consultation with the local Iwi.

Ongoing farming use

Once the solar project has been constructed the site will continue to be used for grazing of dry stock, however to prevent damage to the panels the livestock will switch from beef to sheep. The current landowner leases the land to a local farmer and they plan to offer grazing rights after the project is constructed to the **9(2)(b)(ii)**

As can be seen in the photos above and the photos provided below, vegetation growth will continue around and under the solar panels and on the rest of the site which is outside the footprint of the solar plant. It is possible, although in this case not envisaged, that horticulture or other cropping could be undertaken.

For safety and security the site will be secured with fencing to prevent public access. But the grazer will be provided with unrestricted access to the site and the appropriate safety training to ensure they operate on the site in a safe manner. On the site itself only the inverters and the switch yard will be unavailable for grazing and access, but they comprise less than 0.1% of the total site.

We have included below additional photos showing grass growth around solar farms.







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