Your comment on the Ashbourne project draft conditions

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	Angela		
Last name	Jones		
Postal address	[redacted]		
Home phone / Mobile phone	[redacted]	**Work phone**	
Email ***(a valid email address enables us to communicate efficiently with you)***	[redacted]		

☐	**I can receive emails and my email address is correct**	☐	**I cannot receive emails and my postal address is correct**

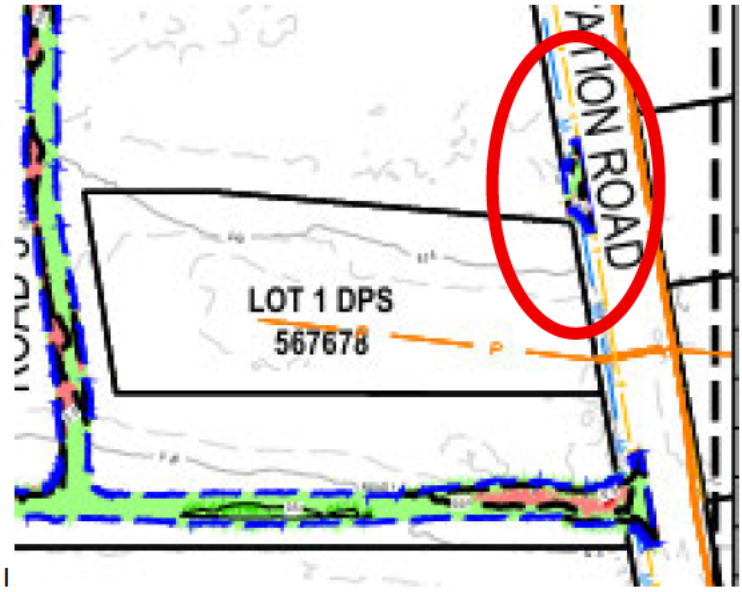
Please provide your comments below, include additional pages as needed.

Submission form Angela Jones [redacted]

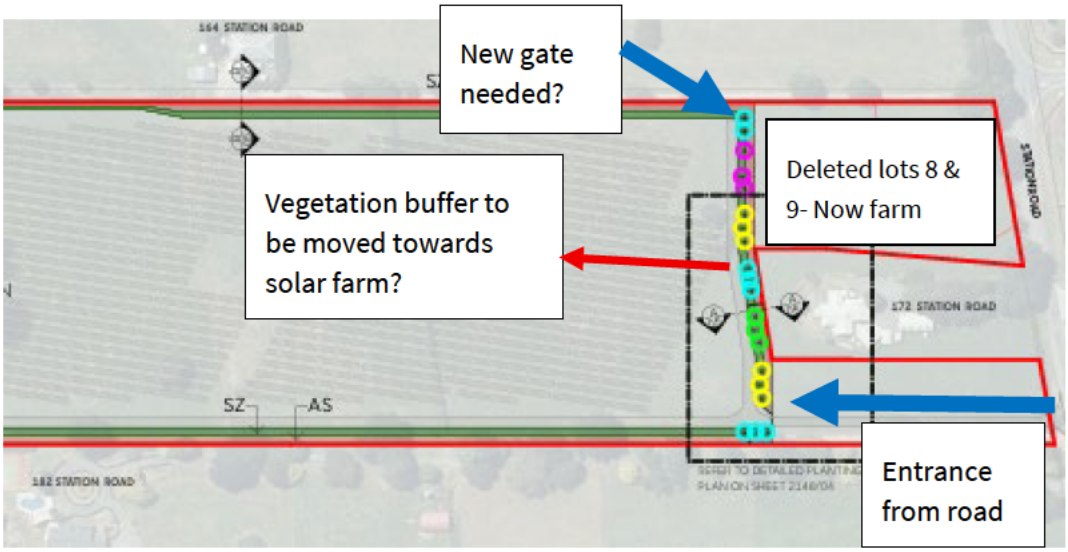
Query of stock (sheep) management and possible gate entrance in deleted lots 8 & 9 (now Solar farmland)

I have some queries to the response from the developers in February's C720 https://www.fasttrack.govt.nz/__data/assets/pdf_file/0014/21074/Engineering-Drawings_NORTHERN-SOLAR-FARM.pdf

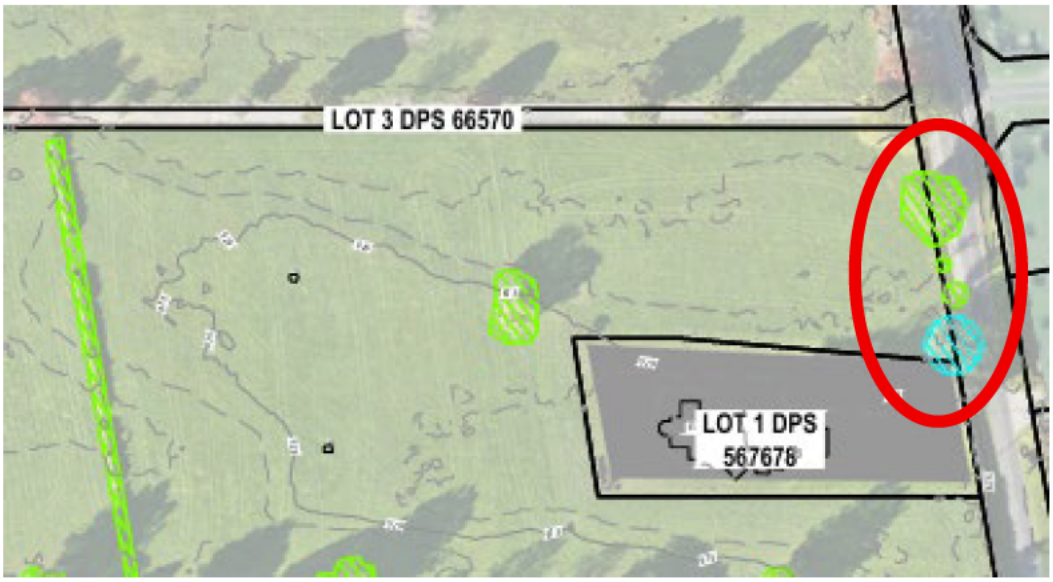
1.) The entrance way to the deleted lots 8 & 9 is still in the diagram on page 14 and 17 (see below). Can this please be confirmed if this is still here. I understand that only one this entrance is allowed on this farm lot 2 DP 567678.



2.) If this gate /access is not allowed, how will the solar farm have access to the area that was originally lots 8 &9? The vegetation buffer goes up to the boundary of our section (lot 1)-see below. How are the stock going to have access to that bit of land? Will they have to put another gate from the solar panels to this area? Or will they need to push back the vegetation buffer towards the solar farm to provide an access road at the end of our property? I request that this be confirmed.



3.) I also query why the developers (see diagram below) state on page 2 and 5 of the same document that they are still removing the trees along the roadside of Station Road. Can this be confirmed as well.



Could it also be confirmed whether the developers are using town water or bore water for the water requirements (especially around stock drinking water at the solar farm). As stated in my earlier submission, I understand that they will not have access to the Matamata water supply, but I have not seen any mention of bore water supply.

Viability of Solar farms on highly productive land

I still have questions around the actual viability the Solar farms on highly productive land. It has been shown to be very effective on low producing land where the benefits outweigh the negatives, but there are a lot of queries around highly productive land.

As stated in my earlier submission, the New Zealand study published with Ministry for Primary Industries called "Putting the Farm into Solar Farms, SLMACC project at http://www.mpi.govt.nz/news-and-resources/publications/) is very applicable to my argument. I have included a few of the particularly relevant comments below.

Page 5 of the pdf (their page 1) states:

APSIM modelling across six diverse sites showed that reductions in pasture production under panels ranged from 3% to 34%, with greater reductions occurring at sites with high baseline pasture productivity.

On their p2 they state

However, there are also legitimate concerns that shading introduced by the panels will penalize the productivity of high-value pastoral land.

Their page 39 discusses a highly productive farm

• When averaged across the entire agrivoltaic paddock there was a ~50% reduction in annual pasture growth at this site due to solar panels

. • Under the panels there was 41% weed content in the pasture (c.f. 19% in the open paddock). Significant difference. Could be a sheep camping effect?

Their page 40:

• A workshop with farmers indicates that planning and consenting for agrivoltaics systems needs to be designed with farmers and grazing systems in mind – in order to avoid the mistakes made by the hasty deployment of a solar grazing industry overseas.

Their Page 41

•Anecdotally there are already regions of NZ where farmers want to develop modest sized solar farms but are locked out of the market because the grid already has adequate supply.

The solar farms do not fit this description of marginal land. This is the wrong place to put a solar farm (highly productive soil = up to 50% reduction of productivity).

Residential Development concerns

Like other residents, I also have concerns about the residential development that could cause serious consequences if not fully resolved. I have the following requests:

Stormwater — I would like to see proof before construction, not after. I would argue that the SMP should be
required to demonstrate, through actual site investigation, not just modelling, that stormwater soakage disposal will work before earthworks begin on each stage. The current conditions allow the
SMP to be certified based on design parameters, but the fundamental question of whether the ground can actually absorb stormwater at the required rates, given shallow groundwater, has not been
conclusively answered. I request that the five groundwater monitoring bores be installed and collect

at least 12 months of continuous data before the SMP for the earliest stages is certified.

Groundwater mounding. I request a condition requiring independent peer review of the final stormwater design by a hydrogeologist not previously involved, to confirm that groundwater mounding won't cause surface breakout or compromise neighbouring properties.

Downstream effects on drains and the Waitoa River. I request conditions that require baseline monitoring of downstream drain capacity and flood levels before construction, with ongoing monitoring during and after development, and a remediation obligation if adverse effects are detected.

Subsoil drain reliability. If subsoil drains are required to make the stormwater system work, I request
conditions requiring ongoing monitoring of their effectiveness, with clear trigger levels for remedial
action, and a bonded financial assurance to cover maintenance for a defined period (say 10 years) after vesting with council.

Liquefication As these require NPS-NH compliance, I request that conditions specifically address Policies 5 and 6 of the NPS for Natural Hazards 2025, requiring a comprehensive natural hazard risk assessment (including liquefaction, flooding, and fault risk) to be completed and peer-reviewed before earthworks commence, with the results informing lot layout and building platform levels.

Wastewater capacity staging gate. I request a condition that no s224 certificates (title issue) be granted for any stage until MPDC has confirmed in writing that the receiving wastewater network has adequate capacity for that stage, to prevent a situation where houses are built before infrastructure catches up.

Neighbouring bore water protection. I request conditions requiring baseline testing of all bores within a defined radius before construction, with ongoing monitoring and a remediation/compensation obligation if water quality or quantity is adversely affected.

Flooding. Given the site's proximity to the Waitoa River floodplain, I request that the final SMP include updated flood modelling that accounts for climate change rainfall intensities and demonstrates that the development won't increase flood risk for neighbouring properties.

Thank you for your comments