

Appendix S Preliminary Site Investigation

Fast Track Approvals Act Application

Foxton Solar Farm

Genesis Energy Limited

SLR Project No.: 810.V14848.00001

13 February 2026



Preliminary Site Investigation

Foxton Solar Farm Fast Track Approvals Act Application

Genesis Energy Limited

Prepared by:

SLR Consulting New Zealand

SLR Project No.: 810.V14848.00002

Client Reference: Foxton Solar Farm

10 December 2025

Revision: 5.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
5.0	10 December 2025	Michael King	Kevin Tearney	Kevin Tearney
4.0	29 May 2025	Michael King	Kevin Tearney	Kevin Tearney
3.0	14 February 2025	Michael King	Kevin Tearney	Kevin Tearney
2.0	26 November 2024	Michael King	Kevin Tearney	Kevin Tearney
1.0	17 May 2024	Michael King	Kevin Tearney	Kevin Tearney

Basis of Report

This report has been prepared by SLR Consulting New Zealand Limited (SLR), on the instruction of Genesis Energy (the Client), in accordance with the agreed scope of work. It is intended to support the Client's application under the Fast Track Approvals Act 2024 and may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While SLR has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.



Executive Summary

SLR Consulting New Zealand Limited (SLR) completed a combined Preliminary Site Investigation for Genesis Energy Limited (Genesis) to support the construction of a proposed solar farm on properties located at 304 - 508 Wall Road and 447 Motuiti Road, Foxton (the Site).

The purpose of the investigation was to determine whether an activity or industry listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) is being, has been, or is likely to have been conducted at the Site, and to assess potential implications for the proposed change of land use and soil disturbance under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS).

The PSI comprised a desktop review and Site walkover/interview to assess historic and current land use and identify contaminants of potential concern (CoPC). The Site has an extensive history of rural agricultural and forestry land use. The earliest structures associated with farm Homesteads 2 and 3 were present from at least 1945 (earliest available aerial photograph). The buildings associated with Homestead 1 were developed in approximately 2015. An Aurecon boundary adjustment report details a potential sheep dip present in the vicinity of a former woolshed adjacent to the eastern boundary of Homestead 3. Various fuel, chemical and fertiliser storage facilities were present within the buildings associated with Homesteads 1 and 2.

Several HAIL activities have been identified on the Site, including:

- A6: Chemical manufacture, application and bulk storage - Fertiliser manufacture or bulk storage associated with the storage of fertiliser (Homestead 1).
- A8: Chemical manufacture, application and bulk storage - Livestock dip or spray race operations associated with the potential former sheep dip (adjacent to Homestead 3).
- A17: Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid waste associated with two fuel above ground storage tanks (Homesteads 1 and 2).

The farm buildings (fuel storage and fertiliser storage) of Homesteads 1 and 2 are considered pieces of land in accordance with regulation 5(7) of the NESCS. The development plans indicate that Homestead 2 is outside of the solar development area (also called lease site area) and that no works regulated by the NESCS are occurring here as part of the solar farm development. Homesteads 1 and 3 are to be retained by the current landowner and will remain as part of the farming operations. Homesteads 1 and 3 are to be subdivided into proposed Lots 1, 2, 4 and 5. No HAIL was identified within Homestead 3. The areas of fuel and fertiliser storage of Homestead 1 are located within proposed Lot 4. The existing land use will continue following the subdivision, and it is considered highly unlikely that the subdivision will pose a risk to human health. Therefore, the subdivision of Homestead 1 is considered a Permitted Activity (PA) in accordance with regulation 8(4) of the NESCS.

The location of the potential former sheep dip adjacent to Homestead Block 3 is also considered a piece of land in accordance with regulation 5(7) of the NESCS. This piece of land is located outside of the landowner retention area i.e., it lies within the solar development area. The NESCS applies to this piece of land. Soil disturbance required within this area involves piling for the solar table support posts, trenching for cabling and minor works to remove the existing shed. The soil disturbance works will comply with the PA requirements of regulation 8(3) of the NESCS.



Table of Contents

Basis of Report	i
Executive Summary	ii
Acronyms and Abbreviations	v
1.0 Introduction	1
1.1 Terms of Reference.....	1
1.2 Objectives	1
1.3 Scope of Work.....	2
1.4 Report Status	2
2.0 Site Details	4
2.1 Land Use.....	4
2.1.1 Current Land Use	4
2.1.2 Proposed Land Use.....	5
2.1.3 Surrounding Land Use.....	5
2.2 Environmental Features	5
2.2.1 Topography	5
2.2.2 Geology.....	5
2.2.3 Hydrology.....	5
2.2.4 Groundwater	5
3.0 Preliminary Site Investigation	6
3.1 Aerial Photographs.....	6
3.2 Horizons Regional Council	7
3.3 Hazardous Substances and Incidents Report.....	8
3.4 Horowhenua District Council Property File	8
3.5 Site Walkover and Site Interview	8
3.6 Site History Summary.....	10
3.7 HAIL Summary.....	10
4.0 Conceptual Site Model	10
5.0 NESCS Consenting	13
6.0 Conclusions and Recommendations	13
7.0 Closure	14
8.0 References	14

Tables in Text

Table 1 Site Information	4
--------------------------------	---



Table 2	Borehole Information	6
Table 3	Historical Aerial Photographs Summary.....	6
Table 4	Property File Information Summary	8
Table 5	Initial Conceptual Site Model	11

Figures in Text

Figure 1	Site Location and Layout	3
Figure 2	Potential Former Sheep Dip Location	12

Appendices

Appendix A	Proposed Development Plan
Appendix B	Historical Aerial Photographs
Appendix C	HRC SAHS
Appendix D	Photolog



Acronyms and Abbreviations

CLMG	Contaminated Land Management Guidelines
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
HAIL	Hazardous Activities and Industries List
HDC	Horowhenua District Council
HRC	Horizons Regional Council
Lease Site Area	The Site area excluding the landowner retention area.
MfE	Ministry for the Environment
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
PSI	Preliminary Site Investigation
SAHS	Sites Associated with Hazardous Substances
The Site	The Site consists of the solar development area, landowner retention area, planting area, non-development area and other areas.
SPR	Source-Pathway-Receptor
SQEP	Suitably Qualified and Experienced Practitioner



1.0 Introduction

1.1 Terms of Reference

SLR Consulting New Zealand Limited (SLR) has been engaged by Genesis Energy Limited (Genesis) to undertake a Preliminary Site Investigation (PSI) to support the construction of a proposed solar farm on properties located at 304 - 508 Wall Road and 447 Motuiti Road, Foxton (the Site). The Site location and layout are presented in **Figure 1**.

Genesis is seeking resource consents under the Fast-track Approvals Act 2024 (“FTA”) to build and operate an approximately 180 MWac solar facility that will generate approximately 345 GWh per year of renewable electricity. This will be enough to power the equivalent of 47,000 homes annually.

The site for the proposed solar farm is located at 304 - 508 Wall Road and 447 Motuiti Road, Foxton. The site is situated approximately 4 km north of the Foxton town centre, on 436 hectares of a 488 hectare site currently used for dairy farming and runoff grazing. The solar farm will consist of solar panels and power generation equipment arranged in rows across the site with a battery energy storage system. The renewable electricity generated will be connected to the National Grid via a new on-site substation and connection assets.

The proposal also includes 26ha of planting for the purposes of either boundary screening or the enhancement of dunelands, wetlands or drain margins. The enhancement planting will include some 1ha of natural inland wetland restoration planting concentrated at the area of the site with the greatest concentration of natural inland wetlands.

The solar farm will be owned and operated by the Genesis. The new substation and connection assets will be constructed by the Genesis before being transferred to Transpower.

Consideration of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) is required for the activities of sub-division, change of land use, and / or soil disturbance on pieces of land that have been subject to any activities or industries listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL). Land covered in the NESCS is defined in regulation 5(7) as:

A piece of land that is described by one of the following:

- a) An activity or industry described in the HAIL is being undertaken on it:
- b) An activity or industry described in the HAIL has been undertaken on it:
- c) It is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.

The NESCS does not apply to production land, except for parts of production land used for residential purposes, or where subdivision or change of land use results in production land being used for a different purpose.

1.2 Objectives

The purpose of this PSI is to determine whether an activity or industry listed on the MfE HAIL is being, has been, or is likely to have been conducted at the Site, and to assess potential implications for the proposed change of land use and soil disturbance under the NESCS.

This PSI report has been prepared in general accordance with MfE Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (2021) (CLMG No. 1).



1.3 Scope of Work

The scope of this PSI comprised the following:

- A review of selected, publicly available information for the Site to determine whether or not any activities or industries on the HAIL are, have been, or more likely than not have been undertaken.
- A Site inspection to visually assess the presence of any activities or industries listed on the HAIL or evidence of potential contamination.
- An overall assessment of the applicability of the NESCS.

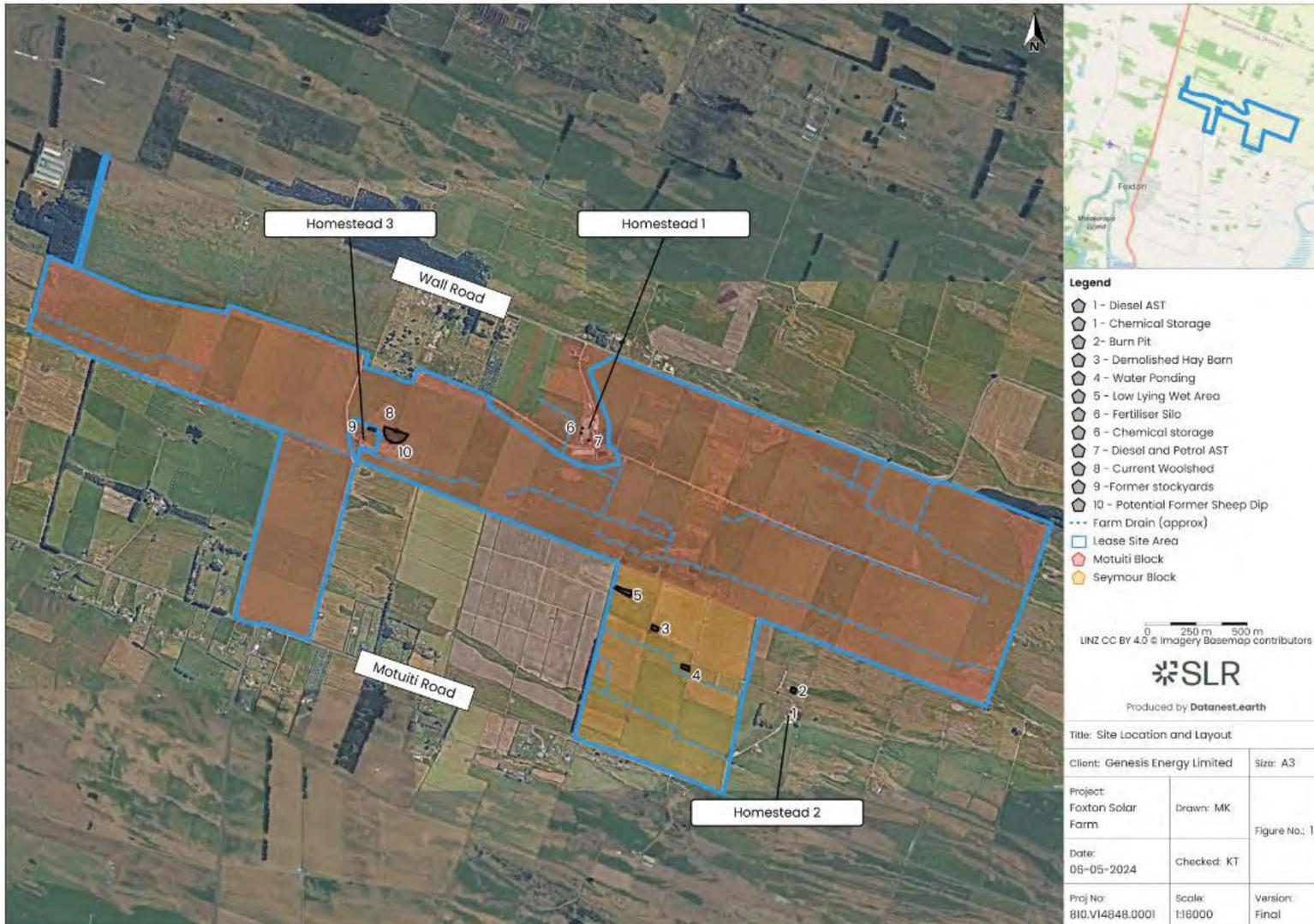
1.4 Report Status

This report has been prepared under the supervision of Kevin Tearney, a Certified Environmental Practitioner – Site Contamination (CEnvP – SC) and Suitably Qualified and Experienced Practitioner (SQEP) as outlined in the Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils (CLMG No. 5) and the NESCS. This report fulfills the requirements of a PSI as outlined in the CLMG No. 1.

I confirm that I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note 2023. This Report has been prepared in compliance with that code, as if it were evidence being given in Environment Court proceedings. In particular, unless I state otherwise, this contaminated land assessment is within my area of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.



Figure 1 Site Location and Layout



2.0 Site Details

The Site details are provided in **Table 1**. The Site location is shown in **Figure 1**.

Table 1 Site Information

Block	Legal Description	Property Area	Project Development Area
Motuiti Block	Himatangi 4D3B1 Block	Approx. 488ha	Approx. 436ha
	Part Himatangi 4C3 Block and Part Himatangi 4C4 Block and Part Himatangi 4C5 Block and Part Himatangi 4D2 Block and Part Himatangi 4D3A Block and Part Himatangi 4D3B2 Block and Lot 1 DP 427921		
	Part Himatangi X Block		
	Part Himatangi 5A6B Block		
	Part Himatangi 5A6A2 Block		
	Lot 3 Deposited Plan 88328		
	Lot 1 Deposited Plan 88328		
	Lot 2 Deposited Plan 88328		
Seymour Block	Lot 4 Deposited Plan 88328		
	Part Himatangi 5A4B Block		
	Lot 1 Deposited Plan 31997		
	Lot 2 Deposited Plan 31997		
	Lot 3 Deposited Plan 31997		

2.1 Land Use

2.1.1 Current Land Use

The Site is zoned 'Rural Zone' on the Horowhenua District Council (HDC) Horowhenua District Plan (2015). A National Grid Corridor passes through the eastern portion of the Site. Motuiti block is used for pastoral grazing dairy livestock, Seymour block is used for activities associated with beef farming. Three homesteads incorporating various dwellings and farm infrastructure are present on the Site as detailed on **Figure 1**.

Homestead 1

- Located on the Motuiti Block and accessed off Wall Road.
- Incorporates two dwellings, milking shed, water; milk; and fertiliser silos, equipment sheds, silage storage, fuel above ground storage tank (AST) and oxidation pond.

Homestead 2

- Located adjacent to the Seymour Block and accessed off Motuiti Road.
- Incorporates a dwelling, two sets of stock yards, a milking shed, equipment sheds, fuel AST, silage storage and a burn pit.

Homestead 3



- Located on the Motuiti Block and accessed off Motuiti Road.
- Incorporates two dwellings, disused stockyards and disused woolshed. A potential sheep dip is located on the eastern extent of the homestead.

2.1.2 Proposed Land Use

The proposed activity is for the construction and operation of an approximately 180 MWac solar farm at the Site. Existing dwellings and farm infrastructure associated with the three homesteads are to be subdivided and retained by the existing land owners, with no solar array development occurring within their domestic curtilage areas, all farm infrastructure and buildings will also remain associated with these dwellings. However, as a result of the proposed subdivision, each of the existing dwellings and farm infrastructure will be located in a separate Rural-residential title of areas varying between 0.5ha and 16ha. Following the completion of the development, the Site is proposed to be converted to pastoral sheep farming to operate in conjunction with the solar farm. A proposed development plan is included in **Appendix A**.

2.1.3 Surrounding Land Use

The Site is surrounded in all directions by 'Rural Zone' land. The predominant land use is pastoral and/or rural agricultural. Some rural residential dwellings are adjacent to the southern boundary of the Site.

2.2 Environmental Features

2.2.1 Topography

The Site has been engineered generally flat, with multiple farm drains crossing both land blocks. The New Zealand Topographic Map (www.topomap.co.nz) identifies the centre of the Site being at approximately 26 metres (m) above sea level datum (asl).

The topography of the land surrounding the Site is variable with sand dunes.

2.2.2 Geology

The Institute of Geological and Nuclear Sciences (GNS) 1:250,000 online geological map shows that the Site is underlain by Holocene sediments consisting of stable dune deposits, described as undifferentiated dunes and associated facies.

2.2.3 Hydrology

The closest open surface water bodies are various un-named farm drains and ponding areas which are present within the Site. These likely discharge into the Manawatu River located approximately 4.3 kilometres (km) southeast from the centre of the Site. The Manawatu River discharges into the marine environment at Foxton Beach approximately 11.5 km west of the centre of the Site.

2.2.4 Groundwater

Horizons Regional Council (HRC) has record of 13 wells and bores within a 500 m radius of the Site boundary in each direction. Details of the bores are presented in **Table 2**. Based on available data, the static water level (swl) in the surficial, unconfined aquifer within 500 m of the Site is approximately 1.8 m below ground level (BGL). Onsite groundwater uses were not listed on the database, but are inferred to be for irrigation purposes per subsequent Site owner interviews.



Table 2 Borehole Information

Borehole ID	Location and Approximate Distance from Site	Total Bore Depth (m BGL)	Static Water Level (swl) (m BGL)
343195	On Site	426	-
343197	On Site	354	7.6
343145	100 m north boundary	54.4	6.7
343169	25 m north boundary	312	-
343173	25 m north boundary	268	4.8
343218	100 m north boundary	6	1.8
343240	100m north boundary	6	1.8
343244	0m east boundary	-	-
343002	0m south east boundary	40	5.36
343205	0m south east boundary	311.5	-
343270	0m south east boundary	-	-
343199	0m west boundary	464	1.72
343238	0m west boundary	57	3

3.0 Preliminary Site Investigation

A review of publicly available information for the Site was undertaken to understand the development history of the Site and particularly the nature and location of any potentially contaminating activities. This included review of:

- Selected historical aerial photographs available through Retrolens®, and NearMap™.
- Review of the HRC Sites Associated with Hazardous Substances (SAHS).
- Review of existing reports associated with the Site.
- Review of property files held by HDC.
- Hazardous Substances and Incidents report provided by the Environmental Protection Agency (EPA).

The review was augmented by a Site walkover.

3.1 Aerial Photographs

Historical aerial photographs were sourced from Retrolens®, and NearMap™. These are described in **Table 3** and can be found in **Appendix B**.

Table 3 Historical Aerial Photographs Summary

Year	Reference	Observations
1942	Retrolens® (black & white - earliest	Site: the Site consists of a rural dune landscape. Structures associated with Homesteads 2 and 3 are present. What appear to be stock yards are present at homestead 2, it is inconclusive if a sheep



Year	Reference	Observations
	available aerial image)	dip is present. The majority of the Site is covered with grass and/or low vegetation. Off-Site: the visible topography around the Site is similar to the Site.
1995	Retrolens® (black & white – next available image)	Site: the natural dune landscape has been visibly flattened. Farm buildings have been added to homesteads 2 and 3, including the 1985 woolshed and farm building associated with Homestead 3. Approximately half the Site is now used for forestry, the remainder of the Site appears to be used for pasture. Off-Site: The surrounding dune landscape also appears to have been generally flattened, and the surrounding land use is rural pasture in all directions.
2001	Retrolens® (colour)	Site: The majority of the Motuiti block is now used for forestry. A clearing through the forestry for the Transpower transmission lines is visible. No visible changes to Homesteads 2 and 3 are evident. Off-Site: No significant changes to the previous 1995 images.
2019	NearMap™ (colour)	Site: the farm structures associated with Homestead 1 are present (built approximately 2015). The land of both blocks has been extensively irrigated with centre pivot irrigation. Above ground silage storage is present around Homestead 1. Off-Site: some rural residential properties have been developed on the southern boundary of the Site. No other significant changes from the previous 2001 and 1995 images.

3.2 Horizons Regional Council

HRC maintains a record of properties that have or are suspected of having an industry or activity listed on the MfE HAIL undertaken on them. A request for information held by HRC for the Site was submitted on 18 March 2024. The piece of land is listed on the HRC SAHS with the following information detailed:

SAHS ID - 700720

File Number – ERM 05 01DA

Name - Foxton sheep dip

Address – 231 Motuiti Road, Foxton

HAIL Categories:

- A8 Chemical manufacture, application and bulk storage - Livestock dip or spray race operations

Classification 02 - Verified History of Hazardous Activity or Industry, no Site investigation.

SAHS Detail:

An application for Resource Consent with HDC. Report completed by Aurecon 06/12/2013 identified a former sheep dip on the property. Current parcel is Pt Himatangi 4C5 or proposed Lot 4. HRC has sent a letter (14/01/2014. File Ref:RAI 02 01) to owners to advise that it has been added to our SAHS database.

An extract of the HRC SAHS for the Site and a copy of the Aurecon report are included in **Appendix C**.



3.3 Hazardous Substances and Incidents Report

The Environmental Protection Agency (EPA) maintained a list of reported hazardous substance incidents over the period July 2006 – December 2011. A review of the EPA register over this period, accessed 22 April 2024, did not document any incidents within 500 m radius of the Site boundary in each direction.

3.4 Horowhenua District Council Property File

The property file for HDC was provided to SLR on 22 March 2024 which contained numerous building consents and code of compliance certificates for the Site including:

Table 4 Property File Information Summary

Building Consents	Purpose	Date
Building Permit C017280	Erect a wool shed	31 October 1985
Building Consent	Farming – Proposed new hay shed	28 November 2000
Building Consent 20011008	Farming – Addition to hay shed – Extend shed by one bay	15 January 2002
Building Consent 20150046	Construction of a new three bedroom dwelling with attached double garage	3 March 2015
Building Consent 20150116	Construction of a new rotary cow shed	11 May 2015
Building Consent 20150203	Construction of a new two bedroom dwelling	1 July 2015
Building Consent 20150239	Construction of a calf rearing shed	3 July 2015
Building Consent 20160042	Construction of a new four bedroom brick & Linea clad dwelling with attached double garage	10 March 2016
Building Consent 20170499	Construction of a new 3 bay implement shed	15 September 2017

Of note, the wool shed permit from 1985 states that the woolshed is to be situated near the existing woolshed constructed in 1908, and stockyards.

The information contained within the property file can be provided upon request.

3.5 Site Walkover and Site Interview

A Site visit and interview was undertaken by SLR staff on 22 March 2024. Photos from the Site visit are presented in **Appendix D**. Site location and features are presented in **Figure 1**. The following observations were made during the Site walkover and inspection:

Seymour Block

- The land block has been with the current landowner for approximately 30 years and is used for the pastoral grazing of beef cattle. To the knowledge of the landowner:
 - The previous owners also used the property for pastoral grazing of cattle.
 - No super-phosphate fertilisers have been applied to the land block.
 - Chemical and fuel storage are all present within the buildings of Homestead 2. These are outside of the proposed project development area (Feature 1, Photo 1).



- There have not been and are not any sheep dips or sprays on the land block.
- A burn pit for timber and other farm waste is present but outside of the proposed project development area; no liquids or domestic rubbish have been burned (Feature 2, Photo 3).
- The only previous building no longer present is an old timber and iron hayshed that was demolished and burned on Site (Feature 3, Photo 6).
- There has not been any historic release of chemicals, any uncontrolled filling or and import of fill material onto the block.
- The walkover confirmed the presence of the burn pit, outside of the project development area.
- The block is generally flat lying, and is used for grazing cattle. Irrigation for the block is via centre pivot irrigation fed by an on-Site water bore.
- Two low lying areas with water are present on the block (Features 4 and 5, Photos 4 and 7).
- Multiple farm drains are present crossing the block; no water was observed in these (Photo 5).
- No visual evidence of stressed vegetation, odours or hydrocarbon sheen to water was observed.

Motuiti Block

- The land block has been with the current landowner for approximately 10 years and is used for the pastoral grazing of dairy cattle and crop (maize) growing. To the knowledge of the landowner:
 - The previous owners used the property for forestry, and over 20 years previously for pastoral sheep grazing.
 - They could not confirm the location of any previous sheep dip or spray.
 - A mixture of Sulfur Super 15 and 20 supplied by Ravensdown, has been applied annually to the block since the current owners took over ownership.
 - Fertiliser, chemical and fuel storage are all present within the buildings of Homestead 1, within the landowner retention area for the block (features 6 and 7, Photos 12 and 13).
 - There have been extensive earthworks across the block to level the land. Only Site sourced materials have been used to fill in any depressions on the block. The only material imported to the Site is clean-fill used to form the stock race across the block (Photo 22).
- The block is generally flat lying, and is used for grazing dairy cattle. Irrigation for the block is via centre pivot irrigation fed two on-Site water bores (installed 2015 and 2016).
- Multiple farm drains are present crossing the block; water was only observed in the drains in the east of the block.
- No visual evidence of any sheep dip was observed in the vicinity of the current woolshed (Feature 8, Photos 17-20), or former stock yards (Feature 9, Photo 21) near Homestead 3.
- No visual evidence of stressed vegetation, odours or hydrocarbon sheen to water was observed.



3.6 Site History Summary

- The Site has a history of extensive earthworks, broadly comprising the flattening/filling of the natural sand dune landscape.
- The majority of the Site, across both land Blocks consists of pastoral land used for the grazing of livestock and crop (maize) growing. Prior land use consisted of livestock grazing and forestry plantation.
- Buildings associated with Homesteads 2 and 3 were first established in the 1940s, the original woolshed associated with Homestead 3 was demolished sometime after the establishment of the new woolshed (HDC property file).
- An Aurecon boundary adjustment report that details a potential sheep dip present in the vicinity of a former woolshed on the south side of the Pt Himatangi 4C5, adjacent to the eastern boundary of Homestead Block 3, shown in **Figure 2**.
- Various fuel, chemical and fertiliser storage facilities are present within Homesteads 1 and 2.

3.7 HAIL Summary

Based on a review of the available information for the Site, and from the Site walkover, the following activities listed on the MfE HAIL are considered to have, or more likely than not to have occurred at the Site:

- A6: Chemical manufacture, application and bulk storage - Fertiliser manufacture or bulk storage – associated with superphosphate fertiliser storage at the Motuiti land block. The fertiliser safety data sheet (SDS) details that Super 15 and Super 20 are not considered hazardous to the environment, when stored and used within the manufacturer specifications. The storage silo present in Homestead 1 is modern, constructed in approximately 2015.
- A8: Chemical manufacture, application and bulk storage - Livestock dip or spray race operations – associated with the record of a sheep dip in the vicinity of the woolshed on the Motuiti block adjacent to Homestead 3.
- A17: Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid – associated with the presence of two small fuel storage tanks, one at Homestead 1 and one at Homestead 2.

4.0 Conceptual Site Model

A conceptual site model (CSM) provides a description of the identified potential sources, pathways, and human receptors, and a qualitative assessment of source-pathway-receptor (SPR) linkages. A risk to human health and/or the environment is only present if there is a complete linkage. The Site CSM is presented in **Table 5**.

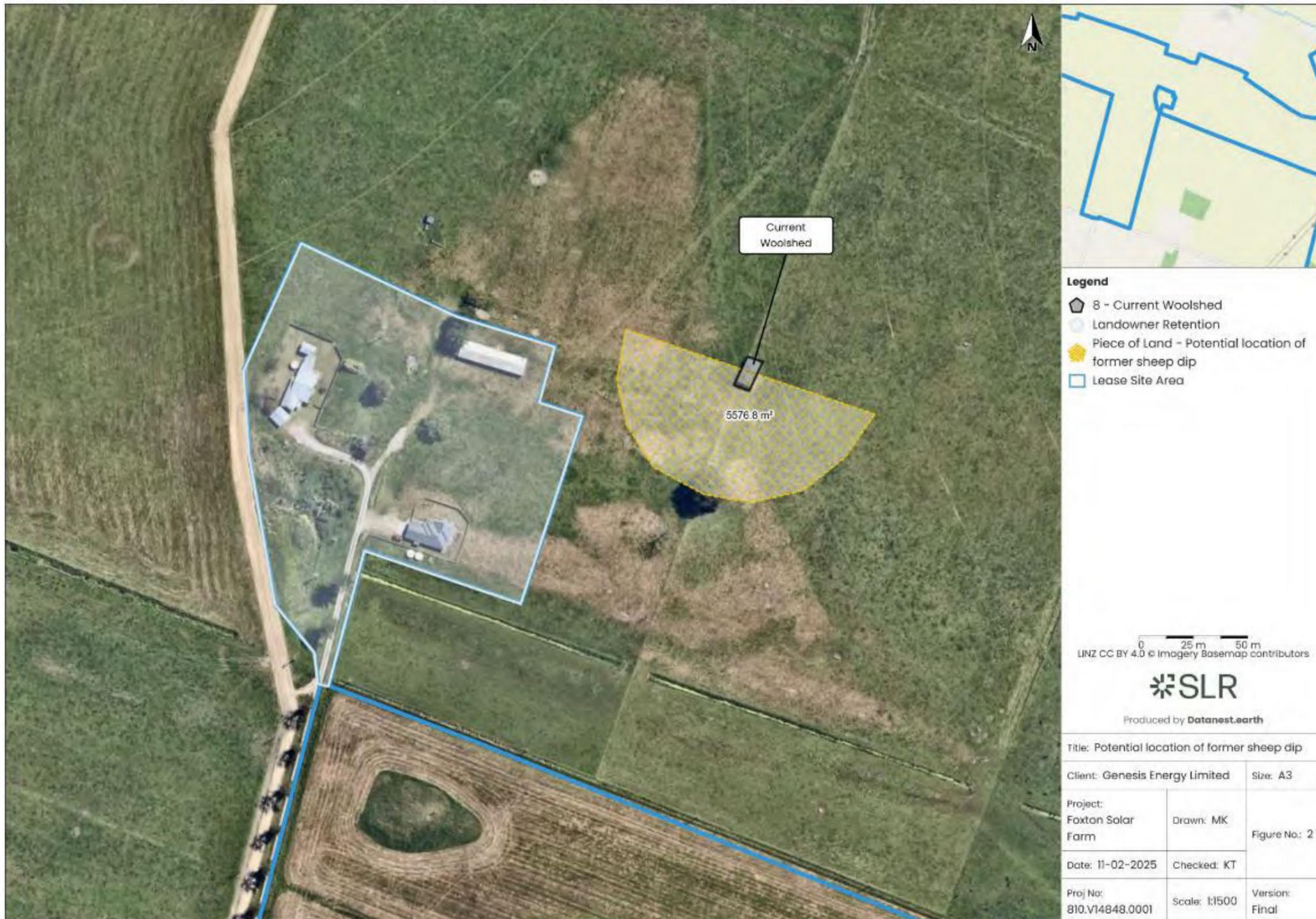


Table 5 Initial Conceptual Site Model

Activity (Source)	Potential HAIL Reference	Location on Site	Potential Contaminants	Pathway	Receptor	Discussion & SPR Linkage
Storage and Application of Fertiliser	A6: Chemical manufacture, application and bulk storage - Fertiliser manufacture or bulk storage	Application to Motuiti Block (entire area) Storage (Feature 6)	Various including cadmium	Direct contact and/or ingestion	Maintenance/excavation workers (during development)	<p>Incomplete</p> <p>Based on our experience in similar agricultural properties, the historical application of superphosphate is highly unlikely to result in cadmium concentrations exceeding the NESCS Soil Contaminant Standards (SCS) for commercial / industrial use (1,300 mg/kg).</p> <p>Fertiliser bulk storage does occur on the Site (Motuiti Block, Feature 6). This is stored in a purpose built above ground silo, constructed around 2015. No accidental release of fertiliser has been recorded at the Site.</p>
				Leaching to groundwater or farm drain	Environment	<p>Highly Unlikely</p> <p>The application of fertiliser is a permitted activity under the Horizons Regional Council One Plan provided it is applied in accordance with the Code of Practice for Nutrient Management.</p> <p>Broad scale application of fertilisers may have resulted in some accidental fertiliser application to waterways (e.g. farm drains) (e.g. through dust drift).</p> <p>The SDS indicates that the fertiliser currently used on the land block does not pose a risk to the environment provided it is stored and used within the manufacturer specifications.</p>
Potential former sheep dip	A8: Chemical manufacture, application and bulk storage - Livestock dip or spray race operations	Associated with the former woolshed located near the current woolshed (Feature 8).	Heavy metals including arsenic, copper and zinc Organochlorines and Pesticides (OCPs) including aldrin, dieldrin, and DDT.	Direct contact and/or ingestion	Maintenance/excavation workers (during development)	<p>Potentially Complete</p> <p>The Aurecon boundary adjustment report indicates that a former sheep dip was present on the Motuiti Block associated with Homestead 3, specifically the former woolshed. The HDC property file indicates that the current woolshed is located in the vicinity of the former woolshed and stockyards.</p>
				Leaching to groundwater or farm drain	Environment	<p>No evidence of the former woolshed or sheep dip was visible during the Site walkover, and the current property owner has no knowledge of it.</p> <p>Soil sampling would be required to confirm that potential contaminants are not present in concentrations that may pose a risk to human health or the environment.</p> <p>Contaminants associated with sheep dips include heavy metals (arsenic, copper and zinc), and OCPs.</p>
Two fuel ASTs (Homesteads 1 and 2)	A17: Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid	Associated with two AST's (Seymour Block Feature 1, and Motuiti Block Feature 7)	Hydrocarbons and lead	Direct contact and/or ingestion	Maintenance/excavation workers (during development)	<p>Incomplete</p> <p>The presence of ASTs on-site is a HAIL activity.</p> <p>The integrity of the ASTs appeared to be in acceptable condition. No significant surface staining or odours were noted.</p> <p>The location of the ASTs is outside of the proposed project development area.</p>
				Leaching to groundwater or farm drain	Environment	<p>Highly Unlikely</p> <p>The integrity of the ASTs appeared to be in acceptable condition. No significant surface staining or odours were noted.</p> <p>Surface drips from use of the dispensing bowsers are highly unlikely to leach or migrate to groundwater or surface water (via overland flow) in sufficient quantity to be a risk to aquatic ecosystems. Additionally, no surface sheens or discolouration were observed on surface water at the Ste (farm drains/areas of ponding).</p>



Figure 2 Potential Former Sheep Dip Location



5.0 NESCS Consenting

Based on the findings of the PSI, the Homestead 1 and 2 areas, and the potential sheep dip adjacent to Homestead 3 have been subject to HAIL activities (Features 1, 6, 7, and 8) and are therefore considered pieces of land accordance with Regulation 5(7) of the NESCS.

Homestead Block 1 (proposed Lots 4 and 5) is outside the solar development area and within the landowner retention area. As a result of the subdivision the potential HAIL sites will lie within proposed Lot 4 and will be able to be sold into different ownership. The existing land use will continue following the subdivision, it is considered highly unlikely that the subdivision will pose a risk to human health. Therefore, in accordance with Regulation 8(4) of the NESCS this subdivision is a permitted activity (PA).

The piece of land associated with the potential former sheep dip adjacent to Homestead Blocks 3 (**Figure 2**) is outside of the current landowner retention area i.e., it lies within the solar development area. The NESCS applies to this piece of land.

Regulation 8(3) of the NESCS details the requirements for disturbing soil as a PA under the NESCS. These include: in a 12 month period the maximum volume of soil of a piece of land that can be disturbed as a PA must be no more than 25 cubic metres (m³) per 500 square meters (m²), and the maximum volume of soil that can be removed from the piece of land is 5m³ per 500m². Based on the area of the piece of land associated with the former sheep dip (approximately 5,577m²), no more than 279m³ of soil may be disturbed, and 55.77m³ removed from the piece of land in a 12 month period as a PA.

Soil disturbance required within this area involves piling for the solar table support posts, trenching for cabling and minor works to remove the existing shed. The works within the piece of land will comply with the requirements of Regulation 8(3) of the NESCS, therefore the soil disturbance within the piece of land will be a PA under the NESCS.

Homestead Block 2 is outside of the Site and no works regulated by the NESCS are occurring here as part of the solar farm development.

No HAIL was identified within the landowner retention area of Homestead 3, therefore this area is not considered a piece of land accordance with Regulation 5(7) of the NESCS and the provisions of the NESCS do not apply to the proposed subdivision of proposed Lots 1 and 2.

6.0 Conclusions and Recommendations

This PSI, undertaken for the Client to support the construction of a proposed solar farm on the Site, identified the following:

- The desktop review of publicly available information identified that HAIL categories A6, A8 and A17 have more likely than not been undertaken on the Site around Homesteads 1 and 2, and adjacent to Homestead 3 (Features 1, 6, 7, and 8) and are therefore considered pieces of land in accordance with Regulation 5(7) of the NESCS.
- No HAIL was identified within Homestead 3. Homestead 2 is outside of the solar development area and no works regulated by the NESCS are occurring here as part of the solar farm development.
- The piece of land associated with the potential former sheep dip adjacent to Homestead Block 3 (**Figure 2**) is outside of the current landowner retention plan. The NESCS applies to the piece of land.



- Soil disturbance within the piece of land will comply with the PA requirements of Regulation 8(3) of the NESCS, therefore the soil disturbance within the piece of land will be a PA under the NESCS.
- The proposed development plans show that the areas of fuel and fertiliser storage (Features 6 and 7) of Homestead 1 are located in areas that will not be included in the development however they will be contained within proposed lot 4. The existing land use will continue following the subdivision, and it is considered highly unlikely that the subdivision will pose a risk to human health. The proposed subdivision complies with the PA requirements of Regulation 8(4) of the NESCS.

7.0 Closure

We trust that this report meets your requirements. Please do not hesitate to contact the undersigned should you wish to discuss it.

Sincerely,

SLR Consulting New Zealand

Michael King
Senior Environmental Consultant

Kevin Tearney, CEnvP SC
Technical Director – Environmental Services

8.0 References

- Geological and Nuclear Sciences [GNS]. 2024. New Zealand Geology Web Map. Retrieved from <http://data.gns.cri.nz/geology/>, accessed April 2024.
- HDC (2015). *Horowhenua District Council District Plan (Operative Version)*. Horowhenua District Council, Levin, New Zealand.
- HRC (2024). *One Plan (amended by plan amendment 3)*. Horizons Regional Council, Palmerston North, New Zealand.
- HRC Horizons Maps. Retrieved from [Horizons Maps | Public Viewer](#), accessed April 2024.
- NearMap™, 2024. Retrieved from <https://apps.nearmap.com/>, accessed April 2024.
- MfE. (2021a), *Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils (Revised 2021)*, Ministry for the Environment, Wellington, New Zealand.
- MfE. (2021b), *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021)*, Ministry for the Environment, Wellington, New Zealand.
- MfE. 2011. *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*. Ministry for the Environment, Wellington, New Zealand.
- Retrolens, 2024. Retrieved from <https://retrolens.co.nz/> and licensed by LINZ CC-BY 3.0. accessed March 2024.





Appendix A Proposed Development Plan

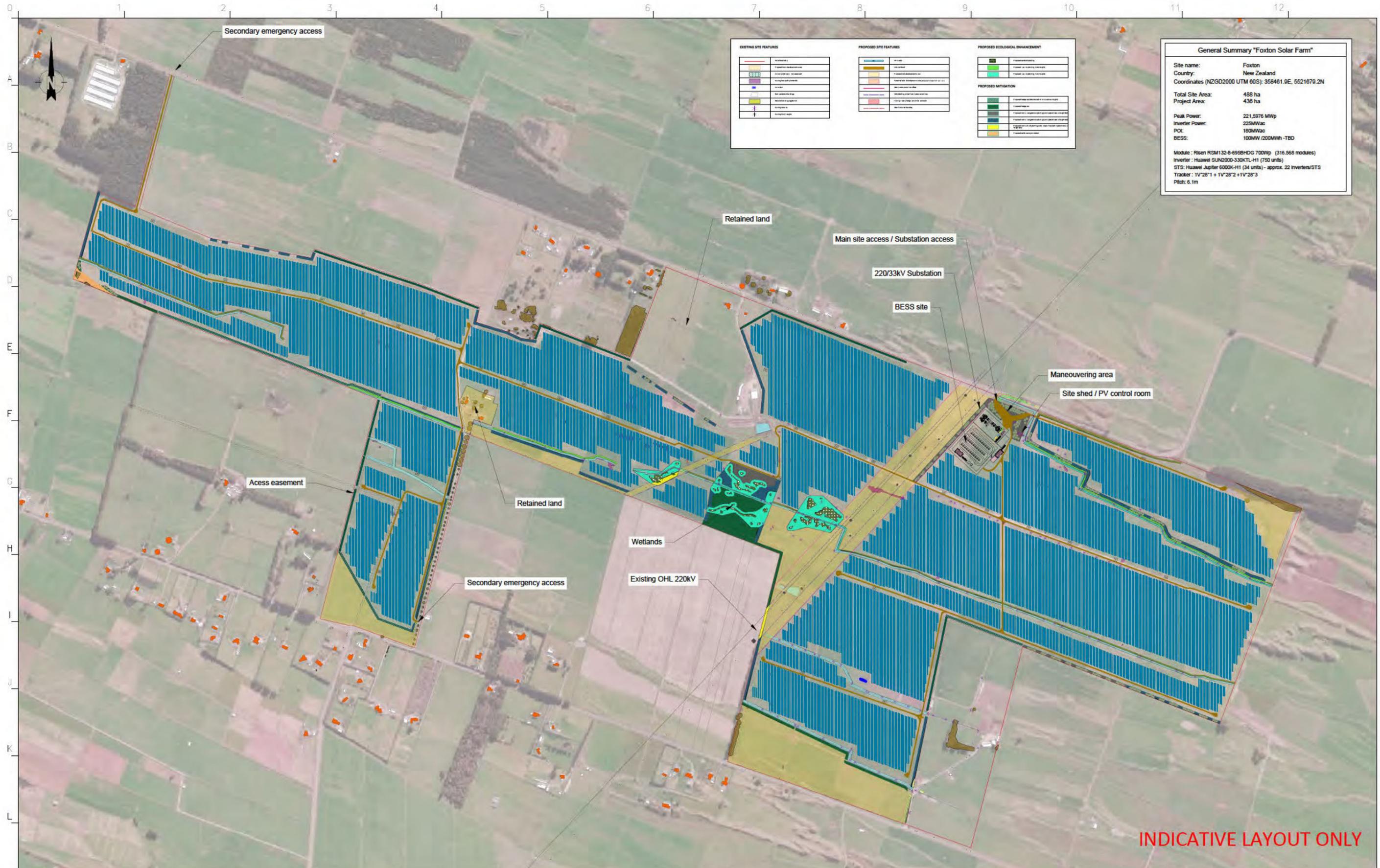
Preliminary Site Investigation

Foxton Solar Farm Fast Track Approvals Act Application

Genesis Energy Limited

Client Reference: Foxton Solar Farm

10 December 2025

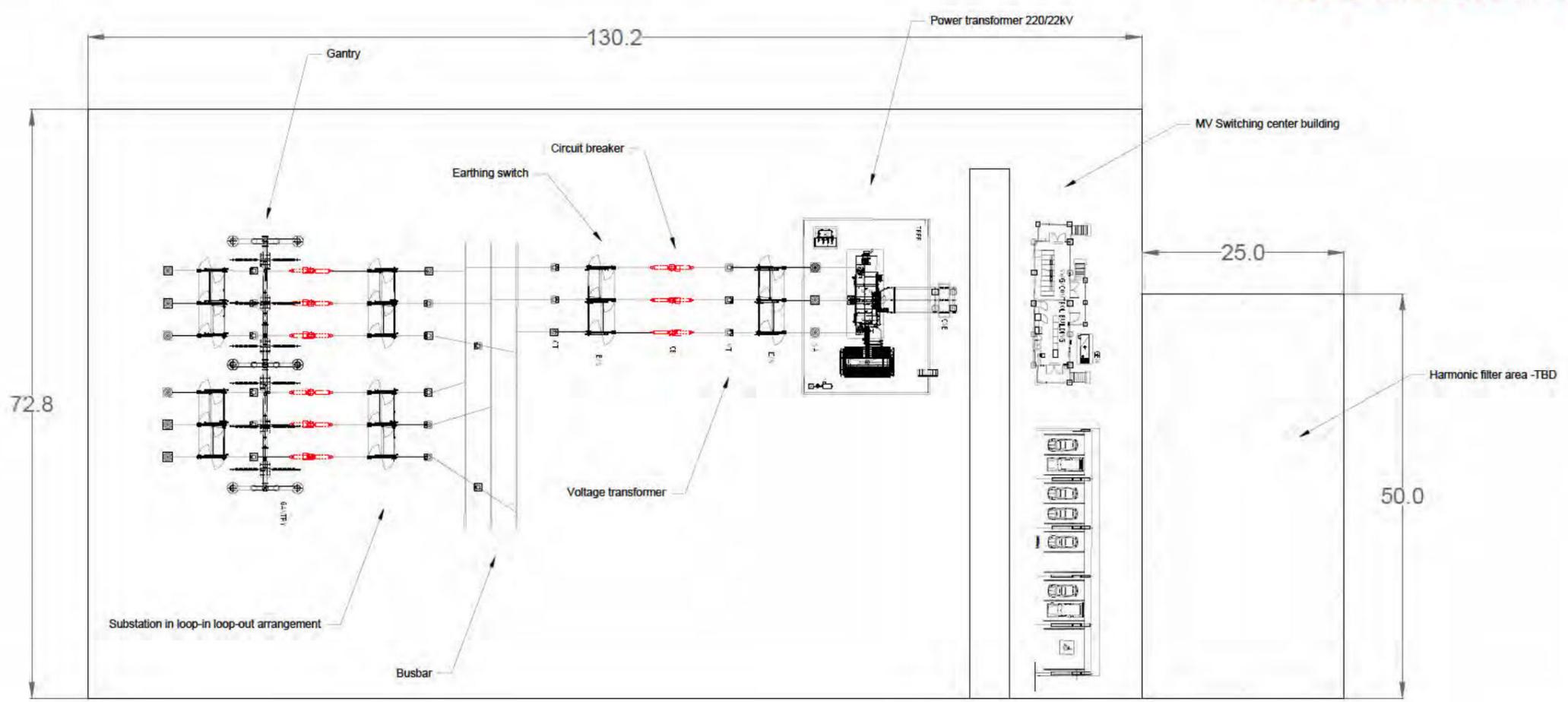


INDICATIVE LAYOUT ONLY

REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

PROJECT		FOXTON SOLAR FARM			
		TITLE			REF. N°: -
A3	GENERAL LAYOUT			N°: -	01.13
				SHEET: - FOLLOW -	Rev.

INDICATIVE LAYOUT ONLY



General Summary "Foxton Solar Farm"	
Site name:	Foxton
Country:	New Zealand
Coordinates (NZGD2000 UTM 60S):	358461.9E, 5521679.2N
Total Site Area:	488 ha
Project Area:	436 ha
Peak Power:	221,5976 Mwp
Inverter Power:	223Mwac
POC:	180Mwac
BESS:	100MW /200MWh -TBD
Module:	Risen RSM132-6-695BDHG 700Wp (316,568 modules)
Inverter:	Huawei SUN2000-330KTL-H1 (750 units)
STS:	Huawei Jupiter 6000K-H1 (34 units) - approx. 22 Inverters/STS
Tracker:	1V'28"1 + 1V'28"2 + 1V'28"3
Pitch:	6.1m

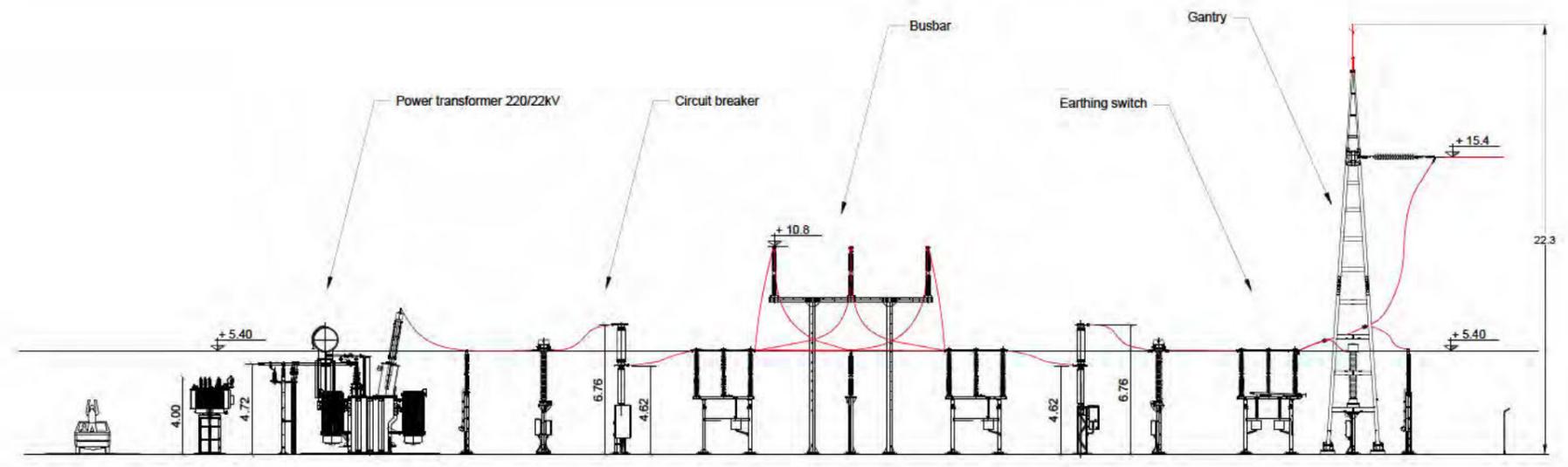
NOTES

NOTE 1: FOR INDICATIVE PURPOSES. DIMENSIONS WILL BE DEFINED IN THE DETAILED ENGINEERING PHASE

NOTE 2: CROSS SECTION VIEW ONLY FOR INDICATIVE HEIGHT PURPOSES OF MAIN EQUIPMENT

NOTE 3: HARMONIC FILTER EQUIPMENT MAXIMUM HEIGHT BELOW 6.5m

NOTE 4: FRV NOT RESPONSIBLE OF SUBSTATION DESIGN. PLANS ARE INDICATIVE ONLY.



REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

PROJECT: FOXTON SOLAR FARM

TITLE: SUBSTATION

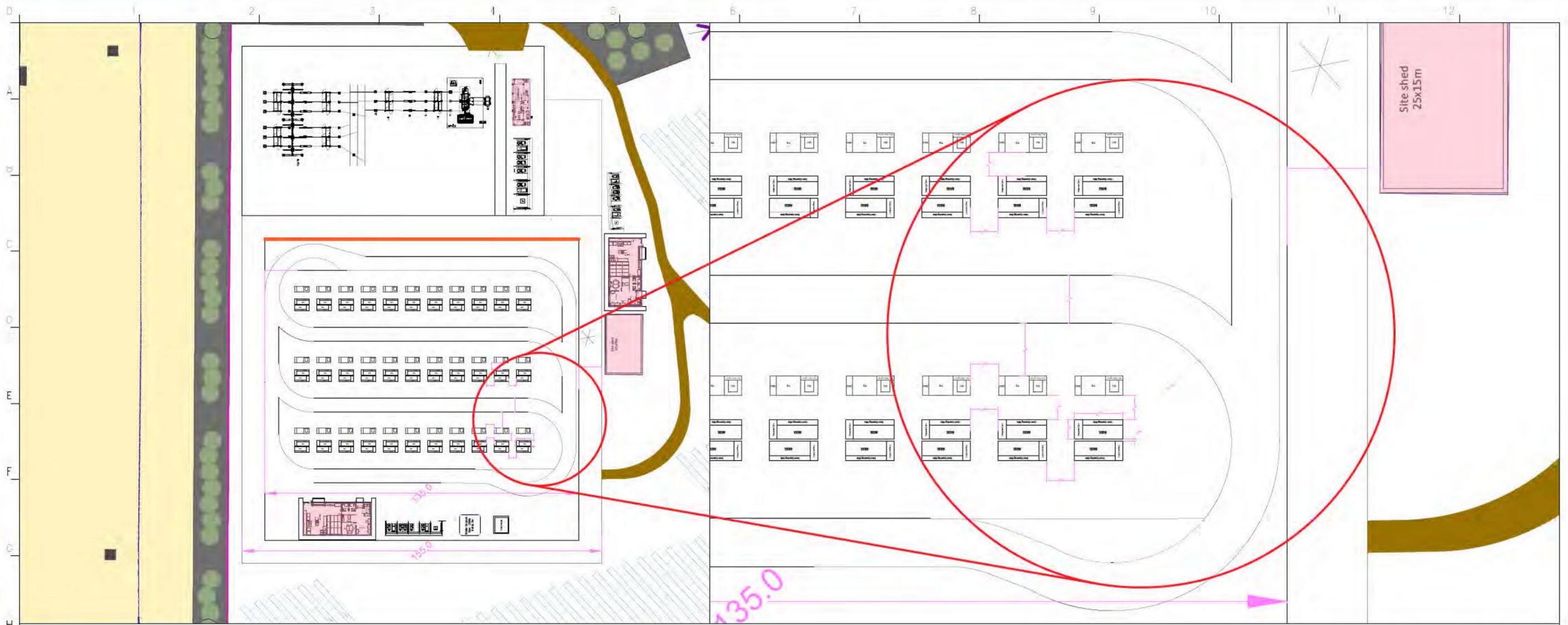
REF. NO: -

NO: -

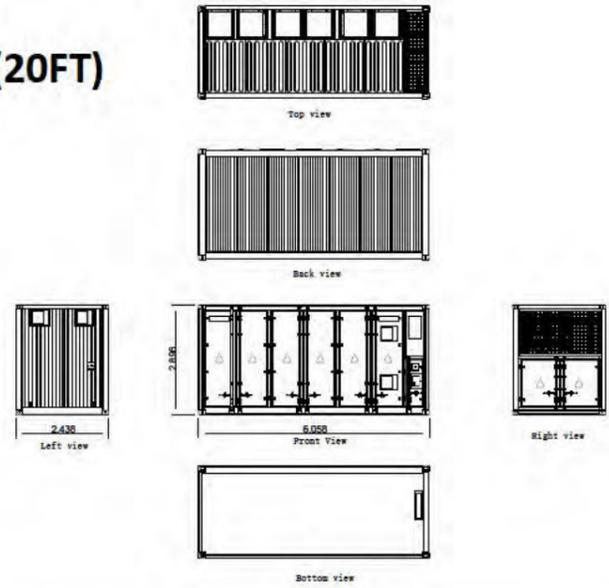
SHEET: - FOLLOW: -

01.13 - Rev.

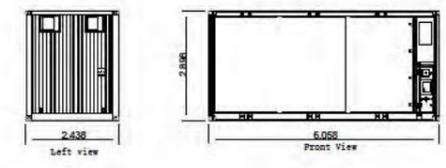
FRV FOSTON RENEWABLE VENTURES



BESS CONTAINER (20FT)



BESS POWER CONVERTER STATION - PCS



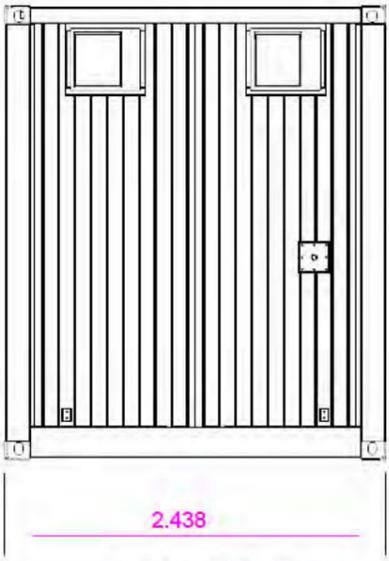
Setback distances between BESS units will be in accordance with manufacturer's instructions, once we have selected technology

INDICATIVE LAYOUT ONLY

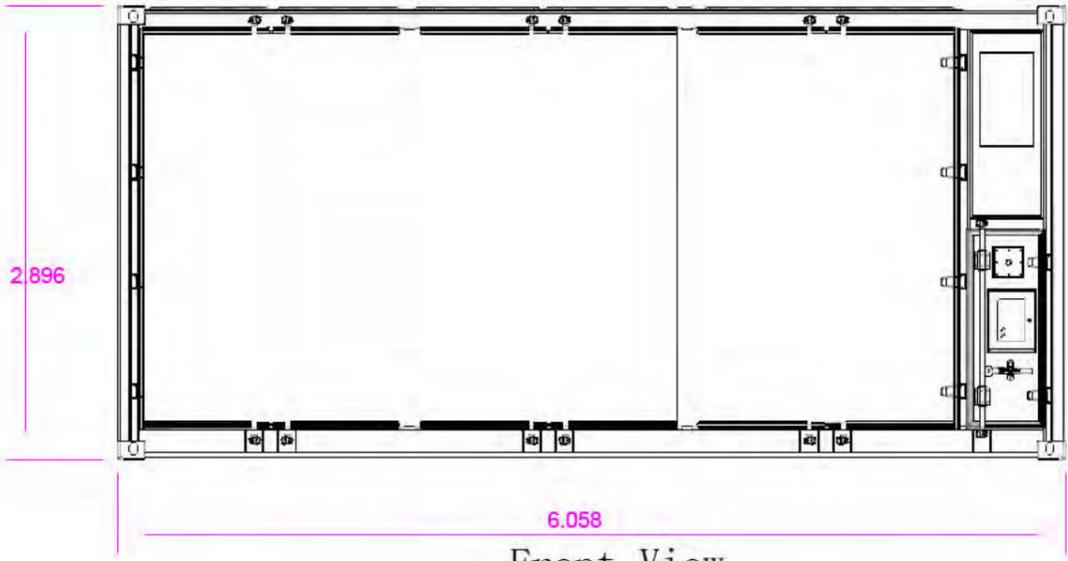
REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

A3	TITLE BESS	PROJECT FOXTON SOLAR FARM		
		REF. N°	-	
		N.°	-	
SHEET		-	FOLLOW	-

TYPICAL DIMENSIONS OF CENTRAL INVERTER (PV) - 20FT CONTAINER SKID

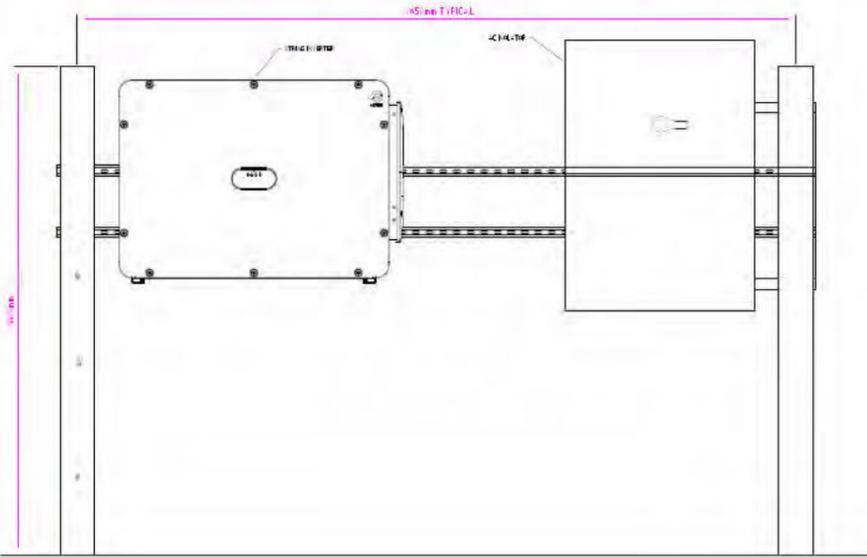


Left view

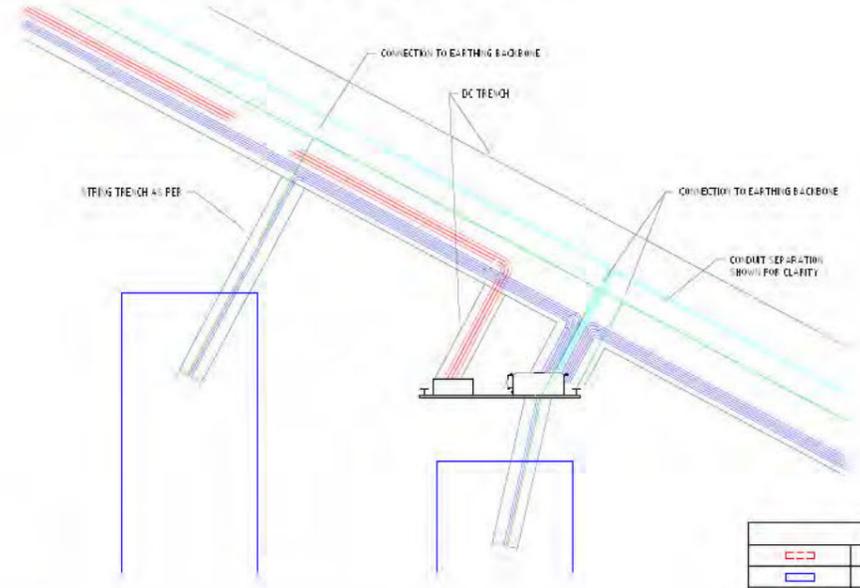


Front View

TYPICAL DIMENSIONS OF STRING INVERTER - ELEVATION



STRING INVERTER - PLAN CONTEXT



LEGEND	
	400V AL AC CABLE
	STRING CABLE (SOLID CONDUIT)
	PVC BARE CU EARTH CABLE
	PVC COATED CU EARTH CABLE
	COMMS CONDUIT

REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

PROJECT: FOXTON SOLAR FARM

TITLE: PV INVERTER DETAIL

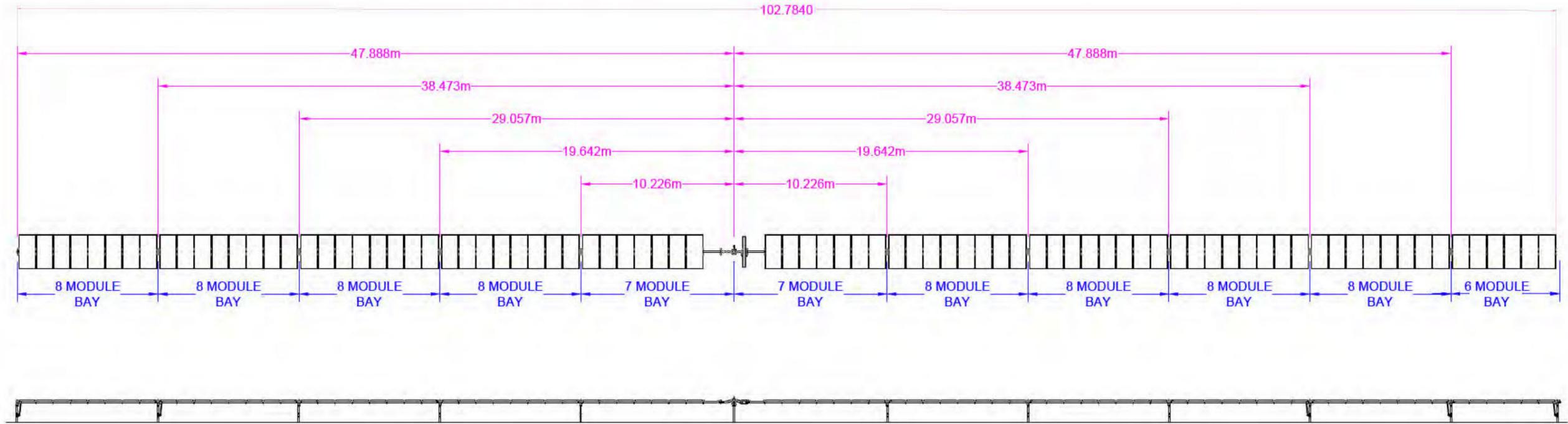
REV. NO: -

N.º: -

SHEET: - FOLLOW: -

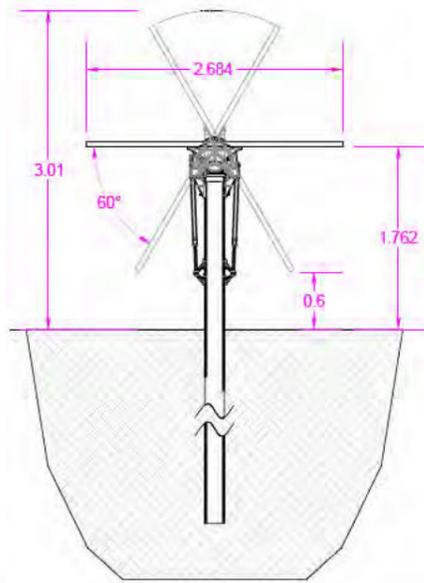
01.13 Rev.

TRACKER - 84 PV MODULES (1Px28modules/stringx3strings)

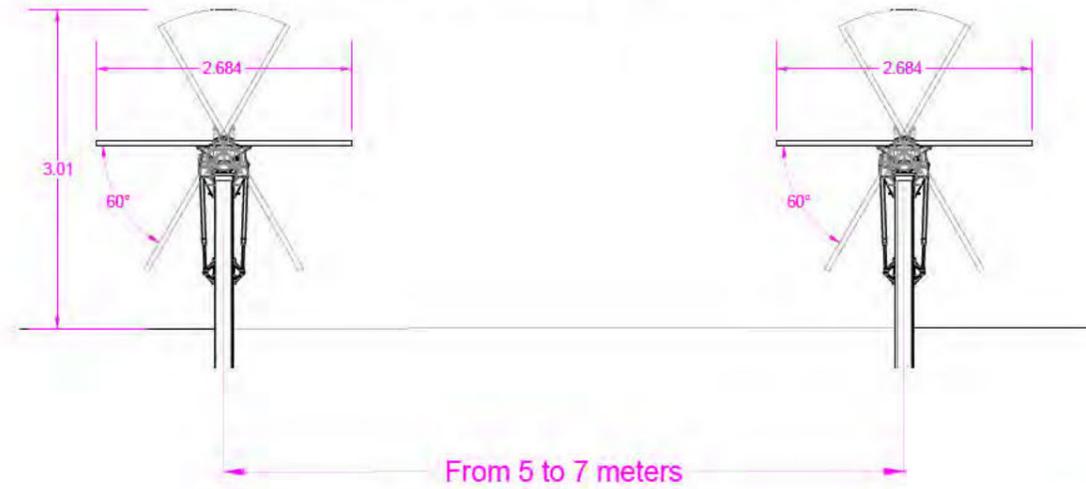


TYPICAL SECTION VIEW OF 1P

Typical section view for a 1P



Pitch range (From 5 to 7 meters) -TBD



INDICATIVE LAYOUT ONLY

REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

PROJECT

FOXTON SOLAR FARM



A3

TITLE

PV TRACKER DETAIL

REF. N°

N.°

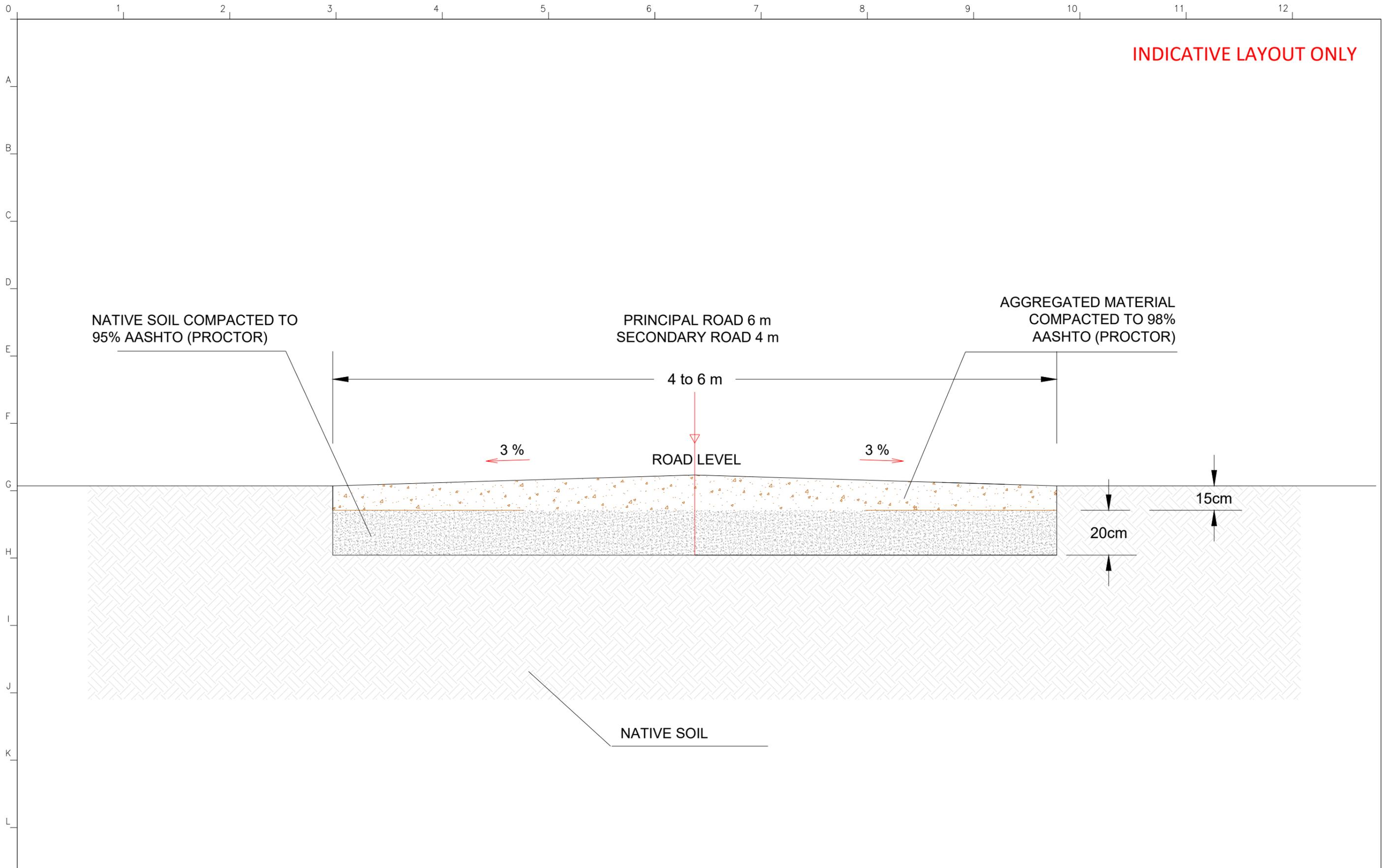
SHEET

01/13

Rev.

FOLLOW

INDICATIVE LAYOUT ONLY

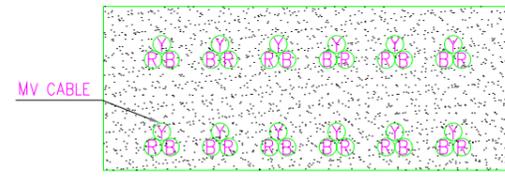


REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

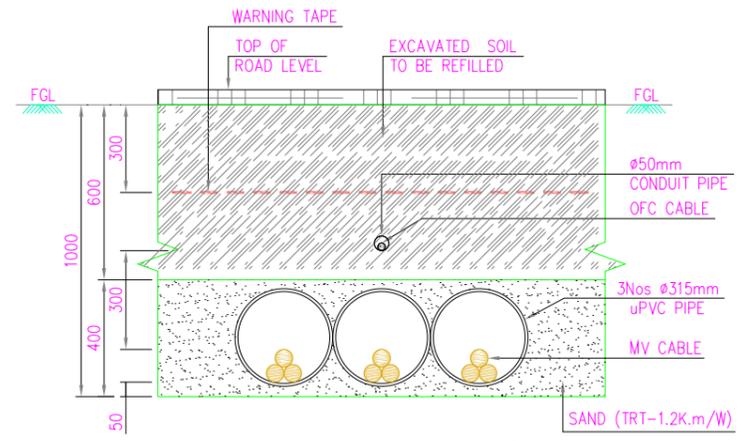
<p>A3</p>		<p>TITLE INTERNAL ROAD DETAIL</p>		<p>PROJECT FOXTON SOLAR FARM</p>		
				<p>REF. N°: -</p>		
				<p>N.° - 01.13 Rev.</p>		
				<p>SHEET - FOLLOW -</p>		

INDICATIVE LAYOUT ONLY

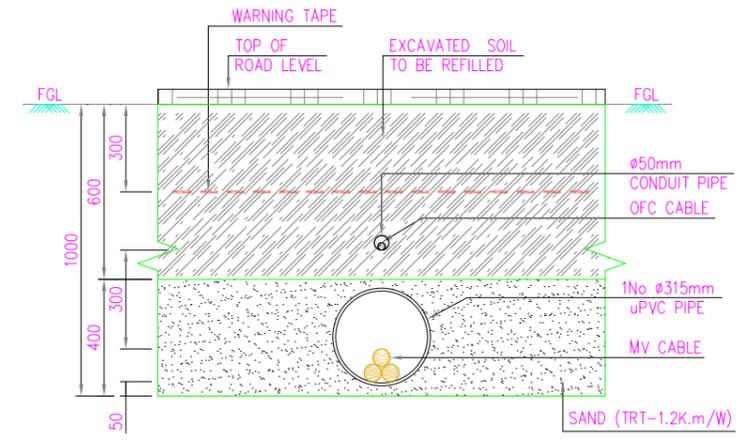
NOTES
NOTE 1: FOR INDICATIVE PURPOSES. DIMENSIONS WILL BE DEFINED IN THE DETAILED ENGINEERING PHASE
NOTE 2: SUBJECT TO GEOTECHNICAL REPORT AND SOILD THERMAL RESITIVITY FINDINGS



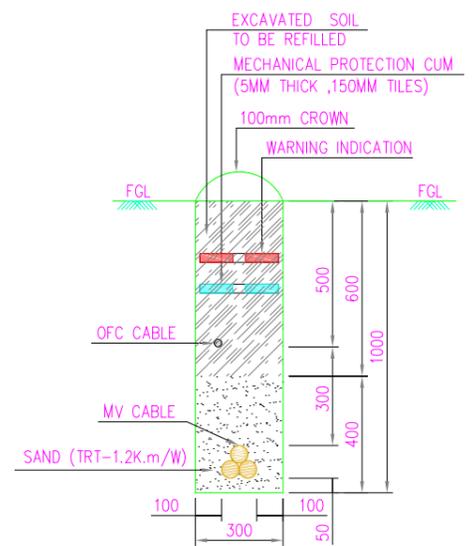
MV CABLE TREFOIL TYPICAL ARRANGEMENT



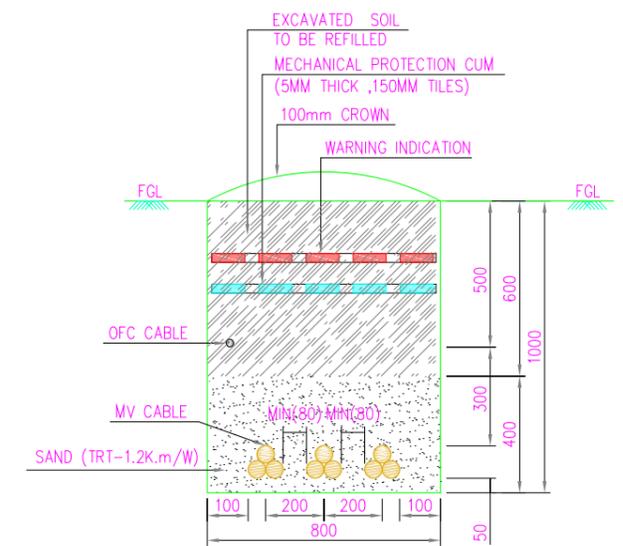
TYPICAL MV CABLE ROAD CROSSING SECTION @ PCU STATION FOR 3 CABLE'S



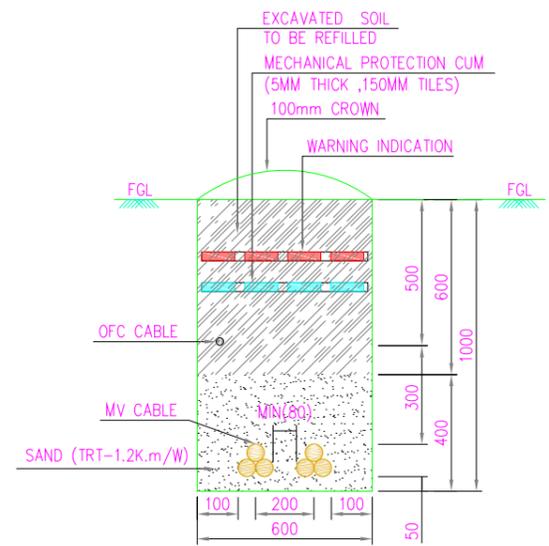
TYPICAL MV CABLE ROAD CROSSING SECTION @ PCU STATION FOR 1 CABLE



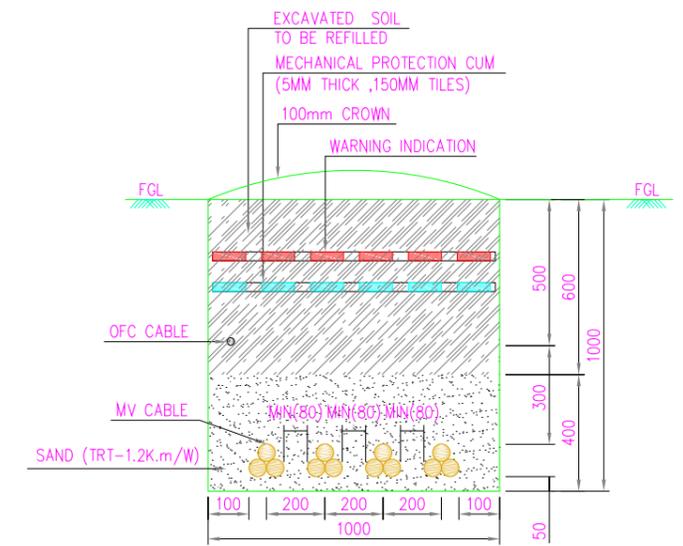
TYPICAL MV CABLE TRENCH ARRANGEMENT FOR 1 CIRCUIT



TYPICAL MV CABLE TRENCH ARRANGEMENT FOR 3 CIRCUITS



TYPICAL MV CABLE TRENCH ARRANGEMENT FOR 3 CIRCUITS



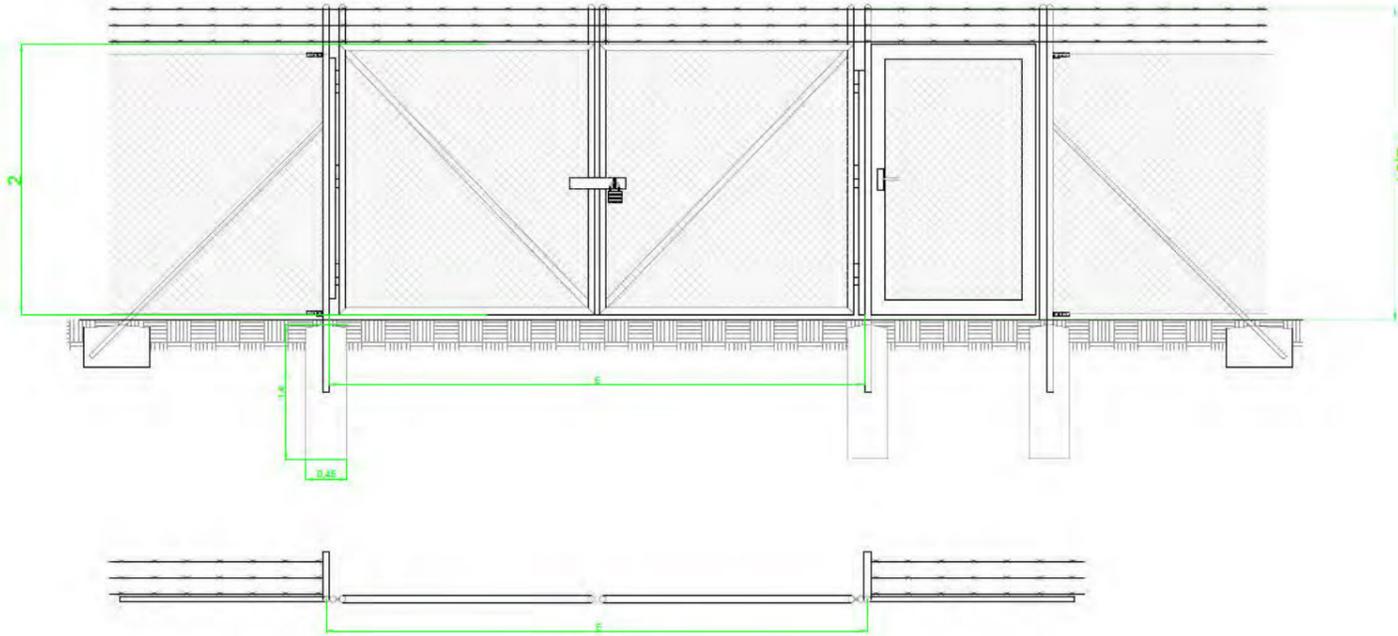
TYPICAL MV CABLE TRENCH ARRANGEMENT FOR 4 CIRCUITS

REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

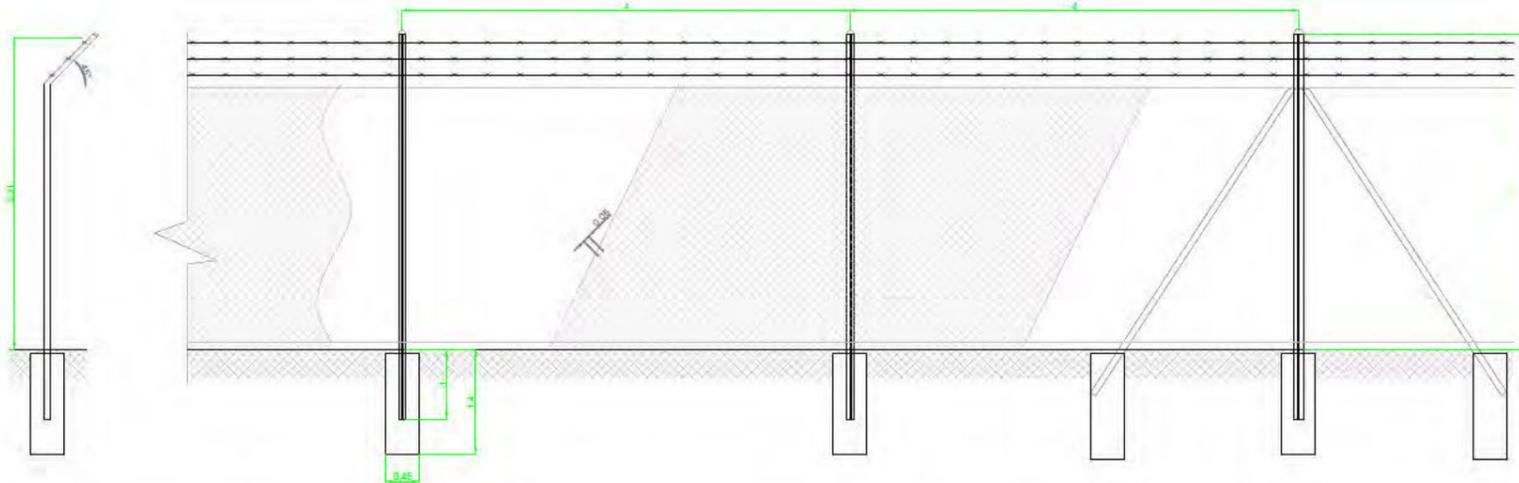
A3	TITLE	PROJECT		
		FOXTON SOLAR FARM		
		REF. N°:	-	
		SHEET	FOLLOW	-

SECURITY GATE DETAIL

INDICATIVE LAYOUT ONLY



PERIMETER FENCING DETAIL



NOTES

NOTE 1: FOR INDICATIVE PURPOSES. DIMENSIONS WILL BE DEFINED IN THE DETAILED ENGINEERING PHASE

REV.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	DESCRIPTION	VERIFIED
01.13	25.05.21	A.P.L.	A.P.L.	A.Q.	A.Q.	Updates in vegetation planning	
01.12	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 100%used, 6.1m pitch	
01.11	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used, 6.1m pitch	
01.10	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 0%used, 6.1m pitch	
01.09	24.11.12	A.P.L.	A.P.L.	A.Q.	A.Q.	Inclusion of proposed mitigation and enhancement (vegetation) - rev1 - East sand dunes 50%used	

PROJECT

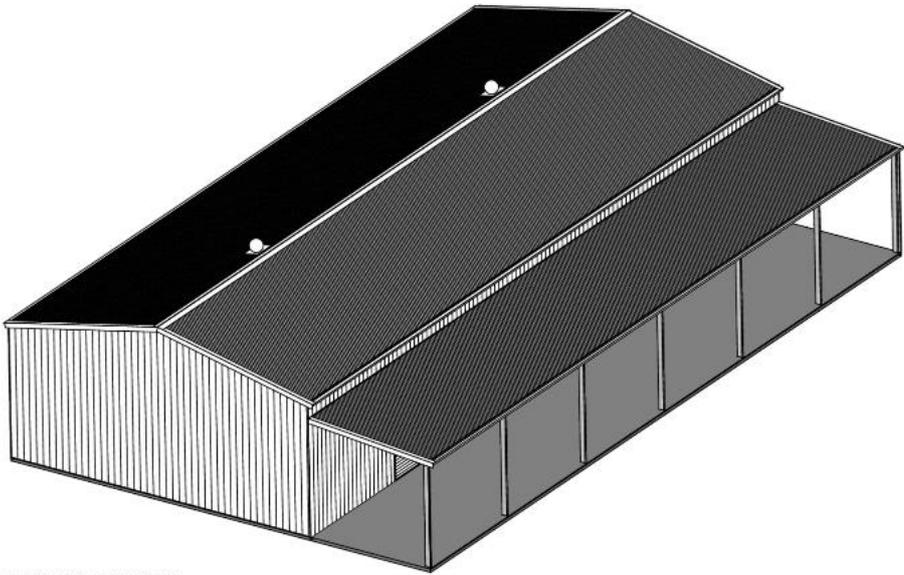
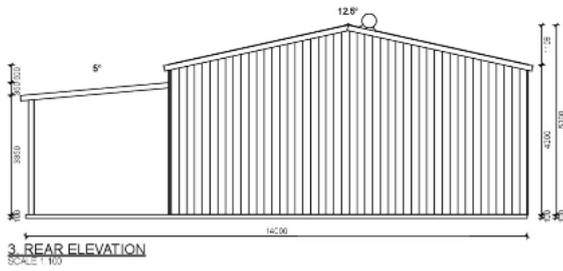
FOXTON SOLAR FARM

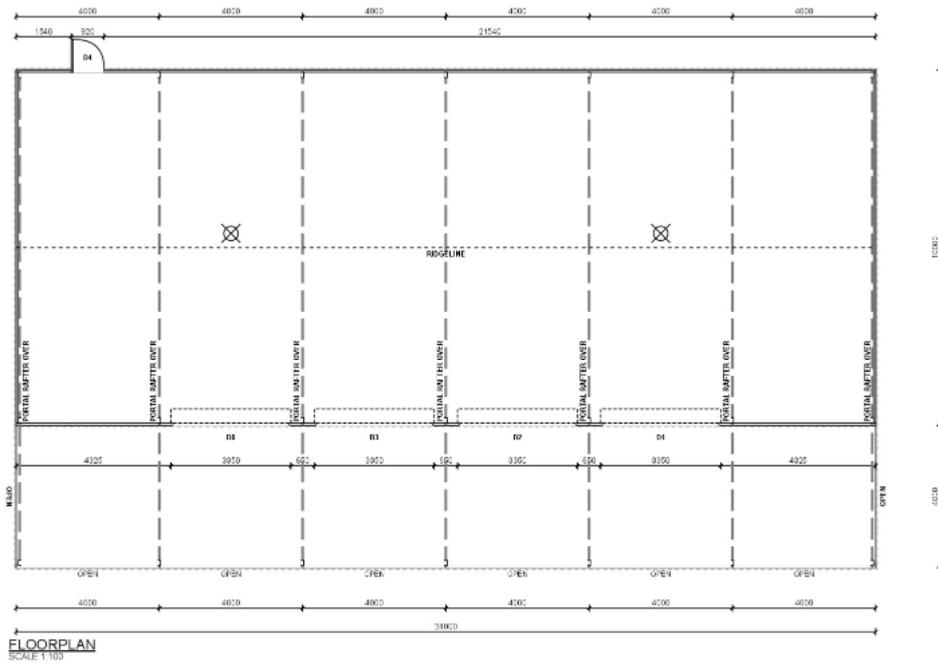


A3

TITLE
FENCING DETAILS

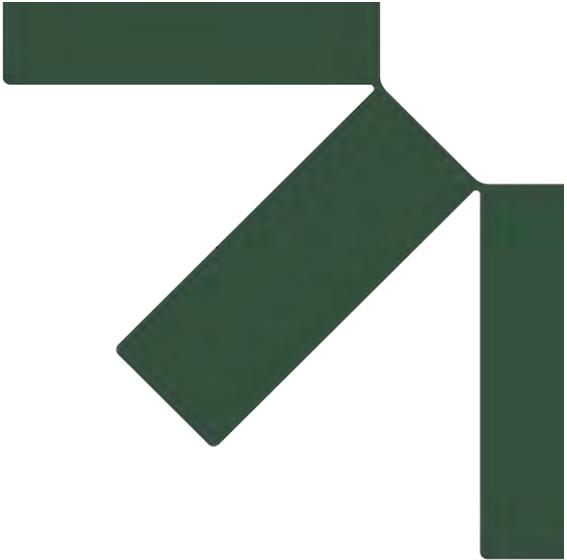
REF. N°:	-
N.°	-
01-13 Rev.	-
SHEET	- FOLLOW -





QTY	DESCRIPTION
1	Eco Farm Shed. (C-Section Frame, 65mm Top Hat Purlins) 24m Long x 10m Wide x 4.2m Eave Height. 12.5° Roof Pitch. 6 Bays. COLORBOND® 0.47 TCT K-Panel Wall Cladding or similar. COLORBOND® 0.47 TCT Corrugated Roof Cladding or similar. COLORBOND® Vee Ridge Flashing. COLORBOND® Garage Barge Flashing. COLORBOND® Quad 115 Eave Gutter, External Bracket. White uPVC Ø90 DownPipes.
1	COLORBOND® Larnec 650/415 PA Door 2040H x 920W Clad one side, outward swing.
4	COLORBOND® Stramit Roller Door Series A 3100H x 3350W MERLIN MR655 Motor Operation
1	LeanTo Right Side. 24.00m Long x 4.00m Wide x 3.35m Eave Height. 0.50m LeanTo Roof To Gable Wall Step Height. 5° Roof Pitch. 6 Bays.
6	LeanTo Open Bay

2	LeanTo Open End
1	4mm Sancell AIR insulation to roof. (361.03 sqm)
2	Roof Mounted Spinner Vent (300mm Throat)
1	Building Permit including preparation of all required documentation.
1	Installation of building.
1	100mm R.C. Slab - Subject to Level Site (240m²)
1	Footings for Lean To
1	Installer & Concreter to Invoice Client Direct
1	Footing Type. (Bolt to Slab). Notes. (Shed on Slab, Lean To on Footings.).



Appendix B Historical Aerial Photographs

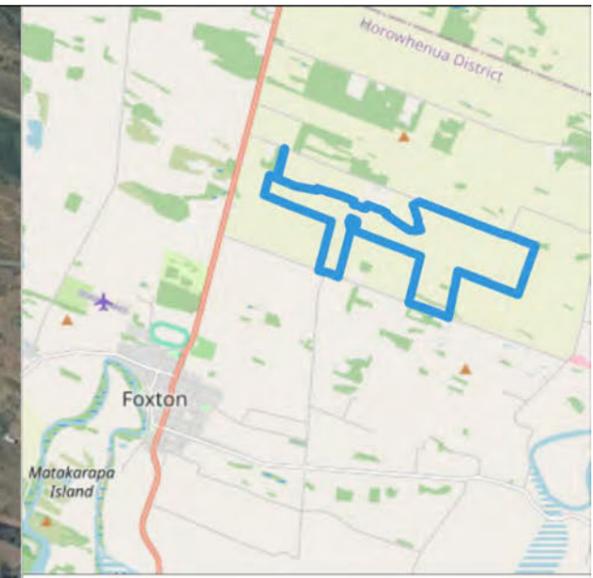
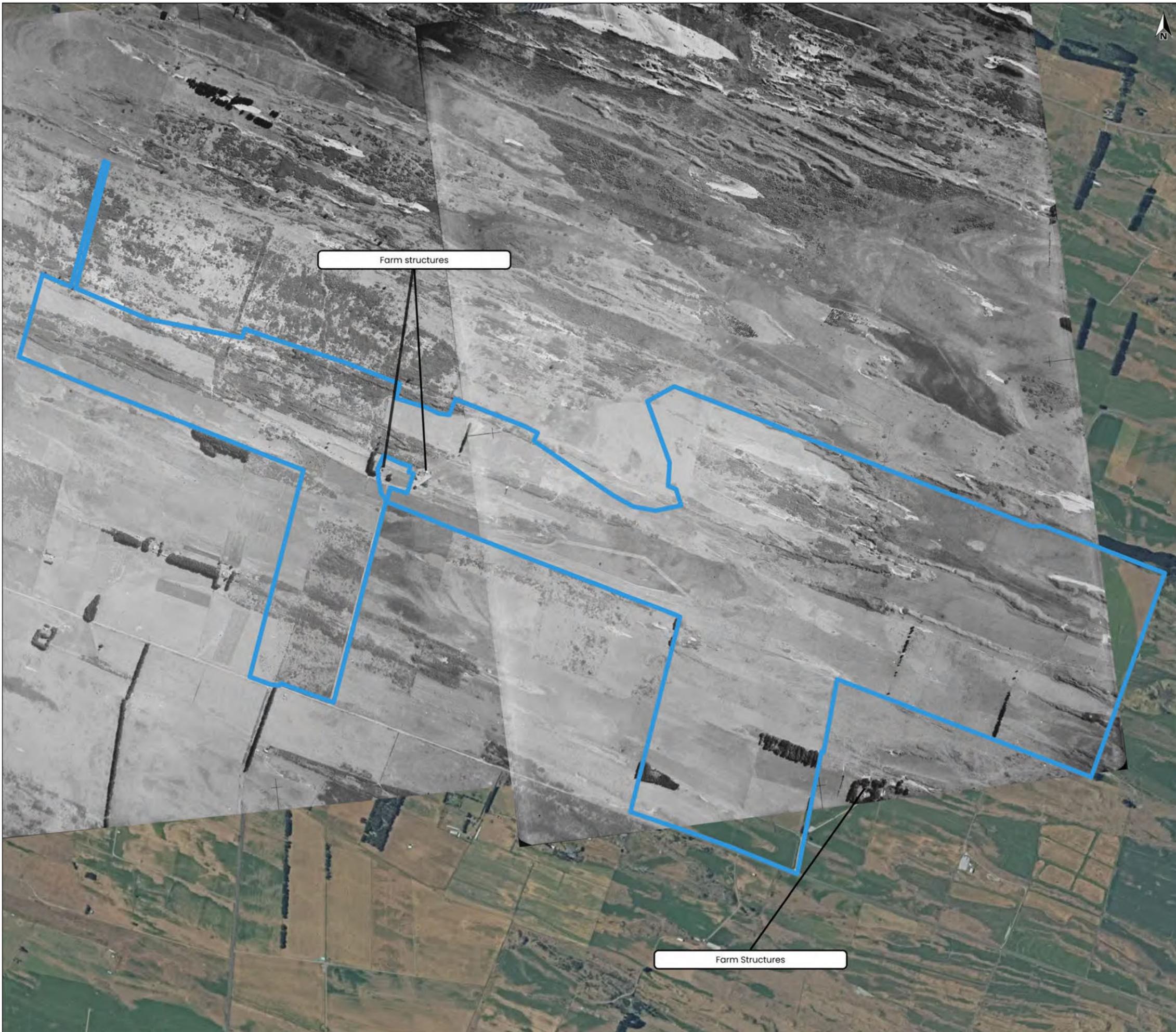
Preliminary Site Investigation

Foxton Solar Farm Fast Track Approvals Act Application

Genesis Energy Limited

Client Reference: Foxton Solar Farm

10 December 2025



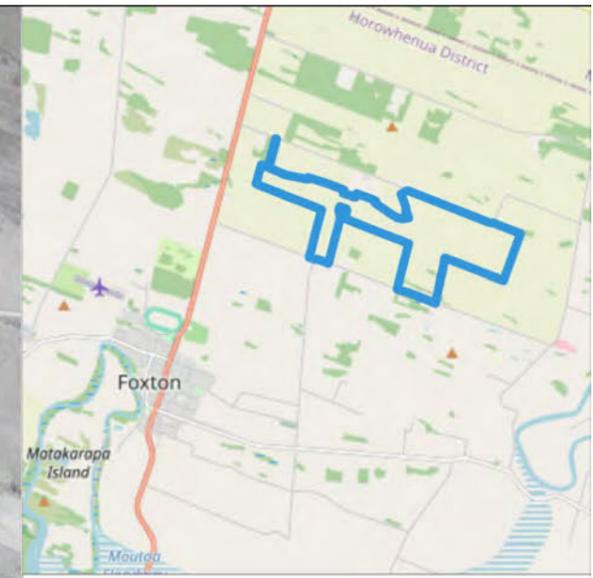
Legend
 □ Lease Site Area

0 250 m 500 m
 LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Historical Aerial - 1942		
Client: Genesis Energy Limited		Size: A3
Project: Foxton Solar Farm	Drawn: MK	Figure: B1
Date: 21-03-2024	Checked: JB	
Proj No: 810.V14848.0001	Scale: 1:16000	Version: Final



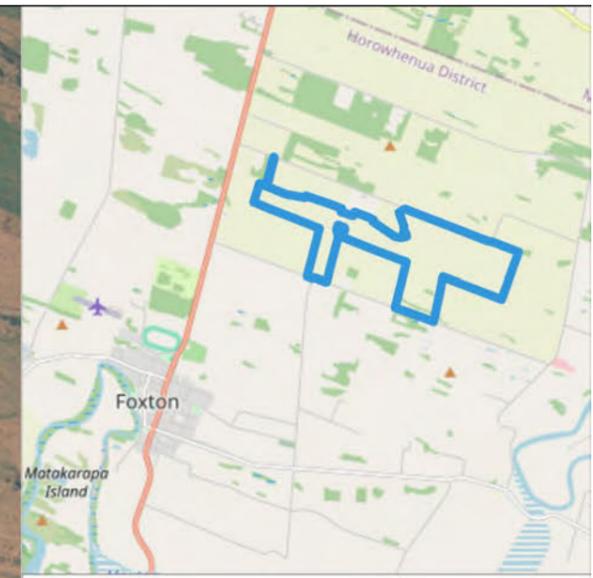
Legend

- Lease Site Area

0 250 m 500 m
LINZ CC BY 4.0 © Imagery Basemap contributors

SLR
Produced by **Datanest.earth**

Title: Historical Arial - 1995		
Client: Genesis Energy Limited		Size: A3
Project: Foxton Solar Farm	Drawn: MK	Figure: B2
Date: 21-03-2024	Checked: JB	
Proj No: 810.V14848.0001	Scale: 1:16000	Version: Final



Legend
□ Lease Site Area

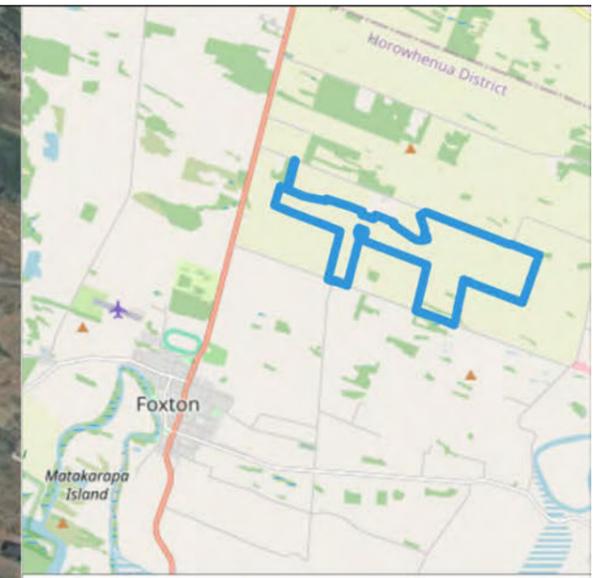
Transpower service corridor established

0 250 m 500 m
LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Historical Aerial - 2001		
Client: Genesis Energy Limited		Size: A3
Project: Foxton Solar Farm	Drawn: MK	Figure: B3
Date: 21-03-2024	Checked: JB	
Proj No: 810.V14848.0001	Scale: 1:16000	Version: Final



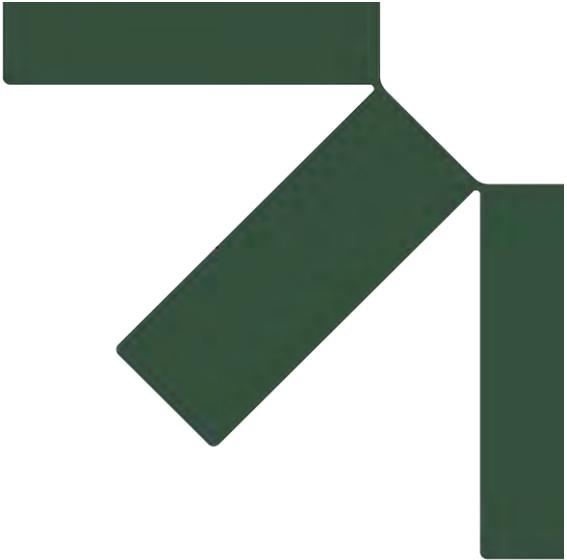
Legend
 □ Lease Site Area

0 250 m 500 m
 LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Historical Aerial - 2019		
Client: Genesis Energy Limited		Size: A3
Project: Foxton Solar Farm	Drawn: MK	Figure: B4
Date: 22-04-2024	Checked: KT	
Proj No: 810.V14848.0001	Scale: 1:16000	Version: Draft



Appendix C HRC SAHS

Preliminary Site Investigation

Foxton Solar Farm Fast Track Approvals Act Application

Genesis Energy Limited

Client Reference: Foxton Solar Farm

10 December 2025

Site Name	Foxton sheep dip	
Incident Number		Consent Number

Digitised

Date: 4/3/22

LOCATION – Check SAHS to ensure it is a new site. If it is an existing site and an inspection is warranted, then complete the library file number and the details of the inspection.

Map Reference	E 1797236 N5520419	District	Horowhenua
Address	231 Motuiti Road, Foxton		
Valuation Number	14770/077.00	Legal Description	Pt Himatangi 4C5
Owner	[REDACTED]		
Contact Information	[REDACTED]		
Occupier	[REDACTED]		
Contact Information	[REDACTED]		

ADMINISTRATION

Site already in contaminated sites directory	Yes/No
Owner aware that site being classed as potentially contaminated.	Yes/No

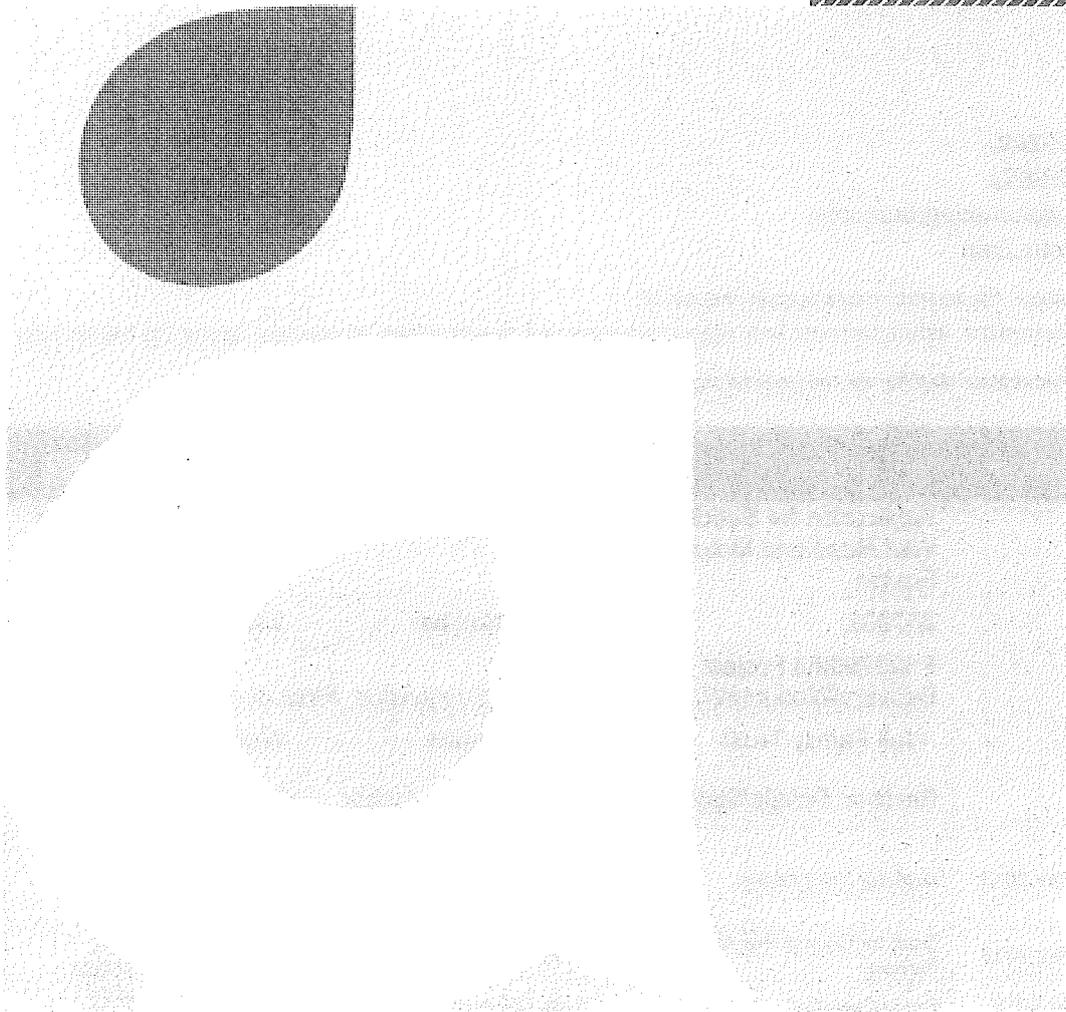
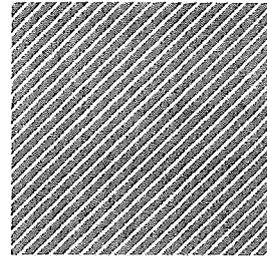
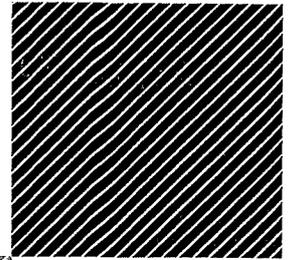
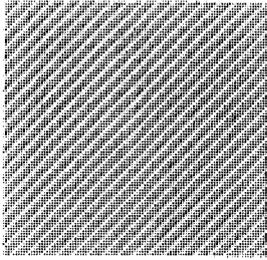
FURTHER INFORMATION

Details of Site (attach additional sheets if required) Application for subdivision identifies a former sheep dip area within the site that may be contaminated.			
Site inspected	Yes/No	Date	
Inspected By			
Samples Taken	Yes/No		
Results Attached	Yes/No		
Photos Taken	Yes/No	Attached	Yes/No

CLASSIFICATIONS

Potential Contaminant (from list)	Persistent dipping chemicals - possibly arsenic, dieldrin, liverstock dip or spray race
HAIL Classification (from list)	Livestock dip or spray race operations
Site Classification (see guidelines)	
Current Land Use	Pastoral rural uses
Site Suitable For	

DPT, aldrin & lindane



aurecon

Project: [REDACTED] Boundary Adjustments

Application for Subdivision Consent (Boundary Adjustment) of land between Wall Road and Motuiti Road, Foxton

Prepared for: [REDACTED]

Project: 237902

6 December 2013

Document Control Record

Document prepared by:

Aurecon New Zealand Limited
 PO Box 1591
 Wellington 6140
 New Zealand

T +64 4 472 9589
F +64 4 472 9922
E wellington@aurecongroup.com
W aurecongroup.com

A person using Aurecon documents or data accepts the risk of:

- a) Using the documents or data in electronic form without requesting and checking them for accuracy against the original hard copy version.
- b) Using the documents or data for any purpose not agreed to in writing by Aurecon.

Document control				aurecon		
Report Title		Application for Subdivision Consent (Boundary Adjustment) of land between Wall Road and Motuiti Road, Foxton				
Document ID		237902	Project Number		237902	
File Path		P:\237902\3 Project Delivery\Working\ [REDACTED] Subdivision_Final.docx				
Client		[REDACTED]	Client Contact		[REDACTED]	
Rev	Date	Revision Details/Status	Prepared by	Author	Verifier	Approver
1	13 November 2013	Draft for client review	Kristy Clement	Kristy Clement Louise Strogon	Louise Strogon	
2	20 November 2013	Draft for Council Pre-Application Review	Kristy Clement	Louise Strogon	Mark Goodin	Mark Goodin
3	6 December 2013	For Lodgement	Kristy Clement	Louise Strogon	Josie FitzGerald	Josie FitzGerald
Current Revision		3				
Approval						
Author Signature			Approver Signature			
Name Louise Strogon			Name Josie FitzGerald			
Title Senior Planner			Title Executive			

**APPLICATION FOR RESOURCE CONSENT
SECTION 88, RESOURCE MANAGEMENT ACT 1991**

TO: Horowhenua District Council

WE: [REDACTED] applies to subdivide 14 existing allotments into seven fee simple allotments.

OWNER AND OCCUPIER:

[REDACTED]
LOCATION:

Wall Road and Motuiti Road, Foxton

LEGAL DESCRIPTION:

- Himatangi 4D3B1 Block held in Certificate of Title WN398/135
- Pt Himatangi 4C3 Block
- Pt Himatangi 4C4 Block
- Pt Himatangi 4C5 Block
- Pt Himatangi 4D3A Block held in Certificate of Title 510366
- Pt Himatangi 4D3B2 Block
- Pt Himatangi 4D2 Block
- Lot 1 DP 427921

- Pt Himatangi 5A6A2 held in Certificate of Title WNB4/635
- Pt Himatangi 5A6B held in Certificate of Title WN461/105
- Lot 1 DP 88328 held in Certificate of Title WN55D/331
- Lot 2 DP 88328 held in Certificate of Title WN55D/332
- Lot 3 DP 88328 held in Certificate of Title WN55D/333
- Lot 4 DP 88328 held in Certificate of Title WN55D/334

ADDITIONAL RESOURCE CONSENTS REQUIRED:

N/A

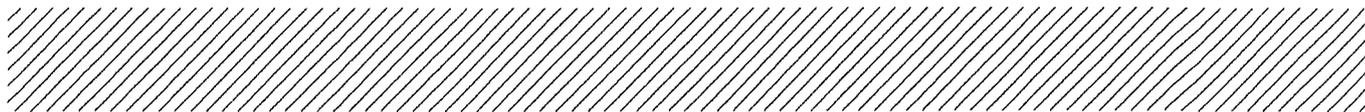
FOURTH SCHEDULE:

We attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposal may have on the environment.

SUBDIVISION CONSENT INFORMATION:

As this is an application for a subdivision consent, we attach information that is sufficient to adequately define –

- a) the position of all new boundaries; and
- b) the areas of all new allotments; and



- c) the locations and areas of new reserves to be created, including any esplanade reserves and
- d) esplanade strips; and
- e) the locations and areas of any existing esplanade reserves, esplanade strips, and access
- f) strips; and
- g) the locations and areas of land below mean high water springs of the sea, or of any part of
- h) the bed of a river or lake, to be vested in the Crown or local authority under section 237A of
- i) the Resource Management Act 1991; and
- j) the locations of land to be set aside as new roads.

ADDITIONAL INFORMATION:

We attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act:

- See Appendices

(Signature of applicant or person authorised to sign on behalf of applicant).
Dated at Wellington this 6 December 2013

<p>ADDRESS FOR SERVICE:</p> <p>██████████ c/- Aurecon New Zealand Limited PO Box 1591 WELLINGTON 6140 Attn: Louise Strogen</p> <p>Telephone: ██████████ E-mail: ████████████████████</p>	<p>ADDRESS FOR INVOICING:</p> <p>████████████████████ ████████████████████ ████████████████████</p> <p>Telephone: ██████████</p>
--	---

1. Introduction

The purpose of this report is to accompany a resource consent application by the Wall Family Trust, seeking approval of a boundary rationalisation of their 14 rural allotments currently held between 8 certificates of title to create seven fee simple allotments on land located between Wall Road and Motuiti Road, Foxton.

The application has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the RMA. This report is intended to provide the information necessary for a full understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

This report contains the following information:

- A description of the site and surrounding locality;
- A description of the proposed boundary adjustments with associated proposed scheme plan;
- An assessment of the potential effects of the proposal and identified measures which will be implemented in order to avoid, remedy or mitigate potential adverse effects; and
- An analysis of the proposal against relevant statutory documents including the Horowhenua District Plan (District Plan) and National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.

2. Site Description and Surrounds

2.1 Site Description

The subject site for the proposed boundary adjustment consists of 14 rural allotments on land found to the eastern side of State Highway 1 and located between Wall Road (north) and Motuiti Road (south) respectively. The Foxton settlement is approximately 3.4km to the southwest.

Figure 1: Aerial photograph of the site and surroundings.



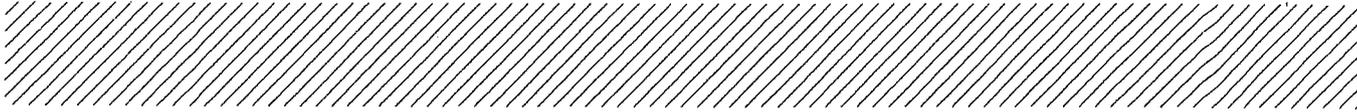
Source: Horowhenua GIS.

The location of the subject site is identified on the aerial photograph presented at **Figure 1**. The subject site can be accessed via a combination of existing access strips and gateways from Wall Road and Motuiti Road. **Table 2.1** below and **Figure 2** confirm the allotments contained within the subject site and their legal description. Copies of the Certificates of Title are attached at **Appendix A**.

Table 2.1: Existing Allotments.

	Certificate of Title	Allotment	Allotment size
1	510366	Lot 1 DP 427921 (access lot)	1.1ha
		Pt Himatangi 4D2	19.5ha
		Pt Himatangi 4D3B2	12.5ha
		Pt Himatangi 4D3A	33.1ha
		Pt Himatangi 4C5	88.995ha
		Pt Himatangi 4C3	88.97ha
		Pt Himatangi 4C4	102.1ha
2	WN398/135	Pt Himatangi 4D3B1	5.5ha
3	WN55D/331	Lot 1 DP 88328	2ha
4	WN55D/332	Lot 2 DP 88328	1.9957ha
5	WN55D/333	Lot 3 DP 88328	2ha
6	WN55D/334	Lot 4 DP 88328	1.989ha
7	WNB4/635	Pt Himatangi 5A6A2 (access lot)	0.9ha
8	WN461/105	Pt Himatangi 5A6B (access lot)	0.9ha

The total area of the subject site is approximately 361ha comprising of flat rural land containing greenfields used for pasture and areas of forestry. Forestry is located in the northern portions of the site. Existing built form within the subject site consists of a homestead and woolshed/rural outbuildings within Pt Himatangi 4C5 in the southern portion of the site. A former sheep dip area is located in the vicinity of the woolshed but has not been in use for significant period. High Voltage transmission lines traverse northeast to southwest within Pt Himatangi 4C4 towards the east of the subject site.



4.3 Other Matters

4.3.1 Development Contributions

While the proposal will result in the reduction of both the number of allotments and the certificates of title currently in existence, Council have proffered the view in pre-application discussion that as three of these existing allotments/certificates of title are access strips with no development potential, proposed boundary adjustment would create 1 additional unit of demand which would be payable on S224 for subdivision.

Development contributions are required in order to ensure that the existing levels of services provided by a Council are not reduced or diluted by ongoing development in the community. Developers who create a demand on infrastructure and reserves should contribute towards the cost of ensuring that there is no loss in the level of service that was being provided before the development took place. Development contributions will be applied to any person who triggers a demand for additional services as set out in the Development Contributions Policy. Development contributions apply to both activities requiring resource consent as well as those permitted by the Plan.

The subject site currently contains 11 allotments (excluding the access lots) that could be potentially developed generating a degree of demand on Council services. The proposal, however, will result in only seven allotments/certificates of title and as such results in a decrease in the existing level of development potential by four allotments/demand units. As such, it is considered that no development contributions are necessary for the proposed development.

4.3.2 Esplanade reserves and strips

It is also noted that esplanade reserves and strips may be required where an allotment or allotments are to be created adjacent to the coast, lakes or adjacent to rivers and streams over three (3) metres in width (in accordance with s230 of the Resource Management Act 1991). Section 230(3) confirms that for allotments in excess of 4ha neither a strip nor reserve is required. In this instance, while there are a number of small waterbodies within Lot 7, these are less than 3 metres in width and therefore this matter is not be applicable.

4.3.3 NES on Assessing and Managing Contaminants in Soil to Protect Human Health

The former sheep dip area mentioned in Section 2.1 and indicated on the Scheme Plan may be considered to be contaminated, therefore the provisions of the NES on Contaminated Land have been taken into account as part of this application.

As specified in the NES on Contaminated Land only apply if the subdivision of land would cause it to stop being production land (Clause 8(c)). The associated User's Guide for the NES provides further clarification on this matter at Page 20 citing an example of a subdivision activity that does not trigger the NES being the subdivision of a farm into multiple blocks of production land. As such, it is considered that the proposed subdivision falls under this specification, because no residential development is proposed. The application does not propose to change the use of the land within proposed Lots 1-6 as these will continue their current rural use as production land. Proposed Lot 7 contains the existing homestead, this site lies outside the area considered to contain any type of contamination and therefore the NES does not apply.

4.4 Rules Summary

Based on the above assessment, resource consent is sought for the boundary adjustment as a **Limited Discretionary Activity** pursuant to both the Operative and Proposed District Plans.



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier **510366**
Land Registration District **Wellington**
Date Issued 25 November 2011

Prior References

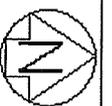
375814 WN55D/335

Estate Fee Simple
Area 349.8738 hectares more or less
Legal Description Part Himatangi 4C3 Block and Part
Himatangi 4C4 Block and Part Himatangi
4C5 Block and Part Himatangi 4D2 Block
and Part Himatangi 4D3A Block and Part
Himatangi 4D3B2 Block and Lot 1
Deposited Plan 427921

Proprietors

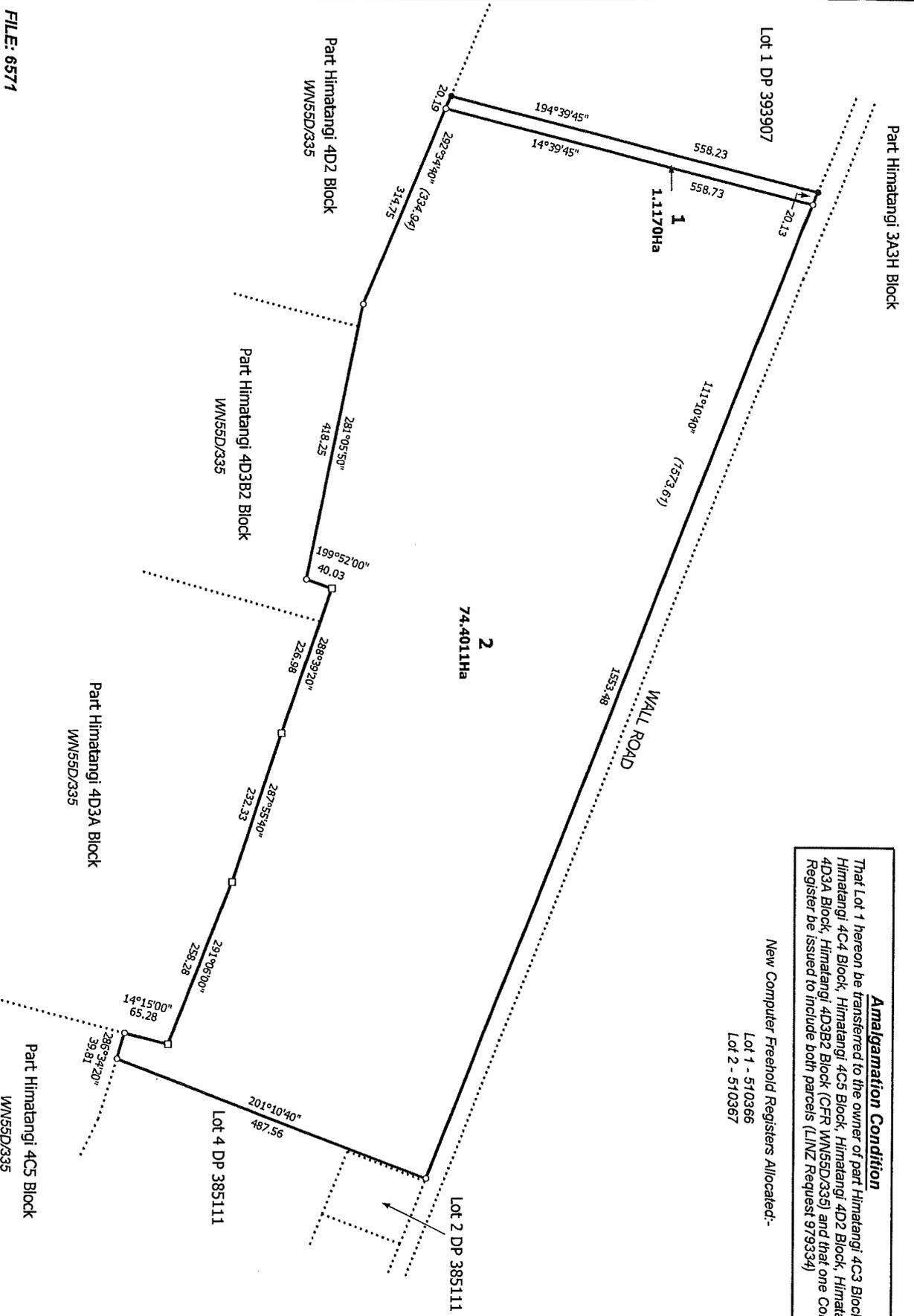
Interests

SUBJECT TO SECTION 243(C) RESOURCE MANAGEMENT ACT 1991 (AFFECTS DP 88328) (AFFECTS PART HIMATANGI 4C5 BLOCK)
589915.2 Mortgage to (now) [REDACTED]
[REDACTED] in shares - 28.10.1983 at 10:24 am (affects Part Himatangi 4C3 Block, Part Himatangi 4C4 Block, Part Himatangi 4C5 Block, Part Himatangi 4D2 Block, Part Himatangi 4D3A Block and Part Himatangi 4D3B2 Block)
834992.1 Variation of Mortgage 589915.2 - 23.2.1987 at 2.41 pm
B791311.3 Mortgage to ASB Bank Limited - 5.7.2000 at 11.25 am (affects Part Himatangi 4C3 Block, Part Himatangi 4C4 Block, Part Himatangi 4C5 Block, Part Himatangi 4D2 Block, Part Himatangi 4D3A Block and Part Himatangi 4D3B2 Block)
7584365.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.10.2007 at 11:40 am (affects Lot 1 DP 427921)
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 427921)
9126307.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 18.7.2012 at 12:49 pm (Affects Part Himatangi 4C5, 4D2 and 4D3B2 Blocks)
9251463.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 29.11.2012 at 3:48 pm



Amalgamation Condition
 That Lot 1 hereon be transferred to the owner of part Himatangi 4C3 Block, Himatangi 4C4 Block, Himatangi 4C5 Block, Himatangi 4D2 Block, Himatangi 4D3A Block, Himatangi 4D3B2 Block (CFR WNS5D/335) and that one Computer Register be issued to include both parcels (LINZ Request 979334)

New Computer Freehold Registers Allocated:-
 Lot 1 - 510366
 Lot 2 - 510367



FILE: 6571

Land District: Wellington

Lots 1 and 2 being a subdivision of Lot 2 DP 393907

Digitally Generated Plan
 Generated on: 30/11/2011 11:13am Page 2 of 2

Surveyor: Neale Charles Thomas Faulkner
 Firm: Yeomans Survey Solutions Ltd (Auck)

Title Plan
 DP 427921

Deposited on: 25/11/2011

T 1/1

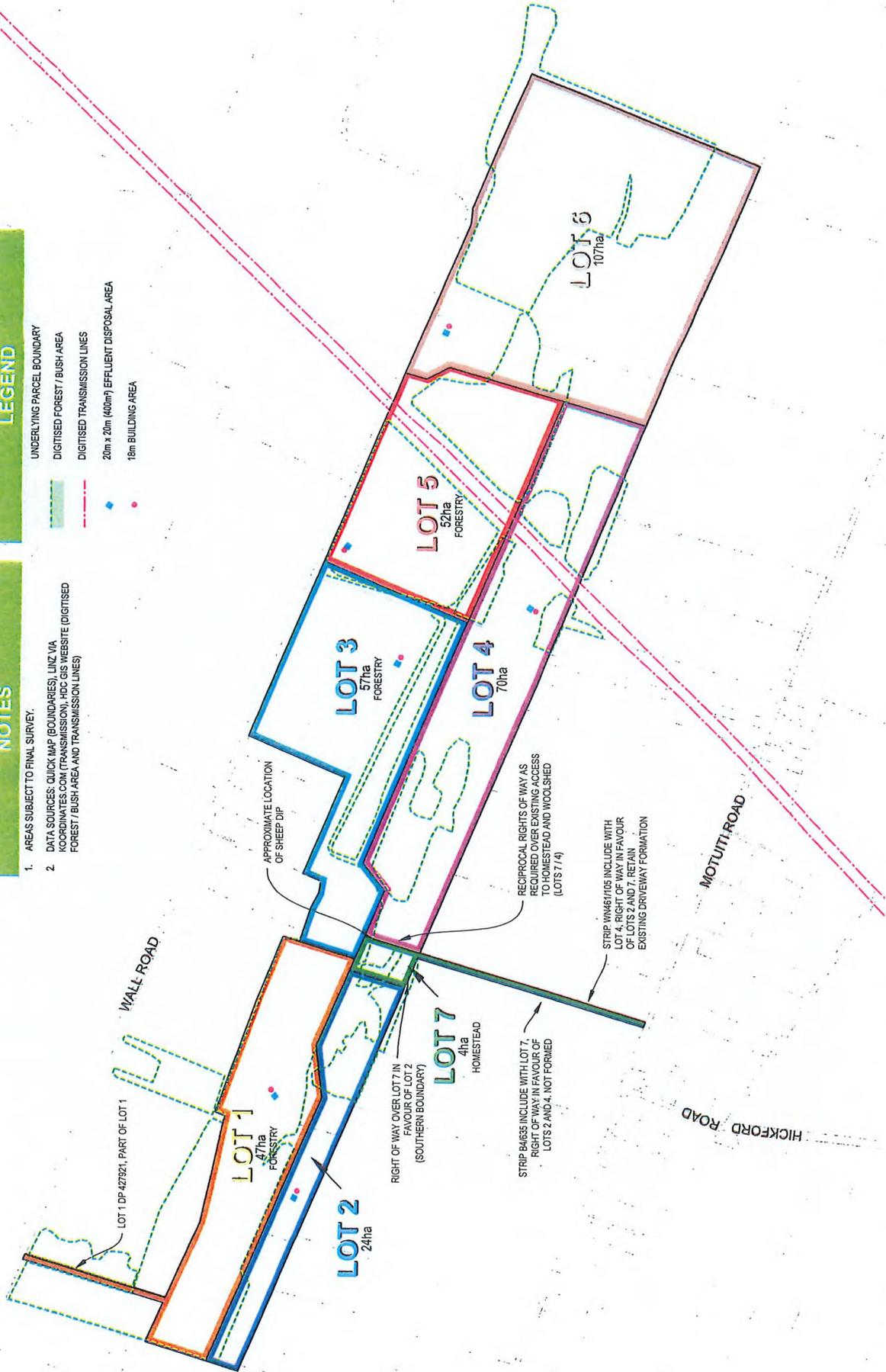
NOTES

1. AREAS SUBJECT TO FINAL SURVEY.
2. DATA SOURCES: QUICK MAP (BOUNDARIES), LINZ VIA KOORDINATES.COM (TRANSMISSION), HDC GIS WEBSITE (DIGITISED FOREST/BUSH AREA AND TRANSMISSION LINES)

LEGEND

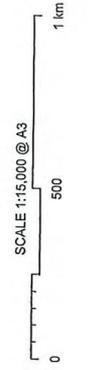
- UNDERLYING PARCEL BOUNDARY
- DIGITISED FOREST / BUSH AREA
- DIGITISED TRANSMISSION LINES
- 20m x 20m (400m²) EFFLUENT DISPOSAL AREA
- 18m BUILDING AREA

STATE HIGHWAY 1
TO FOXTON



WALL FAMILY TRUST Wall Road Subdivision
FIGURE 001: Scheme Plan

Project Number: 237902
Revision: A



14 January 2014

Digitised

Date: 4/3/22



Private Bag 11025
Manawatu Mail Centre
Palmerston North 4442

P 06 952 2800
F 06 952 2929

www.horizons.govt.nz

[REDACTED]
C/- Louise Stroger
Aurecon New Zealand Limited
PO Box 1591
WELLINGTON 6140

File ref: RAI 02 01
2014
LT/RJP

Dear Louise

231 MOTUITI ROAD, FOXTON – FORMER SHEEP DIP SITE

The Horowhenua District Council sent Horizons Regional Council a copy of the subdivision application that you prepared on behalf of the Wall Family Trust for our comments. This subdivision application includes the identification of a former sheep dip site within Pt Himatangi 4C5. We understand that the use of the land is not changing as a result of this subdivision, so the presence of this potentially contaminated site does not trigger the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.

However, as this is a HAIL site we wish to inform you that this site has been added to our database of "Sites Associated with Hazardous Substances." This will ensure that potential contamination associated this former sheep dip site will be adequately considered should the use of this land change in the future.

Please note that any application to construct a residential dwelling on proposed Lot 4 will require an assessment to be undertaken in accordance with the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.

Please feel free to contact me if you have any questions.

Yours sincerely

Lisa Thomas
COORDINATOR DISTRICT ADVICE

cc. Horowhenua District Council (Sue Graham)

Kaitiaki

Marton

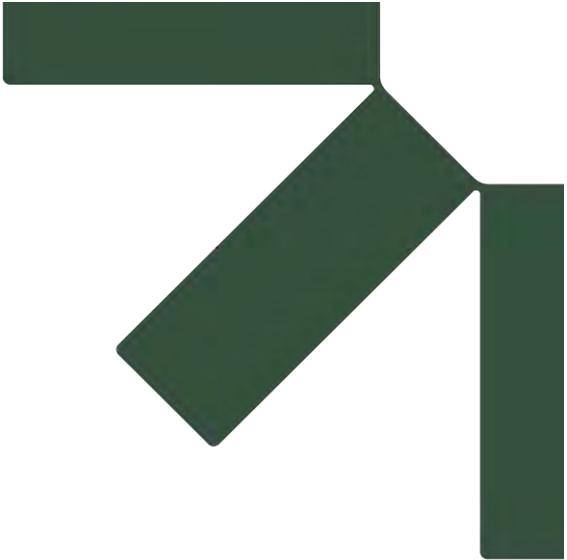
Palmerston North

Taihape

Taumarunui

Wanganui

Woodville



Appendix D Photolog

Preliminary Site Investigation

Foxton Solar Farm Fast Track Approvals Act Application

Genesis Energy Limited

Client Reference: Foxton Solar Farm

10 December 2025

Foxton Solar Farm - Photolog

Photo 1: Seymour Block hay shed and workshop, view looking southeast (landowner retention)



Photo 2: Seymour Block milking shed, view looking west (landowner retention)



Photo 3: Seymour Block burn pit, view looking west (landowner retention)



Photo 4: Seymour Block ponding area near centre pivot irrigator, view west



Photo 5: Seymour Block example of farm drain



Photo 6: Seymour Block location of demolished hay barn, view looking north



Photo 7: Seymour Block engineered depression by transmission tower, view west



Photo 8: Seymour Block engineered depression by transmission tower, view east



Photo 9: Seymour Block west boundary, view looking south



Photo 10: Seymour Block bore water source



Photo 11: Motuiti Block northeast boundary view looking south



Photo 12: Motuiti Block fertiliser storage (landowner retention)

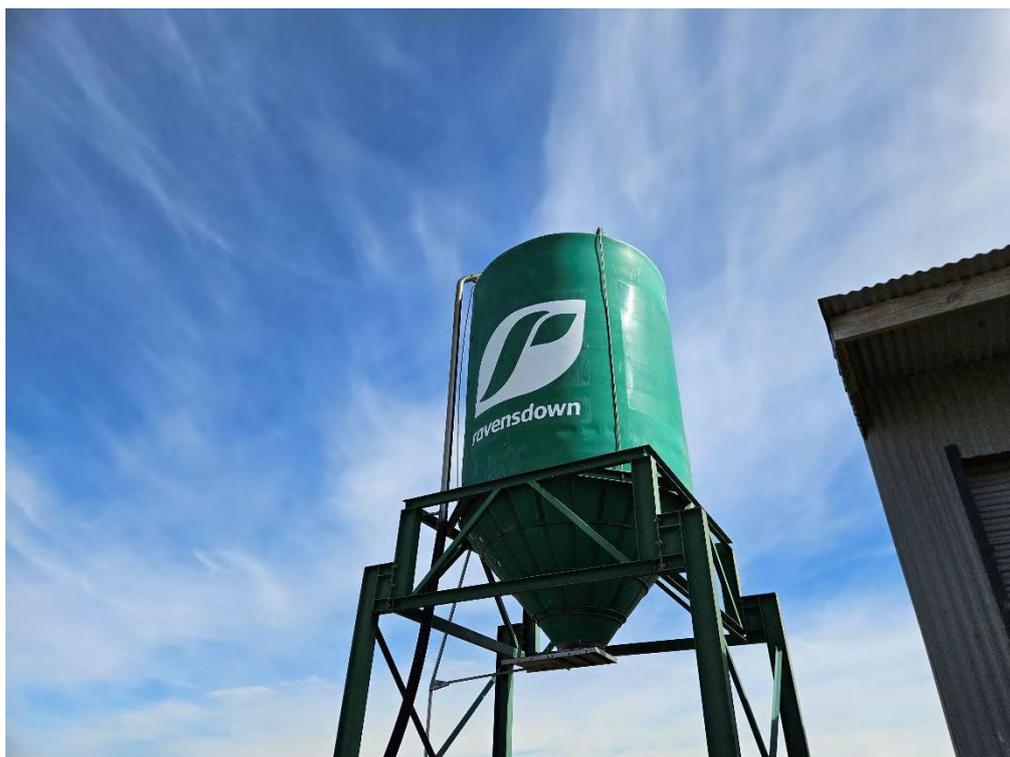


Photo 13: Motuiti Block chemical storage (landowner retention)



Photo 14: Motuiti Block silage storage (landowner retention)



Photo 15: Motuiti Block oxidation pond (landowner retention)



Photo 16: Motuiti Block northwest boundary, view looking south



Photo 17: Motuiti Block former woolshed



Photo 18: Motuiti Block former woolshed



Photo 19: Motuiti Block former woolshed surround, view northeast



Photo 20: Motuiti Block former woolshed surround, view southwest

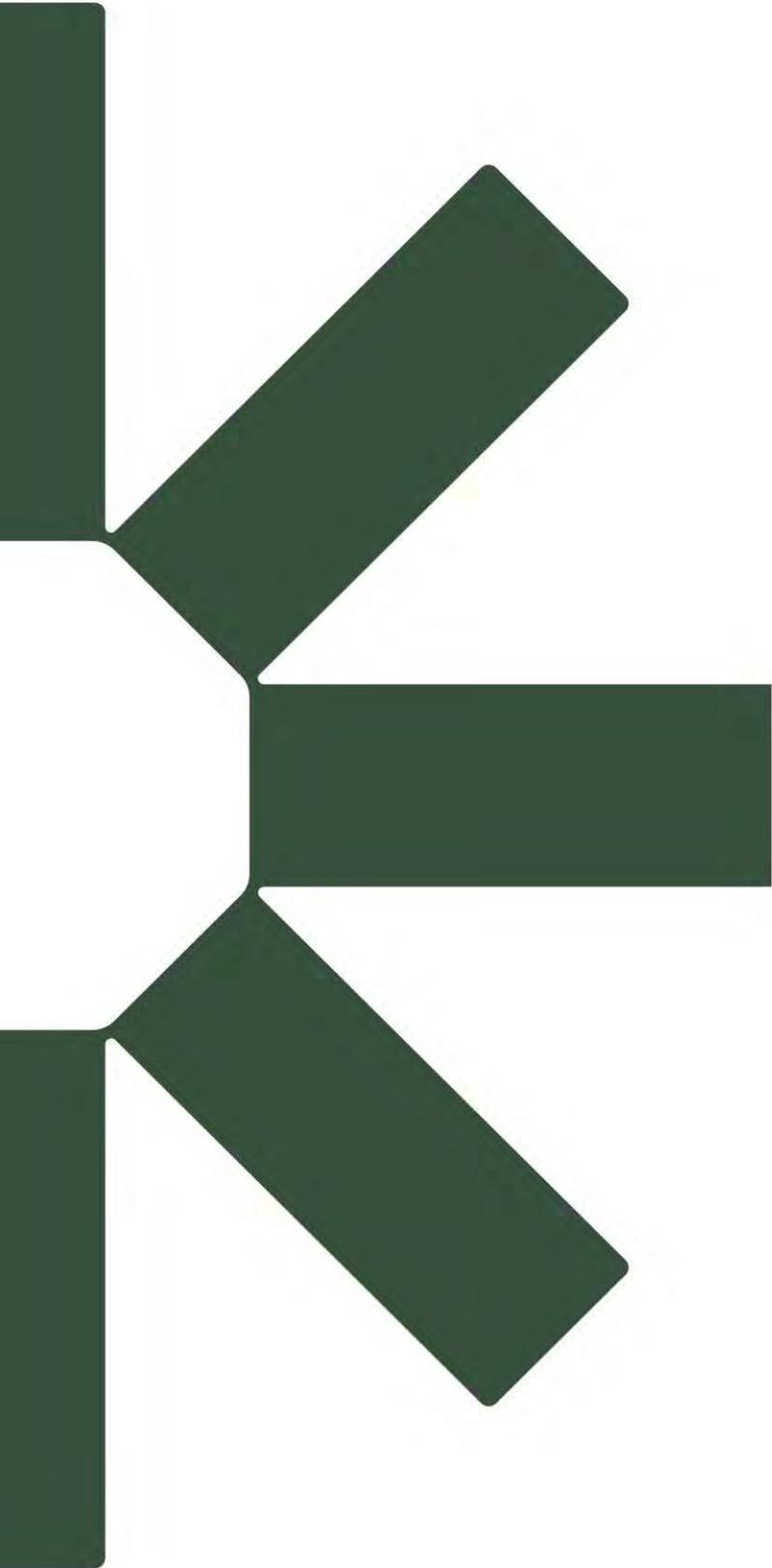


Photo 21: Motuiti Block former holding pens (landowner retention)



Photo 22: Motuiti Block material used to form stock race





Making Sustainability Happen