



Far North Solar Farm Limited

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15 June 2026

Hon Raynor Asher KC

The Point Solar Farm Expert Panel Chair
c/o Environmental Protection Authority
Level 10, 215 Lambton Quay
Wellington 6011

**Response to Minute #18 – Bunding and Planting Solution | The Point Solar Farm
(FTAA-2509-1100)**

Dear Hon. Raynor Asher KC,

Far North Solar Farm Limited (FNSF) thanks the Panel for Minute #18 dated 9 June 2026 and for the opportunity to engage directly with the neighbouring landowners of Lot 1 DP 470213 (The Allans) regarding a potential bunding and planting solution.

Background

As noted in FNSF's response of 25 May 2026, the existing vegetation along the access route that provides visual screening is not within FNSF's lease area, and the location proposed for bunding near the Bendrose Stream crossing is also outside the solar farm lease. FNSF acknowledges the amenity concern raised by the Allans and committed to working constructively towards a reasonable solution.

Since the early stages of this project FNSF has invested significantly in developing an alternative construction access route specifically to address the Allans' concerns about construction traffic using the existing legal access road. This alternative route avoids crossing the Allan property entirely, notwithstanding that FNSF retains its legal right to access the site via the existing easement. The bunding and planting mitigation discussed below relates to both the alternative construction route and the legal access route, given the proposed location selected by the Allans.

Proposed Mitigation – Bunding and Planting Options

FNSF developed three bunding and planting options and provided these to the Allans for their consideration. The preliminary design drawing (REG_POT_BUNDING_11062026) is attached to this response as **Attachment A**.



The Allans responded with their preference for Option A (bundling on the north side of the legal access way) and for this to be extended further towards the highway, as well as raised to 2m in height. Their two response documents are included as **Attachments B and C**.

Following receipt of these revisions, FNSF and the Allans had a call to discuss the selected option and the variations and other issues raised.

FNSF notes that there has not been time to come to agreement on all the issues discussed, and this letter is to update the Panel as to the current status of the discussions.

FNSF Assessment of the Allans' Proposals

FNSF has assessed the 2m high bunding proposed by the Allans as impractical due to the large volumes of material required for a bund of that size, and the numbers of heavy vehicles that would be required to construct it, given that the objective is to *reduce* the impact of heavy vehicles on the Allans' dwelling.

FNSF has accepted the increase in length by 40m, and has investigated raising the height from 1.0m. Considering the amount of material required, and intended purpose of the bund, FNSF is proposing a revised height of 1.5m for the bund. This is to enable the trees to be placed higher at the time of planting, and to reduce noise (predominantly from the legal access route, rather than the construction access route) to a greater degree.

The proposed two rows of trees will be planted one on the top of the bund, and one on the north side of the bund, and provided with irrigation.

The irrigation system will be provided by FNSF (and make use of water and power to be provided from the Allans'). FNSF will ensure the plantings have initial water and treatments such as water crystals and mulch.

FNSF understands that the Allans are still considering the most suitable tree species, and this issue can be resolved closer to the time of planting as these trees are on their property, for their benefit.

The revised FNSF proposal for bunding has been provided to the Allans for comment and is attached as **Attachment D**.

The bunding and planting proposals are offered as additional mitigation, in good faith, beyond what we consider to be technically required.

FNSF remains committed to engaging constructively with the neighbouring landowners and to considering reasonable refinements to the current proposals.



Request for Compensation

In response to Allan's document "FNSF Proposal" first point, FNSF considers that it is more appropriate to direct any additional funds towards mitigating effects rather than direct monetary compensation, particularly considering the extent to which FNSF has already taken to avoid any effects on the Allan's property through use of the alternative construction access.

Status of Discussions

FNSF accepts that this discussion is ongoing and that only matters such as the location, length and need to plant the entire length of the bund is agreed. FNSF has upgraded the proposed bund height to 1.5m from 1.0m. Water for irrigation is under discussion, as are the species of trees.

FNSF will continue to discuss this with the Allans but we believe this solution or something very similar is suitable.

Conclusion

FNSF would like to thank the Allans for their positive engagement on this, and we will continue to work to create a workable solution to the bunding and planting issues. We are confident that the bunding, trees and irrigation system, as shown in the revised proposal, makes a realistic offer to mitigate both the construction and the operational visual and noise effects, given that the alternative access route will be used by construction traffic.

Best Regards,

A handwritten signature in black ink, appearing to read 'Richard Homewood', with a long horizontal line extending from the end of the signature.

Richard Homewood
Director
Far North Solar Farm Limited

Attachment A: Vegetation and Bunding Details – Preliminary Design Drawing (REG_POT_BUNDING_11062026)

Attachment B: FNSF Proposal (from Allan's)

Attachment C: REG Vegetations and Bunding Proposed (From Allan's)

Attachment D: Vegetation and Bunding Details – Preliminary Design Drawing (REG_PTS_15062026-Vegetation and Bunding.PDF)