

Far North Solar Farm Limited

Level 1, 65 Main Road
Kumeū
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22 July 2026

Hon Raynor Asher KC

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

Subject: Response to Minute 21 – The Point Solar Farm Application under the Fast-track Approvals Act 2024 (File ref: FTAA-2509-1100)

Dear Hon. Raynor Asher KC,

Far North Solar Farm Limited (FNSF) refers to Minute #21 of the Expert Panel dated 15 July 2026 concerning the matters between FNSF and the owners of Lot 1 DP 470213.

FNSF has continued discussions with [REDACTED] in an effort to resolve the remaining matters relating to access, bunding and planting. We had a good dialogue on this and worked together on the questions around the species selection, water and pump capacities required for irrigation of the trees. FNSF has offered to assist with the upgrade of the pump if required.

FNSF invited [REDACTED] to provide a joint response to the Panel setting out the matters agreed, the conditions sought and any matters that remained unresolved. [REDACTED] advised that they intended to provide their own response.

Accordingly, the following pages set out FNSF's understanding of the current position, including:

- the mitigation measures agreed in principle,
- the conditions proposed by FNSF to secure those measures and
- the remaining unresolved issues concerning financial compensation and use of the easement.

FNSF considers that substantial progress has been made and that the proposed conditions provide a practical and proportionate means of addressing the landowners' amenity concerns.



FNSF respectfully requests that the Panel consider the response and proposed conditions set out below.

Best regards,

A handwritten signature in black ink, which appears to read 'Richard Homewood', is written over a horizontal line.

Richard Homewood
Director
Far North Solar Farm Limited

Matters agreed:

FNSF believes that agreement has been reached in principle on the following mitigation measures:

- construction of the landscape bund generally in accordance with the latest drawing provided to [REDACTED], including its location, height and length, with construction to occur during the early works phase of the project;
- planting of trees on the bund, with the species to be agreed with the landowners at a later date;
- provision by FNSF of an irrigation system suitable to support the establishment of the planting;
- water and electricity for the operation of the irrigation system to be supplied by the landowners, with FNSF funding any pump upgrade if the existing pump is found to be inadequate for the irrigation requirements.

FNSF proposes that these mitigation measures be secured by conditions of consent.

Conditions sought

FNSF offers conditions requiring the above mitigation works to be completed as part of the project, substantially in accordance with the agreed mitigation proposal. The draft conditions are attached below.

Matters remaining unresolved

The matters that remain unresolved is the request by [REDACTED] for financial compensation and use of the easement over their property.

During the construction phase, FNSF has altered its access arrangements so that construction traffic will not cross their property, consistent with the request made by the landowners. Access across the property will occur during the operational phase in accordance with FNSF's existing legal easement rights, with the proposed bunding and planting to provide ongoing visual mitigation.

FNSF does not consider compensation is appropriate in the circumstances. Our offer to undertake the mitigation works described above has been made as a practical means of addressing the landowners' amenity concerns and is made on the basis that the mitigation package represents a reasonable and proportionate resolution of these matters.

Accordingly, while substantial progress has been made on the mitigation measures, the issue of financial compensation remains unresolved.

FNSF asks the Panel to accept the proffered conditions as a resolution to this issue.

Proposed Conditions (To be inserted in the next set of conditions)

Condition [X] – Access across Lot 1 DP 470213

No vehicles associated with the construction or decommissioning of the Solar Farm shall use the existing legal easement across Lot 1 DP 470213 for access to or from the Site.

Nothing in this condition shall restrict the Consent Holder's lawful use of the existing legal easement across the Lot 1 DP 470213 for operational access associated with the solar farm.

Condition [Y] – Lot 1 DP 470213 Landscape Mitigation

The Consent Holder shall undertake the landscape mitigation works shown on the drawing “Vegetation and Bunding Plan”, file ‘REG_PTS_15062026-VEGETATION AND BUNDING.pdf’ dated 15 June 2026.

The mitigation works shall:

- a. be completed during the initial site preparation works for the solar farm and prior to the commencement of the main construction works;
- b. be undertaken generally in accordance with the approved drawing, including the location, height and length of the landscape bund;
- c. include installation of the irrigation infrastructure suitable for the planting shown on the approved drawing; and
- d. include planting of the tree species to be agreed with the landowners of Lot 1 DP 470213.

The Consent Holder shall maintain the bund, irrigation infrastructure and planting for at least three years.