



Appendix K Preliminary Site Investigation

Fast-Track Approvals Act 2024 Substantive Application

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00001

19 August 2026



Preliminary Site Investigation

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

Level 10 The Shortland Centre
55 Shortland Street
Auckland 1010

Prepared by:

SLR Consulting New Zealand

SLR Project No.: 880.016894.00005

26 May 2026

Revision: 2.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	10 November 2025	Lindsay Lutes	Nigel Mather	
2.0	26 May 2026	Lindsay Lutes	Nigel Mather	

Basis of Report

This report has been prepared by SLR Consulting New Zealand Limited (SLR) on the instructions of our 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.

Statement of Qualifications and Experience

Lindsay Lutes – Senior Project Consultant – Land Quality and Remediation, SLR Consulting

I am a Senior Project Consultant – Land Quality and Remediation at SLR Consulting Limited (SLR). SLR is a global environmental and advisory consultancy specialising in sustainability and climate change strategy, planning, environmental management and impact assessment and waste management and remediation. I have been employed at SLR New Zealand since 2025. I previously worked for SLR in Regina, Saskatchewan, Canada from 2021 to 2023.

I hold the qualification of Bachelor of Environmental Science degree from the University of Royal Roads in Victoria, British Columbia, Canada.

I have over ten years of experience in preliminary and detailed site investigations and remediation.

I confirm that, in my capacity as author of this report, I have read and abide by the Environment Court of New Zealand Practice Note 2023, and in particular section 9 the Code of Conduct for Expert Witnesses.

Nigel Mather – Technical Discipline Manager, Environmental Services – SLR Consulting

I am a Technical Discipline Manager – Environmental Services at SLR Consulting Limited (SLR). I have been employed at SLR New Zealand since 2016.

I hold the qualification of Master of Science degree from the University of Auckland.

I have over 20 years of experience covering a broad range of environmental management and risk assessment experience, including contaminated land and groundwater assessment and remediation, consent application and technical peer review, hazardous substances management and auditing, environmental due diligence and risk assessment (transactional and advisory services), and HSE management systems implementation and auditing.

I confirm that, in my capacity as reviewer of this report, I have read and abide by the Environment Court of New Zealand Practice Note 2023, and in particular section 9 the Code of Conduct for Expert Witnesses.



Executive Summary

SLR Consulting New Zealand Limited (SLR) has been engaged by Harmony Energy NZ #06 Limited (HENZ or 'the Client') to undertake a Preliminary Site Investigation (PSI) to support the construction of a proposed 70MW AC/100MW DC solar farm/BESS project, located at the corner of State Highway 29 and State Highway 27, Hinuera (the Site).

The Site is an active dairy farm, with a long history of farming and pastoral use. It is intended that following the development of a solar farm (on existing pastoral land) the existing farm infrastructure will be retained, with the overall farm converting from dairy farming to pastoral sheep farming.

Consideration of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) (MfE, 2011) is required for the activities of subdivision, change of land use and 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). Production land, including pastoral land, is excluded from the NESCS.

The PSI included reviewing the Site's history, field observations and a discussion with personnel familiar with the Site's recent history. The key findings are:

- The Site has a long history of use as pastoral farming since the early 20th Century, and dairy farming from at least the 1960s. Since the 1960's, several buildings associated with farming (ancillary buildings and sheds), largely constructed from steel and timber have been constructed / demolished, or relocated to/from the Site over time.
- Earthworks have occurred on the Site with cutting and filling. Effluent ponds are observed on Site in the northern corner, southwest of the dwelling. Previously two ponds, and between 2018 – 2023 another larger pond was dug adjacent to the two effluent ponds, which were subsequently backfilled. The oxidation ponds are in a closed loop system, with the ponds occasionally pumped and distributed on soils across the Site as soil conditioning.
- The Hinuera Train Station appears to have been constructed prior to 1949, and the rail line runs along the western boundary of the Site.
- Several HAIL activities have been identified on the Site, mainly associated with the buildings and effluent ponds (referred to as the 'Piece of Land'), which include:
 - **I:** *Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment* – associated with the presence of two historical and one present oxidation ponds in the northern portion of the Site.
 - **E1:** *Mineral extraction, refining and reprocessing, storage and use – Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition* – considered on the basis that some buildings and structures currently present, and those historically present on the Site, including those which have been relocated to the Site, were constructed prior to 2000 when asbestos was commonly used in construction materials. During the Site walkover, potential asbestos containing fibre cement cladding was observed on the existing structures. While this is not a full Asbestos Management Survey, visible potential asbestos containing material (PACM) suggest that ACM is likely to be present in a deteriorated condition. Therefore, this HAIL activity is considered likely to have occurred at the Site.



- **G3: Landfill sites** – considered likely due to the landowner saying that there is a small hole near the cow shed used to bury plastic bale wraps, which have been historically burnt on Site. Based on this information, it is considered that HAIL Category G3 has occurred at the Site as defined in the NESCS as waste has been disposed of.
- **I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment** – considered likely in the context of asbestos / lead-based paint in buildings. Given the age of some current and former structures on the Site (pre-2000), there is potential for ACM and/or lead-based paints to have been used in construction materials. Based on Site-observations, the current buildings are in fair condition with some buildings showing degraded potential asbestos containing fibre cement cladding. Visible PACM debris around some of the buildings and in soils within the building halos, was observed.

Based on the findings of the PSI, the area around the farm buildings, Oxidation Ponds and the depression adjacent to the cow shed (Features 1, 2 and 4 to 13 on **Figure 1**) have been subject to HAIL activities and are therefore a Piece of Land in accordance with Regulation 5(7) of the NESCS. However, as the Piece of Land is production land, and will remain production land, under regulation 5(8) of the NESCS, the NESCS does not apply.

All other remaining areas of the Site are considered to have not, or more likely than not have not been subject to HAIL activities and are therefore not subject to the provisions of the NESCS. The proposed Indicative Construction Plans suggest that the proposed development of a solar farm will not encroach on the Piece of Land, with solar panels being constructed around it.

The Site is 'Production Land' as defined in Section 2 of the Resource Management Act (RMA), 1991 (*Production Land means any land and auxiliary buildings used for the production [but not processing] of primary products [including agricultural, pastoral, horticultural, and forestry products]*), and will remain production land following the development of the solar farm. All existing farm infrastructure at the Piece of Land will be retained for on-going use.

Based on the findings of this investigation, the following recommendations have been made:

- It is highly unlikely that activities or industries listed on the HAIL have been conducted at the bulk of the Site, within the area where the solar farm development will occur. Therefore, in accordance with Regulation 5(7) of the NESCS, the provisions of the NESCS are not considered applicable to the proposed solar farm development area of the Site.
- Although HAIL activities have been confirmed at the Piece of Land, this will remain in production land following the development of the solar farm and is therefore not subject to the provisions of the NESCS as part of the proposed development.

Should an NESCS regulated activity (i.e. soil disturbance under dwellings, infrastructure and farm gardens, change of land use, subdivision, or removal of fuel storage infrastructure) be proposed at the Piece of Land, further consideration of the NESCS will be required as HAIL activities have been identified, and the Piece of Land is considered to be subject to the provisions of the NESCS as outlined in Regulation 5(8) of the NESCS.

If potential contamination is identified during works (accidental discovery or visual or olfactory indicators of contamination), the Site Manager is to contact a Suitably Qualified and Experienced Practitioner (SQEP) to assess the nature of the material.



Table of Contents

Basis of Report	i
Statement of Qualifications and Experience.....	i
Executive Summary	ii
Acronyms and Abbreviations	vi
1.0 Introduction	1
1.1 Purpose and Objectives	1
1.1.1 Purpose.....	1
1.1.2 Objectives	1
1.2 Scope of Works	1
1.3 Report Status	2
2.0 Site Details.....	3
2.1 Land Use.....	3
2.1.1 Current Land Use	3
2.1.2 Proposed Land Use.....	3
2.1.3 Surrounding Land Use.....	4
2.2 Environmental Features	4
2.2.1 Topography	4
2.2.2 Geology.....	4
2.2.3 Hydrology	4
2.2.4 Hydrogeology	5
3.0 Site History	7
3.1 Council Records	7
3.1.1 Property File.....	7
3.1.2 WRC Land Use Information Register.....	7
3.1.3 Resource Consents	8
3.2 Aerial Photographs and Historical Maps.....	8
3.3 Site Walkover and Site Interview	9
3.3.1 Northern Farm.....	10
3.3.2 Southern Farm	10
3.4 Site History Summary.....	11
3.5 HAIL Summary and Discussion	11
3.5.1 Confirmed HAIL.....	11
3.5.2 Unlikely HAIL.....	12
4.0 Conceptual Site Model.....	12



5.0 NESCO Consenting	16
6.0 Conclusions.....	16
7.0 References.....	19

Tables

Table 1: Address and Site Information.....	3
Table 2: WRC LocalMaps GIS Borehole Information.....	5
Table 3: Aerial Photographs and Historical Maps Summary	8
Table 4: Tabulated Conceptual Site Model	14

Figures

Figure 1: Site Location and Features Plan.....	6
--	---

Appendices

Appendix A	Proposed Indicative Construction Plans
Appendix B	WRC LUIR
Appendix C	Aerial Photographs
Appendix D	Historical Maps
Appendix E	Photolog



Acronyms and Abbreviations

EPA	Environmental Protection Agency
CCA	Chromium, Copper, Arsenic
CLMG	Contaminated Land Management Guidelines
CSM	Conceptual Site Model
GNS	Geological and Nuclear Sciences
HAIL	Hazardous Activities and Industries
LUIR	Land Use Information Registry
m asld	metres above sea level datum
MfE	Ministry for the Environment
NESCS	National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health
PSI	Preliminary Site Investigation
RMA	Resource Management Act
SPR	Source Pathway Receptor
SWDC	South Waikato District Council
SQEP	Suitably Qualified and Experienced Practitioner
WRC	Waikato Regional Council



1.0 Introduction

SLR Consulting New Zealand Ltd. (SLR) has been engaged by Harmony Energy NZ #06 Limited (HENZ, or 'the Client') to undertake a Preliminary Site Investigation (PSI) to support the construction of a proposed 70MW AC/100MW DC solar farm/BESS project, located at the corner of State Highway 29 and State Highway 27, Hinuera (the Site).

The Site is an active dairy farm, with a long history of farming and pastoral use. It is understood that solar panels will be installed on existing pastoral areas of the Site. Existing farm infrastructure is understood to remain following the solar farm development, with the overall farm converting from dairy farming to pastoral sheep farming.

Consideration of the National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health (NESCS) (MfE, 2011) is required for the activities of subdivision, change of land use and 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.

1.1 Purpose and Objectives

1.1.1 Purpose

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.

1.1.2 Objectives

The objectives of this PSI are as follows:

- Understand the likelihood of HAIL activities being undertaken at the Site
- Develop a Conceptual Site Model (CSM) summarising our understanding of whether HAIL activities have the potential to result in contamination in sufficient quantity, which is likely, or more likely than not, to pose a risk to human health and/or the environment.

1.2 Scope of Works

The scope of this PSI has included 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 are more likely than not to have been undertaken on the Site.



- A Site walkover 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 and Waikato Regional Council (WRC) Regional Plan Contaminated Land Rules.

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

1.3 Report Status

This report has been reviewed by Nigel Mather, a Suitably Qualified and Experienced Practitioner (SQEP) as outlined in the MfE Contaminated Land Management Guidelines No.5 – Site Investigation and Analysis of Soils, 2021 (CLMG No.5) and the Resource Management (NESCS) Regulations, 2011.

This report fulfils the requirements of a PSI as outlined in the MfE CLMG No.1 – Reporting on Contaminated Sites in New Zealand, 2021 (CLMG No.1).



2.0 Site Details

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

Table 1: Address and Site Information

Title reference	Address	Legal Description	Area (ha)
SA13B/333	4735 State Highway 29, Matamata	Section 3 Block X Tapapa SD; Lot 1 DPS 12998	1.1446
SA50B/243	8302 State Highway 27, Okoroire, Tirau	Section 9 and Section 11 Block X Tapapa SD	0.0096
SA69A/179	4775 State Highway 29, Matamata	Section 1 Block X Tapapa Survey District and Lot 1-2 Deposited Plan South Auckland 83767	38.3939
SA292/111	State Highway 27, Matamata	Lot 1 Deposited Plan 11891	25.7507
SA308/1	8270 State Highway 27, Okoroire, Tirau	Lot 2 Deposited Plan 11981	25.7507
647047	8302 State Highway 27, Okoroire, Tirau	Part Lot 3 Deposited Plan 11891 and Lot 2 Deposited Plan 473263	63.4790
Total Area			154.5281

2.1 Land Use

2.1.1 Current Land Use

The Site is situated at the intersection of State Highway 29 and State Highway 27, approximately 10 km south of Matamata, and is spread across six Records of Title, covering a total area of approximately 154 hectares. The land is currently used for dairy farming and comprises two separately operating farms. The majority of the Site is zoned 'Rural' with one land parcel zoned 'Residential' under the Matamata-Piako District Plan (MPDC – 2020).

The northern farm (comprising of titles SA13B/333, SA69A/179, SA292/111, and SA308/1) contains four dwellings, two adjacent to State Highway 27 and two adjacent to State Highway 29. There is a dairy shed located adjacent to State Highway 27 and multiple implement/farm sheds, generally located in the southern portion of the farm. A woodlot comprising of exotic trees over an area of approximately 1.2 ha is present adjacent to the southern boundary of the 8270 State Highway 27, Okoroire, Tirau property.

The southern farm (title reference 647047 and SA50B/243) contains one dwelling and a dairy shed, both accessed via State Highway 27. Two implement sheds are located adjacent to the main race.

2.1.2 Proposed Land Use

The proposed activity is for a 70MW AC/100MW DC solar farm/BESS project at the Site. It is understood that solar panels are to be constructed on existing pastoral areas of the Site. Existing farming infrastructure, associated with dairy activities, are to be retained with no



solar panel development in these areas. HENZ has Easement Agreements over the land, and under these agreements the landowners retain the right to farm the land underneath installed solar panels, following solar farm development. A proposed Indicative Construction Plan is included in **Appendix A**.

2.1.3 Surrounding Land Use

The Site is surrounded in all directions by pastoral and rural/agricultural land use, with rural residential homesteads and farming infrastructure located adjacent to the northeastern boundary.

2.2 Environmental Features

2.2.1 Topography

The New Zealand Topographic Map identified the centre of the Site as being at approximately 105 metres above sea level datum (m asld). The Site topography itself is reasonably flat with a small number of hills and depressions along the eastern boundary.

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 late Pleistocene River deposits from the Hinuera Formation, described as *laharic breccia of andesite cobbles and boulders in a muddy matrix. Cross-bedded pumice sand, silt and gravel with interbedded peat*. The eastern corner of the Site is underlain with *poorly to moderately sorted gravel with minor sand and silt underlying terraces; includes minor fan deposits and loess*.

A fault also runs through the western boundary of the Site in a north-northwest to south-southeast direction. Another fault, adjacent to the eastern boundary of the Site, runs in a northwest to southeast direction.

2.2.3 Hydrology

Two streams were identified on site, namely, the Mangawhero Stream and an unnamed tributary of the Mangawhero Stream. The streams drain in a generally northern to north easterly direction towards the Waihou River. Farm drains are also present across the site.



2.2.4 Hydrogeology

A search of the WRC LocalMaps GIS indicated the following:

Table 2: WRC LocalMaps GIS Borehole Information

BH ID	Distance from Site	Depth to base	Depth to groundwater	Use
64_772	Onsite	40.2	15.5	Unknown
64_350	Onsite	48.7	11.5	Unknown
64_847	Onsite	23.7	7	Unknown
72_1124	288m	60	10	Unknown
64_650	Onsite	100	16.4	Unknown
72_8752	Onsite	18	Unknown	Unknown
64_14	110m	12.45	Unknown	Unknown
72_10641	90m	76	Unknown	Unknown

An additional five wells were noted to be within 500 m of Site.

A draft geotechnical report was prepared for the Site by CMW Geosciences dated 6 November 2025. Groundwater was encountered in 10 testpit locations (TP25-01 – TP25-05, inclusive, and CPT25-01 – CPT25-05, inclusive) ranging in depth from 0.4 m bgl (TP25-02) to 2.0 m bgl (CPT25-03).





- Legend**
- Site Boundary
 - 1 - Oxidation Ponds
 - 2 - Farm Buildings
 - 3 - Unnamed Tributary of the Waihu River
 - 4 - Residential Dwelling
 - 5 - Barn
 - 6 - Barn
 - 7 - Storage Shed
 - 8 - Barn
 - 9 - Hay Barn
 - 10 - Cow Shed
 - 11 - Residential Dwelling
 - 12 - Plastics Dump Zone
 - 13 - Residential Dwelling

0 100 m 200 m
LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Figure 1 - Site Location and Features Plan		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Figure No.: 1
Date: 26-05-2026	Checked: NM	
Proj No: 14302	Scale: 1:10900	Version: 1.0

3.0 Site History

To understand the history of the Site and particularly the nature and location of any potentially contaminating activities, a review of selected publicly available information for the Site was undertaken. This included searches of:

- Property file, provided by MPDC.
- WRC Land Use Information Register (LUIR).
- WRC Resource Consent database (through WRC LocalMaps GIS).
- Historical aerial images (available through Retrolens® and Google® Earth™) and historical maps (available through MapsPast).
- Hazardous substances incidents reports, provided by the Environmental Protection Agency (EPA).
- A Site walkover.

3.1 Council Records

3.1.1 Property File

The Property File from MPDC was provided to SLR on 7 March 2023 and contained numerous building consents, code of compliance certificates, and resource consents for the Site including:

- 1975: Building consent given for the construction of a haybarn.
- 1976: Building permit application for an implement shed/storage shed.
- 1978: Construction of garage extension to residential dwelling.
- 1978: Building permit application for a 50ha corrugated iron haybarn.
- 1979: Building permit application for a new concrete and corrugated iron cow shed.
- 1979: Building permit application for a concrete effluent storage tank.
- 1995: Building consent application for new milking shed.
- 1999: Building consent application for a new storage shed.
- 2005: Relocation of dwelling and double garage.
- 2006: Building consent accepted for storage and cow shed.
- 2010: Fibreglass swimming pool building consent accepted.
- 2019: Building consent application for skyline garage with extended ridgeline.
- 2019: Building consent for an outbuilding.

3.1.2 WRC Land Use Information Register

A review of the WRC LUIR was conducted on 20 October 2025, which confirmed the Site is not listed on the WRC database as being subject to an activity or industry listed on the MfE HAIL.

A copy of the WRC LUIR for the Site is included in **Appendix B**.



3.1.3 Resource Consents

A review of the WRC LocalMaps GIS Consents and Permits layer identified three resource consents associated with the Site, as follows:

- AUTH952123.01.01 – Discharge Permit – Farm animal effluent onto land – Effluent Discharge – 8302 SH27 – Tirau (Fonterra 77637).
- AUTH124464.01.01 – Discharge Permit – Farm animal effluent onto land – Effluent Discharge – SH29 – Hinuera (Fonterra 77641).
- AUTH125407.01.01 – Water Permit – Ground Water Take.
- AUTH134663.01.01 – Water Permit – Ground Water Take.

3.2 Aerial Photographs and Historical Maps

Historical aerial photographs were reviewed and sourced from Retrolens® and Google® Earth™. Historical maps have been reviewed and sourced from MapsPast. These are detailed in **Table 3** below. Aerial photographs are included in **Appendix C**, and historical maps in **Appendix D**.

Table 3: Aerial Photographs and Historical Maps Summary

Year	Reference	Observation Summary
1949	MapsPast	Site: The Site is compiled of 4 main land segments in the Mangawhara Block. Off-site: The two main roads State Highway 29 and State Highway 27 are present to the Northern and Eastern boundaries respectively, and the Hinuera Railway line borders the western boundary of the Site.
1966	Retrolens® (Black & white)	Site: Land is part of an agricultural holding with paddocks visible across the Site. Unpaved roads are visible throughout the Site. A stream is in the northern corner of the Site. There are farm buildings along the eastern boundary (<i>Feature 1</i>) and northern edge (<i>Feature 2</i>) and a number in the centre (<i>Feature 3</i>) of the Site. Off-site: Surrounding land is predominantly used for agricultural purposes, with paddocks visible across the areas.
1974	Retrolens® (Black & white)	Site: Infrastructure around a farm building in the southeastern boundary has been removed. Some vegetation has been removed in the centre of the Site. Off-site: No significant changes to the surrounding areas noted.
1981	Retrolens® (Black & white)	Site: Two buildings constructed in the centre of the Site (<i>Feature 4</i>). Vegetation adjacent to stream in the northern area has been removed. No other significant changes from the 1974 aerial image. Off-site: No significant changes to the surrounding areas noted.
1995	Retrolens® (Black & white)	Site: The structure in the southeastern portion of the Site appears to have been removed. An additional extension to a structure on the eastern boundary (<i>Feature 5</i>), and another extension to a structure in the northern boundary (<i>Feature 6</i>)



Year	Reference	Observation Summary
		are noted. Two depressions/ponds are apparent adjacent to a structure in the northern corner (<i>Feature 7</i>). Off-site: Infrastructure north and east of the Site have undergone development.
2003	Google®Earth™ (Colour)	Site: Shelterbelts have been planted in the western portion of the Site (<i>Feature 8</i>). No other significant changes from the 1995 aerial image are noted. Off-site: Earthworks northeast of the Site has been undertaken. Use of land remains as agricultural.
2007	Google®Earth™ (Colour)	Site: Minor earthworks in the northwest corner of the Site has been undertaken (<i>Feature 9</i>). An additional structure has been built in the northern corner of the Site (<i>Feature 10</i>). Shelterbelts have been planted south of the residential dwelling (<i>Feature 11</i>) located in the northern portion of the Site. Off-site: Residential / farm buildings appear to have been established on the properties to the north of the Site, across State Highway 29. No other significant changes are observed from the 2003 aerial image.
2010	Google®Earth™ (Colour)	Site: Shelterbelts have grown throughout the Site. No other significant changes noted from the 2007 aerial image. Off-site: No significant changes noted from the 2007 aerial image.
2016	Google®Earth™ (Colour)	Site: Shelterbelts have grown, and roads have widened throughout the Site. No other significant changes noted from the 2010 aerial image. Off-site: More development and earthworks to the structure located adjacent northeast of the Site. No other significant changes are noted from the 2010 aerial image.
2018	Google®Earth™ (Colour)	Site: Vegetation/shelterbelts along the western boundary has been removed, along with the vegetation adjacent to the stream in the northern corner of the Site. Off-site: Earthworks are apparent adjacent to the Property along Station Highway 29. No other significant changes from the 2016 aerial images are noted.
2025	Google®Earth™ (Colour)	Site: Effluent ponds south of the residential property in the northern corner of the Site have been removed and turned into one larger pond (<i>Feature 12</i>). Off-site: A structure appears established in the former earthworks area from the 2018 aerial image, adjacent northeast of the Site.

3.3 Site Walkover and Site Interview

A Site walkover was undertaken by SLR staff with the landowners, Cornel Schweizer and Duncan Anderson on 16 May 2023. An additional Site walkover was conducted on 24 October 2025 by SLR staff. Photos of the Site walkover are presented in **Appendix E** and the Site Location and Features are presented in **Figure 1**. The following observations and information were obtained during the Site walkovers / landowner discussions:



3.3.1 Northern Farm

2023 Landowner Discussion (Cornel Schweizer)

- Cornel informed SLR staff that the northern farm has been used for dairy purposes for approximately 50 years.
- There has been no spraying or dips on Site during his ownership.
- There has been no fertiliser use as no crops have been on Site.
- There has been phosphate use in the past.
- The two effluent ponds adjacent to the residential structure on northern farm were backfilled with the material dug to form the new effluent pond on Site.
- No other instances of filling during his ownership of the northern farm had occurred.
- There have been a few buildings / structures that have come and gone but few other changes to the northern farm.
- The Mangawhero Stream of the Waihou River was observed in the northern area of the Site.

2023/2025 Site Walkover

- No evidence of building material outside of the farm buildings on Site were observed.
- Vegetation and grass looked to be in good condition.
- Some chemicals were found stored in a storage building.
- Farm buildings on the northern farm were constructed from corrugated iron and potential asbestos containing fibre cement.

3.3.2 Southern Farm

2023 Landowner Discussion (Duncan Anderson)

- Duncan informed SLR staff that the southern farm has been a dairy farm for a long time.
- Duncan has farmed at the southern farm since 1995, with some maize being grown periodically (around 4 ha).
- Superphosphate has been used in the past.
- A small hole near the cow shed was used to bury plastic bale wraps, which have been historically burnt on the southern farm.
- There used to be a piggery on southern farm in the 1960s, located in the south corner of the Site, near the driveway.

2023/2025 Site Walkover

- Mounds of earth observed along races, confirmed with Duncan that it was either topsoil from race construction or drain clear out.
- Vegetation and grass on the southern farm appeared to be in good condition.
- Farm buildings on the southern farm were constructed from corrugated iron and potential asbestos containing fibre cement.



- Residential dwellings were observed along the eastern boundary of the Site, with potential lead-based paint chips noted.
- The storage of old farming equipment was observed at locations within the southern farm area.

3.4 Site History Summary

Based on the review of publicly available information, the following can be summarised:

- The Site appears to have been in use for pastoral / farming uses since the early 20th Century based on available information from historical maps and aerial imagery.
- The Hinuera Train Station appears to have been constructed prior to 1949, and the rail line borders the western boundary of the Site.
- Historical aerial imagery and landowner information suggest that numerous farming buildings and structures have been constructed and deconstructed from the Site since the 1960s. It is understood that these have largely been typical farming structures constructed from wood and steel, and potentially asbestos containing fibre cement.
- Effluent ponds are observed on Site in the northern corner, southwest of the dwelling. Previously, two ponds between 2018 – 2025, another larger pond was dug adjacent to the two effluent ponds, which were subsequently backfilled.

3.5 HAIL Summary and Discussion

3.5.1 Confirmed HAIL

This PSI included the review of the Site's history, field observations and a discussion with personnel familiar with the Site. The following HAIL are considered to have, or more likely than not to have been conducted at the Site:

- **I:** *Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health of the environment* – associated with the presence of two historical and one present oxidation ponds in the northern portion of the Site; also considered likely in the context of lead based paint in buildings – given the age of some current and former structures on the Site (pre-2000s), there is potential for lead based paints to have been used in the construction materials. Based on Site observations from the 2023 Site walkover event, the buildings were in fair condition with some buildings considered degraded potential lead-based paint. Visible paint chip debris around some buildings and soils within the buildings' halos.
- **E1:** *Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be to be in a deteriorated condition* – this HAIL activity was considered on the basis that some buildings and structures currently present during the 2023 Site walkover, and those historically present on the Site (including those which have been relocated to the Site), were constructed prior to 2000 when asbestos was commonly used in construction materials. During the 2023 Site walkover and inspection of existing structures, potential asbestos containing fibre cement cladding was observed on the buildings. While these observations are not a full Asbestos Management Survey, visible potential asbestos containing material (PACM) suggest that ACM is likely to be present in deteriorated



condition. Therefore, this HAIL activity is considered likely to have occurred at the Site.

- **G3: Landfill sites** – this HAIL activity was considered likely due to the landowner informing SLR staff about the small hole near the cowshed used to bury plastic bale wraps, which have been historically burnt on Site. Based on this information it is considered that HAIL Category G3 has occurred at the Site as defined in the NESCS as waste that has been disposed of.

3.5.2 Unlikely HAIL

The following HAIL activities have been considered in the context of this PSI assessment, although based on the background information review, Site observations, and discussions with landowners, are considered to have not been undertaken at the Site:

- **A6: Fertiliser manufacture or bulk storage** – This HAIL category was considered due to potential association with the application of fertiliser historically at the Site. However, based on discussions with the landowner, it was understood that although superphosphate was historically applied at the Site, the bulk storage of chemicals / fertilisers has not occurred.
 - There is no evidence to suggest that such releases have occurred given the general short duration of storage, and application being typical to most dairy farms in New Zealand.
- **A10: Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds** – this HAIL activity was considered on the basis that pesticides may have been historically used at the Site. The findings of the background information review suggest the Site has a long history of use as a dairy farm. Although, small scale use may have occurred for weed control, broadscale application of persistent pesticides commonly associated with food production is considered highly unlikely to have occurred at the Site.
- **I:** Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment – this has been considered in the context of CCA Treated Timber Fence Posts, and was considered given the use of CCA treated timber fence posts has the potential to cause ‘micro-hotspots’ of impact (typically arsenic, chromium and copper) within a small radius of each fence post, with the collective accumulation potentially posing a risk to human health. This is considered of greater concern at orcharding sites where many treated timber posts are present. Based on our experience of such sites in New Zealand, impact from CCA treated timber posts extends to a 0.3 m radius around each post, typically to a depth of no greater than 0.50 metres below ground level. This results in approximately 0.14 m³ of potentially impacted soil per timber post. On a standard orchard site this is approximately 1.5% of all soils on-Site, and likely to be much less on agricultural sites where only boundary and paddock fencing is present. Therefore, the presence of <1.5% of all soils being potentially impacted by CCA is not considered to be in sufficient quantity which would pose a risk to human health and/or the environment.

4.0 Conceptual Site Model

A Conceptual Site Model (CSM) provides a detailed description of the identified potential sources, pathways and receptors, and a qualitative assessment of complete or potentially complete source-pathway-receptor (SPR) linkages. A risk is only present if there is a complete SPR linkage. The CSM detailed in **Table 4** below is not intended to be an



exhaustive assessment of all potential SPR linkages. The CSM has been developed based on available information, any omissions are not indicative of no risk. Only confirmed or likely HAIL activities have been discussed in the CSM. HAIL activities which have already been ruled out as highly unlikely to have occurred at the Site have not been considered further in the context of the CSM.



Table 4: Tabulated Conceptual Site Model

Activity Identified	Potential Hail reference	Location on site	Potential contaminants	Pathway	Receptor	Discussion and spr linkage
Site						
Application of fertilisers	A6: Chemical manufacture, application and bulk storage – Fertiliser manufacture or bulk storage	Entire Site	Various, including cadmium	Direct contact, inhalation and/or ingestion	Site users and maintenance / excavation workers	Incomplete The application of fertiliser is a Permitted Activity under the Waikato Regional Council under the rules in Section 3.9 of the Waikato Regional Plan. Based on our experience in similar agricultural properties, the historical application of superphosphate / phosphate is highly unlikely to result in cadmium concentrations exceeding the NESCS Soil Contaminant Standards (SCS) for commercial / industrial land use (1,300 mg/kg). The bulk storage of fertiliser chemicals is also unlikely to have occurred at the Site, therefor it is unlikely that this HAIL activity has occurred. Repeated application of fertilisers at agricultural sites also has the potential to be assessed under HAIL I. The test of whether HAIL I has occurred is whether concentrations will be in sufficient quantity to pose a risk to human health and/or the environment and based on multiple lines of evidence is considered highly unlikely.
				Leaching to groundwater or river	Environment	Highly Unlikely The application of fertiliser is a Permitted Activity under the Waikato Regional Council under the rules in Section 3.9 in the Waikato Regional Plan. Broad scale application of fertilisers may have resulted in some accidental fertiliser application to waterways (e.g. through spray drift). No known unintended spills, releases of discharges of phosphate to the unnamed tributary of the Waihu River are known to have occurred.
Piece of Land (Existing Farm Infrastructure)						
Oxidation Ponds	I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment	Southwest of northern dwellings	Bacteria, nitrates, metals, PAHs	Direct contact, inhalation, and/or ingestion	Site users and maintenance / excavation workers	Highly Unlikely The use of oxidation ponds at the Site and the re-use of dairy effluent for soil conditioning is undertaken under a Resource Consent. The oxidation ponds may contain bacteria, nitrates, heavy metals and/or Polycyclic Aromatic Hydrocarbons (PAHs) which may pose a risk to human health and/or the environment under a change of land use from production land to another more sensitive land use. In the absence of soil / surface water sampling data, this SPR is considered potentially complete. However, it is understood from the Proposed Indicative Construction Plans (Appendix A) that the oxidation ponds are likely to remain in use as part of production activities on this area of the Site following the development of the solar farm. In which case, this SPR would be considered highly unlikely.
				Leaching to groundwater or river	Environment	
Existing and Former buildings / structure on Site		Selected areas across the Site	Lead and asbestos	Direct contact, inhalation and/or ingestion	Site users and maintenance / excavation workers	Unlikely Using a multiple lines of evidence approach, the risk to receptors across the balance of the Site from historic degraded building products (the presence of which is considered likely) from the buildings on Site is considered likely but not in sufficient quantities to be a risk to human health or the environment, and therefore not considered to meet the definition of HAIL activity I. This is based on the visual inspection during the PSI identifying few PACM products in degraded form on buildings/structures, and the likelihood that those buildings/structures will remain following the development.
				Leaching to groundwater or river	Environment	
Burying and burning of excess plastic	G3: Landfill sites	Adjacent to the cowshed	Depends on type of waste – biological hazards (bacteria, viruses), metals, PAHs, semi-volatile	Direct contact, inhalation and/or ingestion	Site users and maintenance / excavation workers	Unlikely/Likely This HAIL activity was considered likely due to the landowner saying that there is a small hole near the cowshed used to bury plastic bale wraps, which have been historically burnt on Site. Based on this information it is considered that HAIL



Activity Identified	Potential Hail reference	Location on site	Potential contaminants	Pathway	Receptor	Discussion and spr linkage
			organic compounds, and solvents	Leaching to groundwater or river	Environment	Category G3 has occurred at the Site as defined in the NESCS as waste has been disposed of. It is considered unlikely that a complete SPR linkage is present, unless excavation of the area occurs. It is possible that there has been some leaching into the immediately surrounding soil especially when plastics were historically burnt, however based on observations and information supplied by landowners, the scale of the disposal and burning is considered small and unlikely to result in an effect on the environment beyond immediately surrounding soil.



5.0 NESCS Consenting

Based on the findings of the PSI, the area around the farm buildings and oxidation ponds (features 1, 2 and 4 to 13 on Figure 1) has been subject to HAIL activities and therefore considered a Piece of Land in accordance with Regulation 5(7) of the NESCS. However, the proposed development will not encroach on the Piece of Land, with the solar panels proposed to be constructed around it.

With the exclusion of the Piece of Land, all other remaining areas of the Site are considered to have not been, or more likely than not to have not been, subject to HAIL activities, and are therefore not subject to the NESCS.

The Site is 'Production Land' as defined in Section 2 of the Resource Management Act (RMA), 1991 (*Production Land means any land and auxiliary buildings used for the production [but not processing] of primary products [including agricultural, pastoral, horticultural, and forestry products]*), and will remain in use as production land following the development of the solar farm. The NESCS does not apply to production land which remains as production land.

Should the Site cease being production land, or a regulated activity under the NESCS (e.g. soil disturbances under dwellings, infrastructure and farm gardens, change of land use, subdivision, or removal of fuel storage infrastructure) be undertaken at the Piece of Land, further consideration of the NESCS will be required.

6.0 Conclusions

The Site is an active dairy farm, with a long history of farming and pastoral use. It is understood that solar panels will be installed on existing pastoral areas of the Site. Existing farm infrastructure is understood to remain following the solar farm development, with the overall farm converting from dairy farming to pastoral sheep farming.

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 subdivision, change of land use, and likely soil disturbance under the NESCS. 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.

The PSI included reviewing the Site's history, field observations and a discussion with personnel familiar with the Site's recent history. The key findings are:

- The Site has a long history of use as pastoral farming since the early 20th Century, and dairy farming from at least the 1960s. Since the 1960's, several buildings associated with farming use (ancillary buildings and sheds), largely constructed from steel and timber have been constructed / demolished, and/or relocated to/from the Site over time.
- Earthworks have occurred on the Site with cutting and filling to support farming activities (access roads, oxidation ponds). Effluent ponds are observed on Site in the northern corner, southwest of the dwelling. Previously two ponds but between 2018 – 2023 another larger pond was dug adjacent to the two effluent ponds, which were subsequently backfilled. The oxidation ponds are in a closed loop system, with the ponds occasionally pumped and distributed on soils across the Site as soil conditioning.
- The Hinuera Train Station appears to have been constructed prior to 1949 (based on historical map records), and the rail line runs along the western boundary of the Site.



- Several HAIL activities have been identified on the Site, mainly associated with the buildings on Site and effluent ponds (referred to as the Piece of Land), including:
- **I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment** – associated with the presence of two historical and one present oxidation ponds in the northern portion of the Site.
- **E1: Mineral extraction, refining and reprocessing, storage and use – Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition** – this HAIL activity was considered on the basis that some buildings and structures currently present, and those historically present on the Site (including those which have been relocated to the Site), were constructed prior to 2000 when asbestos was commonly used in construction materials. During the Site inspection of existing structures potential asbestos containing fibre cement cladding was observed on the buildings. While this is not a full Asbestos Management Survey, visible PACM suggests that ACM is likely to be present in a deteriorated condition. Therefore, this HAIL activity is considered likely to have occurred at the Site.
- **G3: Cemeteries and waste recycling, treatment and disposal - Landfill sites** – this HAIL activity was considered likely due to the landowner saying that there is a small hole near the cowshed used to bury plastic bale wraps, which have been historically burnt on Site. Based on this information it is considered that HAIL Category G3 has occurred at the Site as defined in the NESCS as waste has been disposed of.
- **I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment** – this HAIL activity has been considered likely in the context of Asbestos / Lead based paint in buildings –given the age of some current and former structures on the Site (pre-2000), there is potential for ACM and/or lead based paints to have been used in construction materials. Based on Site-observations, the current buildings are in fair condition with some buildings showing degraded potential asbestos containing fibre cement cladding. Visible PACM debris around some buildings and in soils within the building's halos.

Based on the findings of the PSI, the area around the farm buildings, Oxidation Ponds, and the depression adjacent to the cowshed (features 1, 2 and 4 to 13 on Figure 1) have been subject to HAIL activities and are therefore a Piece of Land in accordance with Regulation 5(7) of the NESCS. However, as the Piece of Land is production land, and will remain production land, under regulation 5(8) of the NESCS, the NESCS does not apply.

All other remaining areas of the Site are considered to have not, or more likely than not have not been subject to HAIL activities and are therefore not subject to the provisions of the NESCS.

The Concept Design Plans suggest that the proposed development of the solar farm will not encroach on the Piece of Land, with solar panels proposed to be constructed around it.

The Site is 'Production Land' as defined in Section 2 of the Resource Management Act (RMA), 1991 (Production Land means any land and auxiliary buildings used for the production (but not processing) of primary products (including agricultural, pastoral, horticultural, and forestry products)), and will remain production land (as a sheep farm) following the development of a solar farm. All existing farm infrastructure at the Piece of Land will be retained for on-going use.

Based on the findings of this investigation, the following recommendations have been made:



- The results of this PSI have indicated that it is highly unlikely that activities or industries listed on the HAIL have been conducted at the bulk of the Site (area where Solar farm development will occur). Therefore, in accordance with Regulation 5(7) of the NESCS, the provisions of the NESCS are not considered applicable to the proposed solar farm development area of the Site.
- Although HAIL activities have been confirmed at the Piece of Land, this will remain in use for farming and associated activities (production land) following the development of the solar farm and is therefore not subject to the provisions of the NESCS as part of the proposed development.
 - Should an NESCS regulated activity (i.e. soil disturbances under dwellings, infrastructure and farm gardens, change of land use, subdivision, or removal of fuel storage infrastructure) be proposed at the Piece of Land, further consideration of the NESCS will be required as HAIL activities have been identified, and the Piece of Land is considered to be subject to the provisions of the NESCS as outlined in Regulation 5(8) of the NESCS.

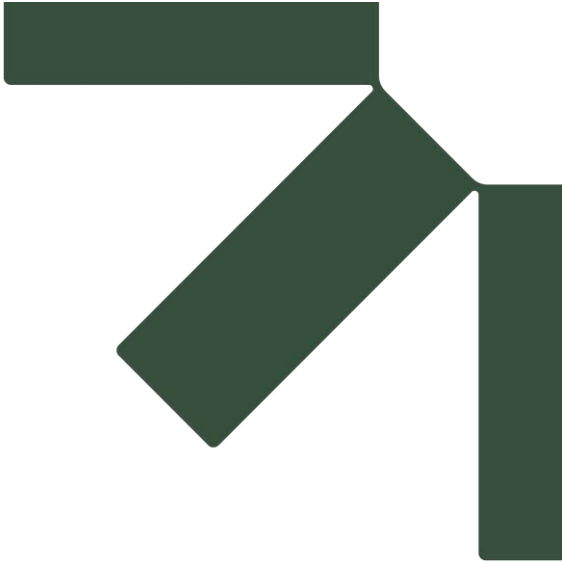
If potential contamination is identified during works (accidental discovery or visual or olfactory indicators of contamination), the Site Manager is to contact a Suitably Qualified and Experienced Practitioner (SQEP) to assess the nature of the material.



7.0 References

- Environmental Protection Agency [EPA]. 2011. Hazardous Substance Incidents Reports. Accessed October 2025.
- CMWGeosciences, 2025. Draft Geotechnical Investigation Report. Hinuera Solar Farm, 4775 State Highway 29, Matamata (Job No. HAM2025-0095AB).
- Geological and Nuclear Sciences [GNS]. 2017. New Zealand Geology Web Map. Retrieved from <https://data.gns.cri.nz/geology/>, accessed October 2025.
- MapsPast, 2022. Retrieved from www.mapspast.org.nz, October 2025
- Matamata – Piako District Council GIS Maps Viewer. Retrieved from <https://experience.arcgis.com>, accessed October 2025.
- Matamata – Piako District Council (2020). District Plan.
- Ministry for the Environment, 2001. Contaminated Land Management Guidelines No. 1: Reporting on contaminated sites in New Zealand (revised 2021). Ministry for the Environment, Wellington, New Zealand.
- Ministry for the Environment. 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.
- New Zealand Geotechnical Database, 2025. Retrieved from www.nzgd.org.nz, accessed October 2025
- New Zealand Topo Map, 2025. Retrieved from <http://www.topomap.co.nz>, accessed October 2025.
- Retrolens. 2023. Retrieved from <https://retrolens.co.nz/>, and licensed by LINZ CC-BY 3.0, accessed October 2025.
- South Taranaki District Council, 2021. Operative Mahere a-Rohe | District Plan.
- South Taranaki District Council, 2022. Property file for 915 Ihaia Road, Ōpunake.
- Taranaki Regional Council, 2022. Taranaki LocalMaps. Retrieved from <http://maps.trc.govt.nz/LocalMapsGallery/>, accessed October 2022.
- Taranaki Regional Council, 2021. Regional Freshwater Plan for Taranaki. Taranaki Regional Council, Stratford, Taranaki, New Zealand.
- Waikato Regional Council, 2025. Waikato Consents and Permits Map Viewer. Retrieved from <https://waikatomaps.waikatoregion.govt.nz/>, accessed October 2025
- Waikato Regional Council, 2025. Request for Service: Request a HAIL Report. Retrieved from <https://bps.waikatoregion.govt.nz>, accessed October 2025.





Appendix A Proposed Indicative Construction Plans

Preliminary Site Investigation

Hinuera Solar Farm

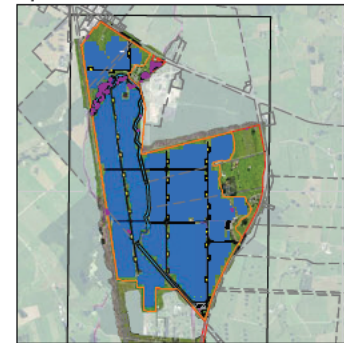
Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00005

26 May 2026



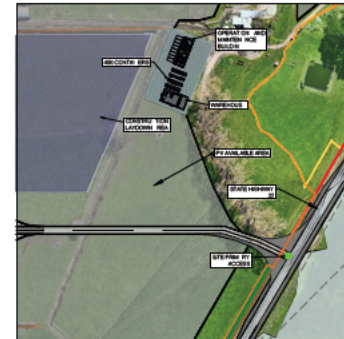
Project Location



SITE AC ESS AND N R THERN AYDOWN AREA



EAST R ACCESS POI T



SOUTHERN SITE ACCESS AND L YDOWN AREAS



Legend	
	Lot Boundary
	Available PV Module Area
	30' or up, ungrazed Zone
	Security Perimeter Fence
	Site Access
	Water Tank
	PV Module
	OT - Wood + Transoms + Glass
	State
	Low Quality Fieldland
	Contractor's Camp
	Leachman Area
	Screen Planting
	Stream Riparian Planting
	Buffer Riparian Planting
	PV Module Area



Metrics	
	Spindle I/O instructions
Philo SS in	0.0000000
Philo Size MB2C	75 W
	active Specifications
Type	100.0000000
Capacity	0.0000000
Philo	0.0000000
	inactive Specifications
Type	0.0000000
Capacity	-0.0000000
Philo	-0.0000000
	MB2C Specifications
Type	0.0000000
Capacity	-0.0000000
MB2C Size	0.0000000
	Missing time Specifications
Type	0.0000000
Capacity	0.0000000
Philo	0.0000000
	Connection Speed Metrics
Port of	Network Port 010
Connection	0.0000000

JR	20-205-28	Civilized Design	(C)
Rev.	Date	Description of Changes	M
		Revisions:	



Project Title

HINUE A

Drawing Title

PV MODULE AR AS

Copyrights	Row No.
------------	---------

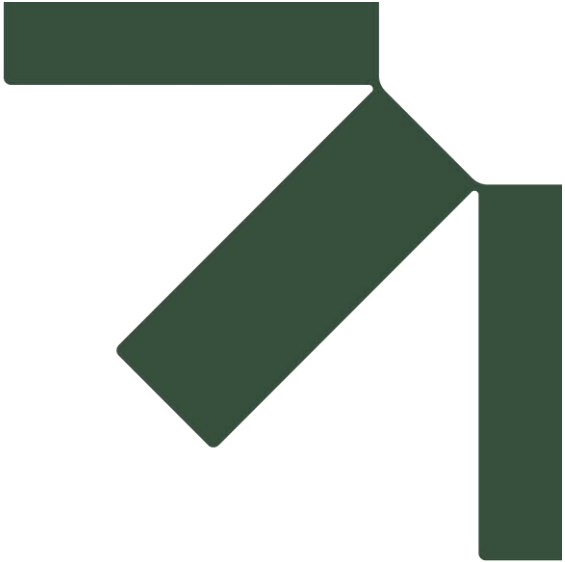
HIN-02.0	RO
----------	----

Designed by	Designed by
2014	2014

DJ	RDP
...	...

Checked By RCP	Approved Date
--------------------------	---------------

RDP			
Paper Size	Scale	Units	Size Lth.



Appendix B WRC LUIR

Preliminary Site Investigation

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00005

26 May 2026

RE Land Use Information Register enquiry Multiple Properties, Waikato Region (REQ224915) No SLUS

From Joshua Evans <[REDACTED]>
Date Mon 10/20/2025 2:25 PM
To Lindsay Lutes [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Lindsay,

Thank you for your enquiry regarding information the Waikato Regional Council may hold relating to potential contamination at the property indicated below:

- **4739 State Highway 29, Matamata:** Lot 1 DPS 83767 Lot 2 DPS 83767 Sec 1 Blk X SD TAPAPA Sec 11 Blk X SD TAPAPA Sec 9 Blk X SD TAPAPA (VGN: 0532113600)
- **State Highway 27, Matamata:** PtL 1 DP 11891 PtL 2 DP 11891 (VGN: 0532113400)
- **State Highway 27, Matamata:** Lot 2 DP 473263 PtL 3 DP 11891 Sec 3 Blk X SD TAPAPA (VGN: 0532113225)



Background: The Waikato Regional Council maintains a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register (called the Land Use Information Register) is still under development and should not be regarded as comprehensive. The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL): [Hazardous Activities and Industries List guidance: Identifying HAIL land | Ministry for the Environment](#)

This property:

- I can confirm that this property **does not** currently appear on the Land Use Information Register.

District Councils: Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Matamata-Piako District Council to complete your audit of Council records if you have not already done so. In general, information about known contaminated land will be included on a property LIM produced by the territorial authority.

Rural Land Considerations: Examples of sites that are "more likely than not" to have soil contamination (HAIL sites) include timber treatment activities, service stations and/or petroleum storage, panel beaters, spray painters, etc. Whilst pastoral farming is not included on this list, typical farming activities of horticulture, sheep dipping, chemical storage, petroleum storage and workshops are; but are more difficult to identify and may not be as well represented on the Land Use Information Register. Therefore, individuals interested in pastoral land may be interested in completing further investigations in accordance with Ministry for the Environment Guidelines prior to land purchase and/or development.

Additional Information: Please note that:

- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of asbestos in building materials is not recorded on the Land Use Information Register.
- The long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium in soil; the use of superphosphate fertiliser is not recorded on the Land Use Information Register.
- We are not currently resourced to fully incorporate historic aerial photographs in our region-wide assessment of HAIL activities. A significant proportion of the Crown historical aerial image archive for the Waikato region is available to view free of charge at <http://retrolens.nz/>. We recommend this resource is consulted for any HAIL assessment.
- Due to the large volume of enquiries being received, we may not be able to respond to your enquiry as quickly as previously. We are resourced to meet **20 day** response times as per LGOIMA, but endeavour to respond more quickly when workload permits. If your enquiry is urgent, please note this first in your enquiry and we will do our best to assist.

Please feel free to contact me if you have any further queries on this matter. For any new enquiries or requests for information please continue to use the [Request for Service form](#) for 'Contaminated Land/HAIL.'

Regards,

WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato

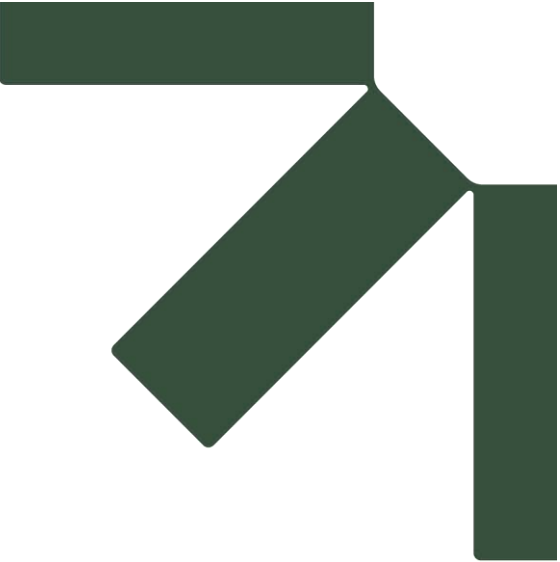
P:

M:

F: facebook.com/waikatoregion

Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

This email message and any attached files may contain confidential information, and may be subject to legal professional privilege. If you have received this message in error, please notify us immediately and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of Waikato Regional Council. Waikato Regional Council makes reasonable efforts to ensure that its email has been scanned and is free of viruses, however can make no warranty that this email or any attachments to it are free from viruses.



Appendix C Aerial Photographs

Preliminary Site Investigation

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

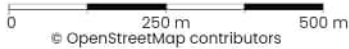
SLR Project No.: 880.016894.00005

26 May 2026



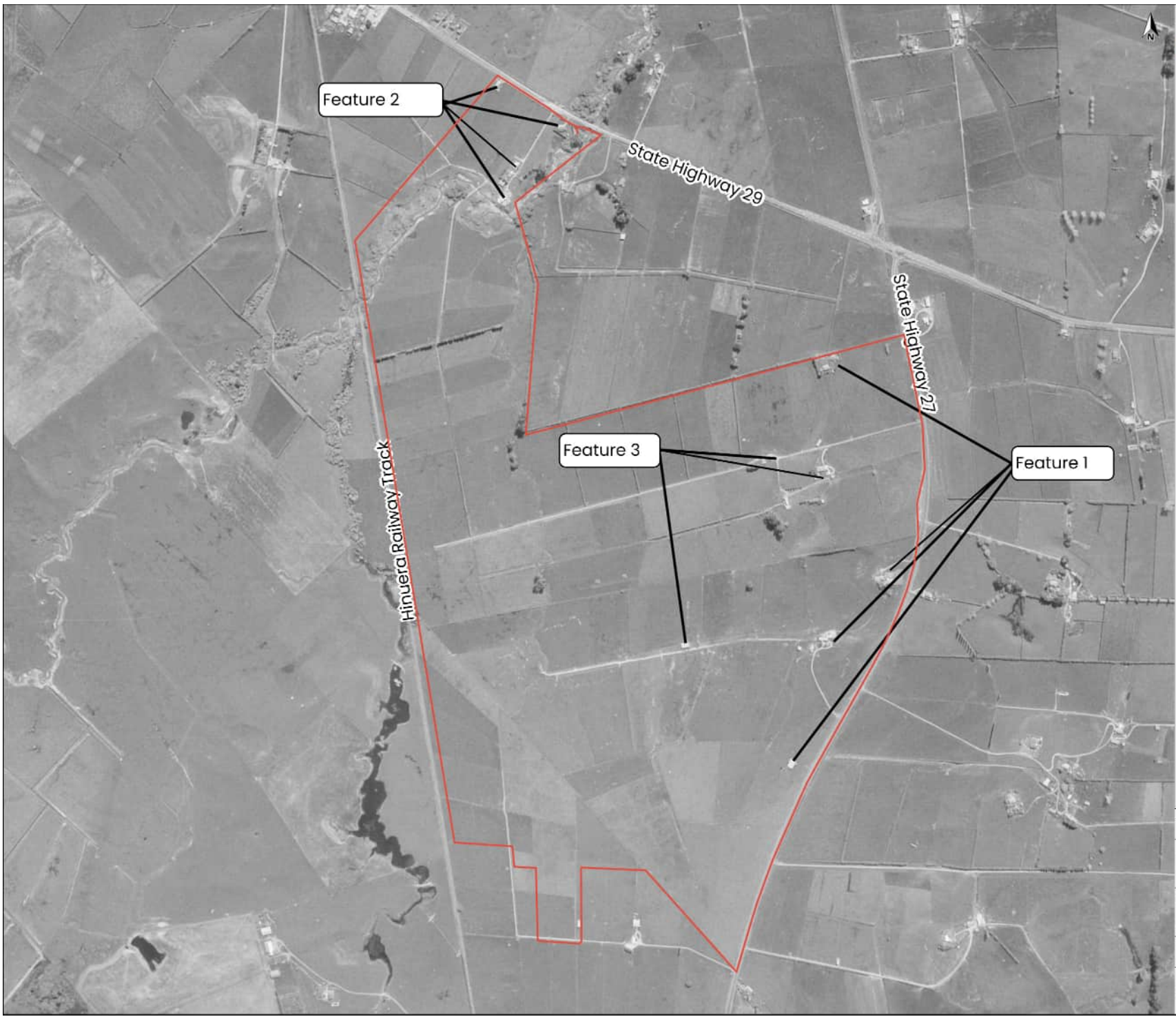
Legend

- Site Boundary
- 1966



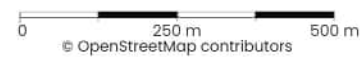
Produced by **Datanest.earth**

Title: 1966 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C1
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



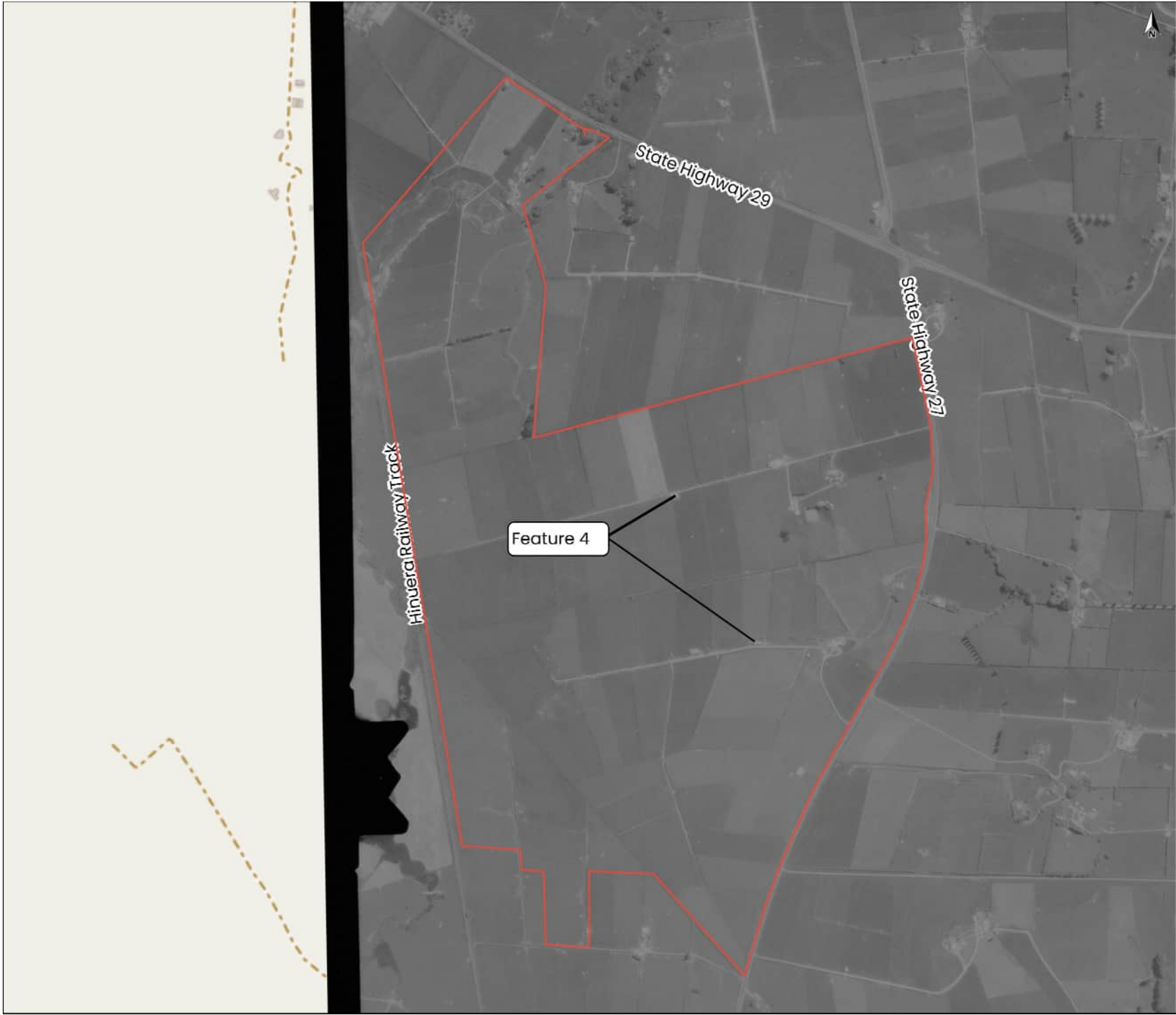
Legend

- Site Boundary
- 1974



Produced by **Datanest.earth**

Title: 1974 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C2
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Legend

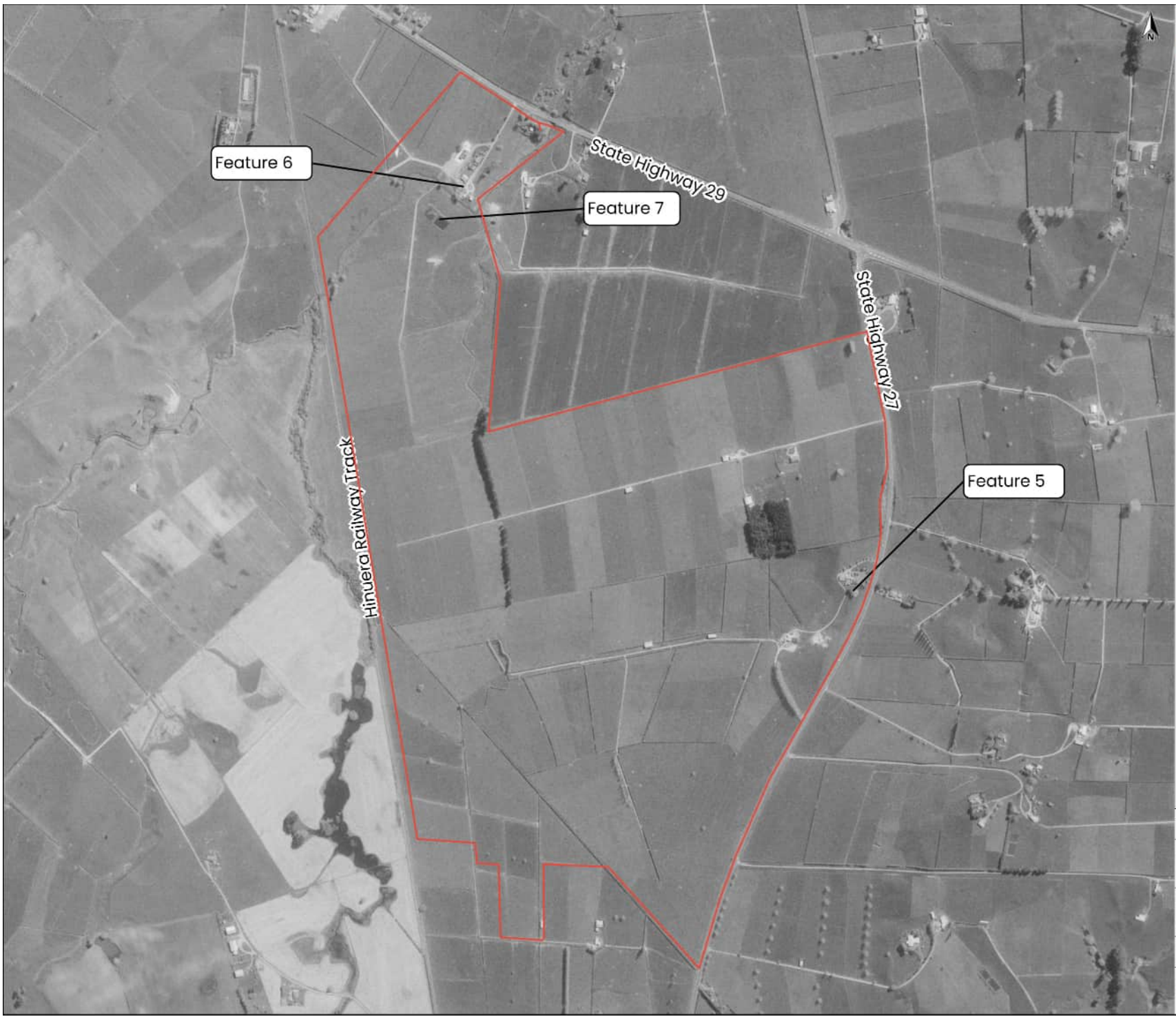
- Site Boundary
- 1981

0 250 m 500 m
© OpenStreetMap contributors



Produced by **Datanest.earth**

Title: 1981 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C3
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Legend

- Site Boundary
- 1995

0 250 m 500 m
© OpenStreetMap contributors

 **SLR**

Produced by **Datanest.earth**

Title: 1995 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C4
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Legend

- Site Boundary
- 2003

0 250 m 500 m
© OpenStreetMap contributors



Produced by **Datanest.earth**

Title: 2003 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C5
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Legend

- Site Boundary
- 2007

0 250 m 500 m
© OpenStreetMap contributors

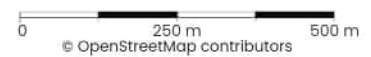
SLR
Produced by **Datanest.earth**

Title: 2007 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C6
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Legend

-  Site Boundary
-  2010



© OpenStreetMap contributors



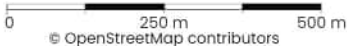
Produced by **Datanest.earth**

Title: 2010 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C7
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Legend

-  Site Boundary
-  2016



© OpenStreetMap contributors



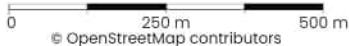
Produced by **Datanest.earth**

Title: 2016 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C8
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Legend

-  Site Boundary
-  2018



Produced by **Datanest.earth**

Title: 2018 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C9
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Feature 12

Legend

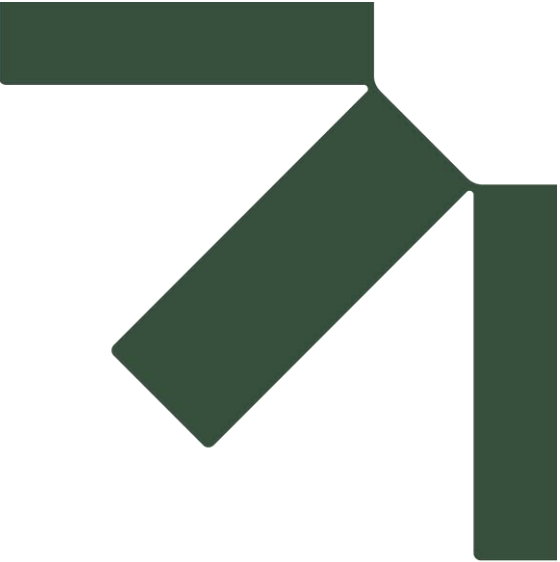
- Site Boundary
- 2025

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



Produced by **Datanest.earth**

Title: 2025 Aerial Image		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Appendix: C10
Date: 20-10-2025	Checked: NM	
Proj No: 14302	Scale: 1:12000	Version: 1.0



Appendix D Historical Maps

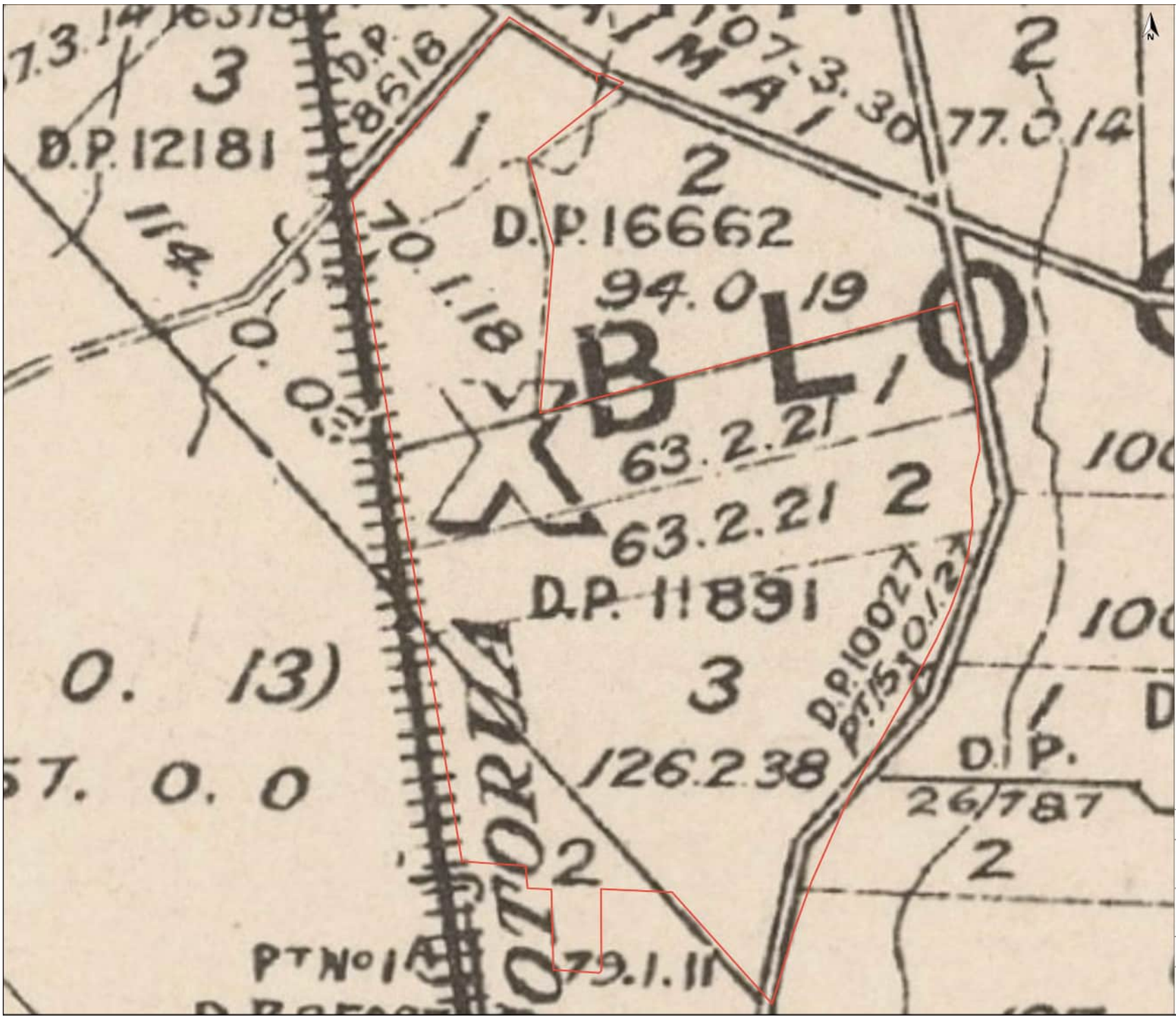
Preliminary Site Investigation

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00005

26 May 2026



Legend

- Site Boundary
- 1949

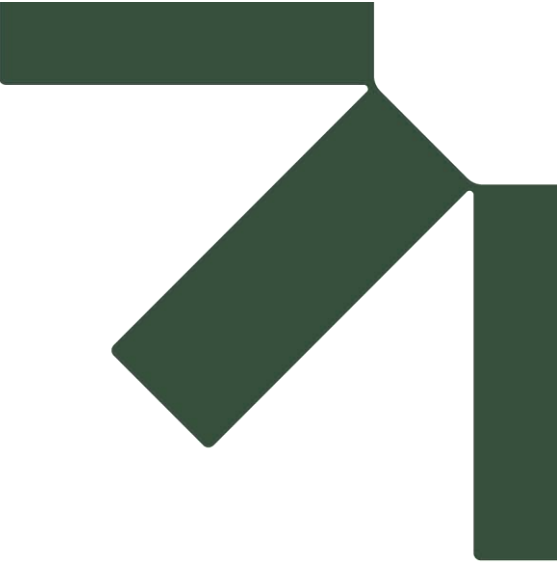
0 100 m 200 m

© OpenStreetMap contributors

SLR

Produced by **Datanest.earth**

Title: 1949 Historical Map		
Client: Harmony Energy NZ #06 Limited		Size: A4
Project: Harmony Hinuera	Drawn: LL	Figure No.: 8
Date: 26-05-2026	Checked: NM	
Proj No: 14302	Scale: 1:10900	Version: Final



Appendix E Photolog

Preliminary Site Investigation

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00005

26 May 2026

Client Name:
Harmony Energy NZ #06 Limited

Site Location:
SH27, SH29, Hinuera

Project No.
880.016894.00005

Photo No.
1

Date:
16 June
23

Description:
General view across
the Site from the
western portion of the
Site.



Photo No.
2

Date:
16 June
23

Description:
General view of
paddocks on western
boundary.



Client Name:

Harmony Energy NZ #06 Limited

Site Location:

SH27, SH29, Hinuera

Project No.

880.016894.00005

Photo No.

3

Date:

16 June
23

Description:

View showing farm buildings with potential ACM.


Photo No.

4

Date:

16 June
23

Description:

View of an unnamed tributary of the Waihu River (feature 3 on Figure 1).



Client Name:

Harmony Energy NZ #06 Limited

Site Location:

SH27, SH29, Hinuera

Project No.

880.016894.00005

Photo No.
5

Date:
16 June
23

Description:

View of an unnamed tributary of the Waihu River (feature 3 on Figure 1).



Photo No.
6

Date:
16 June
23

Description:

General view of Metal Hay Barn near the centre of the Site.



Client Name:

Harmony Energy NZ #06 Limited

Site Location:

SH27, SH29, Hinuera

Project No.

880.016894.00005

Photo No.

7

Date:

16 June
23

Description:

General view of
Eastern boundary.


Photo No.

8

Date:

16 June
23

Description:

General view of within
the Cow Shed.



Client Name:

Harmony Energy NZ #06 Limited

Site Location:

SH27, SH29, Hinuera

Project No.

880.016894.00005

Photo No.

9

Date:

16 June
23

Description:

View of stored pesticides within the Hay Barn.


Photo No.

10

Date:

16 June
23

Description:

Water tanks and stored farming goods.



Client Name:
Harmony Energy NZ #06 Limited

Site Location:
SH27, SH29, Hinuera

Project No.
880.016894.00005

Photo No.	Date:
11	16 June 23
Description: General view of Oxidation Ponds in the Northeastern area of the Site (Feature 1 on Figure 1).	



Photo No.	Date:
12	16 June 23
Description: General view of Oxidation Ponds in the Northeastern area of the Site (Feature 1 on Figure 1).	



Client Name:

Harmony Energy NZ #06 Limited

Site Location:

SH27, SH29, Hinuera

Project No.

880.016894.00005

Photo No.
13

Date:
16 June
23

Description:

View of dump zone east of the cow shed (Feature 12 in Figure 1).



Photo No.
14

Date:
16 June
23

Description:

Filled depression near races.



Client Name:
Harmony Energy NZ #06 Limited

Site Location:
SH27, SH29, Hinuera

Project No.
880.016894.00005

Photo No.
15

Date:
16 June
23

Description:
General view of bulk
stored chemicals.



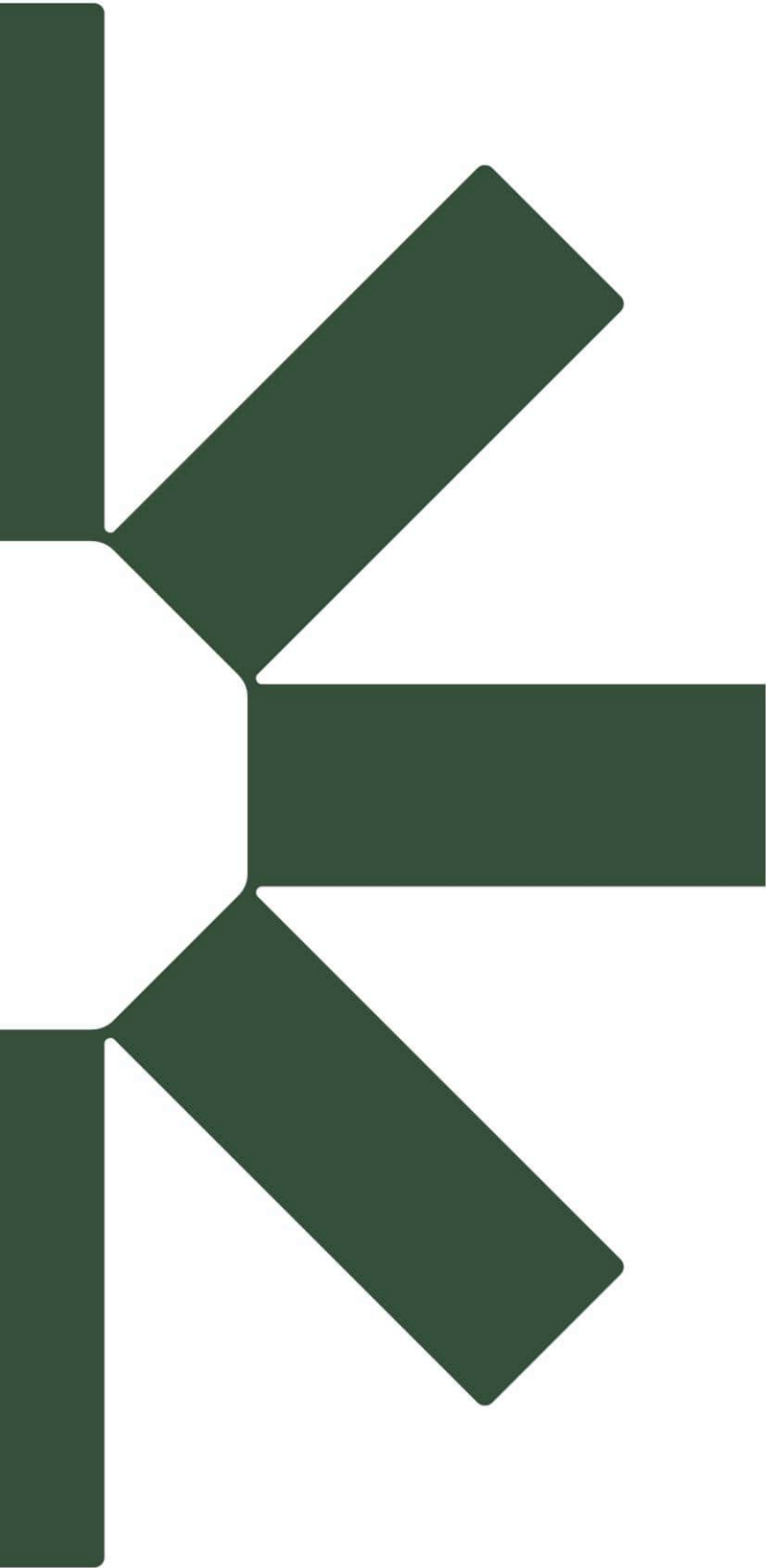
Photo No.
16

Date:
24
October
2025

Description:
General view of storage
shed near residential
dwelling in along
eastern boundary of the
Site.



Photo No. 17	Date: 24 October 2025	
Description: General view of old unused mechanical farming equipment within the southern farm area.		



Making Sustainability Happen