



Appendix B Engagement and Consultation Summary

Fast-Track Approvals Act 2024 Substantive Application

Hinuera Solar Farm

Harmony Energy NZ #6 Limited

SLR Project No.: 880.016894.00001

19 August 2026

Hinuera Solar Farm

Engagement and Consultation Summary

Harmony Energy NZ #6 Limited

Date: September 2026

Version	Date	Comment
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2.1 Statement of Qualifications and Experience

This consultation summary has been prepared by Christina Walker, Planning Director, Harmony Energy New Zealand (HENZ). A summary of the authors qualifications and experience is set out below. The qualifications and experience of the specialists involved are set out in their respective specialist reports.

Christina Walker – Planning Director – Harmony Energy NZ Limited

My full name is Christina Jean Walker. I am a full member of the New Zealand Planning Institute of New Zealand. I hold a Bachelor of Applied Science—Environment Major (completed in 2012) and a Postgraduate Diploma in Planning (completed in 2015 at Massey University).

I have some 14 years' experience as a planner, working in both local government and consultancy. I have held my current position, as the Planning Director at Harmony Energy New Zealand, since January of 2025.

I have been the lead planner on five previous solar farm consent application, including four which were processed and granted through the now repealed Covid-19 Recovery (Fast Track Consenting) Act 2020.

I am familiar with the Environment Court Practice Note 2023 (Code of Conduct for Expert Witnesses) and confirm that this report has been prepared in compliance with that Code of Conduct.

3 Executive Summary

In the preparation of the substantive application for the Hinuera Solar Farm, consultation was undertaken with a range of stakeholders, including:

- Mana whenua.
- Waikato Regional Council (WRC).
- Matamata Piako District Council (MPDC).
- Neighbouring and nearby property owners.
- New Zealand Transport Agency (NZTA).
- Fire and Emergency New Zealand (FENZ).
- Kiwirail.
- Environmental Protection Authority (EPA).

The extent and nature of consultation varied between stakeholders to reflect the level and nature of interest in the project. HENZ are grateful to everyone who engaged with us during the development of this proposal. To the extent reasonably practicable comments, concerns and feedback received during consultation have informed and influenced the final form of the proposal and conditions of consent, this includes, but is not limited to, the following:

- A restoration programme focused on enhancing waterways and wetlands throughout the site.
- The location of buildings and temporary construction areas.
- The extent of screen planting.
- Species selection for screen and biodiversity planting.
- The location of vehicle entranceways.
- Technical changes to rules assessments.
- Adoption of a number of 'standard' WRC conditions of consent and minor changes to consent conditions.

4 Introduction

4.1 Document Purpose

This document is intended to provide a summary of consultation undertaken in respect of the Hinuera Solar Farm application, a listed project under the Fast-Track Approvals Act (FTAA).

It identifies the statutory framework, the parties consulted with, the nature and outcomes of that consultation and importantly, the way in which consultation has influenced the application.

Unless otherwise stated, consultation for HENZ was undertaken by myself, Christina Walker.

4.2 Statutory Framework

Section 29 of the FTAA sets out the pre-lodgement requirements for listed projects. Section 29 requires that:

- (1) Before lodging a substantive application for a listed project, the authorised person for the project must—*
 - (a) consult the groups referred to in section 11(1)(a); and*
 - (aa) notify in writing the persons and groups referred to in section 11(1)(b) and give them 20 working days to respond to the notice; and*
 - (b) if the substantive application seeks an approval described in section 42(4)(l) or (m) (access arrangement), comply with section 59(1) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act).*
- (1A) The authorised person must not lodge the substantive application until each 20-working-day period given under subsection (1)(aa) has expired.*
- (2) If there is more than 1 authorised person for a listed project,—*
 - (a) any 1 of the authorised persons may comply with paragraph (a) or (aa) of subsection (1) on behalf of all of them;*
 - (b) the authorised person who is the proposed holder of the approval referred to in paragraph (b) of subsection (1) must comply with that paragraph.*

Section 11 requires the applicant to:

- (1) Before lodging a referral application, the applicant must -*
 - (a) consult -*
 - (i) any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011; and*
 - (ii) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; and*
 - (b) notify in writing –*
 - (i) the relevant local authorities; and*
 - (ii) any relevant iwi authorities, hapū, and Treaty settlement entities, including –*
 - (A) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and*
 - (B) the tangata whenua of any area within the project area that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996; and*
 - (iii) the relevant administering agencies; and*
 - (iv) if the proposed approvals for the project are to include an approval described in section 42(4)(f) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown; and*
 - (c) give the persons and groups referred to in paragraph (b) 20 working days to respond to the notice.*
- (1A) The applicant must not lodge the referral application until each 20-working-day period given under subsection (1)(c) has expired.*
- (2) If a referral application is to be lodged by more than 1 person, any 1 of those persons may comply with this section on behalf of all of them.*

Section 43 of the FTAA sets out the requirements for a substantive application. Section 43(2) requires that where the application is a listed project it must also contain the following:

If a substantive application is for a listed project, it must also contain the information required by Section 13(4) (other than section 13(4)(b), (f)(ii) and (iii), and (g), which applies-

- (a) as if reference in section 13(4)(k) to section 11 were a reference to section 29; and*
- (b) as if the reference in clause 2 of Schedule 11 to section 12(2) were a reference to section 29; and*

(c) *any other modifications.*

Section 13(4) sets out the information requirements for an application. Section 13(4)(j) requires the following information be provided:

a list of the persons and groups the application considers are likely to be affected by the project including

-
- (i) *relevant local authorities*
- (ii) *iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements:*
- (iii) *other relevant iwi authorities*
- (iv) *relevant treaty settlement entities*
- (v) *relevant protected customary rights groups and customary marine title groups*
- (vi) *ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou:*
- (vii) *relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011:*
- (viii) *persons with a registered interest in land that may need to be acquired under the Public Works Act 1981:*

Section 13(4)(k) requires the following information to be provided:

a summary of –

- (i) *the consultation undertaken for the purposes of section 11 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and*
- (ii) *how the consultation has informed the project.*

Identified stakeholders, iwi groups and potentially affected parties are set out in section 5.3 of this report. A summary of consultation undertaken with the identified parties, resulting changes to the proposal are included in section 6 of this report.

5 Consultation Approach

5.1 Overview

Consultation has been undertaken in accordance with the engagement principles below:

- **Timely and responsive** – We will provide timely information and responses and share information as it becomes available.
- **Honest and transparent** – We will be clear about the scope and purpose of engagement, what we know, what we do not yet know, and any constraints on what can be shared.
- **Empathetic and respectful** – We will seek to understand views and concerns and promote open dialogue even where agreement cannot be reached.
- **Authentic** – We will engage genuinely and follow through on commitments made during engagement.
- **Inclusive and accessible** – We will provide opportunities for a broad range of people to participate, using methods that are accessible and proportionate to likely interest and effects.

In practice, application of these principles has meant that the form, nature, extent and timing of engagement have been tailored (as far as reasonably practicable) to the type and level of interest

applicable to each stakeholder. For example, consultation with local authorities and government agencies has largely focused on technical and statutory matters, whereas consultation with landowners has focused on effects and matters that impact on their amenity values.

5.2 Iwi Consultation Principles

Consultation with mana whenua was undertaken in accordance with the engagement principles set out in section 4.1, with the following additional iwi-specific principles:

- **Early engagement** – We will engage with iwi / mana whenua early, before key design decisions are finalised.
- **Respectful, appropriate forums** – We will engage in ways preferred by iwi / mana whenua (including kanohi ki te kanohi where appropriate).
- **Recognition of mana whenua** – We will recognise mana whenua status and engage with mandated representatives and agreed engagement arrangements.
- **Tikanga-based engagement** – We will be guided by tikanga and iwi preferences for process and communication.
- **Transparency and clarity** – We will provide clear information about the proposal, potential effects, and what is (and is not) open to change.
- **Reasonable timeframes** – We will use timeframes that recognise iwi governance processes and capacity constraints and will be flexible where practicable.
- **Support for participation** – Where appropriate, we will discuss resourcing and support arrangements to enable meaningful participation.
- **Responsive project design** – We will actively consider iwi feedback to avoid, remedy or mitigate effects on cultural values, and to identify opportunities for enhancement.
- **Confidentiality and care** – We will treat culturally sensitive information appropriately and will not disclose it without permission.
- **Ongoing relationship** – We will maintain engagement through consenting and, where relevant, into detailed design, construction and operation.

5.3 Identified Parties (Section 11 and Clauses 5(1)(d) and 6(1)(e) of Schedule 5 of the FTAA of the FTAA)

The following persons/groups were identified as being potential affected by, or stakeholders relevant to, the proposal. It is noted that this list contains parties identified in Section 11 of the FTAA as well as adjoining property owners and other stakeholders who may be impacted by the proposal in accordance with Clauses 5(1)(d) and 6(1)(e) of Schedule 5 of the FTAA.

Mana Whenua

There are no relevant applicant groups with applications for customary marine title, and the site is not within or adjacent to ngā rohe moana o ngā o Ngāti Porou.

The following iwi authorities, hapu and Treaty settlement entities were identified:

- Raukawa Settlement Trust - (Post Settlement Governance Entity).
- Ngāti Hauā Iwi Trust - (Post Settlement Governance Entity).

- Te Puāwaitanga o Ngāti Hinerangi Trust - (Post Settlement Governance Entity).
- Te Whakakitenga o Waikato Incorporated - (Post Settlement Governance Entity).

Local Authorities

The following local authorities are relevant to this project:

- Matamata-Piako District Council (MPDC).
- Waikato Regional District Council (WRC).

Neighbouring Properties

Residential properties within the vicinity of the site were identified as part of the landscape assessment. A map of those properties is attached at Attachment 1. A corresponding list of those properties and owners/occupiers, with additional vacant or commercial properties added, is included in Attachment 2. It is noted that this list of property owners extends beyond the immediately adjoining properties – being the requirement of clause 5(1)(d) of Schedule 5.

Occupiers of surrounding properties were identified where possible, including through direct letter box drops and via owners. These parties are also included in the list at Attachment 2.

Other Parties

- New Zealand Transport Agency.
- Kiwi Rail.
- Fire and Emergency.
- Environmental Protection Authority.

Relevant Administering Agencies.

The definition of Administering Agencies excludes the Ministry for Cities, Environment, Regions and Transport, being the Ministry responsible for the administration of the Resource Management Act. No authorities of consents are sought under any other legislation and as such, there are no relevant administering agencies who must be notified of the application under Section 11 of the FTAA.

6 Summary of Consultation

6.1 Local Authorities

Overview of Consultation

- Introductory meetings were held with both Councils in December 2025. The meetings were also attended by Emily Buckingham of SLR. The purpose was to introduce the project, discuss likely consent triggers, establish lines of communication and agree on cost recovery for pre-application assistance. 'Template' condition sets were also sought from both Councils. A condition set was provided by WRC, MPDC advised they do not have a standard condition set.

- Draft rule assessments were provided to both Councils for the purposes of eliciting feedback on interpretation.
- Ad hoc questions on rule interpretation, conditions and information requirements were also raised with both Councils, who provided helpful responses.
- The draft application and conditions were provided to each Council (along with relevant draft assessments), with a request for feedback.
- WRC provided feedback on the draft application and conditions of consent.
- MPDC advised that they may not have the capacity to provide full feedback prior to submission of the substantive consent but assisted with minor questions around condition references.
- Discussions with both Council's in respect of any external assistance needed were held to ensure any coordination between Council's was as smooth as possible. WRC advised that they did not intend to engage any external expertise. MPDC advised their intention to use a consultant planner, being Marius Rademeyer.
- Both Council's were provided with 20 working day notices, pursuant to Section 11 of the FTAA and both Council's provided

Key Outcomes

MPDC

- Confirmed that a planting corridor width along streams could be informed by the ecologist and would be sufficient under standard 5.1.1 (which includes discretionary planting requirements). Planting corridors were included accordingly.
- Confirmed that a hazardous substances management plan that assesses the risks of hazardous substances and how to manage them would be sufficient to meet the discretionary information requirement set out in 1.4.18 and rule 5.7.1. A draft Hazardous Substances Management Plan is included with the consent application.
- Confirmed that Activity Table 2.2, '1.5 Activities undertaken on known contaminated sites' should be applied even if works are not within areas of contamination. This rule has been triggered accordingly.
- Confirmed that Rule 5.9.4 is applicable despite the site fronting State Highways. This rule has been triggered accordingly.

WRC

- Provided guidance on the assessment of acid sulphate soils, including a review of the draft assessment. The reviewed Acid Sulphate Soils Assessment is included with the consent application.
- Where practicable, consent conditions have been aligned with 'standard' conditions. Departure from standard conditions has been undertaken where it was considered necessary to provide a more appropriate control or to ensure workability and enforceability.
- Following a review of draft conditions by WRC several minor changes were made to conditions, the most notable of these were:

- Moving controls for the accidental discovery of Acid Sulphate Soils from the CMP to the ESCP conditions, for the purpose of ensuring they sat with WRC rather than MPDC.
- Adding a requirement for the Restoration Management Plan to be circulated to WRC for comment prior to submission to MPDC for certification.
- An additional consent condition (ref) was added to address the requirement for safe storage of petrochemicals within infrastructure.
- Removing allowance for chemical treatment.

Areas of Disagreement/Outstanding Matters

- WRC consider that there should be a condition of consent that requires:
 - Validation of any loss of wetland extent (at an individual wetland level) at the time of decommissioning of the site and
 - In the event there is any loss, the covenanting of a comparable extent of additional wetland, either with the newly created wetland areas on site or at an off-site location.

HENZ disagree with this position, and this has been addressed in the legal brief attached to the substantive application.

- WRC have indicated that there may be additional changes requested in respect of dewatering conditions.
- At the time of finalising this report, MPDC had not been able to provide feedback on the draft consent of conditions, however we expect this to come during the course of the consent process, and we will provide any updates to the Panel on outcomes as needed.

A copy of key correspondence, including the 20-day notices to both Council's is included in Attachment 6.

6.2 Mana Whenua

Overview of Consultation – Ngāti Haua, Raukawa and Ngāti Hinerangi

Engagement with mana whenua commenced in September 2023, where initial, introductory communications were undertaken (including emails, phone calls and introductory on-line hui) over a period of a few months.

In February of 2024 an on-site hui was held with Norm Hill (Ngāti Hauā) Andrea Juilean (Raukawa), Cliff Kelly (Raukawa) and Leo Whaiapu (Ūkaipō Marae and Raukawa Mana Whenua Representative on Te Manawhenua Forum mō Matamata Piako (MPDC Committee)). Representatives of Ngāti Hinerangi were also invited to attend but were not in attendance. Introductory Hui's and site visits were attended by both Pete Grogan and me on behalf of HENZ.

The purpose of the site visit was to familiarise all parties with the site and identify any key cultural values or sites that the project teams should be aware of in the development of the project. No sites of significance or waahi tapu were identified or disclosed to HENZ either during or after the site visit. Mana whenua shared with the project team the following key areas of interest relevant to the project:

- Wai (including streams and wetlands) and, in particular, a desire to see restoration of the wetland area and riparian planting adjacent to the Mangawhero Stream.

- Pekapeka and, in particular, that any removal of high value habitat was mitigated with the likes of replacement planting, bat boxes and/or increased pest control.

Following the site meeting, communication in various forms continued throughout 2024 and the follow key outcomes are noted:

- Raukawa advised that the Kaumata Steering Group had been positive about the project in principle, subject to some further detail in due course.
- The archaeological assessment was circulated to all parties, and no concerns were raised with the findings.

In 2025 the application was put on hold due to grid connection issues. On resolution of those issues, active consultation was recommenced in November of 2025, with the following representatives:

- Norm Hill (Ngāti Hauā).
- Andrea Juilean (Raukawa).
- Hinerangi Vaimoso (Ngāti Hinerangi).

Consultation from November 2025 until lodgement was extensive and frequent and the key activities and discussions are summarised as follows:

- On the 17th of November 2025, an online hui with Ngāti Hauā and Raukawa was held to refamiliarise with the project (Ngāti Hinerangi were invited but did not attend).
- On the 21st of January 2026, a hybrid in person/on-line hui attended by Ngāti Hauā and Raukawa. (Ngāti Hinerangi were invited but could not attend due to a tangi). The hui was attended by both Pete Grogan and me on behalf of HENZ and canvassed the following:
 - A detailed explanation of the proposal.
 - A high-level overview of the extent of effects as understood to date (January 2026).
 - A discussion about the findings of pekapeka surveys and effects.
 - A discussion on a number of common queries regarding solar farms.
 - A reconfirmation of the commitment to provide a joint Cultural Values Assessment (CVA) (including Ngāti Hinerangi also). It was agreed Norm Hill would advance this CVA and provide an offer of service to HENZ for the preparation of the CVA.
 - A commitment by all parties present to enter into a Memorandum of Understanding to confirm the relationship.
- On the 3rd of March 2026, draft copies of available assessments were provided to all parties and a contract requested to commence the CVA.
- Additional draft assessments were uploaded as they became available, including copies of documents provided to neighbours. At those times notification was sent to all parties advising of the additional uploads.
- On the 21st of May 2026 an in-person meeting was held with Chris McKenzie (Chief Executive Officer of Ngāti Hinerangi) and Hineirangi Vaimoso in respect to this project and one other. Korero at this meeting was largely in formal in nature and provided a general update on the project's progress and next stages.

- Ngāti Hauā, Raukawa and Ngāti Hinerangi confirmed that a combined CVA would be provided, to be prepared by Norm Hill.
- On the 8th of June 2026, a 20-day notice, pursuant to Section 11 of the FTAA was sent to Ngāti Hauā, Ngāti Hinerangi and Raukawa.
- Following a number of extensions to agreed timeframes, a draft CVA was received on the 7th of August 2026. On receipt of the draft HENZ commitment to a Memorandum of Understanding (or similar long term agreement) was reconfirmed.
- At the time of writing, the draft CVA had been formally endorsed by Raukawa. However, formal endorsement had not been received by Ngāti Hinerangi. Likewise, the final version of the CVA had not been provided by Norm Hill, acting for Ngāti Hauā. Accordingly, the CVA has been attached to the substantive application, but will be provided to the Panel once formal endorsement has been received.

A copy of the 20-day notices to Ngāti Hauā, Ngāti Hinerangi and Raukawa are attached to this report as Attachment 7. A copy of the CVA is included with the substantive application.

Overview of Consultation – Waikato Tainui

The following provides a summary of consultation with Waikato Tainui (Te Whakakitenga o Waikato Incorporated).

- On the 13th of September 2023 and initial, introductory email was sent to Waikato Tainui.
- In January and February 2024, a number of follow up emails were exchanged.
- On the 16th of February 2024 Waikato Tainui advised that they would require an assessment of Tai Tumu Tai Pai Tai Ao prior to engagement. A subsequent phone call confirmed the understanding that the project was in its early stages, and that consultation would recommence once the project was sufficiently advanced.
- On the 29th of May 2026, an online Hui was held about this project and one other. At that time a pre-engagement form was helpfully provided.
- On the 17th of July 2026, the completed pre-engagement form was emailed along with a 20-day notice, pursuant to Section 11 of the FTAA.
- Acknowledgement of receipt of the pre-engagement form and 20-day notice was received on the 27th of July 2026.
- No formal feedback has been received by Waikato Tainui, rather in the 29th of May hui it was verbally expressed that Waikato Tainui supports the engagement with aforementioned iwi groups and a CVA provided by those groups was appropriate.

A copy of the correspondence with Waikato Tainui, including the 20-day notice is attached to this report as Attachment 7.

Key Outcomes

- The project includes a wetland restoration adjacent to the Mangawhero Stream (approximately 2.43ha).

- The project includes riparian planting on both the Mangawhero Stream and the unnamed tributary (approximately 2.38ha).
- Reconfiguration of the project to avoid the need to fell the woodlot which provides habitat for pekapeka.
- A draft Bat Management Plan, draft Restoration and Planting Plan, including Draft Weed and Pest Animal Pest Control Management Plan.
- Conditions of consent relating to iwi input into the Restoration and Landscape Management Plan.

Areas of Disagreement/Outstanding Matters

- There are no known matters of disagreement.
- The draft CVA is yet to be endorsed by the relevant parties and provided in final format. Once endorsement has been received it will be provided to the Panel.

6.3 Neighbouring Properties

Overview of Consultation

- In December 2025 an introductory letter was sent to all nearby properties owners identified in Appendix A and B. Where available, postal addresses were sourced from the white pages or the companies register. Where unable to be identified, letters were sent to the street address. The introductory letter introduced Harmony Energy, explained that there was a proposed project in the neighbourhood, provided an overview of the process of project development and invited adjoining owners to join a neighbours register for ease of communication. A copy of the letter is included in Attachment 3.
- In March 2026 an information pack was emailed to those who had joined the neighbours register. To ensure all surrounding properties owners/occupiers also obtained a copy of the information pack, a hard copy was dropped in the letterbox of all remaining properties. These were hand delivered rather than posted to avoid any issues with incorrect postal addresses. The information packs included:
 - Details of the project.
 - Frequently asked questions.
 - An invitation to attend a drop-in session.

A copy of the information pack is included in Attachment 4.

Note: Since the circulation of the introductory letter, the details of property P34 have been updated, with a new Record of Title issued in May 2026. The property is now known as 8293 State Highway 27, Okoroire, Tirau and legally described as Lot 3 DP 603997, held in Record of Title 1182934. Ownership of the property has not changed.

- On the 8th of April 2026 a drop-in session was held at the Hinuera Hall from 4pm until 7pm. The attendance register is included in Attachment 5. Topics of discussion with residents at the drop-in session were wide and varied, however the key topics are summarised below:
 - Impact of the proposal on property values and rates.
 - Impact of the proposal on power prices.

- Reasons for the location of the project, including some residents considering that the project should not in this location due to access from State Highways and presence of elevated properties in proximity.
 - Landscape and Visual Effects – particularly from elevated positions where screening is not readily able to be achieved. Additionally, there were some requests to extend screening along SH29 and SH25.
 - Concerns regarding the loss of productive land from dairy farming.
 - Possibility of glare.
 - Traffic safety, particularly in respect to the location of the entrance on SH25.
 - Desire to see more detailed concept plans – particularly with building and entrance locations shown.
- Following the drop-in session, I was invited to visit [REDACTED] at their property, located at 8379A State Highway 27, Okoroire on 16/04/2026. During that visit a number of matters were discussed, however the key topics are set out below:
 - Traffic safety. I understood this to be the main concern of the [REDACTED], noting the speed at which vehicles travel, the curve in the road to the south and the inability for school buses to stop in proximity to their property. This is of particular concern to the [REDACTED] due to having teenagers who are now driving. The [REDACTED] would prefer there to be no site access from State Highway 27, but if there is to be they consider it should be located as far north as possible.
 - Visual impact. While there is no line of sight between [REDACTED] house and the site, the subject site is visible from [REDACTED] house, which is elevated. Low level plantings adjacent [REDACTED] house provide some screening from viewpoints within the dwelling; however, the site is visible, at a distance, over the plantings – particularly when standing in outdoor areas to the front of the dwelling. My understanding of the [REDACTED] collective view is that additional screening along State Highway 27 is preferable, as is the location of buildings away from the Southern Corner to reduce visibility.
 - Overall, I understand from discussions that the [REDACTED] consider the site selection to be inappropriate overall given its frontage to two State Highways and its location in somewhat of a valley where elevated properties are able to look down on the site.
 - An updated concept plan was circulated to all neighbours on the neighbours register on the 2nd of June 2026 via email.
 - In response to the circulation of the concept plan, [REDACTED] of 4811B State Highway 29 reached out via email to discuss the possibility of HENZ funding some screen planting within her property to assist with views over the northwest corner of the project site. The visual impact on this property was not assessed as 'high' and any views are limited to the northwest corner. Despite this, I advised that HENZ were not averse to assisting with funding for such planting, provided that the scale was agreed in advance. Further, HENZ would not look to finalise any agreements until after the resource consent was granted and final design advanced - at which point all parties we have clarity on the final extent of works within the northwest corner. [REDACTED] undertook to provide some estimates/quotes for planting she was looking to undertake and understood that any reimbursement would be subject to further discussion post completion of the consent and final design.

- Following completion of the landscape assessment, it was decided that a condition should be included to address effects on the dwellings located at 70A and B Gore Road. Attempts to reach the [REDACTED] by phone to discuss this matter were unsuccessful – either due to a changed or incorrectly noted phone number. Accordingly, an email was sent to [REDACTED] [REDACTED] on the 27th July 2026 explaining the intention to include a condition and inviting the [REDACTED] to reach out to discuss. At the time of writing, no response has been received.

Key Outcomes

- Extension of landscaping along SH 25, in the form of reasonably fast-growing hedge that can readily be trimmed and maintained.
- Location of the operations and maintenance building, warehouse and storage containers to the north of RT 647047 – where they will be largely screened from SH 25 and neighbours opposite.
- Ensured landscaping along SH 29 extends sufficiently to screen the block of houses on the opposite side of SH29.
- Re-use of the existing tanker track access along SH 25, so as to avoid a new access along the southern portion of that frontage.
- Condition of consent regarding the offer of planting for the owners of 70A and 70B Gore Road.

6.4 New Zealand Transport Agency

Given the location of the site adjacent to two State Highways, consultation with NZTA was undertaken as follows.

- On the 10th of March CKL emailed NZTA via the general environmental planning email. The email introduced the project and set out five potential options for access and traffic management, which were being considered by the project team. The email requested a meeting with the assigned Planner, Network Manager and Safety Manager to discuss the various options.
- A meeting was held on the 31 March 2026, meeting notes from that meeting were circulated to NZTA, by CKL.
- On the 29th April 2026, an additional email was sent, by CKL, to NZTA confirming the preferred locations of entranceways based on the views provided by NZTA and following consultation with neighbours.
- On the 8th of May 2026 CKL sent a follow-up email in respect of the above. No response was received.
- On the 1st of July 2026, CLK emailed the final Transport Assessment Report, Framework Construction Traffic Management Plan and draft conditions to NZTA.
- A follow up email was sent by CKL on the 24th of July 2026 and again on the 1st of July.
- On the 12th of August NZTA responded to CKL stating:

- The ITA prepared by CKL and the conditions of consent were supported (with the exception below).
- That entranceways should be upgraded/formed prior to construction.
- NZTA does not support the existing State Highway 29 entrance (i.e. “Option 2”) being utilised for additional heavy traffic without prior upgrade, given it is already used by the milk tanker. This appears to overlook that a milk tanker would not be accessing the site during any construction activities. This matter is addressed in the ITA.
- Various general condition requirements.
- It is noted that the condition requirements set out by NZTA included to location of gates and culvert requirements. These have not been explicitly outlined in conditions of consent but will be addressed as part of final design of entranceways, which are to be reviewed and accepted by NZTA.

Key Outcomes

- Location of entranceways in accordance with NZTA advice.
- Conditions regarding upgrading/installation of entranceways, including final designs to be accompanied by evidence of NZTA review and support for designs.

Areas of Disagreement/Outstanding Matters

- The requirements for upgrades in the event “Option 2” is selected in respect of access from State Highway 29.

A copy of key correspondence outlined above is included at Attachment 8.

6.5 KiwiRail

Given the location of the site adjacent to a railway line, the project team attempted to consult with KiwiRail. The following sets out attempts at communication:

- On the 12th of February 2026, an email was sent to KiwiRail via the environment email address provided online. The email introduced the project and requesting a meeting to: provide for an overview of the project; reach a collective understanding about the key issues for KiwiRail; and agree an approach for the sharing of relevant documents.
- A follow up email was then sent on the 3rd of March 2026.
- A second follow up email was sent on the 7th of May 2026.
- On the 22nd of May 2026, I phoned and left a message with a call centre staff member, asking for a call back from the Resource Management team.

No response from KiwiRail has been received. A copy of the emails mentioned above are appended in Attachment 9.

6.6 Fire and Emergency

Given the site is to contain Battery Energy Storage Systems, consultation with Fire and Emergency New Zealand was undertaken (FENZ). A summary of consultation is provided as follows:

- On the 6th March 2026 draft versions of the Infrastructure Report, Concept Designs and Draft BESS Emergency Response Plan were provided to FENZ, by SLR, with a request for any comments or guidance.
- A response was received from FENZ on the 13th of March. A summary of the comments provided is included below:
 - Water supply – please confirm the proposed volume of water tanks. Suggest a 20m clearance around the tank to allow for separation from grassed areas.
 - Access points look to be satisfactory however dead-end roads are a risk to FENZ.
 - Would like design to provide for access for a 12,000L tanker, 24 tonne vehicles with a length of 8.5m long (including turning circles). Roads should be able to withstand a laden weight of up to 25 tonnes with an axle load of 8 tonnes.
 - Stormwater management should include interceptors or bunds to ensure any water run off contaminants are contained following the extinguishing of a fire.
 - Question regarding grass management during construction and operation, noting that long grass can pose a fire risk.
 - Screen planting recommendations, including should comprise either low or low/moderate flammability species, and incorporate breaks in crown to reduce fuel continuity.
- Updated plans were sent to FENZ, by SLR, on the 16th June 2026 along with an explanation of how FENZ comments had been incorporated, this includes:
 - Roading layout – with longer roads being connected and shorter dead-end roads including appropriate Turing circles.
 - A copy of the draft Hazardous Substances and Site Safety Plan (including emergency response plan)
 - Confirmation that water tank locations and capacity would be determined through a Site-Specific Fire Risk Assessment and Protection Philosophy.
 - Planting has maximised low flammability plants and minimised highly flammable plants to the extent practicable.
 - Relevant conditions of consent provided.
- On 18th of June, FENZ responded that they were comfortable the items raised have been considered and implemented into design.

Key Outcomes

- Maximisation of low flammability plants/minimised high flammability plants and inclusion of this requirement in the Restoration and Planting Management Plan Condition
- Inclusion of requirement for emergency response procedures to be included in the Hazardous Substances and Site Safety Management Plan.

A copy of key correspondence with FENZ is included at Attachment 10.

6.7 Environmental Protection Authority

A pre-application meeting with Ben Bond, EPA, was held on the 5th of December 2025. This meeting was also attended by Emily Buckingham of SLR and canvassed a range of matters including:

- Timeframes and process

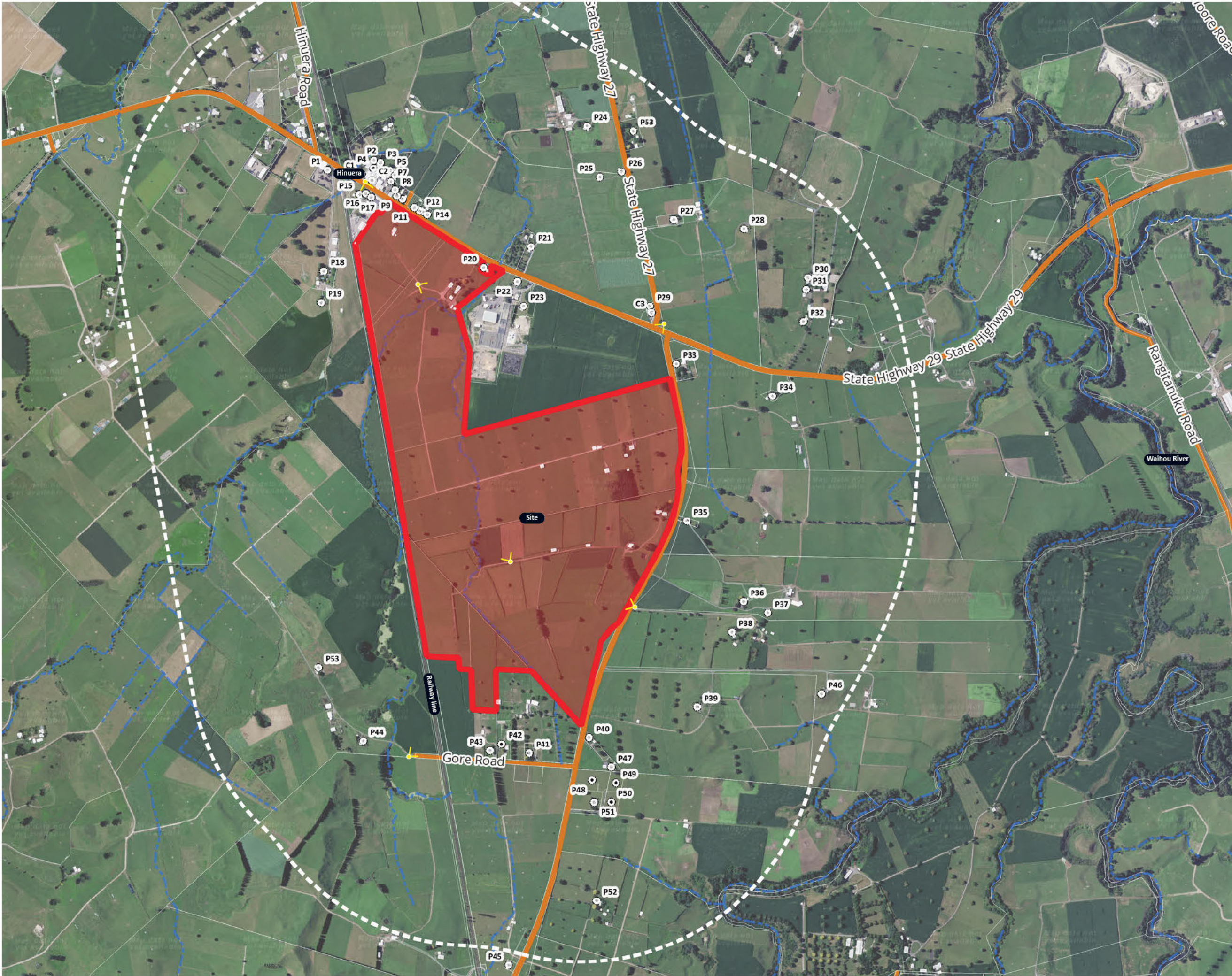
- Completeness matters
- Scope matters
- Cost

HENZ is grateful for the guidance provided by Mr Bond.

7 Conclusion

As outlined, consultation has been undertaken with a range of parties, and their comments/feedback has influenced the development of the Project. HENZ are grateful to everyone who took the time to engage with us.

Attachment 1: Map of Neighbouring Property Owners



Data derived from LINZ on 17/11/25



Legend

- Application site
- Extent of Solar Farm
- Photograph locations

Context Map

Proposed Hinuera Solar Farm

Prepared for
Harmony

FOR CONSENT

18 November 2025

Revision: 01
Drawn: BO
Reviewed: SB

1:15000
Print at A3

Sheet 02

HinueraSF_LVA_ContextMapPhotos_Attachment2_26-05-04

www.wayfinder.nz
office@wayfinder.nz



Attachment 2: Mailing List Neighbouring Property Owners/Occupiers

Category	ID	address_1	address_2	full_road_	Legal Description	Owner	PA1	PA2	PA3	PA4	PA5
P	1	4813		State Highway 29	Lot 1 DP 29219						
P	2	4798	A	State Highway 29	Lot 2 DPS 71461						
P	3	4798	B	State Highway 29	Lot 3 DPS 71461						
P	4	4798	C	State Highway 29	Lot 2 DPS 71461						
P	5	4792	A	State Highway 29	Lot 3 DPS 71461						
P	6	4792	C	State Highway 29	Lot 4 DPS 71461						
P	7	4788		State Highway 29	Lot 1 DPS 10302						
P	8	4784		State Highway 29	Lot 1 DP 32466						
P	9	4782		State Highway 29	Lot 1 DPS 40538						
P	10	4780		State Highway 29	Lot 2 DPS 40538						
P	11	4774		State Highway 29	Lot 2 DPS 3374						
P	12	4772		State Highway 29	Lot 1 DPS 2475						
P	13	4770		State Highway 29	Lot 2 DPS 2475						
P	14	4768		State Highway 29	Lot 3 DPS 2475						
P	15	4795		State Highway 29	Lot 2 DPS 10678						
P	16	4793		State Highway 29	Lot 4 DPS 10678						
P	17	4791		State Highway 29	Lot 1 DPS 16489						
P	18	4811	B	State Highway 29	Part Lot 1 DPS 50204						
P	19	4811	A	State Highway 29	Lot 2 DPS 50204						
P	20	4735		State Highway 29	Lot 1 DPS 12998						
P	21	4720	A	State Highway 29	Lot 1 DPS 71145						
P	22	4713		State Highway 29	Lot 2 DP 463615						
P	23	4711		State Highway 29	Lot 1 DP 463615						
P	24	8138		State Highway 27	Lot 1 DP 27124						
P	25	8166		State Highway 27	Lot 2 DP 556357						
P	26	8164		State Highway 27	Lot 1 DP 27124						
P	27	8187	B	State Highway 27	Lot 1 DP 436712						
P	28	8187	A	State Highway 27	Lot 2 DP 436712						
P	29	8224		State Highway 27	Lot 1 DP 468963						
P	30	4602	B	State Highway 29	Part Lot 1 DP 17672						
P	31	4602	B	State Highway 29	As above						
P	32	4602	A	State Highway 29	As above						
P	33	8343		State Highway 27	Lot 1 DPS 7320						
P	34	4599		State Highway 29	Part Lot 8A DP 7128						
P	35	8309		State Highway 27	Lot 1 DPS 14607						
P	36	8333	A	State Highway 27	Part Lot 1 DP 26787						
P	37	8333	B	State Highway 27	Part Lot 1 DP 26787						
P	38	8351		State Highway 27	Part Lot 2 DP 26787						
P	39	8379		State Highway 27	Part Lot 1 DP 28585						
P	40	792		State Highway 27	Lot 1 DP 416294						
P	41	22		Gore Road	Lot 2 DP 565124						
P	42	32		Gore Road	Lot 1 DP 565124						
P	43	34		Gore Road	Lot 1 DP 415665						
P	44	70		Gore Road	Part Lot 1 DP 35794						
P	45	677		State Highway 27	Lot 1 DPS 53658						
P	46	8379		State Highway 27	Part Lot 2 DP 28585						
P	47	790		State Highway 27	Lot 2 DP 416294						
P	48	750		State Highway 27	Lot 2 DP 449534						
P	49	748	B	State Highway 27	Lot 1 DP 590156						
P	50	748	A	State Highway 27	Lot 2 DP 590156						
P	51	748		State Highway 27	Lot 1 DP 449534						
P	52	712		State Highway 27	Lot 2 DP 12824						
P	53	8153		State Highway 27	Lot 1 DP 523730						
Commercial/Non-Residential Properties											
C	1	4800		State Highway 29	Part Section 3 DP 9628						
C	2	4790		State Highway 29	Lot 1 DPS 71461						
C	3	8224		State Highway 27	Lot 1 DP 556357						
C	4	4783		State Highway 29	Lot 1 DPS 83768						

Attachment 3: Introductory Letter – Neighbouring Properties



8 December 2025

Name

Address

Address

Address

Dear Neighbour,

This letter is to let you know about a solar farm project that Harmony Energy NZ is proposing to develop and build in your neighbourhood. As your potential neighbours we are committed to building a relationship with you, by keeping you informed about progress, and addressing any questions or concerns that you may have.

Who are Harmony Energy?

Harmony Energy is a successful renewable energy project development business that builds, owns and operates solar projects in NZ.

I am one of the owners of Harmony Energy NZ. I am a New Zealander, although I lived in the UK for 20 years, where I acquired extensive renewable energy project development experience in utility scale solar and battery energy storage projects. Since 2022 I have been back in NZ building the Harmony Energy team.

The NZ business is now operated by a team of experienced energy professional with a deep understanding of all aspects project delivery within the NZ energy market, including experts in finance, law, engineering, design and delivery. The business is growing from strength to strength and we're developing projects across the North Island.

For example, and as testament to our success in NZ to date, we are currently constructing the country's largest solar farm. The project is in Te Aroha West, Waikato, and it will produce enough energy to meet the annual electricity needs of 35,000 average Kiwi homes.

Christina Walker is Harmony Energy's Planning Director and is taking the lead on the development of the Resource Consent for this project. Accordingly, she will be a key contact for you throughout the project.

Hinuera Solar Farm Proposal

The Hinuera Solar Farm is one of the North Island projects referred to above. We are currently in the process of designing and developing the project, and we will be refining the project details over the coming months. Broadly, our approach to development is as follows:

- Identify constraints associated with the site. This includes an assessment of factors such as topography, flooding, soil conditions, ecology, neighbouring properties, landscape features, cultural values, archaeology, and site access.
- Concept Design. Once constraints are understood, concept plans are developed that aim to avoid adverse effects where possible. These will cover things like site layout, vehicle access, infrastructure placement, and planting design
- Consideration of effects. Through stakeholder engagement and technical reporting, we will identify any remaining adverse effects and seek to avoid or mitigate them through design changes or by introducing additional measures,
- Consenting. Once the above steps are complete, consent will be sought for the project. The project is a 'listed project' under the Fast Track Approvals Act and we anticipate submitting the substantive application under this legislation.

We are currently focused on developing concept designs and considering effects. While concept designs have not been finalised, it is anticipated that the project will provide for the generation of approximately 70 MW, to be injected into the grid via the Powerco substation at the corner of Lake Road and State Highway 27.

The project is likely to span approximately 150 ha, with frontage to both State Highway 27 and State Highway 29.



HARMONY ENERGY
NEW ZEALAND

Neighbours Register

We are committed to being a respectful and considerate neighbour throughout the construction and operation of the solar farm. To help us keep you informed and engaged, we invite you to join our Neighbours Register.

The Neighbours Register will help us provide you with regular updates on the project, seek your feedback, organise in person or virtual meetings and generally maintain two-way communication throughout the project.

If you would like to join the neighbours register, please send an email to hinuera@harmonyenergy.co.nz with your:

- Name
- Physical and postal address
- Email address
- Phone number.

Kind regards

Pete Grogan
Owner and Director
Harmony Energy New Zealand
Ph. [REDACTED]

Christina Walker
Planning Director
Harmony Energy New Zealand
Ph [REDACTED]

Attachment 4: Neighbours Information Pack



HARMONY ENERGY
NEW ZEALAND

27 March 2026

Dear Neighbour,

We hope this letter finds you well. In December we wrote to you about a solar farm project that Harmony Energy NZ is proposing to develop and build in your area, and we wanted to provide an update and some additional information.

As your potential neighbours we value open and respectful relationships and are committed to keeping you informed, listening to your views and responding to any questions or concerns you may have as the project progresses. To assist with this, we have enclosed an information pack that provides some more details on what we are proposing.

We are also holding a drop-in session, where we will be available to discuss the project with you and answer any questions you may have. The drop-in session will be held at the **Hinuera Hall on Wednesday the 8th April, between 4pm and 7pm.**

If you are unable to attend the drop-in session but would like to discuss the project, please feel free to contact us directly (contact details at the end of this letter).

Neighbours Register

To help us keep you informed and engaged, we invite you to join our Neighbours Register. The Neighbours Register will help us provide you with regular updates on the project, seek your feedback, organise in person or virtual meetings and generally maintain two-way communication throughout the project.

If you would like to join the neighbours register, please send an email to hinuera@harmonyenergy.co.nz with your: name; physical address; email address; and phone number.

We understand that projects like this can raise important questions, and we encourage you to get in touch or attend our upcoming drop-in session if you would like to talk things through.

Warm regards

Pete Grogan
Owner and Director
Harmony Energy New Zealand
Ph. [REDACTED]

Christina Walker
Planning Director
Harmony Energy New Zealand
Ph [REDACTED]



HARMONY
ENERGY

Introducing:

Hinuera Solar Farm Proposal March 2026

Community Introduction Pack



Solar - investing to energise New Zealand's low-emissions future

About us

Harmony Energy believes the ability to generate clean energy is essential to the creation of a sustainable world.

We build, own and operate wind, solar and battery energy storage assets to assist in the creation of renewable energy systems.

Launched in the UK in 2010, Harmony has successfully developed renewable projects across multiple technologies throughout New Zealand and the United Kingdom.

We see solar power as a key technology to enable the world to meet its decarbonisation and climate change targets in the near-term. We believe solar offers huge potential to support the New Zealand Government's world-leading energy and climate change objectives, as well as help boost regional economic development.

Since 2019, Harmony Energy New Zealand has operated as a dedicated arm of the global business, focusing on the development of utility-scale solar and BESS Assets. We are investing in the development of strategically located solar farm projects in the Bay of Plenty, Waikato, Auckland and Whangarei, with the energy to be both consumed locally and distributed into the National Grid.

Our flagship project is the 200 megawatt Tauhei Solar Farm, which is set to become New Zealand's largest, located near Te Aroha. We are close to commencing build of our 65 megawatt solar farm in Marton and our 100 megawatt farm at Carterton, and we are also exploring new technologies for battery storage.



What is a Solar Farm?

A solar farm is a collection of ground-mounted photovoltaic (PV) **panels** (sometimes also referred to as **modules**) that are installed to capture sunlight and convert it into electricity. The panels or modules are the same technology as residential rooftop systems, but in a solar farm they are installed onto structures in rows that are aligned to maximise exposure to the sun.

The panels are connected together to create a **table**. A table usually includes 2 or 4 panels connected end-to-end, which are then arranged in long rows adjacent to each other. Tables come in a variety of lengths depending on the specific site conditions, but can often consist of over 100 modules. Depending on the size of the solar farm, there may be 100's of rows of tables, each aligned in the same direction to maximise yield.

The tables are separated from each other to allow maximum exposure to the sun on each table, and to allow access between tables for farming - as in "to allow access between tables for farming, maintenance and cleaning".

The tables are then connected to a substation within the solar farm (usually referred to as a Power Conversion Unit, or **PCU**). From the PCU, the electricity is then fed directly to the national or local electricity grid, or sometimes it might feed a small array of batteries (usually referred to as Battery Energy Storage System, or **BESS**). The BESS allows electricity to be stored when demand is low, and released when demand is high.

Solar farms can adopt either a fixed-tilt system where the panels are fixed and do not move, or they can be mounted on structures that track the sun's movement across the sky. The tracking system usually aligns panels so that they face east in the morning, and then during the day they slowly tilt so that they face to the west at sunset.

Tracking systems, like we are going to use in the Hinuera Solar Farm, generally offer higher yields as the panels are more directly aligned to the sun.

The mounting structures are typically anchored to the ground with steel piles which are driven into the ground. The depth of the piles is calculated to the conditions of each site to ensure that the structure is stable in all weather conditions, usually around 2.4m or more. Because the structures are directly driven, they can be fully removed with no residual material left in the ground.

Alternative foundation methods, such as screw piles, may also be used if specific ground conditions require them.

For tracking systems, each table has a series of dedicated motors which are controlled through an automated system. Because the modules are relatively top-heavy on the structures, they are also designed to respond to site-specific wind conditions. The tables might also **back-track**, or lessen their tilt, when the sun is lower in the sky to prevent one table from shading the next. To assist with this automation, several small meteorological masts (typically not more than 10m high) may be installed around the solar farm.

Although solar farms are mostly automated, it is common for maintenance crews to undertake inspections to ensure everything is operating correctly. Crews also regularly clean panels to ensure they remain efficient. Therefore, it is common for solar farms to also have a few buildings for the automation equipment, offices and maintenance.



Single-axis tracking panels and mounting system

Solar Farms: General Questions

Why solar?

Solar is a proven, cost effective technology and many countries around the world are turning to it to help meet their renewable energy needs. The falling cost of solar panels over the last decade means that solar farms are now much more of a viable option for the generation of renewable energy than they used to be.

Solar energy is a natural and inexhaustible source of clean renewable energy with a low environmental impact. Benefits include creating:

- Clean, green electricity generation with no harmful emissions.
- Noise-free electricity.
- Low maintenance, more reliable generation options.
- Increased biodiversity when built on previously intensely farmed land.
- Diversification of New Zealand's energy mix.



What type of solar technology do you use?

Solar Photovoltaics (or solar PV) has been used for electricity generation since the 1950s. When the sun's rays (made up of particles of light known as photons) strike the PV panels, an electrical current is produced, which the panel converts into electricity.

The panels are made up of silicon PV solar cells covered by a thin layer of protective glass. The panels connect to inverters that change the current of electricity from direct current (DC) to alternating current (AC) so that it can be used in homes and businesses.

Are solar panels Safe?

The technology is extremely safe and reliable. It does not interfere with equipment such as mobile phones, heart monitors, pacemakers, hearing aids or TV reception.

How long does it take to build a solar farm?

Construction can take 12-24 months, depending on the size of a project. Panels are typically mounted on steel frames, which are driven or direct-drilled into the ground. As a result, solar farms also have very little impact on the land where they are located.

What do solar farms look like?

Solar farms typically consist of rows of solar panels that are up to 1m off the ground and up to 3m high. The spacing ensures that each row of panel does not cast a shadow on the row behind it, which would reduce the amount of electricity produced. The spacing requirements also mean the solar panels only take up around one third of the proposed site, with most of the land being retained as open pasture land.

Solar panels are typically mounted on steel frames, which are driven or screwed into the ground. As a result, solar farms involve low volumes of earthworks and have very little physical impact on the land where they are located. Some of the frames panels are attached to are fixed, others use electric mechanisms which allow the panels to tilt, maximising their exposure to the sun as it moves across the sky.

Do solar farms make any noise?

Solar panels do not make any noise. The Power Conversion Units produce a slight hum, but this is only audible inside the solar farm. Sometimes the tracking mechanisms also make clicking noises, but generally, solar farms are quiet neighbours.

Do solar farms compete with food production?

Solar farms allow dual use of land. Sheep can be grazed, or crops grown without compromising the generation of clean electricity.

Do solar farms affect wildlife?

Solar farms allow land to rest without the constant pressure of modern-day intensive farming.

We aim to encourage as much biodiversity as possible by, for example, restoring riparian or wetland areas and planting native plants. This approach, which is tailored to each individual project site, often leads to improved water quality, increased number of invertebrate species and habitat for native birds. We also implement pest control within our project sites, helping to protect restored habitats and native species.

What criteria do you apply to site selection?

We need land close to a grid connection point (substation). The further away from the grid connection point a solar farm is located, the less efficient it becomes due to transmission losses. Once we have identified a grid connection point, we carry out a detailed analysis of the surrounding land to identify sites that have the lowest possible impact on heritage, ecology and the landscape.

Are solar farms permanent?

No. A solar farm can be dismantled as quickly and as easily as it was constructed with very little impact on the land.

What are Electromagnetic Fields and are they present in solar farms?

Electromagnetic Fields (EMFs) are present wherever there is electricity - including in homes, schools and workplaces. They are produced by power cabling, televisions, microwaves, cell phones and many other common household appliances. The strength of EMFs decrease rapidly over distance, and following many studies over the past 30 years, the World Health Organisation concluded that there is no evidence to confirm the existence of any health consequences from exposure to low level electromagnetic fields.

The electromagnetic fields produced by energy producing solar farm equipment are about the same strength as common household appliances. High Voltage equipment within the solar farm and the cabling connecting the solar farm to the grid will be constructed in accordance with guidelines set by the International Commission on Non-Ionizing Radiation Protection, being the international guidelines accepted by the World Health Organisation and the New Zealand Ministry of Health, ensuring there are no adverse health impacts.

Would there be increased traffic to the neighbourhood near a solar farm?

During the construction phase, there will be an increase in the number of vehicles delivering materials to the site. There will be a traffic management plan to prevent damage and minimise disruption. Once the site is built, traffic will be much less.

Are there any increased flood risks?

No. Detailed flood modelling is undertaken to ensure that no flooding is caused by any development within the solar farm. Only approximately 0.5% of the solar farm will be in direct contact with the ground, the entire footprint of the solar panels will only cover around one third of the site and the land underneath the panels will be permeable farmland.

Will solar farms cause any glint or glare?

Solar panels are designed to absorb light and not to reflect it. They pose little risk of glint or glare, and solar panels have been installed on many airport runways around the world. Nonetheless, detailed reflection modelling is undertaken for each project to ensure that there are no glint or glare effects for neighbours, roads, railways or aircraft.

Do solar farms create heat islands?

The 'heat island' effect is a localised warming similar to that observed in urban areas. Research carried out in arid desert environments in the United States shows that air temperatures immediately above and within the solar farm can be modestly higher than the surrounding land. However, this effect is very localised and in most cases the solar arrays cool completely overnight.

New Zealand's temperate climate, with pastoral grassland and significantly higher rainfall and vegetation mean any heat island effect would be considerable less than observed in arid desert environments. Further, in New Zealand, pasture is retained under the panels and which further reduces any potential heat effect. In short, there is no evidence to suggest that solar farms in New Zealand will create any meaningful heat island effect beyond the immediate confines of the panels.

Why do we need BESS?

Battery Energy Storage is key to unlocking the full potential of renewable energy like wind, solar and hydro, which plays a vital role in supporting Aotearoa New Zealand's transition to net zero. It stores excess electricity and releases it when demand is highest. Essentially this means we can reduce our reliance on fossil fuels when there is no wind or sunshine and hydro lakes are low as BESS bridges the gap.

Is BESS safe?

Yes, batteries are a safe technology. They are rigorously fire-tested against international safety standards. We only use reputable suppliers that have been tried and tested for a long time in the utility-scale battery energy storage space.

What fire safety measures are implemented?

While the risk of fire is extremely low, stringent fire measures are in place to minimise risk. Batteries are always operated in a manner that is well within the manufacturer's safe limits not doing so would void any warranty.

Additionally, battery management systems remotely monitor each battery 24/7, with internal thermal probes and infrared cameras installed on site. If a temperature increase is detected, the system isolates and shuts down the affected battery. If the site wasn't safe, it wouldn't be insurable.

Do BESS make noise?

BESS generate noise from cooling fans, but only during charging and discharging. When combined with solar, BESS are located internal to the solar farm, with large setbacks from boundaries. Noise assessments are part of the planning process, with mitigation measures implemented if need to ensure compliance with noise provisions.

What are the visual impacts of BESS?

BESS are similar in both size and appearance to a 20ft container. When combined with solar, are located internal to the site so that they are screened from view. Expert landscape advice is also sought and implemented to ensure sites do not detract from the character or amenity of the areas in which they are located.

Who pays for the solar farm?

Harmony energy does. Solar farms are not subsidised by the Government. Our investment is repaid through the electricity we sell to electricity retailers.



Hinuera Solar Farm Project Overview

Key Infrastructure

The proposal includes the following key infrastructure:

- Approximately 160,000 solar panels will be installed. These panels will be mounted on Single Axis Tracking Systems that allow panels to track the sun, from east to west, across the sky throughout the day.
- Approximately 30 Power Conversion Units (PCU's) will be dispersed among the site, collecting power produced by the panels. The PCU's also convert the electricity from DC current to AC, as used by households and industry across the country. They also increase the voltage from 11kV to 33kV for better transmission. The PCU's are approximately the size of a 20ft shipping container, and have a similar appearance. They will be located internal to the site and are unlikely to be visible from the boundary of the site.
- Approximately 90 Battery Energy Storage Systems (BESS) will be dispersed throughout the site (adjacent to the PCU's). Like the PCU's, the BESS have a similar appearance and size as a 20ft container.
- To support the operation and maintenance of the solar farm, the following buildings will also be required:
 - An operations and maintenance building, with a similar appearance to a simple dwelling. The operations and maintenance building will have a maximum size of 180m².
 - A storage/warehouse building, with a maximum size of 180m² and an appearance similar to that of a farm shed.
 - A maximum of five containers for the storage of spare parts.
 - A switch room with a maximum of 80m², housing electrical equipment.

Location

The proposed site is located immediately south of the township of Hinuera, on State Highway 29 (refer to the plan on the following page). Access to the site is also achievable from State Highway 27. To the south of the site is Gore Road, and the site boundary to the west is directly adjacent to the Kinleith Branch Railway Line.

The site is currently managed as a dairy farm. A tributary of the Mangawhero Stream runs through the centre of the site, located in a small depression. A small wetland is located in the northern area.

Approach to Development

In developing the project, a site-led design approach has been taken. This means that prior to any solar array designs, a range of site studies were undertaken to identify sensitive areas and opportunities for ecological enhancements.

During the design phase, adverse effects are considered and designs updated as needed to minimise as far as practical any adverse effects. This is discussed in more detail in the following sections.

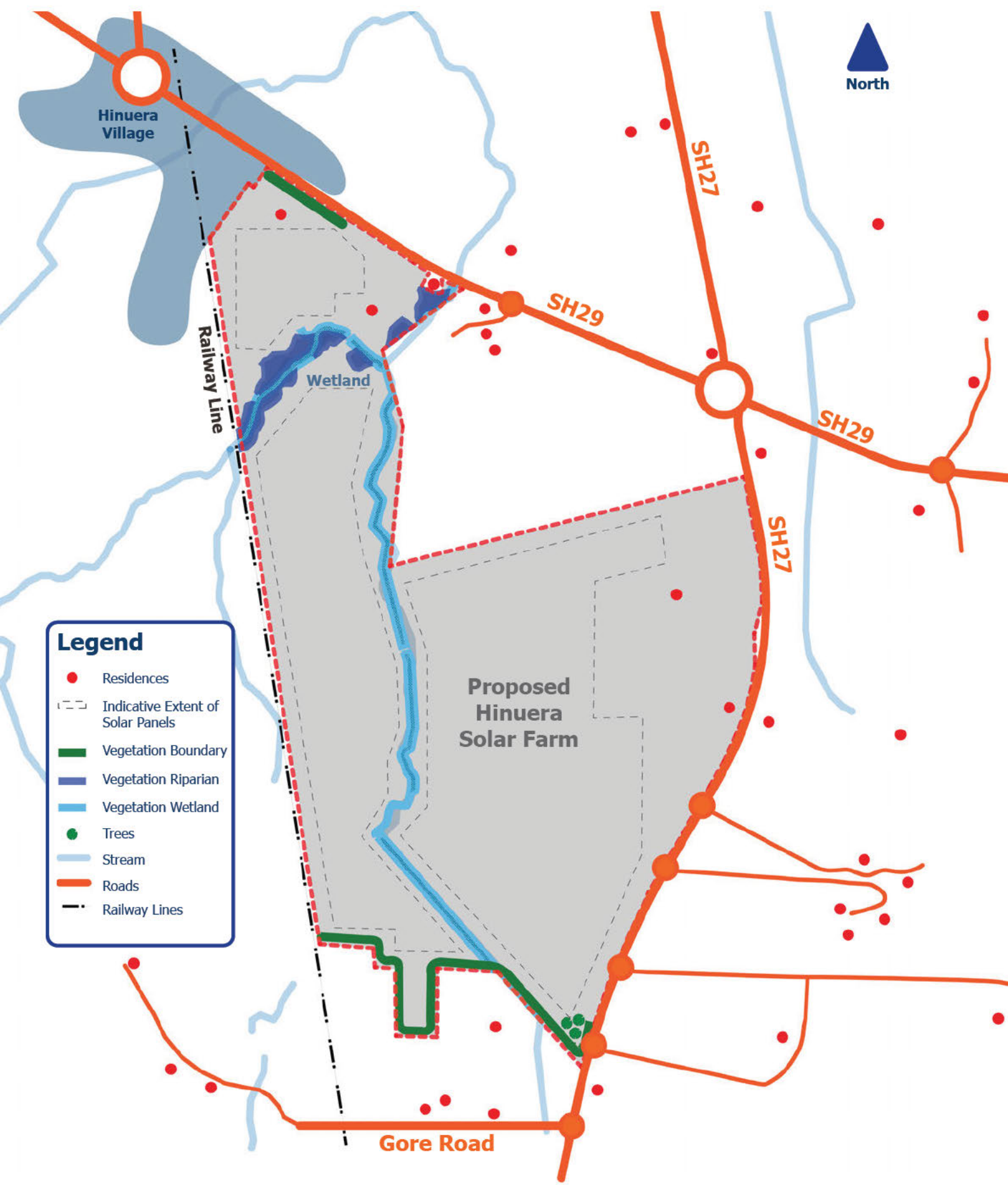
Project Capacity

Subject to final design, it is anticipated that the Hinuera Solar farm will generate around 120-160 gigawatt hours of electricity per year, or approximately enough to supply both Cambridge and Te Awamutu combined.



Simulated View of Proposed Solar Farm from SH27/SH29 Junction.





Legend

- Residences
- - - Indicative Extent of Solar Panels
- Vegetation Boundary
- Vegetation Riparian
- Vegetation Wetland
- Trees
- Stream
- Roads
- - - Railway Lines

Design Considerations

Ecology

An expert ecology assessment of the entire property has been undertaken. This assessment has noted the following key features associated with the site:

- Vegetation on the site primarily comprises exotic pasture grass cover, hedgerows, specimen trees and one woodlot.
- There are two modified waterways on the site, both tributaries of the Mangawhero Stream.
- Degraded wetland habitats have been identified on the site, primarily located within the low points in the landscape adjacent to the Mangawhero stream and an unnamed tributary.
- A number of common pest animals are present on the site, along with a low number of pest plants.
- No lizards have been detected on site and limited suitable habitat is present.
- Some 22 bird species have been observed on site, none of which are threatened or protected species.
- Pekapeka (long-tail bats) have been detected on the site.

The following ecological enhancement/restoration measures are proposed in conjunction with the project:

- Restoration of approximately 4.5ha of riparian habitat.
- Restoration of approximately 1.7ha of wetland habitat.
- Native planting along some boundary areas.

The following page provides an indicative list of plant species that will be utilised.

Farming Operation

The land's current use is for dairy farming. Cattle, due to their size (and their habit of rubbing on anything handy), are unable to be grazed around solar arrays. Rather, sheep farming will continue between and around the panels. Although continued sheep farming is proposed, a solar farm is also suitable for purposes such as bee keeping meadows, free range chickens (within the setback) or horticulture. Other points of note in continued farming of the land are:

- The panel array separation and height above ground allows continued pasture growth between and under arrays, with the benefit of shade / shelter for the sheep, which improves animal welfare.
- Rain falling on the solar panels will clean any dust/pollen off them and drip down, to be absorbed by the ground beneath.

Existing farm drains will be retained and maintained, so as to ensure no change in hydrological conditions either within or beyond the site.

Landscape

Expert landscape advice has been provided from the outset of the project, to ensure that the design and layout of the farm minimises any short or long term visual and landscape effects.

The landscape experts have worked closely with the ecology experts to design planting outcomes that provide for ecological enhancement alongside visual screening. Some of the key design elements are as follows:

- Setbacks of solar panels from State Highway 27, along with natural topographical separation which provides a visual buffer.
- Boundary planting along the southern boundary of the site to provide screening for nearby properties.
- A greater setback and boundary planting adjacent to the Hinuera township to ensure the character of the township is retained.

A simulated view of the proposal from just south of Hinuera is provided later in this document.

Glint & Glare

Harmony has commissioned a report which models likely sunlight reflections and effects on dwellings, roads and railway within 1km of the site. This report recommended that tracking panels be utilised to avoid adverse effects from reflections on any neighbour, the road or the railway. That recommendation has been adopted and the Hinuera solar farm will utilise tracking panels.

More generally it is noted that because solar panels are designed to absorb rather than reflect light, these reflections are significantly less intense than reflections from other materials found in the rural environment, including steel. In addition, reflections reduce in intensity over distance.

Noise

Some of the solar farm equipment (PCU's and BESS) emits a low electrical 'hum' when in operation. The panels themselves produce no sound. All sound producing equipment will be located well away from the external property boundaries and will not be heard from beyond the boundary. An acoustic assessment will form part of the application.

Fire

The solar array includes numerous controls and measures to reduce the risk of fire. Operational staff regularly monitor the panels, insulation, electrical connections, BESS and PCU's for signs of degradation, and control energy consumption to reduce fire risk on very hot days.

Proposed Planting

Boundary Buffer



Austroderia fulvida
Toetoe



Corokia cotoneaster
Korokia



Kunzea ericoides
Kanuka



Phormium tenax
Harakeke

Trees



Alectryon excelsus
Titoki

Stream, Wetland Buffer



Austroderia fulvida
Toetoe



Blechnum novae zelandiae
Kiokio Fern



Carex secta
Purei



Carex virgata
Pukio



Coprosma propinqua
Mikimiki



Coprosma tenuicaulis
Hukihuki



Cordyline australis
Ti Kouka



Cyperus ustulatus
Giant Umbrella
Sedge



Machaerina rubiginosa
Common Twig Rush



Machaerina tenax



Phormium tenax
Harakeke

Stream, Riparian Buffer



Austroderia fulvida
Toetoe



Carex germinata
Rautahi



Carex secta
Purei



Carex virgata
Pukio



Coprosma areolata
Thin-leaved
coprosma



Coprosma propinqua
Mikimiki



Coprosma robusta
Karamu



Cordyline australis
Ti Kouka



Hebe stricta
Houhere



Melicytus ramiflorus
Mahoe



Phormium tenax
Harakeke



Consenting & Construction

Consent Process

The Hinuera Solar farm is a listed project within the Fast Track Approvals Act and Harmony will be lodging the application under the process set out in the Fast Track Approvals Act.

That process involves the lodgment of a detailed application for consideration by an independent and expert Panel appointed by the Environment Protection Agency (EPA). We anticipate that the detailed application (currently in preparation) will be submitted in approximately May-June 2026.

Once the application is lodged, the EPA will appoint an expert panel to independently assess the application.

The Panel must invite written comments from a range of parties, including but not limited to the owners and occupiers of land adjacent to the project site. At that point adjoining owners and occupiers will have the opportunity to provide formal comments to the Panel for consideration.

In the meantime, Harmony Energy welcome questions, comments and conversations with any neighbours or other interested parties. To assist with this we are holding a drop in session (details later in this document). We also welcome direct contact from anyone unable to attend the drop in session.

Simulated View of Proposed Solar Farm from SH29, south of Hinuera village, including proposed planting shown at approximately 3-5 years of age.



Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Establishment																		
Civil Works																		
Mechanical Works																		
Electrical Works																		
Grid Connection																		
Testing and Commissioning																		
Demobilising																		
Transition to Operational																		

Construction Timeframe

The Hinuera solar farm is a large construction project, but it can be completed relatively fast and with limited effects on the local area and environment.

- A construction period of approximately 15-18 months is expected. However, a period of up to 24 months may be required in the event of unexpected weather delays.
- Panel arrays are placed in the ground using driven poles and can be height adjusted without the need for large scale levelling of the site.

- There will be some construction noise, primarily associated with heavy machinery, the driving of piles and heavy vehicle deliveries. However, all noise will be within the NZ Construction Noise and Vibration Standards and the District Plan limits.
- A substantial workforce would be required (with 180 people expected on site during the busiest period), so workforce and construction equipment movements to the site will be carefully managed. We have engaged expert traffic engineers to prepare a Traffic Management Plan and engage with the New Zealand Transport Authority.





More Information

Consultation

We have undertaken early engagement with iwi, who have provided input into the wetland/riparian restoration and biodiversity measures that will be included in the project. Matamata Piako District Council and Waikato Regional Council have been advised of the project and provided some advice.

At the end of 2025, we identified owners and occupiers of land close to the project site and wrote introducing the project and inviting interested parties to join a neighbours register for the purpose of enabling communications between the project and neighbours.

If you would like to join the neighbours register, please email us (refer to the following page for details).

Drop-in Session

If you would like more information, we invite you to attend a drop-in session as follows:

**Hinuera Hall, 4800 SH29, Hinuera
4pm to 7pm Wednesday 8th April 2026.**

This will provide an opportunity to look at plans, discuss the proposal and provide any feedback.

Alternatively, if you are not able to make the drop-in session but would like to discuss the project in more detail or provide comments and feedback, please do not hesitate to contact us directly. We also welcome any contact from you at any time in regards to the project, including, but not limited to, any questions you may have or any views you wish to share.

Simulated View of Proposed Solar Farm from SH27, at the south-eastern corner of the site, including proposed planting shown at approximately 3-5 years of age.



Fast Track Process

For more information about the Fast Track Process, please visit the Fast Track website:

www.fasttrack.govt.nz

You will also find updates about the Hinuera Solar consent application process at:

www.fasttrack.govt.nz/projects/hinuera-solar-farm



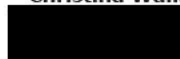
Contact Us

For any further information, please visit our website, or contact us directly:

www.harmonyenergy.co.nz

hinuera@harmonyenergy.co.nz

Christina Walker



HARMONY
ENERGY



YOU ARE INVITED

For more information on the Hinuera Solar Farm,
please attend our drop-in session as follows:

Hinuera Hall, 4800 SH29, Hinuera
4pm to 7pm Wednesday 8th April 2026.



Attachment 5: Drop in Session Attendance List

Attachment 6: Local Authority Correspondence

From: [Brent Vyle](#)
To: [Christina Walker](#)
Cc: [Emily Buckingham](#); [Fiona Forrest](#)
Subject: RE: Hinuera Solar Farm
Date: Tuesday, 28 July 2026 12:51:12 pm
Attachments: [image001.png](#)

Hi Christina,

Our water allocation team will provide further commentary and likely recommend further amendments to the dewatering (surface water) take draft conditions. I just want to flag that this is unlikely to land within the week. Can you confirm if you're still targeting lodgement of the substantive application with the EPA next week?

Fiona Forrest has flagged that if chemical treatment is proposed, our standard condition requiring a chemical treatment management plan (CTMP) will also need to be added to the conditions (Emily has a copy of this). We're also wanting to confirm if chemical treatment will only be implemented in devices that are located within the high risk erosion areas i.e. within the future consented area(s). It's unclear from the information provided to date. Can you confirm, thanks.

Chemical treatment would not be able to be used on devices located within areas of the site where future works are proposed to be undertaken as a PA.

Can you confirm the above, thanks.

Kind regards,
Brent

Brent Vyle | SENIOR CONSENTS OFFICER | Resource Consents - Team 3, Resource Use
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato
P: [REDACTED]
M: [REDACTED]
F: facebook.com/waikatoregion
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

From: Christina Walker [REDACTED]
Sent: Monday, 27 July 2026 11:58 am
To: Brent Vyle [REDACTED]
Cc: Emily Buckingham [REDACTED]; Fiona Forrest [REDACTED]
Subject: RE: Hinuera Solar Farm

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Hi Brent,

Thanks for the comments below.

I have attached an updated version of the conditions that responds to the below comments (see details in red below).

Let me know if you have any further changes or suggestions.

Thanks again for your input, it's good to get these matters ironed out pre submission.

Thanks,
Christina

Christina Walker
Planning Director – New Zealand
Mobile: [REDACTED]



www.harmonyenergy.co.nz

From: Brent Vyle [REDACTED]
Sent: Monday, 20 July 2026 4:09 pm
To: Christina Walker [REDACTED]
Cc: Emily Buckingham [REDACTED] Fiona Forrest
[REDACTED]
Subject: RE: Hinuera Solar Farm

Hi Christina,

The proffered condition below closes out our concerns re demonstrating PA compliance with Waikato Regional Plan Rule 3.5.11.4 and 3.5.11.5. Happy for this to sit in Part D (I agree it's the most logical place for it). Only suggestion is for the addition of an Advice Note that articulates the rationale for its inclusion. To ensure compliance with Regional Plan requirements (or similar). It'll assist from a monitoring perspective in the future. *Great thank you, this is now included as Condition D22.*

Wetland summary below is accurate. The proffered conditions need to provide for a protection mechanism should the two small wetlands be lost. As we discussed, this doesn't have to be on this site, nor is a covenant the only acceptable approach.

Dust – A DMP is not required given the large separation distances to sensitive receptors.

Further to the matters below, I asked Fiona Forrest (cc'd) to take a look at the conditions from a compliance perspective. She's provided the following commentary to assist:

- *Can a separate dewatering plan be required under the water take consent? Include an Advice Note that it can be part of the CMP, but WRC only needs to certify the dewatering part. **Sung advised that a dewatering plan wouldn't be required, which is why we didn't include a condition for this. However, as a bit of a middle ground we have added this as a line item to the ESCP (Condition F2). Let me know if this is suitable.***
- *Is the ESCP intended to cover the wetland restoration works too? If yes, this needs to be made*

clear. *No, restoration is a permitted activity, and the methodology details will be included in the Restoration management plan (but in any case won't include any bulk earthworks)*

- *I see the culvert consent certificate refers to certificate 01 for the ESCP - A cross reference for the ESCP to the culvert consent is also required. Added*
- *Re condition G5 – a rate of take of five (5) litres per second triggers reporting requirements under the Water Regulations (refer attached). This has been amended to say less than 5l/s*
- *Condition F2 (h) refers to chemical treatment of SRPs and DEBs. Limits for pH and aluminium will be required (they have been omitted from the discharge conditions F20 – F25). These have now been included as F23 and F24.*

Original tracked change comments are included in the attached. Note, these are the Proposed Conditions provided back on 26 June.

Trust this assists as you work towards lodging the substantive application.

Kind regards,
Brent

Brent Vyle | SENIOR CONSENTS OFFICER | Resource Consents - Team 3, Resource Use
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato

P: [REDACTED]

M: [REDACTED]

F: [facebook.com/waikatoregion](https://www.facebook.com/waikatoregion)

Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

From: Christina Walker [REDACTED]
Sent: Friday, 17 July 2026 12:00 pm
To: Hugh Keane [REDACTED] Brent Vyle
[REDACTED]
Cc: Emily Buckingham [REDACTED]
Subject: Hinuera Solar Farm

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Hi Brent and Hugh,

Thank you for your time on Wednesday. I have summarised and addressed the matters we discussed below.

Minor requested changes to conditions

As discussed, I have made the following track changes to the attached conditions:

- Altered duration
- Condition E10 (Restoration and Planting Plan) – I have added some wording around

seeking comment from WRC prior to submitting the application to MPDC for certification. Brent – let me know if you have any suggested edits. Emily – I will let you decide if you want to split this into two separate conditions, I didn't want to upset your numbering by doing so.

- I have moved the accidental discovery requirements for ASS from the CMP to the ESCP so that it sits under the WRC umbrella.

High Risk Facility

To confirm the key points from our discussion:

- The O&M building is an office building and will not house any hazardous substances
- The warehouse will have small ancillary amounts of chemicals such as lubricants and possibly a small volume of petrol for the likes of a lawnmower. Equipment maintenance within the warehouse will be minimal and will not involve any substantive quantities of petrochemicals.
- There is no allowance for a large transformer as part of this project as the power is to be dispatched at 33kV
- The power conversion units/central inverters/string transformer stations (all variations of what is, essentially, the same piece of equipment) are modular and/or containerised and will sit on concrete plinths/skids/gravel (see example from Tauhei below). They contain a small transformer, inverters and switch gear. Oil within these are in sealed areas with containment tanks to capture any oil in the case of a leak. I talked to our engineer who advised that there are also built in separators/interceptors to ensure any rainwater is directed out of the unit separate from oil (which is contained). This is standard across models, but all setups and configurations will be slightly different.
- Except for regular testing through a 'dip stick' type arrangement, there is no changing of oil on site. In the event an oil change was required (which is unlikely to occur during the life of the project) the entire container would need to be moved from the site to a specialised and temperature controlled workshop.



To provide assurance that there will be no variation to this approach, I propose we include the following condition –

“Battery Energy Storage Systems and Power Conversion Units/Sting Inverters that contain petrochemicals must incorporate either bunding or a containment tank, fitted with an appropriate interceptor/separator to avoid any discharge of petrochemicals to the Environment. No draining of oil or hazardous substance within Battery Energy Storage Systems and Power Conversion Units/Central Inverters is to be undertaken on site. This condition does not restrict testing of oil in accordance with manufactures specifications”

Let me know if you have any suggested edits. In my view, the most logical place for this condition to sit is under the “Infrastructure” Heading in Part D – however I note this is not a WRC section, so please let us know if you have a preference.

I understand that with the above you are now in agreement that no area of the site is a High-Risk Facility.

Dust

-

You have undertaken to check the dust condition and let us know if you would like any edits.

Protection of Wetland Planting

-

I understand that it is your view that, in the event there has been a loss of individual wetland extent at the end of the solar farm life, the wetlands created around the stream to off-set this loss would need to be subject to a covenant, or similar protection mechanism, that provides protection in perpetuity. We will turn our minds to this some more with the assistance of the legal team.

With thanks,
Christina

Christina Walker
Planning Director – New Zealand
Mobile: [REDACTED]



www.harmonyenergy.co.nz

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20 May 2026

Harmony Energy NZ Ltd
C/- Emily Buckingham
SLR Consulting Ltd

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

waikatoregion.govt.nz
0800 800 401

Via email: [REDACTED]

Kia ora | Hello Emily,

FTA065 – Fast Track Harmony Hinuera Solar Farm: WRC comment on draft rules assessment

Thank you for the opportunity to provide feedback on Harmony Energy NZ Ltd's (HENZ) draft rules assessment received 23 April 2026. A planning review of the following provided documentation has now been completed:

- Draft Proposal Description (Doc # 35688082)
- Draft Appendix X – Latest WRC Rules Assessment (Doc # 35684405)
- Draft Concept Design Drawings (Doc # 35963313)
- Draft Hydrogeology Assessment, prepared by SLR Consulting NZ Ltd, dated 18 March 2026 (Doc # 35689130)
- Draft NPS – FM Assessment (Doc # 35685954).

Draft Regional Rules Assessment

As indicated in my reply email message to you on 23 April 2026, the draft assessment is considered comprehensive. However, further review of the draft Proposal Description has identified activities in relation to dewatering that have been omitted from the draft rules assessment. I refer to section 1.5.4.1 of the Proposal Description which indicates that well pointing is likely to be utilised on site. The use of well pointing (groundwater spears) would trigger:

- Waikato Regional Plan (WRP) Rule 3.8.4.7 Controlled Activity Rule – Drilling Below the Water Table

Direct abstraction of groundwater via well pointing would also necessitate an application under:

- WRP Rule 3.3.4.24 Discretionary Activity Rule – Groundwater Takes.

To clarify, the dewatering assessment that you have provided is complete and comprehensive for direct abstraction from trenches using a sump pump i.e. the dewatering of daylighted groundwater. As per your assessment, the take aspect is to be assessed under 3.3.4.26.

In respect of the assessment against 3.5.11.4 (Permitted Activity Rule – Discharge of Stormwater to Water) and 3.5.11.5 (Permitted Activity Rule – Discharge of Stormwater Onto or Into Land). I agree that these are the appropriate rules for the activities proposed. However, insufficient evidence has been provided to confirm that the applicant can comply with the respective permitted activity conditions. In

particular, the proposal is of a size and scale that it will incorporate 'high risk facilities' as subcomponents of the solar farm/power station, for example transformers, oil storage etc. Compliance with both 3.5.11.4 and 3.5.11.5 requires an applicant to demonstrate that an appropriate **interceptor system** will be installed. For ease of reference, the WRP defines an interceptor system as:

"For activities controlled by the rules in Section 3.5.11 'interceptor system' means a facility designed into a stormwater management system with the purpose of:

- 1. preventing deliberate or accidental releases of any hazardous substances in the stormwater system, or*
- 2. in the event of stormwater contamination by a hazardous substance, reducing all such substances in the stormwater prior to discharge to concentrations that will not result in contamination of either water or sediments to such a degree that is likely to result in significant adverse effects on aquatic life or on the suitability of the waters for potable water supply."*

To elaborate, primary bunding alone would not constitute an interceptor system, although it would be a constituent part of such a system. I also note that the site is located on highly productive land, appropriate interception is required to avoid any adverse contamination effects on the soil resource from the future operation of stormwater systems onsite.

The additional commentary is requested to confirm that all activities for which consent is required have been applied for and form part of the substantive application prior to lodgement.

Draft Hydrogeology Assessment

The draft Hydrogeology Assessment has been reviewed to inform the activity assessment only. It has not been peer reviewed by the WRC's technical experts. Please confirm whether Harmony Energy would like the WRC to technically review the Assessment. We are happy to undertake this work on a time and cost basis.

Draft NPS – Freshwater Management 2020 Assessment

Thank you for the opportunity to review and provide comment on the draft NPS – Freshwater Management 2020 (NPS- FM) assessment. We acknowledge the applicant's commentary with respect to demonstrating a functional need for the site. However, to assist with our understanding it would be helpful if the following matters are addressed in the substantive application:

- As the application will be decided under the Fast-track Approvals Act 2024, commentary on the relevance of the Mount Messenger case law which has resulted from an RMA process would aid in understanding the relevance of this case law to this project.
- This aside, and as acknowledged by HENZ, the case law relates to a linear infrastructure project so it's direct applicability to a solar farm/power station remains unclear.
- As discussed with you in the pre-application meeting on 3 December 2025, the internal configuration of the solar arrays would appear to be an operational need designed to maximise energy output, rather than a functional need.

Regarding the last matter, and in relation to potential wetland W02 and W03 hydrological impacts discussed below, if the array configuration has been designed in order to maximise the energy output, then the Proposal Description should clearly articulate and demonstrate that the arrays are functionally required to be in the specified locations.

Wetland W02 and W03 offsetting requirement

The Assessment identifies that there may be potential effects on W02 and W03 due to altered hydrology. However, it appears that no offsetting is proposed by HENZ if adverse effects result. Policy 6 of the NPS-FM requires:

"There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted."

Policy 6 applies to each individual wetland on the site. If hydrology is impacted, the resulting extent and value of W02 and W03 will be impacted. For the individual wetland this has the potential to be 'more than minor' and would trigger the need for aquatic offsetting in accordance with Appendix 6 of the NPS (contrasting with the applicant's draft Assessment). Consequently, a draft condition framework is required for wetlands W02 and W03 that involves post construction monitoring to confirm the presence/absence of adverse hydrological effects and resulting offsetting requirements to ensure "...no further loss of extent of natural inland wetlands, their values..." as a result of the proposal.

I also note the reference to Policy C(3) of the NPS-Renewable Electricity Generation 2011 (as amended December 2025). In respect of potential effects on wetland W02 and W03, Policy F(2) is also highly relevant and this aspect has not been addressed within the draft application documentation assessed. It states:

*"Where REG assets and activities are proposed to locate in or **are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read alongside other relevant national direction, regional policy statements and regional and district plans.**"*
[emphasis added]

Section 6(a) of the RMA requires the preservation of the natural character of wetlands and their protection from inappropriate subdivision, use, and development. As highlighted above, the NPS-FM must be read alongside the NPS-Renewable Electricity Generation 2011 in this instance. I trust the above is of assistance.

Query re additional documentation for review before lodgement

In response to your query, the two key material aspects that the WRC consider would be beneficial prior to lodgement of the substantive application are:

1. A complete draft policy assessment of the proposal against relevant policy instruments; and
2. Review of the draft conditions that HENZ has developed.

The draft condition review is to confirm that the proffered conditions are appropriate to the size, scale and nature of the activities and are adequate to manage likely effects. Secondly, this will enable the WRC to confirm that the activities have been appropriately integrated into authorisations that are legally correct and administratively efficient.

As discussed with you in the pre-application meeting, the WRC's preference is that all matters in potential contention are resolved prior to the lodgement of the substantive application and that the WRC is in a position to endorse the substantive application once lodged with the EPA.

Should you require any further information with regard to the above, please contact me on (07) 949 7126 or email at brent.vyle@waikatoregion.govt.nz. If responding in writing, please quote application number APP147622.

Ngā mihi | Kind regards



Brent Vyle
Senior Consents Officer
Resource Use

From: [Sung Soo Koh](#)
To: [Brent Vyle](#)
Subject: Re: APP147622 - FTA065 Fast Track Harmony Hinuera Solar Farm - Hydrology Assessment: Review request
Date: Friday, 22 May 2026 3:29:13 pm
Attachments: [image.png](#)

Hi Brent

They are digging only up to 1m.

Yes, I agree with their findings about the nearby wells, streams and wetlands.

I anticipate negligible impact to nearby wells, streams or wetlands.

I am okay with their water taking and discharging methods. Make sure they estimate the rate of any consumptive water used for dust control and other activities. We need to enter in that rate in the allocation calculator data input.

Cheers,



Sung Soo Koh | SCIENTIST - WATER | Water, Science, Policy and Information
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato
P: [REDACTED]
F: facebook.com/waikatoregion
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

From: Brent Vyle [REDACTED]
Sent: Friday, May 22, 2026 2:45 PM
To: Sung Soo Koh [REDACTED]
Subject: APP147622 - FTA065 Fast Track Harmony Hinuera Solar Farm - Hydrology Assessment: Review request

Hi Sung Soo,

I hope you are well.

Harmony Energy NZ Limited have a listed Fast-track proposal for the construction of a grid scale solar farm in Hinuera (Matamata-Piako). I am currently providing pre-application advice as they work to put their substantive application together. Advice to date has been planning only.

A draft Hydrology Assessment, prepared by SLR Consulting NZ Ltd, has been provided. Authors are Gillian Holmes and Tim Baker. Saved to Discover here:

[880.016894.00001_R_Harmony Hinuera Dewatering_V0.3.docx - OpenText Content Management CE 25.1](#)

Extensive trenching will be required on site which will require dewatering (refer p.4). Dewatering is proposed to be undertaken via open trench via sump pump and/or groundwater spears.

Are you able to technically review the Hydrology Assessment to confirm:

- The methodology used is acceptable; and
- That you agree with the effect findings detailed in section 5.2 (neighbouring bores), section 5.3 (surface water bodies) and section 5.4 (wetlands).

Can you take an initial look and confirm if you have capacity to assist, please.

Cheers,
Brent

Brent Vyle | SENIOR CONSENTS OFFICER | Resource Consents - Team 3, Resource Use
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato

P: [REDACTED]

M: [REDACTED]

F: facebook.com/waikatoregion

Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

From: [Emily Buckingham](#)
To: [brent.vyle](#)
Cc: [Christina Walker](#)
Subject: Notice of Harmony Energy Hinuera solar farm lodgement and draft documents for review
Date: Friday, 26 June 2026 1:05:51 pm
Attachments: [image001.png](#)
[image369331.png](#)
[image467597.png](#)
[Appendix FF - Assessment of Relevant Statutory Documents.docx](#)
[Appendix V - Proposed Conditions.docx](#)
[Appendix T - Rules Assessment.docx](#)

Kia ora Brent,

Thanks for your previous feedback on our draft documents for Hinuera solar farm.

Regarding the draft rules assessment:

- We have removed the possibility of dewatering via well pointing, therefore kept the same applicable rules relating to dewatering via a pump.
- We have added more explanation of why the stormwater discharge is considered permitted. In particular, we do not consider any high risk facilities form part of the proposal, but appropriate interception of contaminants is incorporated in any event.

As requested, please find attached a draft policy assessment of the Hinuera solar farm and a set of draft conditions developed by HENZ (with assistance from WRC's standard conditions).

- The WRC authorisations have been grouped in a manner that felt logical to us – your feedback is welcomed.
- We have included a maximum consumptive dewatering take for dust suppression of 40m3/day, out of the total 149m3/day proposed, as requested by Sung Soo Koh.
- The NPS-FM assessment has been further developed in consultation with our legal counsel. We disagree that policy 6 applies to each individual wetland but regardless of this our ecological expert has assessed that there are no more than minor residual effects, and the restoration proposed offsets any loss so that there is overall no loss of wetland value or extent.

Please consider this formal notice of the application being lodged to the EPA in 20+ working days. Please can you provide any final responses/comments from WRC for consideration when finalising the application?

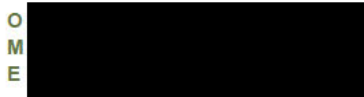
Can you also please organise the written notice from WRC regarding any existing resource consents for the same activity using the same resource to which S124C(1)(c) or 165ZI of the RMA apply.

If you would like to see any other application documents, final drafts can be found at this link. [Final draft substantive application](#)

Let us know if you require anything further.

Thanks,
Emily

Emily Buckingham
Principal Consultant - Planning



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Level 2, 214 Collingwood Street, Hamilton, New Zealand 3204



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From: [Emily Buckingham](#)
To: [agarcia](#)
Cc: [Christina Walker](#); [nsutherland](#)
Subject: Notice of Harmony Energy Hinuera solar farm lodgement and draft documents for review
Date: Friday, 26 June 2026 1:05:00 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image775787.png](#)
[image366154.png](#)

Kia ora Andrea,

Thanks for your previous feedback on our draft documents for Hinuera solar farm. We have now updated the rules assessment and finalised the draft reports to support this. All final drafts can be accessed at this link [Final draft substantive application](#)

Please consider this formal notice of the application being lodged to the EPA in 20+ working days. Please can you provide any final responses/comments from MPDC for consideration when finalising the application?

Let us know if you require anything further.

Thanks,
Emily

Emily Buckingham
Principal Consultant - Planning

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From: Andrea Garcia [REDACTED]
Sent: Wednesday, 11 February 2026 3:53 pm
To: Emily Buckingham [REDACTED]
Cc: [REDACTED]
Subject: RE: Harmony Hinuera - draft rules assessment

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Hi Emily,

I had the opportunity to review the draft rules assessment for Harmony's proposed Hinuera solar farm. Based on my examination, it took approximately 1.5 hours to assess all the rules and ensure that nothing has been overlooked. I think you have provided a complete assessment. Here's a brief summary of my findings with the pending matters in red:

1. Solar Farm:

- The proposed 180,000 panels connected to the National grid fall under Rule 8.2.1 and 8.3.5, which are discretionary, and Rule 3.5.1 and 3.6, which are compliant.

2. Ancillary Infrastructure:

- The earthworks to create level platforms for the PV arrays and activities on contaminated sites are covered under Rule 9.2 and 2.2.1.5, which are discretionary.

3. Stormwater Management:

- The presence of wetland and riparian planting complies with Rule 5.1.1.

4. Noise and Dust:

- These comply with Rule 5.2.1 and 5.5.

5. Temporary Works and Construction Facilities:

- This includes laydown areas, temporary access, worker amenities, and utility services, which are pending assessment under Rule 2.1.1.6 and 4.11.1

6. Security Measures:

- Security fencing, lighting, and CCTV fall under Rule 3.2.1 for the building envelope which complies (pending location indication of the fence and its assessment), Rule 3.2.2 (pending assessment), and Rule 5.4 (complies).

7. Signage:

- This is permitted under Rule 3.9.1.

8. Internal Access and Fire Safety:

- Fire access, firefighting infrastructure, and storage of hazardous substances fall under Rule 5.7.2 (discretionary).

9. Meteorological Stations:

- These are compliant under Rule 3.2.1 for the building envelope.

10. Provision for Ongoing Farming:

- This involves HPL assessment under and around the solar panels- pending to be provided.

11. Transportation:

- This is identified under Rule 5.9 and Section 9 but is pending assessment when the ITA is available.

Please let me know if you need any further details or if there are any other aspects you would like me to address.

Thanks,

Andrea Garcia

Kaiārahi Whakaaetanga Rauemi | Team Leader Resource Consents
Te Kaunihera Ā-rohe o Matamata-Piako | Matamata-Piako District Council
35 Kenrick Street, PO Box 266, Te Aroha 3342
07 884 0060 | mpdc.govt.nz

From: Emily Buckingham [REDACTED]
Sent: Monday, 15 December 2025 12:39
To: Nathan Sutherland [REDACTED]
Cc: Christina Walker [REDACTED]
Subject: Harmony Hinuera - draft rules assessment

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Hi Nathan,

As mentioned at our pre-application introduction meeting, attached is our draft rules assessment for Harmony's proposed Hinuera solar farm. A project description is also attached and a link to the plan is here [PDF: Hinuera Tracking Layout Rev0 size reduced.pdf](#)

Please can you review and advise any rules you think we have missed. Christina will provide billing details able to be used for this review. Let me know any further details of the project you require.

Many thanks

Emily

Emily Buckingham

Principal Consultant - Planning



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Attachment 7: Iwi Correspondence

From: [Christina Walker](#)
To: [Norm Hill](#); [Andrea Julian](#); [Hinerangi Vaimoso](#)
Subject: Hinuera Solar Farm - Substantive Application
Date: Monday, 8 June 2026 2:43:00 pm
Attachments: [image001.png](#)

Kia ora tātou katoa,

I hope this email finds you all well.

With recent changes to the Fast Track Approvals Act we are now required to provide formal notification of our intention to lodge a substantive application for the Hinuera Solar Farm (being a listed project) with at least 20 working days notice for the receipt of comments. Please consider this email that notice.

In regard to the preparation of a CIA(s), it is my understanding that the following steps are to be completed:

- Waiting on confirmation between Hinerangi and Norm as to the inclusion of Ngāti Hinerangi in the combined CIA with Raukawa and Ngāti Haua, and then
- Norm to provide an updated offer of service for the preparation of the CIA, and then
- CIA to be prepared.

Norm, I have just transferred you the documents again using We Transfer noting your difficulties with the sharepoint folder. Please note that you will only have three days to download or the link will expire.

The 20 working days referred to in this email takes us to the 7th of July. I am happy to extend that timeframe to facilitate completion of the CIA(s) as this is obviously important, however this needs to be on the proviso that we agree a deadline for the CIA(s) – noting we all agreed to the CIA (subject costs) back in January.

Andrea – I hear from Norm that you are moving on from Raukawa, I am sure you will be missed! Could you please let me know who will be taking over as key contact going forward?

Ngā mihi,
Christina

Christina Walker
Planning Director – New Zealand

From: [Te Makarini Mapu](#)
To: [Christina Walker](#)
Subject: Re: Waikato-Tainui Fast Track Pre Engagement Form - Hinuera Solar Farm
Date: Friday, 24 July 2026 8:50:35 am
Attachments: [image001.png](#)
[image902732.png](#)
[image851480.png](#)

Thank you Christina, appreciate this.

Ngaa manaakitanga



Te Makarini Mapu | Senior Planner

Mobile: [REDACTED] | **Tel:** 0800TAINUI

Email: [REDACTED] | **Web:** www.waikatotainui.com

Address: PO Box 648, 4 Bryce Street, 3204, Hamilton



Teeraa pea kei roto i teenei iimeera, me oona aapitihanga, ngeetehi paarongo matatapu, kua tiakina raanei e te mana aa-ture, e te manataarua raanei. Meenaa ehake koe i te tangata i whakaritea kia whiwhi ai i teenei iimeera, teenaa, whakamoohio wawe mai ki a maatou, aa, muri iho, mukua atu teenei iimeera i too puunaha rorohiko. Ehake ngaa whakawhitinga koorero maa te iimeera i te ara whakawhiti koorero haumarua, aa, kaaore a Waikato-Tainui e whakamana ana ka noho waatea aaua whakawhitinga i te poka noa, i ngaa hapa, i ngaa huaketo rorohiko raanei. Maa te tuku iimeera mai ki a maatou, ka whakaaetia e te kaituku aua tuuraru.

Ko ngaa koorero katoa kei roto i teenei iimeera kaaore e paa ana ki ngaa mahi whaimana a Waikato-Tainui, ehake i te mea naa Waikato-Tainui i tuku, i tautoko raanei.

Teenaa whakapaa mai ki a Waikato-Tainui moo ngeetehi atu paarongo.

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From: Christina Walker [REDACTED]
Sent: Friday, July 17, 2026 1:39 PM
To: Te Makarini Mapu [REDACTED]
Subject: Waikato-Tainui Fast Track Pre Engagement Form - Hinuera Solar Farm

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Kia ora Te Makarini,

Please see attached the pre-engagement form for the Hinuera Solar Farm that we discussed in our meeting some 6 weeks ago.

Please also take this email as formal notice of our substantive application and provide any comments within 20 wds, as our intention is to submit the application shortly thereafter.

With thanks,
Christina

Christina Walker
Planning Director – New Zealand
Mobile: [REDACTED]



www.harmonyenergy.co.nz

From: [Christina Walker](#)
To: [Te Makarini Mapu](#)
Subject: Waikato-Tainui Fast Track Pre Engagement Form - Hinuera Solar Farm
Date: Friday, 17 July 2026 1:39:00 pm
Attachments: [Waikato-Tainui Fast Track Pre Engagement Form - Hinuera Solar Farm.docx](#)
[image001.png](#)

Kia ora Te Makarini,

Please see attached the pre-engagement form for the Hinuera Solar Farm that we discussed in our meeting some 6 weeks ago.

Please also take this email as formal notice of our substantive application and provide any comments within 20 wds, as our intention is to submit the application shortly thereafter.

With thanks,
Christina

Christina Walker
Planning Director – New Zealand
Mobile: [REDACTED]



www.harmonyenergy.co.nz

From: [Christina Walker](#)
To: [Lorraine Dixon](#); at
Cc: [Jaedyn Falwasser](#); [Manaaki Nepia](#)
Subject: RE: Harmony Energy - Hinuera Solar Farm Project
Date: Monday, 19 February 2024 3:47:15 pm
Attachments: [~WRD0002.jpg](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.jpg](#)
[image430324.png](#)
[image649156.png](#)

Kia ora Lorraine,

Thank you for your email and the korero.

Just to confirm for everyone, we are in the very early stages of this project and therefore, the intention of this meeting was more in regard to establishing the connections and being transparent about our intentions. However, as agreed we will wait until we have a clearer picture of the project and an assessment of Tai Tumu Tai Pai Tai Ao before arranging a meeting. From other projects, I am familiar with the outcomes sought under Tai Tumu Tai Pai Tai Ao and it is the intention of the project group to ensure we both avoid adverse effects and provide betterment – particularly in regard to (but not limited to) waterways.

I will be back in touch in a few months' time when we have some plans and details to share alongside an assessment. Look forward to speaking to you all then.

Ngā mihi,
Christina

Christina Walker

Hamilton & Tauranga Planning Manager - Planning

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From: Lorraine Dixon [REDACTED]
Sent: Friday, February 16, 2024 10:43 AM
To: Christina Walker [REDACTED]; at [REDACTED]
Cc: Jaedyn Falwasser [REDACTED]; Manaaki Nepia [REDACTED]
Subject: FW: Harmony Energy - Hinuera Solar Farm Project

You don't often get email from lorraine.dixon@tainui.co.nz. [Learn why this is important](#)

Kia ora Christina,

I noticed that there was a map of location for this proposal.

Can you please send that to me?

Also, I think its timely that we can't make it on the 26th Feb. as we need to see how you and your team have a working knowledge of Tai Tumu Tai Pai Tai Ao – Waikato-Tainui Environmental Plan and Te Ture Whaimana o Te Awa o Waikato (and Waipaa) – Vision and Strategy for the Waikato River. The assessment should be undertaken prior to engagement and consultation with iwi and manawhenua. Ideally consultation aims to seek agreement between applicant and iwi/manawhenua toward ensuring protection and restoration of Te Awa o Waikato and her environs (in its entirety). The ultimate objective should be to avoid all detrimental

effects. All consents should demonstrate betterment over time. We recommend assessment against all other relevant Iwi and hapuu environmental plans. I have attached our current Waikato-Tainui Environmental Plan.

Let me know when this assessment has been thoroughly completed and then we can set a date.

If you feel that you require some guidance of specialised expertise or consultants on our Waikato-Tainui Environmental Plan and who can undertake that assessment, please let me know and I can forward you a list of expertise contacts.

Mauri ora

Lorraine



Lorraine Dixon | Project Advisor - Taiao

Mobile: [REDACTED] | Tel: [REDACTED]
Email: [REDACTED] | Web: www.waikatotainui.com
Address: PO Box 648, 2 Bryce Street, 3204, Hamilton
[REDACTED] [REDACTED]

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From: Christina Walker [REDACTED]
Sent: Tuesday, February 13, 2024 2:40 PM
To: Manaaki Nepia [REDACTED]
Cc: Jaedyn Falwasser [REDACTED]; Lorraine Dixon [REDACTED]; Te Makarini Mapu [REDACTED]
Subject: RE: Harmony Energy - Hinuera Solar Farm Project

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Kia ora,

Further to the email below, as we didn't quite manage to land a date previously, please let me know when might suit you all over the next couple of weeks and I will endeavour to coordinate calendars.

Ngā mihi
Christina

Christina Walker

Hamilton & Tauranga Planning Manager - Planning

O [REDACTED]
M [REDACTED]
E [REDACTED]

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From: Christina Walker [REDACTED]
Sent: Thursday, February 1, 2024 4:10 PM
To: Manaaki Nepia [REDACTED]
Cc: Jaedyn Falwasser [REDACTED]; Lorraine Dixon [REDACTED]; Te Makarini Mapu [REDACTED]
Subject: RE: Harmony Energy - Hinuera Solar Farm Project

Kia ora,

Thank you very much for coming back to me.

Unfortunately, we are unable to do the 8th, however Monday and Tuesday (the 12th and 13th) we are reasonably flexible. Is there a time on either of those days that would work for you all?

With thanks,
Christina

Christina Walker
Hamilton & Tauranga Planning Manager - Planning

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From: Manaaki Nepia [REDACTED]
Sent: Wednesday, January 31, 2024 11:45 AM
To: Christina Walker [REDACTED]
Cc: Jaedyn Falwasser [REDACTED]; Lorraine Dixon [REDACTED]; Te Makarini Mapu [REDACTED]
Subject: Re: Harmony Energy - Hinuera Solar Farm Project

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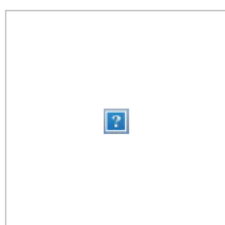
Kia ora Christina

Thank you for sending through this information. I have included our Taiao Team Manager Jaedyn and his team.

How are you placed to catchup on Thursday 8 Feb at 9.30am for a brief intro and understanding of this application.

Mauri Ora

Manaaki



Manaaki Nepia | Chief Advisor to CEO
Mobile: [REDACTED] | Tel: [REDACTED]
Email: [REDACTED] | Web: www.waikatotainui.com
Address: PO Box 648, 4 Bryce Street, 3204, Hamilton


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Please contact Waikato-Tainui for more information.

From: Christina Walker [REDACTED]
Sent: Friday, 26 January 2024 2:19 pm
To: Manaaki Nepia [REDACTED]
Subject: FW: Harmony Energy - Hinuera Solar Farm Project

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Kia ora Manaaki,

Further to the email below, we completed initial fieldwork at the end of last year and are now moving into the design phase of the project. We would still very much like to meet with you to discuss the project and understand what, if any, level of involvement you would like to have.

Please let me know when might suit you to have an initial online discussion and introduction and/or if you are not the correct person to discuss this project with, please feel pass on this email.

Ngā mihi,
Christina

Christina Walker

Hamilton & Tauranga Planning Manager - Planning

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E [REDACTED]

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From: Christina Walker
Sent: Wednesday, September 13, 2023 4:28 PM
To: [REDACTED]
Cc: Pete Grogan [REDACTED]
Subject: FW: Harmony Energy - Hinuera Solar Farm Project

Kia ora Manaaki

This communication is sent to you as the listed resource management contact for Te Whakakitenga o Waikato Incorporated.

4Sight Consulting are in the preliminary stages of assisting Harmony Energy NZ progress a solar farm and renewable electricity generation project in the Hinuera and the purpose of this initial email is to introduce briefly this project to you, we will then follow up with a phone call and a formal invitation for you to meet with the project team to discuss issues pertaining to this project.

Both Harmony Energy NZ and 4Sight Consulting believe that effective iwi engagement is an important process and consider it's an underpinning value of this project.

The Project

The solar farm project site is located across four titles located between State Highway 27 and State Highway 29 (see attached map). The intention is to take a design-led approach to developing the project, which includes consideration of cultural, ecological and landscape values. As such, no designs have been completed as of yet, however, it is anticipated that the farm will provide approximately 80MW (AC) of power to the National Grid.

Harmony Energy

You may be familiar with Harmony Energy due to their project at Te Aroha West (called Tauhei Solar Farm). However, if you are not - Harmony Energy is a renewable energy company that was launched in the UK in 2010. The company builds, owns and operates wind, solar and battery energy storage assets that supply renewable electricity to the national grid. They have been conducting business in Aotearoa since 2019.

Harmony Energy's Commercial Director Pete Grogan is a kiwi, who is living and working in Aotearoa and working collaboratively with 4Sight Consulting to consent and develop this solar farm. Pete recognises the value and importance of local relationships and Mātauranga Māori and is committed to effective collaboration with iwi/hapū through the life of the project. Harmony Energy's stated values are sustainability, collaboration, safety and innovation. Its primary mission is to help the transition to an environmentally, financially and socially sustainable energy system. An information sheet on Harmony Energy is attached.

4Sight Consulting

4Sight Consulting provide environmental services, and work with private and public sector organisations, iwi and residential homeowners. We've been helping people of all kinds make better planning and environmental decisions since 2001. Our Whakatauki (Toitū te marae a Tāne, Toitū te marae a Tangaroa, Toitū te iwi) reflects our values and approach to balancing the needs of land, people and water. We have offices based around Aotearoa, and bring our expertise in planning and policy, ecology, landscape and land and water quality to this project. You can view our website at www.4sight.consulting.

We welcome your input into the process of this project development and would appreciate it if you could respond in the first instance confirming your contact details and/or advising if we should also be contacting others within your organisation. Likewise, If you are interested in further discussion relating to the contents of this email, please feel free to respond to this email, or give me a call on [REDACTED] or contact Pete Grogan direct at [REDACTED] or on [REDACTED]

We look forward to making contact with you and beginning the process of relationship development (whakawhanaungatanga) and face to face contact (kanohi ki te kanohi).

Ngā mihi,

Pete Grogan – Commercial Director, Harmony Energy and Christina Walker, Principal Planner, 4Sight Consulting.

Christina Walker

Hamilton and Tauranga Planning Manager, Principal Planner

Mobile: [REDACTED]

4Sight.Consulting

The final stage in our journey to become #oneteam with SLR is just on the horizon – watch this space.



Attachment 8: NZTA Meeting Minutes and Correspondence

From: [Mike Clapp](#)
To: [Alan Catchpole](#)
Cc: [Christina Walker](#); [Judith Makinson](#)
Subject: RE: [#CKL B25385] Hinuera Solar farm
Date: Wednesday, 12 August 2026 1:45:26 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Christina

Thanks for your patience on the NZTA consultation with this one. Finally heard back from Alan today and NZTA are prepared to support the solar farm however not the re-use of the existing access as we had hoped unless widening works are undertaken, see below.

Let me know if you have any queries or require anything further.

Regards

Mike Clapp

Senior Transportation Engineer-BEngTech (Civil) MEngNZ

P 07 849 9921 | M [REDACTED] [REDACTED] | [Level 4, 18 London Street, Hamilton, 3204](#) |

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From: Alan Catchpole [REDACTED]
Sent: Wednesday, 12 August 2026 11:18 am
To: Mike Clapp [REDACTED]
Subject: FW: [#CKL B25385] Hinuera Solar farm

Good morning Mike.

I have the following response from our safety team to the ITA for the Hinuera Solar Farm:

"I've reviewed the ITA from CKL and I support the proposed LUD with conditions. I recommend the access upgrades should be completed prior to any construction activity. CKL has given two options for the State Highway 29 access, but the option 2 access is currently PPM Diagram C and is already used by the milk tanker, and therefore I don't support using this access for anymore heavy vehicles unless it is upgraded to PPM Diagram E with opposite shoulder widening.

Recommended conditions:

1. State Highway 27 (farm access 5) (CP 59-47) – To be upgraded to PPM Diagram E prior to any construction activity.

2. State Highway 29 (Option 1) (RP 61/0.92) – To be constructed to PPM Diagram E prior to any construction activity.
3. State Highway 29 (Option 2) (CP 52-30) – Is currently used for a cowshed and is not supported by the NZTA for the use of any heavy vehicles as part of the activity because there is no opposite shoulder widening to allow a through vehicle to pass a truck waiting to turn right into the access.
4. A detailed design of the access upgrades must be submitted to the NZTA for review and approval prior to any construction.
5. Any gates at the accesses are to be located far enough back from the road to allow trucks to be fully off the road before stopping.
6. Any new culverts installed in the road reserve must be fitted with traversable ends.”

In addition to the above I would make it clear that NZTA supports proposed condition D2 as it relates to NZTA.

I hope this is helpful.

Regards

Alan

Alan Catchpole (he/him)

Principal Planner – Waikato/Bay of Plenty

Environmental Planning/Poutiaki Taiao

Transport Services

Email: [REDACTED]

Mobile [REDACTED]



www.nzta.govt.nz

From: Mike Clapp [REDACTED]
Sent: Wednesday, 1 July 2026 8:07 am
To: Alan Catchpole [REDACTED]
Cc: Stephen Parker [REDACTED]; Mark Lilley [REDACTED];
[REDACTED] Judith Makinson
[REDACTED]
Subject: RE: [#CKL B25385] Hinuera Solar farm

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning Alan

Please find attached the ITA and CTMP Framework documents as well as the proposed consent conditions for the Hinuera Solar Farm project attached should you wish to review them.

Should you have any queries or require further information please don't hesitate to contact me.

Regards

Mike Clapp

Senior Transportation Engineer-BEngTech (Civil) MEngNZ

P 07 849 9921 | M [REDACTED] | [REDACTED] | [Level 4, 18 London Street, Hamilton, 3204](#) | www.ckl.co.nz



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From: Alan Catchpole [REDACTED]
Sent: Monday, 23 March 2026 4:02 pm
To: Judith Makinson [REDACTED]
Cc: Stephen Parker [REDACTED]; Mark Lilley [REDACTED]; [REDACTED]
Subject: RE: [#CKL B25385] Hinuera Solar farm

Hi Judith

I can do 31 March pm or 7 April.

It may be best to cast your net a bit wider in Teams Judith.

Cheers

Alan

From: Judith Makinson [REDACTED]
Sent: Monday, 23 March 2026 12:54 pm
To: Alan Catchpole [REDACTED]
Cc: Stephen Parker [REDACTED]; Mark Lilley [REDACTED]; [REDACTED]
Subject: [#CKL B25385] Hinuera Solar farm

Hi Alan

Thanks for your call earlier this morning. We'd really appreciate meeting in person if at all possible as there is quite a bit to go through and it might be easier round a table with a plan or two in front of us.

- Preferred dates: - in person
 - Wed 1st April prefer AM but can make PM work
 - Wed 8th April after 9.30am
- Alternative Teams dates
 - Tues 31st March PM
 - Tue 7th – April – PM only

If you can let us know what works at your end, we can get that in the diary.

Regards

J

Judith Makinson

Director - BEng(Hons) MSc CEng CMEngNZ IntPE CEng(UK) MICE

P 07 849 9921 | M [REDACTED] [REDACTED]

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This message, together with any attachments, may contain information that is classified

From: [Judith Makinson](#)
To: environmentalplanning@nzta.govt.nz
Cc: [Christina Walker](#); [Mike Clapp](#); [Evander Patel](#)
Subject: [#CKL B25385] Hinuera Solar Farm fast Track - NZTA Consultation
Date: Tuesday, 10 March 2026 8:34:57 am
Attachments: [image001.png](#)
[image002.png](#)
[B25385-TR- -Hinuera Solar Farm Access Options Assessment.pdf](#)

Hi

We are working with Harmony Solar on a proposed new solar 154ha farm on the southwest corner of the SH27 / SH29 intersection in Hinuera. The solar farm development will consist of approximately 107,000 solar panels. In addition to the solar panels, it is proposed to include four Battery Energy Storage Systems (BESS) units, typically housed in shipping containers not exceeding 40ft in size.

Typically, traffic generation once the solar farm is operational is minimal, however, traffic volumes during the 18 – 24 month construction period can be more significant and managing how site is accessed safely and efficiently is key to maintaining a safe road network. Whilst there are 5 existing vehicle crossings servicing the site, these generally provide access to dwellings on site and also support the existing farm activities. The intention is to not use these for construction access in order to reduce effects on those residents. The proposal is to create new construction access points. A number of options have been considered in the context of the existing SH27 and SH29 operations as set out in the attached note. This identifies the preferred operation from a site perspective, however, we are seeking early input from NZTA in relation to the construction and maintenance access strategy for the solar farm.

The attached document provides an overview of the options considered, however given the complexity of the situation, we would appreciate an opportunity to meet with the assigned planner, Network Manager and Safety Manager to present the options under consideration and discuss any concerns or questions NZTA may have.

Regards,

Judith Makinson

Director - BEng(Hons) MSc CPEng CMEngNZ IntPE CEng(UK) MICE

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Hinuera Solar Farm Access Options Assessment

Introduction

This document presents a high-level assessment of potential access arrangements to serve the proposed solar farm development in Hinuera. The purpose of this report is to inform Waka Kotahi NZ Transport Agency on feasible access options to State Highway 27 and State Highway 29, and to identify a preferred option for further investigation.

The focus of this assessment is not on the specific location of individual access points, but on the broader principle of how the state highway frontage is utilised. The key consideration is managing access in a way that supports the safe and efficient operation of the state highway corridor as a whole.

There are already several existing access points along the frontage, serving residential properties and farming activities on site. Accordingly, the intention is to avoid relying on the existing accesses for construction and operational purposes and instead separate construction traffic from established farm and dwelling movements. This separation reduces interaction between heavy construction vehicles and regular rural traffic and supports safer overall operation of the network.

Road Network



SH 27

- Classified as a significant road
- 100km/hr posted speed environment
- Two-way, two-lane rural highway
- 6.5m sealed carriageway width
- Centreline and edgeline delineation
- Limited access road
- Approximately 3600vpd



SH 29

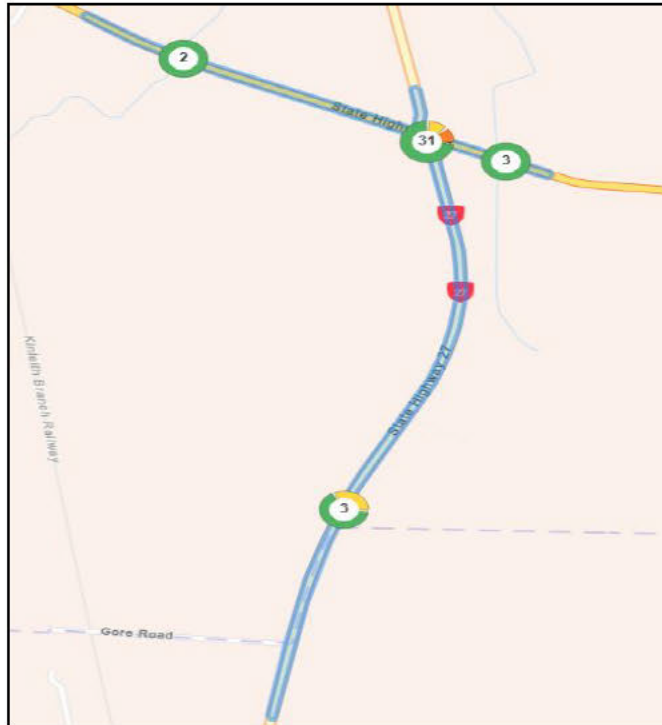
- Classified as a significant road
- Predominantly 100 km/h posted speed environment (70 km/h along site frontage)
- Two-way, two-lane rural highway
- 6.5 m sealed carriageway width
- Centreline and edgeline delineation
- Limited access road
- Approximately 9000vpd



SH 27/29 Intersection

- Staggered, stop-controlled crossroad intersection
- SH29 operates as the through road; SH27 movements subject to Stop control
- Painted flush medians with back-to-back right-turn bays on SH29
- Marked lane delineation on SH27 approaches
- Intermittent 60km/hr speed limit applies

Crash Data



- Waka Kotahi Crash Analysis System (CAS) search undertaken
- Covered site frontage and SH27 / SH29 intersections
- Ten-year period (2016–2025), including 2026 year-to-date
- 39 total crashes identified
- 30 non-injury, 5 minor injury, 4 serious injury
- The 4 serious crashes all occurred within the immediate vicinity of the SH 27/29 intersection

Traffic Effects

Construction is expected to take 18 to 24 months to complete from start to finish. Operational traffic is expected to be minimal.

Expected Construction Staging Timeframe Summary

Activity	Month
Site Establishment	1 - 4
Civil Works	2 - 11
Mechanical Works	6 - 14
Electrical Works	9 - 17
Grid Connection	12 - 18
Testing and Commissioning	17 - 22
Demobilising	23 - 24
Transition to Operational	23 - 24

Expected Construction Deliveries per Day

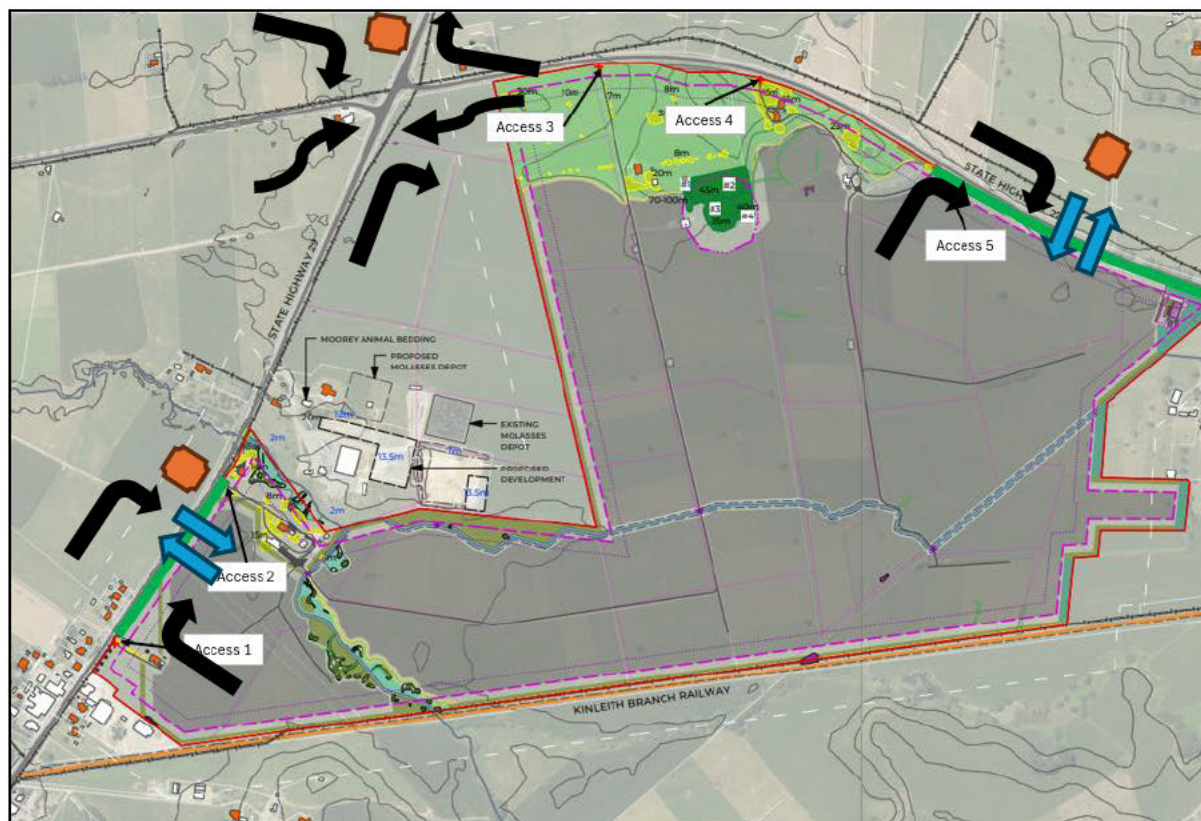
Deliveries per Day	Month
3 - 30	1 - 6
10 - 16	7 - 14
1 - 9	15 - 24

Access Options

A number of access options have been considered, as outlined below:

1. Two-way access on both site frontages
2. Two-way access on SH29 frontage only
3. Two-way access on SH27 frontage only
4. Two-way access on SH27 frontage with left-in/left-out (LILO) on SH29 frontage
5. One-way clockwise circulation (entry via SH27 frontage, exit via SH29 frontage)
6. One-way anticlockwise circulation (entry via SH29 frontage, exit via SH27 frontage)

Option 1- All Access (Preferred Option)



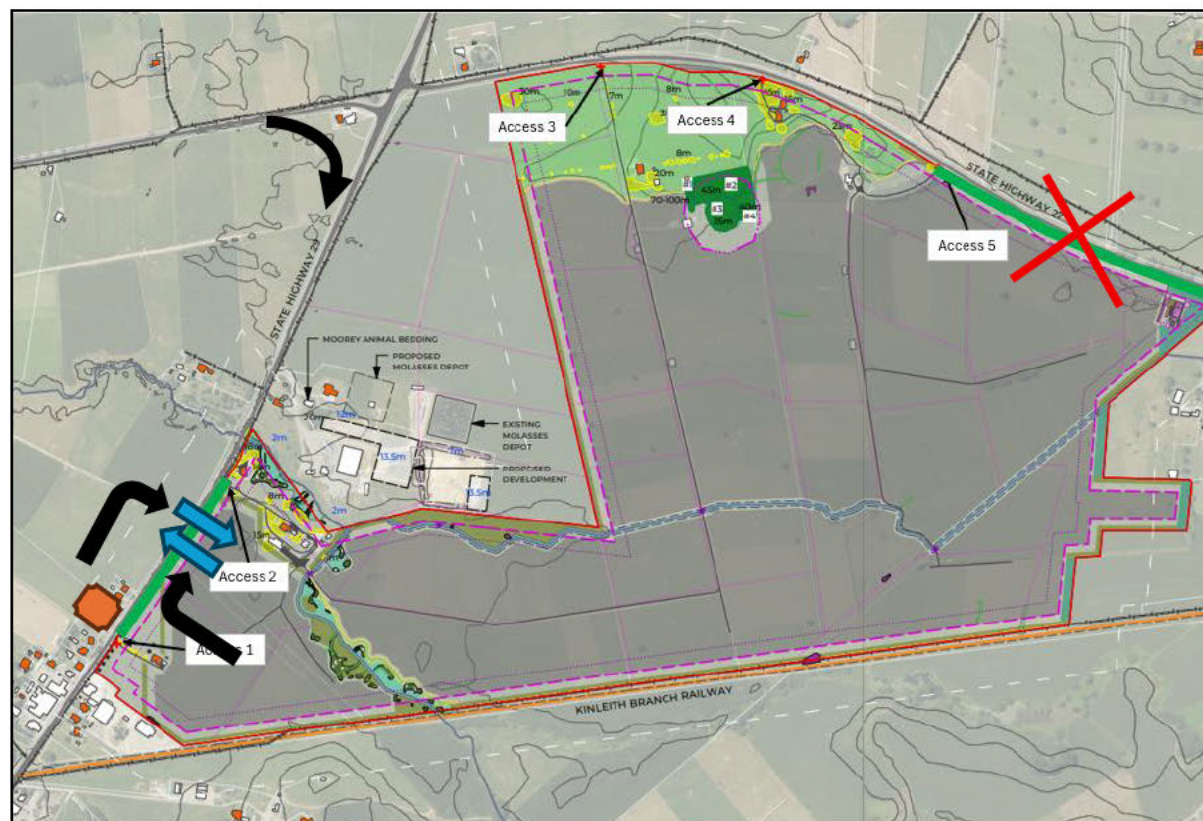
Key	Symbol
Access Movements	
Temporary Traffic Management Areas	
Key Right Turn / complex conflicts	

Pros	Cons
Maximum flexibility	Right-turn movements required at SH27 and SH29,
No access restrictions for contractor	Impacts both SH 27 and SH 29
No on-site stream bridging required (unless necessary for staging)	Increases right turns at SH 27/ SH 29 intersection
Vehicles can access work areas directly without travelling across the full site	
Reduced reliance on continuous haul roads at the start of the project	
Potential for temporary access to support construction staging	

Initial TTM Considerations

- TSL anticipated on both SH27 and SH29 for duration of works
- Current intermittent speed limit at SH27/SH29 intersection to become a temporary 60km/hr for duration of works
- 'Trucks turning' and appropriate form of access needed on both SH27 / SH29

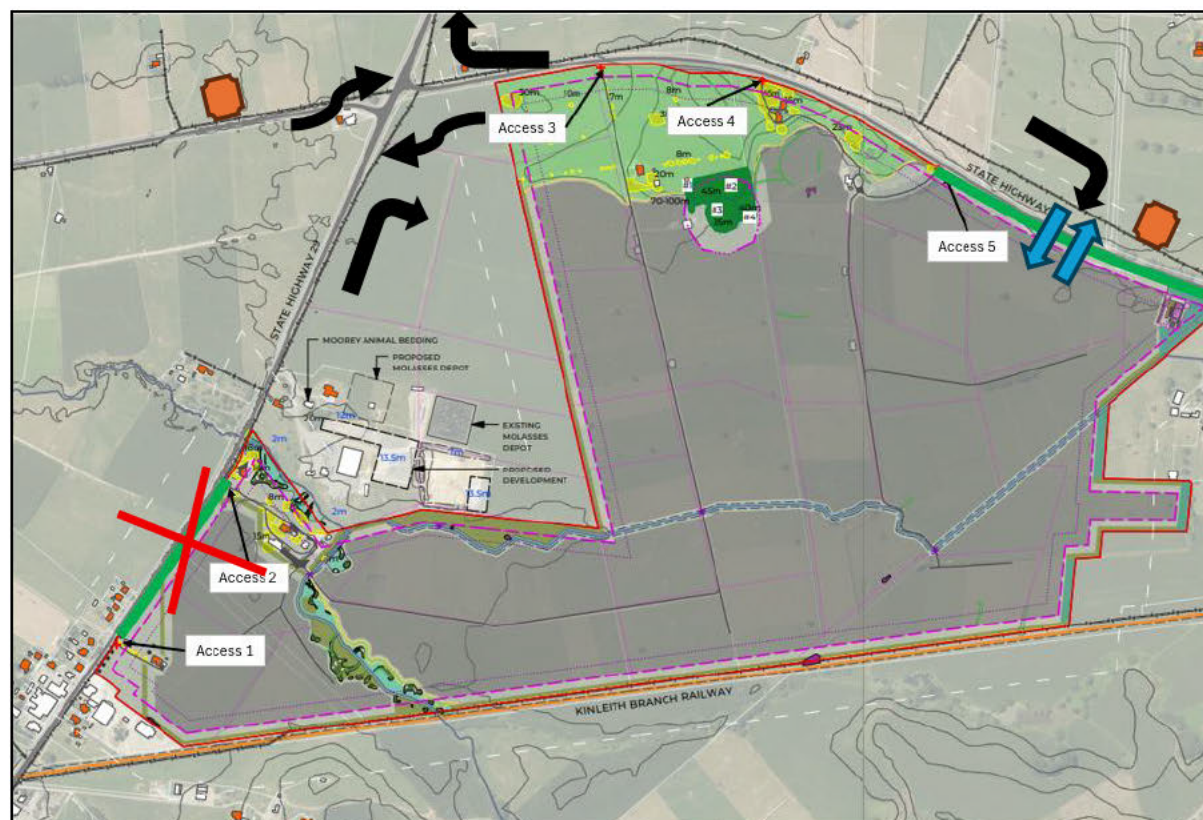
Option 2 – SH29 Only (Alternative Option 1)



Key	Symbol
Access Movements	
Temporary Traffic Management Areas	
Key Right Turn / complex conflicts	

Pros	Cons
Avoids turning movements at SH27	Concentrates all traffic movements at one access point
Located within lower speed frontage	Requires internal bridge to access wider areas of the site
More controlled access arrangement	Greater reliance on continuous internal haul roads at early stages of the project
Single access location, hence reduced risk	Highly restrictive for contractor
Traffic management required on only one road as opposed to two	Majority of the site remote from access
Minimises right turns at SH 27/ SH 29 intersection	Impacts busier State Highway frontage
Opportunity to access site in a 70km/hr zone	
Indicative TTM Placement	
- TSL anticipated on SH29 for duration of works. - Current intermittent speed limit at SH27/SH29 intersection to become a temporary 60km/hr for duration of works 'Trucks turning' and appropriate form of access needed on SH29	

Option 3 – SH 27 only (Alternative Option 2)



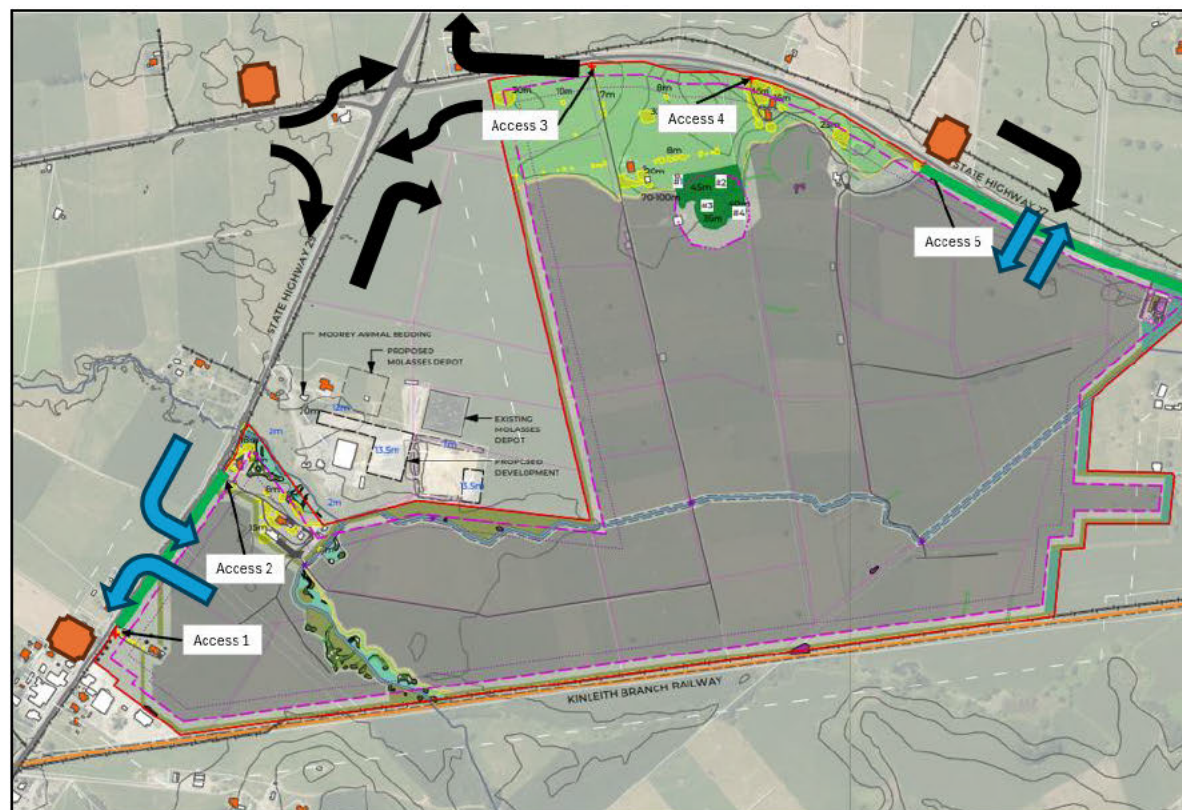
Key	Symbol
Access Movements	
Temporary Traffic Management Areas	
Key Right Turn / complex conflicts	

Pros	Cons
Avoids turning movements at SH 29	Right turns at SH 27/ SH 29 intersection are more likely
More controlled access arrangement	Greater exposure to turning conflicts on high-speed corridor
Majority of the site can be accessed from this frontage	Concentrates all traffic movements at one access point
Turning movements on a less busy SH 27 frontage	Requires internal bridge to access wider areas of the site
	Restrictive for contractor but less than Option 2

Indicative TTM Placement

- TSL anticipated on SH27 for the duration of works.
- Current intermittent speed limit at SH27/SH29 intersection to become a temporary 60km/hr for duration of works
- 'Trucks turning' and appropriate form of access needed both SH27

Option 4 – SH 27 + LILO on SH 29 (Preferred Option 2)



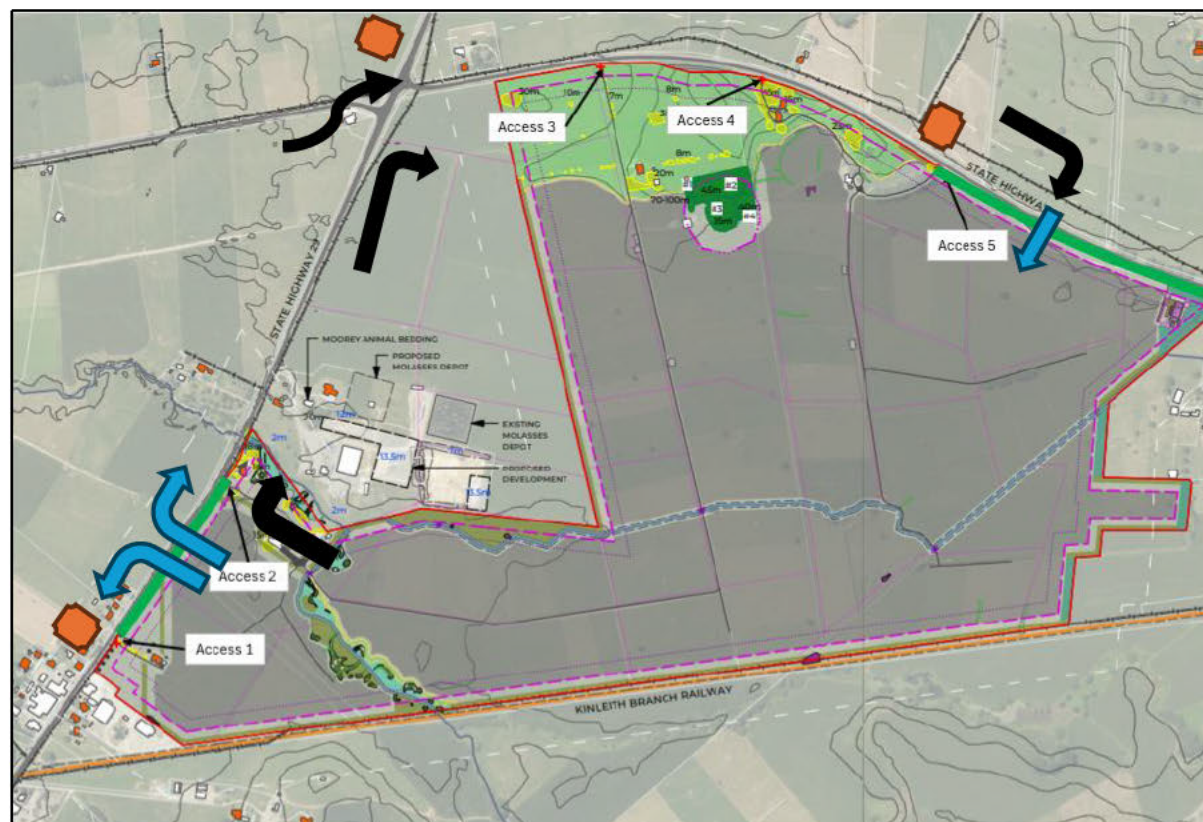
Key	Symbol
Access Movements	
Temporary Traffic Management Areas	
Key Right Turn / complex conflicts	

Pros	Cons
Reduces right-turn movements on SH29	Right turns at SH 27/ SH 29 intersection are more likely
Maintains flexibility with two access points	May require channelisation on SH29 to restrict right turns
Allows left-in / left-out movements on SH29	More complex access management arrangement
Distributes traffic across two frontages	Requires stream bridging on site
Right turn effect limited to SH 27 and removes them from SH 29	Requires haul road to be in place at the start of the project

Indicative TTM Placement

- TSL anticipated on SH27 and limited treatment on SH29 for duration of works
- Current intermittent speed limit at SH27/SH29 intersection to become a temporary 60km/hr for duration of works
- Trucks turning and appropriate form of access needed on SH27 and SH29
- May need temporary channelization of SH29 to manage right turns

Option 5 – One Way Clockwise-SH 27 to SH29 (Alternative Option 3)

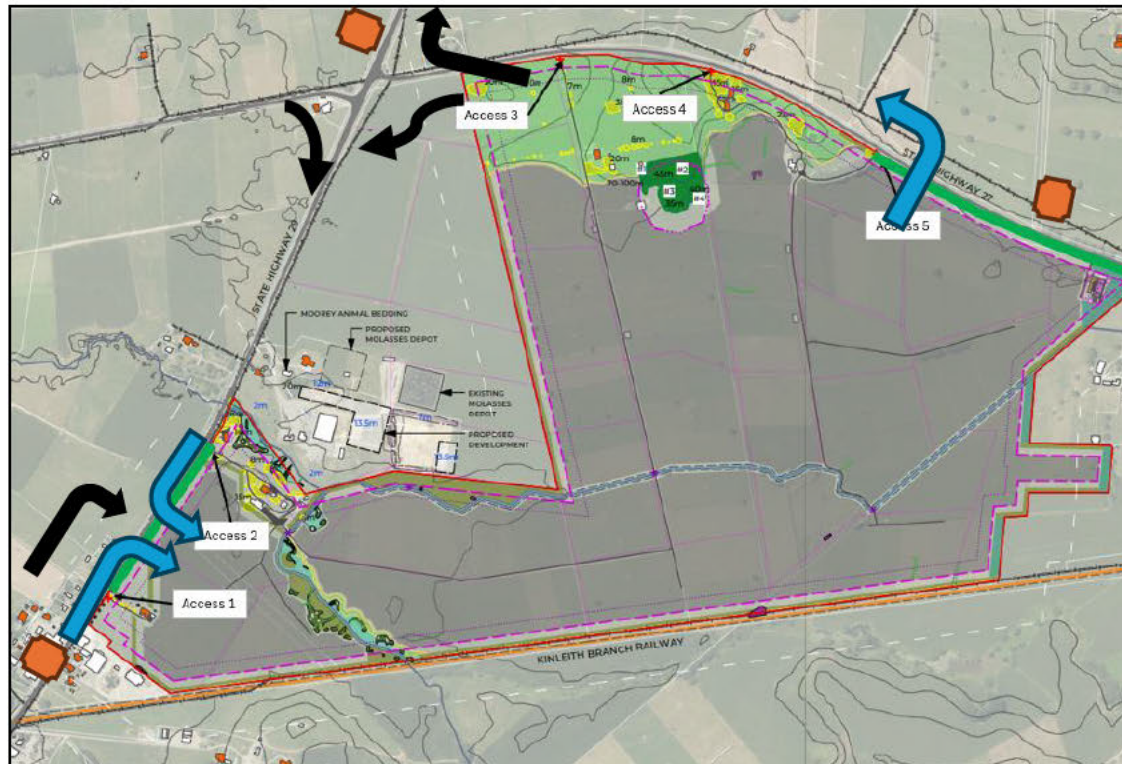


Key	Symbol
Access Movements	
Temporary Traffic Management Areas	
Key Right Turn / complex conflicts	

Pros	Cons
Reduces turning conflicts at access	More complex access management arrangement
Fewer right-turn movements on SH29 frontage with these being right turn out only.	Greater reliance on internal haul roads
More controlled traffic flow arrangement	Requires stream bridging at the start of the project
Right turns into site limited to SH 27 only which is a less busy road frontage	Reduces right turns at SH27 / SH29 intersection

Indicative TTM Placement
- TSL anticipated on both SH27 and SH29 for duration of work - Current intermittent speed limit at SH27/SH29 intersection to become a temporary 60km/hr for duration of works - Trucks turning and appropriate form of access needed on SH27 (entry) and SH29 (exit movements)

Option 6 – One Way Anticlockwise (Alternative Option 4)



Key	Symbol
Access Movements	
Temporary Traffic Management Areas	
Key Right Turn / complex conflicts	

Pros	Cons
Minimises impact on SH 27	Greater reliance on internal haul roads
More controlled traffic flow arrangement	Requires stream bridging at the start of the project
Reduces turning conflicts at access	Right-turn in required at SH29
Right turns limited to SH29 frontage	More complex access management arrangement

Indicative TTM Placement
- TSL anticipated on both SH27 and SH29 for duration of works - Current intermittent speed limit at SH27/SH29 intersection to become a temporary 60km/hr for duration of works - Trucks turning and appropriate form of access needed on SH29 (entry movements) and SH27 (left out only)

Our Ref: B25385

NZTA Consultation – Site Access

Meeting number: 1

Date and time: 31 March 2026

Location: On Line

Attendance:

Judith Makinson (CKL)

Mark Lilley – Safety Manager (NZTA)

Alan Catchpole – Principal Planner (NZTA)

Stephen Parker – Network Manager (NZTA)

Ryno du Preez – Operations Director (HENZ)

Christina Walker – Planning Director (HENZ)

Apologies -

1. Introduction

The purpose of the meeting was confirmed as being to consult with NZTA in relation to the form and location of both permanent operational access and temporary construction access for the proposed solar farm at Hinuera.

2. Background Information

Christina provided an overview of the project in relation to the fast-track application process and the scale of the proposed solar farm.

Judith provided an overview of the site location and frontage to State Highway as per the pre-circulated 'Hinuera Solar Farm Access Options Assessment' document, including consideration of traffic volumes, speed limit, road safety and physical characteristics. Judith also provided an overview of the existing vehicle crossings to site (two on SH29 and three on SH27) and the desire to minimise construction traffic use of these as far as practicable. She also outlined the unsuitability of the northern crossings on SH27 due to visibility constraints.

The expected construction is likely to be around 15 – 18 months but a longer period of up to 24 months allows for contractor flexibility.

3. Options Discussion

Judith provided an overview of the possible access options as per the pre-circulated document, confirming that option 1 (access from both SH29 and SH27) was the preferred outcome. She also confirmed that compliance with the updated Planning Policy Manual in relation to separation distances to other vehicle crossings and intersections was unlikely to be achieved for any site access location on the frontage and that the focus of confirming site access locations would be based on achieving good visibility. Mark and Stephen were comfortable with that principle, and also with Option 1, subject to Diagram E vehicle crossings being provided. This would be a preferred outcome over having temporary construction traffic controls in place for 15 – 24 months and would likely minimize the degree of temporary traffic management needed, if any.

In terms of SH29, the following was noted:

From: [Judith Makinson](#)
To: environmentalplanning@nzta.govt.nz
Cc: [Christina Walker](#); [Mike Clapp](#); [Evander Patel](#)
Subject: [#CKL B25385] Hinuera Solar Farm fast Track - NZTA Consultation
Date: Tuesday, 10 March 2026 8:34:57 am
Attachments: [image001.png](#)
[image002.png](#)
[B25385-TR- -Hinuera Solar Farm Access Options Assessment.pdf](#)

Hi

We are working with Harmony Solar on a proposed new solar 154ha farm on the southwest corner of the SH27 / SH29 intersection in Hinuera. The solar farm development will consist of approximately 107,000 solar panels. In addition to the solar panels, it is proposed to include four Battery Energy Storage Systems (BESS) units, typically housed in shipping containers not exceeding 40ft in size.

Typically, traffic generation once the solar farm is operational is minimal, however, traffic volumes during the 18 – 24 month construction period can be more significant and managing how site is accessed safely and efficiently is key to maintaining a safe road network. Whilst there are 5 existing vehicle crossings servicing the site, these generally provide access to dwellings on site and also support the existing farm activities. The intention is to not use these for construction access in order to reduce effects on those residents. The proposal is to create new construction access points. A number of options have been considered in the context of the existing SH27 and SH29 operations as set out in the attached note. This identifies the preferred operation from a site perspective, however, we are seeking early input from NZTA in relation to the construction and maintenance access strategy for the solar farm.

The attached document provides an overview of the options considered, however given the complexity of the situation, we would appreciate an opportunity to meet with the assigned planner, Network Manager and Safety Manager to present the options under consideration and discuss any concerns or questions NZTA may have.

Regards,

Judith Makinson

Director - BEng(Hons) MSc CEng CMEngNZ IntPE CEng(UK) MICE

P 07 849 9921 | [REDACTED] | [REDACTED]

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- NZTAs preference would be for access to be within the 70km/hr speed limit. This was disused and it was noted that this would put the access in closer proximity to existing residential properties and could create conflict with the associated driveways.
- If the access is for construction traffic only, rather than being maintained for operational access as well, NZTA would still prefer to see Diagram E but it may be feasible for an alternative, subject to further assessment of effects (i.e. turning traffic volumes and associated temporary traffic management).
- The presence of overhead power lines on SH29 along the site frontage was noted.

In terms of SH27, the following was noted:

- NZTA accepted use of existing accesses 3 and 4 would not be ideal due to visibility constraints.
- NZTA preference would be for the site access to be combined with existing Access 5 or where there is an existing farm gate with unformed access to SH27 just to the south of Access 5 in order to maximise visibility. This access could also be moved further south to be close to the operational area if good visibility can be maintained.

Actions list

	Action	Meeting no	Deadline	Who	Status
1	Identify access locations and confirm in the ITA		TBC	Judith	Active

From: [Judith Makinson](#)
To: [Alan Catchpole](#)
Cc: [Christina Walker](#); [Mike Clapp](#); [Emily Buckingham](#)
Subject: [#CKL B25385] Hinuera Solar Farm - Access Consultation
Date: Wednesday, 29 April 2026 11:46:37 am
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
Importance: High

Hi Alan, Mark, Stephen

Thanks for your time the other week to talk about access for the proposed Hinuera solar farm. The applicant has also consulted with local residents and got their feedback as well, particularly in relation to the location of the site access on SH27 and has given some more thought to how to access the site from SH29. Given that, we wanted to update you on our current plans and see if it changes your views at all.. make sure you were still happy.

SH27:

Local residents would prefer that there is no access from SH27 but accepting that there needs to be, they would prefer it to be as far north as possible. The existing farm access (#5) can achieve compliant visibility and reuse of this access aligns with your preference as well as per the meeting notes. This access would be upgraded to Diagram E as discussed.

SH29:

We are looking at keeping options open on this one for the contractor as best possible so it is up to them to build in the most effective and efficient manner on site.

EITHER

- New site access to Diagram E standard midway between existing access #1 and #2 as per the draft plans below.

OR

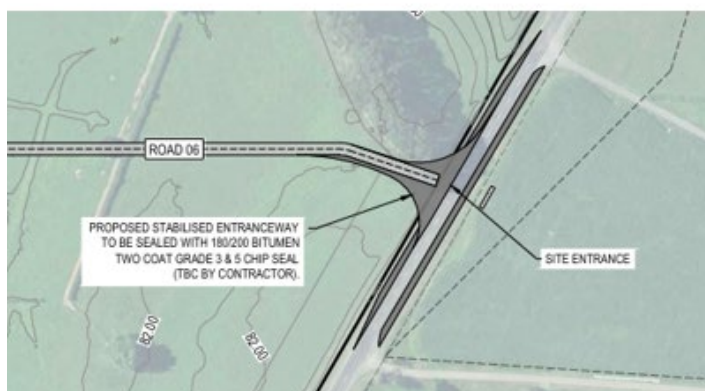
- Use existing access #2 and limit use to around 1 – 2 deliveries per hour and a max of 10 deliveries per day.



SH29 new Access Option: (will make the approach to SH29 more 90 degrees and avoid the angle)



Proposed SH27 Access (Access #5):



Let me know if you have any questions or if you are happy with the principles of the above.

Regards

J

Judith Makinson

Director - BEng(Hons) MSc CPEng CMEngNZ IntPE CEng(UK) MICE

P 07 849 9921 | M [REDACTED] [REDACTED]

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From: [Mike Clapp](#)
To: [Alan Catchpole](#)
Cc: [Stephen Parker](#); [Mark Lilley](#); [Christina Walker](#); [Judith Makinson](#)
Subject: RE: [#CKL B25385] Hinuera Solar farm
Date: Wednesday, 1 July 2026 8:08:28 am
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[B25385-TR-ITA-Hinuera Solar Farm.pdf](#)
[B25385-TR- -Hinuera Framework CTMP.pdf](#)
[Appendix V - Proposed Conditions.docx](#)

Good morning Alan

Please find attached the ITA and CTMP Framework documents as well as the proposed consent conditions for the Hinuera Solar Farm project attached should you wish to review them.

Should you have any queries or require further information please don't hesitate to contact me.

Regards

Mike Clapp

Senior Transportation Engineer-BEngTech (Civil) MEngNZ

P 07 849 9921 | M [REDACTED] | [REDACTED] | [Level 4, 18 London Street, Hamilton, 3204](#) | [www.ckl.co.nz](#)



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From: Alan Catchpole [REDACTED]
Sent: Monday, 23 March 2026 4:02 pm
To: Judith Makinson [REDACTED]
Cc: Stephen Parker [REDACTED]; Mark Lilley [REDACTED]; [REDACTED]
Subject: RE: [#CKL B25385] Hinuera Solar farm

Hi Judith

I can do 31 March pm or 7 April.

It may be best to cast your net a bit wider in Teams Judith.

Cheers

Alan

From: Judith Makinson [REDACTED]
Sent: Monday, 23 March 2026 12:54 pm

To: Alan Catchpole [REDACTED]
Cc: Stephen Parker [REDACTED]; Mark Lilley [REDACTED]
[REDACTED]
Subject: [#CKL B25385] Hinuera Solar farm

Hi Alan

Thanks for your call earlier this morning. We'd really appreciate meeting in person if at all possible as there is quite a bit to go through and it might be easier round a table with a plan or two in front of us.

- Preferred dates: - in person
 - Wed 1st April prefer AM but can make PM work
 - Wed 8th April after 9.30am
- Alternative Teams dates
 - Tues 31st March PM
 - Tue 7th – April – PM only

If you can let us know what works at your end, we can get that in the diary.

Regards

J

Judith Makinson

Director - BEng(Hons) MSc CEng CMEngNZ IntPE CEng(UK) MICE

P 07 849 9921 | M [REDACTED] [REDACTED]

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Attachment 9: KiwiRail Correspondence

From: [Christina Walker](#)
To: environment@kiwirail.co.nz
Cc: [Emily Buckingham](#)
Subject: RE: Proposed Hinuera Solar Farm
Date: Thursday, 7 May 2026 4:08:00 pm
Attachments: [image001.png](#)
[image002.png](#)

Good Afternoon,

We are in the final stages of preparing our application for lodgement and I would appreciate it if you could let me know whether you would like to meet to discuss the application. Alternatively, if there are certain draft reports you would be interested in seeing I would be happy to circulate them to you in advance of lodgement.

With thanks,
Christina

Christina Walker
Planning Director – New Zealand
Mobile: [REDACTED]



www.harmonyenergy.co.nz

From: Christina Walker
Sent: Tuesday, 3 March 2026 1:55 pm
To: environment@kiwirail.co.nz
Cc: Emily Buckingham [REDACTED]
Subject: FW: Proposed Hinuera Solar Farm

Good Afternoon,

Just touching base to follow up on the below. I would appreciate it if you could let me know if/when you would be available to meet to discuss this application.

With thanks,
Christina

Christina Walker
Planning Director – New Zealand
Mobile: [REDACTED]

From: Christina Walker

Sent: Thursday, 12 February 2026 1:29 pm

To: 'environment@kiwirail.co.nz' <environment@kiwirail.co.nz>

Cc: Emily Buckingham [REDACTED]

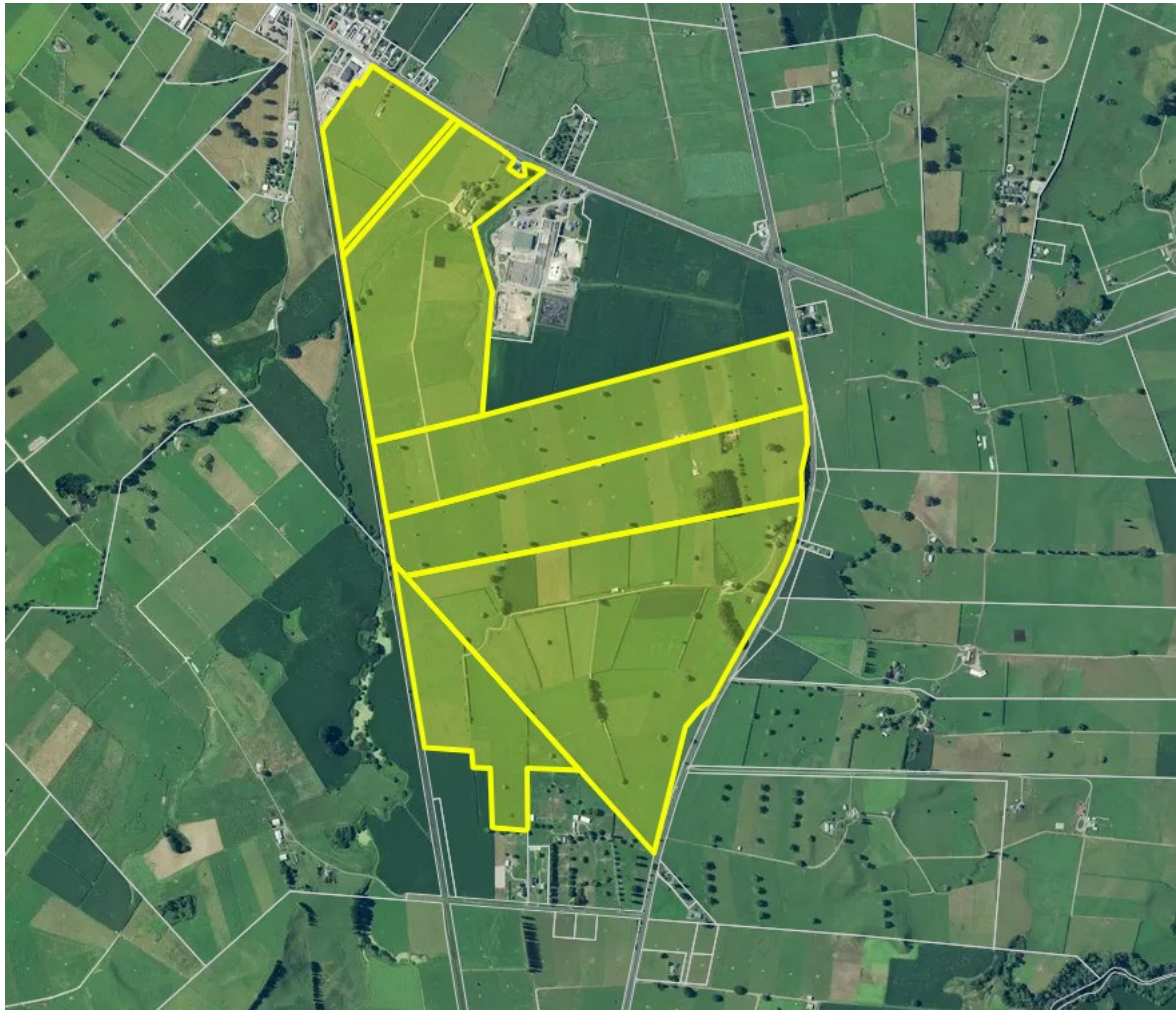
Subject: Proposed Hinuera Solar Farm

Kia ora,

We (Harmony Energy NZ #6 Limited) are currently in the process of developing an application for a solar farm, incorporating battery energy storage systems (BESS), with an installed capacity of approximately 100MW DC. The application is listed in Schedule 2 of the Fast Track Approvals Act and the substantive application will be lodged through that process in approximately April.

The site is located adjacent to a rail corridor, over the legal descriptions set out in the table below.

Title Reference	Address	Legal Description	Size (ha)
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 11891	25.7507
647047	8302 State Highway 27, Okoroire, Tirau	Part Lot 3 Deposited Plan 11891 and Lot 2 Deposited Plan 473263	63.4790
		Total	153.3743



I see from your website that the general approach is for resource consent Applicants to provide a full draft application for your review. However, I am conscious that providing a full draft fast track application at a point close to lodgement and seeking your input may not be the most useful given the nature and scale of the application.

Accordingly, I suggest we arrange a meeting shortly, where we can:

- introduce ourselves
- introduce the project
- collectively understand the likely key issues for KiwiRail
- agree an approach for sharing of documents.

Please let me know if you would be agreeable to this approach.

Ngā mihi,
Christina

Christina Walker
Planning Director – New Zealand
Mobile: [REDACTED]

Attachment 10: Fire and Emergency Correspondence

From: [Hopping, Ed](#)
To: [Emily Buckingham](#); [Nigel Mather](#)
Subject: RE: Harmony Hinuera Solar Farm | Request for Comment
Date: Thursday, 18 June 2026 12:57:22 pm
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)

Perfect Thanks Emily,

I have had a good look over the latest proposals. I am comfortable that the items raised in March are being considered and implemented into the final design.

I look forward to seeing the final daft.

Kind Regards

Ed Hopping Ad. Dip (Fire Inv.), MIAAI, MNZAFI
Risk Reduction Advisor/Inspector
Specialist Fire Investigator
NGĀ TAI KI TE PUKU
189 Anglesea Street
P O Box 1343
Hamilton 3240

M: [REDACTED]
www.fireandemergency.nz

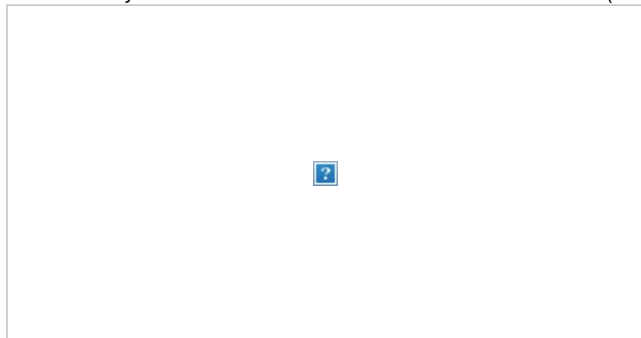
Check it's alright before you light

From: Emily Buckingham [REDACTED]
Sent: Tuesday, 16 June 2026 11:58 am
To: Hopping, Ed [REDACTED]; Nigel Mather [REDACTED] >
Subject: RE: Harmony Hinuera Solar Farm | Request for Comment

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

Thanks Ed,

I can attach everything except for the civil plans which are 50MBx2 and likely too large. I could figure out an alternative way of sending these, however have attached a layout plan on which you can see the indicative roads, planting and BESS locations. If you would like to see more detail from the civil set (contents below), let me know and I'll sort it out



Ngā mihi
Emily

Emily Buckingham
Principal Consultant - Planning

[REDACTED]

E [REDACTED]

SLR Consulting New Zealand Limited
Level 2, 214 Collingwood Street, Hamilton, New Zealand 3204



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From: Hopping, Ed [REDACTED]
Sent: Tuesday, 16 June 2026 11:47 am
To: Emily Buckingham [REDACTED]; Nigel Mather [REDACTED]
Subject: RE: Harmony Hinuera Solar Farm | Request for Comment

Thanks Emily,

I can't seem to get access into the link sorry. Our computers don't have certain apps downloaded on them unfortunately. Is there another way of sending the documents please.

Without reviewing the latest documents, it does look like most of our comments have been explained and considered below thank you.

Kind Regards

Ed Hopping Ad. Dip (Fire Inv.), MIAAI, MNZAFI
Risk Reduction Advisor/Inspector
Specialist Fire Investigator
Ngā Tai Ki Te Puku
189 Anglesea Street
P O Box 1343
Hamilton 3240



www.fireandemergency.nz

Check it's alright before you light

From: Emily Buckingham [REDACTED]
Sent: Thursday, 11 June 2026 12:40 pm
To: Nigel Mather [REDACTED]; Hopping, Ed [REDACTED]
Subject: RE: Harmony Hinuera Solar Farm | Request for Comment

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

Hi Ed,

Harmony is currently finalising documentation for the Hinuera solar farm application. We wanted to come back to FENZ to cover off how we have addressed the matters raised by you after your review of the previous draft documentation (provided via email on 13 March 2026). Please find here a link [FENZ docs](#) to the updated infrastructure report, civil concept plan and draft hazardous substance and site safety management plan (HSSMP) (including emergency response plan).

Most internal roads are connected, and where there are shorter dead end roads, the infrastructure report confirms that these will be designed to accommodate turning circles of firefighting appliances (8.5m long). The internal roads will need to cater for the weight of a firefighting appliance and a typical cross section is included in the report.

The water tanks have been removed from the concept plans, as the size and location of tanks will instead be confirmed at detailed design stage. Firefighting water supply will be provided in accordance with SNZPAS 4509:2008 (NZ Fire Service Fire Fighting Water Supply Code of Practice) and/or be determined by a Site Specific Fire Risk Assessment and Protection Philosophy. Tanks will include stabilised access for firefighting connections to the water storage tanks.

The draft HSSSMP contains procedures for containment of hazardous substances. No bunding is proposed around the site, and it is considered highly unlikely that contaminants will enter water from extinguishing a fire on the site. BESS containers will be fitted with integrated fire detection and suppression systems and monitored via Supervisory Control and Data Acquisition (SCADA). In the unlikely event the batteries were to catch fire, the containers are designed to self-contain and essentially smother the fire. No water would be put on a battery fire, however surrounding areas would be wet down to avoid any spread of fire.

Planting is proposed within riparian margins, around wetlands and along some of the site boundaries. Flammability ratings have been considered in the draft plant selection alongside other requirements, and the majority of plants proposed are not rated high flammability. Flammability is also listed as a required consideration for the final plant selection.

Grass will be kept low during construction via mowing and via sheep grazing once operational.

Proposed conditions of consent that are relevant to the above include:

- The provision of a final HSSSMP which includes
 - Emergency response procedures, including access routes for the fire service within the site and to water tanks;*
 - The number, location and size of water tanks in compliance with relevant New Zealand Building Code standards and/or determined by a Site Specific Fire Risk Assessment and Protection Philosophy;*
 - A Battery Safety Storage Management Plan containing safe storage and emergency response procedures for BESS (provided that this plan will not be required if BESS are not included in the project):*
 - *BESS facility location and layout in accordance with the Indicative Site Layout Plan HIN-01.00 dated 28/5/2026 referred to in Condition A1;*
 - *Automatic fire detection systems;*
 - *Monitoring systems;*
 - *Operational procedures for mitigation of thermal runaway; and*
 - *Fire suppression systems.*
- The provision of a final planting plan which must include: *Plant species mix which should comprise low flammability plants (as listed on the FENZ website) to the extent practicable and include minimal use of higher flammable plants.*

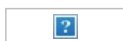
Please let us know if you have any further feedback that you would like incorporated in this proposal. We are planning to lodge in approximately 4 weeks.

Ngā mihi,
Emily

Emily Buckingham
Principal Consultant - Planning



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Level 2, 214 Collingwood Street, Hamilton, New Zealand 3204



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From: Nigel Mather [REDACTED]
Sent: Friday, 13 March 2026 6:12 pm
To: Hopping, Ed [REDACTED]
Cc: Emily Buckingham [REDACTED]
Subject: RE: Harmony Hinuera Solar Farm | Request for Comment

Hi Ed.

Thanks so much for providing this feedback. I'm on leave for most of next week but will review and be in touch if I have any questions.

Nigel

Nigel Mather
Environmental Services Team Manager - Environmental Services

C [REDACTED]
M [REDACTED]
E [REDACTED]

SLR Consulting New Zealand Limited
201 Victoria Street West, Auckland, New Zealand 1010



From: Hopping, Ed [REDACTED]
Sent: Friday, 13 March 2026 9:31 am
To: Nigel Mather [REDACTED]
Cc: Hopping, Ed [REDACTED]
Subject: RE: Harmony Hinuera Solar Farm | Request for Comment

Morning Nigel,

I have had a good look over the documents supplied thank you.

I have based my comments solely off the concept documents supplied. With your comments in mind from your email (I have put in below), I hope the comments can be helpful in developing the next stages of design documents. Some of the question I have asked seeking clarification will likely be address in the future design documents, as you have explained.

It's worth noting that the current plans are at a concept level still, and while our design team are aware of FENZ codes of practice in regard to fire water and access roads, some of these elements may be missing (such as hydrants on internal roads, turning bays on dead end roads). We also haven't specific landscape and planting design, but will take on recommendations for fire breaks and low flammability plant species.

Water Supply:

6.3 of your proposed report states that the two water tanks will be interconnected. Can we confirm if the size of the tanks along with the proposed amount of water supply required to cover the site. The tank locations look to be fine, however confirmation on the tanks site will be helpful. Having the gravel site extend to the edge of the proposed road is best practice for FENZ, as this allows stable access to the tank connection and allows our trucks to get close enough for access. Also, a 20m clearance around the tank site is recommended to insure physical separations from grassed areas.



(Snip from your report)

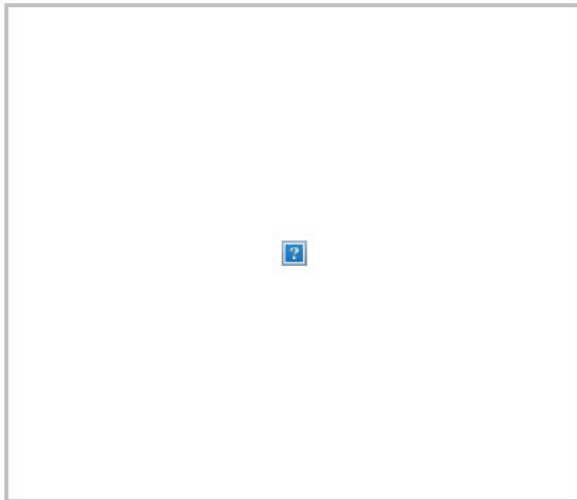
(Snip from a recommendation document)

Access:

The access off the state highways 27 and 29 looks to be satisfactory. The internal access roads that loop together are also satisfactory, however the dead-end roads 10,9,02,01 and 03 are a risk to Fire and Emergency New Zealand (FENZ). FENZ would likely need to use a water tanker vehicle as part of firefighting, with the water around the property being limited to the two water tanks proposed. (The dead-end roads sound like they will be addressed in future designs).

FENZ would like the design to consider the following regarding the site access:

- 12,000L tanker, 24 tonne vehicle weight, 8.5m long.
- FENZ advised the turning circles for an aerial appliance should be applied, as these are comparable to the tanker characteristics – see picture below. **4.2 – of your proposal document looks to have this covered most road with the exception of the listed dead end roads above.**
- Roads shall be able to withstand a laden weight of up to 25 tonnes with an axle load of 8 tonnes, per “Designers’ guide to firefighting operations - Emergency vehicle access” F5-02-GD (FENZ, 2021).



Stormwater runoff:

One of FENZ key principals of the Fire and Emergency Act 2017 is the Environment. Will the supplementary stormwater report be covering off bunding around the site and will it consider what happens to the water run off contaminants after a fire has been extinguished. Will there be interceptors installed where the site swales meet the existing creaks and drains. The latest report states silt fencing but no interceptors.



Grass Management:

Do we know what the preferred grass management plan will be?

I am assuming that the land after construction will be allowed to return to green pastures once all the panels are installed.

Also is there a plan to keep the vegetation low during construction? This could pose a fire risk if the grass was too long/ dry while work or hot work was being carried out.

Screen Planting:

I haven't seen anywhere in the reports anything regarding screen planting around the boundary. Noting your comments from your email that one is to follow, we have a couple things to consider below that maybe helpful.

Trees are an increase in fuel over pasture grass, particularly any dead and dried material. Given their proximity to the boundary they are a hazard to fire spread to the adjacent property.

FENZ recommends:

- Species of plants selected are either 'low flammability species' or 'low / moderate flammability species' from the "Flammability of Plant Species" guidance published by Fire and Emergency New Zealand (2024).
<https://www.checkitsalright.nz/reduce-your-risk/low-flammability-plants>
- This guidance categorizes NZ native plants into 5 categories, Low, Low/Moderate, Moderate, Moderate/High and High. 'Low' flammability species are defined as follows:
- Suitable for green breaks or defensible space, but when in the immediate vicinity or structures, there
- should be at least 3-4m break between the crowns to reduce fuel continuity.
- Screen planting trees will be trimmed, typically to a maximum height of 4m or less limit shading to the array.

Low/Moderate flammability is described as follows:

- Not recommended for planting in green breaks. If planted in defensible space, elevated dead material and litter should be removed regularly, greater than 4 m should be left between tree crowns, and trees or shrubs in this category should not be within 10 m of structures.

The FENZ guide "Get Fire Safe at the Interface" (FENZ, 2018) notes a number of plant species as being highly flammable, including conifers (pine, fir, etc), eucalyptus, kanuka and manuka trees. Site photos identify a number of conifer trees within and in the vicinity of the solar farm site, lines of trees including strips of trees / shelter belts. These are defined as being a higher risk than the species proposed for screen planting.

I hope this is helpful. I look forward to seeing the final design proposal.

Happy to meet up and discuss further if required.

Kind Regards

Ed Hopping Ad. Dip (Fire Inv.), MIAAI, MNZAFI
Risk Reduction Advisor/Inspector
Specialist Fire Investigator
Ngā Tai Ki Te Puku
189 Anglesea Street
P O Box 1343
Hamilton 3240

M:

www.fireandemergency.nz

Check it's alright before you light

From: Nigel Mather

Sent: Friday, 6 March 2026 4:20 pm

To: Hopping, Ed

Cc: Emily Buckingham [redacted]
Subject: Harmony Hinuera Solar Farm | Request for Comment

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

Hi Ed.

Thanks for taking my call earlier this avo. SLR is supporting Harmony with their development of a proposed solar farm in Hinuera, located on the corner of SH27 and 29. We would like to receive input from FENZ in relation to management of fire risk as part of the development.

In [this link](#) are a number of documents which support the current concept design:

- Infrastructure Report – Maven. This sets out basic infrastructure requirements, and includes reference to FENZ codes of practice.
- Concept Design Plans – Maven. Includes proposed road and water supply layout.
- Draft BESS Emergency Response Plan - Harmony. This will be developed as the design is clarified.

We have sought comment from FENZ in relation to another solar development by Harmony in Ōpunake, and we received a really helpful response which clarified water supply, access (internal roads), emergency response plans, and planting and landscaping considerations.

It's worth noting that the current plans are at a concept level still, and while our design team are aware of FENZ codes of practice in regard to fire water and access roads, some of these elements may be missing (such as hydrants on internal roads, turning bays on dead end roads). We also haven't specific landscape and planting design, but will take on recommendations for fire breaks and low flammability plant species.

Thanks for your offer to support, and if you have any questions please drop me a line.

Nigel

Nigel Mather
Environmental Services Team Manager - Environmental Services

O [redacted]
M [redacted]
E [redacted]

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201 Victoria Street West, Auckland, New Zealand 1010



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