

MEMORANDUM

To: The Point project team
From: Far North Solar Farm Limited
Date: 17 February 2026

Subject: Assessment of Consent Requirements for Proposed Additional Access Route to The Point Solar Farm – Bendrose Farm

1. Background

FNSF has worked with Williamson Water and Land Advisory (WWLA) to review the proposed additional access route across Bendrose Farm land to serve The Point Solar Farm construction and ongoing operations. This memo serves to document the outcomes of that assessment. The proposed route offers an alternative access point that would benefit the Bendrose Farm owner and significantly reduce vehicle movements through the existing Bendrose yard area, including for construction of The Point Solar Farm.

The route utilises:

- An existing road exit and driveway on Bendrose land.
- A crossing through a scrub/tree area.
- Connection to an existing farm track (to be extended where required).
- An existing farm track crossing of the Bendrose stream.
- Continuation toward the solar farm site on existing tracks/RoW.

Location plans are attached for reference (see Figures 1 and 2 below).

2. Relevant Regulatory Framework

The proposed works have been assessed against the potentially applicable provisions of the **Canterbury Land and Water Regional Plan (CLWRP)** and the **National Environmental Standards for Freshwater (NES-F)**.

Key rules considered:

- CLWRP Rules 5.175–5.176 – Earthworks over an aquifer
- CLWRP Rules 5.167–5.169 – Earthworks and vegetation clearance in riparian areas
- CLWRP Rules 5.94A–B – Construction-phase stormwater discharge

- CLWRP Rules 5.137–5.141B – Structures in waterways (relevant only if culvert modification is required)
- NES-Freshwater Regulations 70–71 (relevant only if culvert modification is required)

3. Assessment

3.1 Rule 5.175 – Excavation over an aquifer (permitted under specified conditions)

The rule permits earthworks provided:

- No excavation occurs within 50 m of any surface waterbody; and
- There is at least 1 m of undisturbed material between the deepest part of the excavation and the highest groundwater table.

Assessment: The proposed access route works are not located within 50 m of any surface waterbody. No consent is required under Rule 5.176.

3.2 Rules 5.167–5.169 – Earthworks and vegetation clearance within 10 m of a lake, river, or wetland

These rules permit activities provided sediment control standards are met and (where relevant) tree clearance complies with an approved Farm Management Plan.

Assessment: Wildlands have assessed the proposed access route location and have confirmed that no work occur within 10 m of the bed of any lake, river, or wetland boundary. There is very minor vegetation clearance. No consent is required.

3.3 Rule 5.94A – Construction-phase stormwater discharge

The discharge is permitted where the total area of disturbed land is less than 2 ha.

Assessment: The proposed works disturb significantly less than 2 ha of land. The activity is permitted.

3.4 Culvert-related rules (CLWRP 5.137–5.141B and NES-F 70–71)

These provisions apply only if the existing culvert is modified structurally.

Assessment: No modification to the culvert is proposed. Telecommunications fibre (if installed) will either be buried within the existing culvert cover or attached externally – neither activity triggers these rules.

4. Conclusion

Based on the assessment above, the proposed additional access route works are permitted activities under the Canterbury Land and Water Regional Plan and associated National Environmental Standards.

No resource consent is required prior to commencement.

Taking into account ECan's advice that the access road is unlikely to be able to be treated within scope, we are minded that this component of work may need to be separated and dealt with outside of the Fast Track process. WWLA recommends that FNSF withdraws the access road component of the project from the Fast Track process, and pending ECan's confirmation on the above consent requirements, applies for a Certificate of Compliance under the standard RMA process. We would welcome your feedback on this approach.

Attachments:

- Figure 1: Overview of proposed additional access route
- Figure 2: Detail of area near SH8

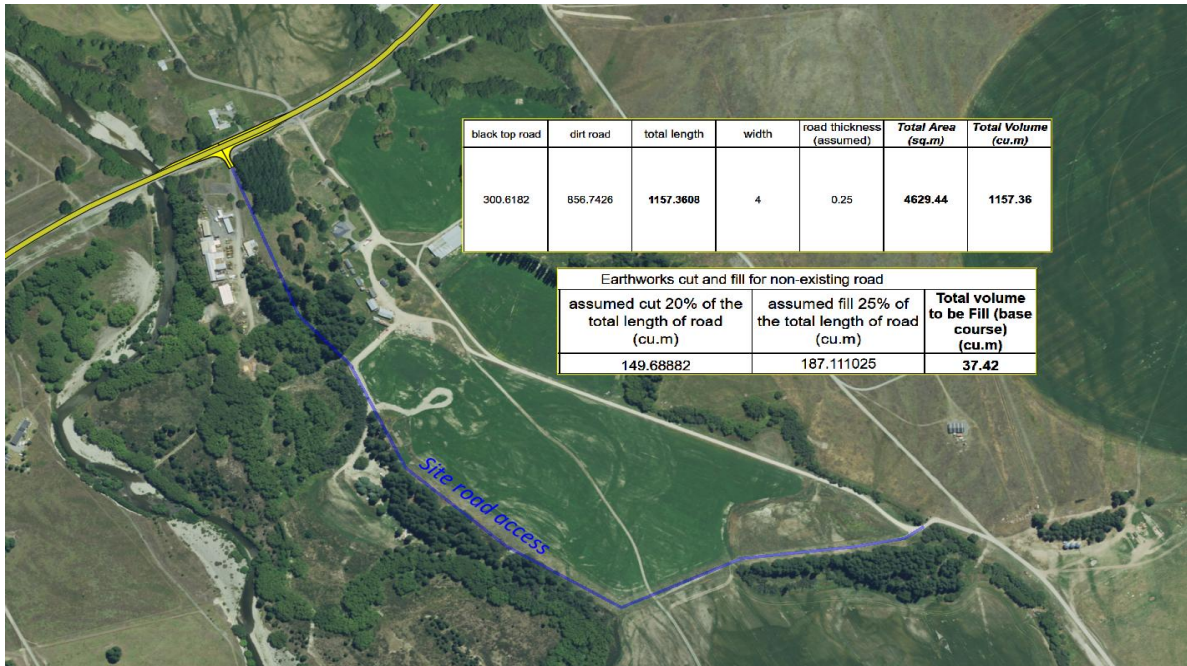


Figure 1: Overview of proposed additional access route



Figure 2: Access detail to the site from SH8