Before the Hearings Commissioner appointed by the Invercargill City Council

Under	the Resource Management Act 1991 (**Act**)
And	
In the Matter of	a notice of requirement for a designation under Section 168 of the Act to place a restriction on built form and electromagnetic interference around the Awarua Satellite Ground Station

Statement of Evidence of **Huw Arthur Hodgins Jones** for Stewart Family Assets Limited (Commercial)

Dated: 21 September 2026

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lane neave.

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INTRODUCTION

Qualifications and Experience

1. My name is Huw Arthur Hodgins Jones. I am a Commercial Operations Manager at Calder Stewart.

2. I hold a Bachelor of Laws and Bachelor of Commerce from the University of Otago and was admitted as a Barrister and Solicitor of the High Court of New Zealand in 2015.

3. I have worked at Calder Stewart since May 2021. At Calder Stewart, I manage commercial operations across the property, energy and capital units. As part of my role, I have oversight of the asset management team and finance and treasury function of our funds business. I also work across Calder Stewart's front end property development, capital raising and energy projects.

4. My work experience prior to Calder Stewart includes working as a real estate and projects lawyer at Herbert Smith Freehills in London and Bell Gully in Auckland together with time on secondment at Crown Infrastructure Partners (now NIFF Co).

SCOPE OF EVIDENCE

5. The topics covered in my evidence are as follows:

   (a) the Stewart Family Assets Limited (**SFAL**) Site; and

   (b) the commercial effects of the Notice of Requirement (**NOR**).

EXECUTIVE SUMMARY

6. SFAL owns approximately 513 ha of Industrial 4 (Awarua) zoned land at Colyer Road, Awarua. The scale of the land, its zoning, its proximity to South Port and other key primary industries, and the opportunity to pair it with 'behind the meter' renewable generation make it a rare 'powered land' opportunity for Southland. That opportunity is already attracting a high level of interest from large-scale local and international occupiers, and ground has been broken on the first project at the site.

7. In my opinion, the designation sought by Space Ops has two key commercial effects on the land and SFAL:

   (a) First, the physical restrictions imposed by the horizon mask and the electromagnetic interference (**EMI**) limitation reduce the amount and type of activity that can occur on the land as otherwise permitted by the zoning.

(b) Secondly, the uncertainty created by the designation, including the absence of any clear process for obtaining Space Ops' written approval, is already deterring potential occupiers and will continue to do so.

8. The large-scale occupiers which SFAL is working with must commit years of detailed feasibility work and several million dollars before a proposal could be put to Space Ops for approval under the proposed conditions. It is commercially irrational to do so where a third party retains a discretion to refuse approval. In practice, those projects will not proceed on the land and could likely be lost to the region. For that reason, I do not consider that the proposed condition regime materially mitigates the effects of the prohibition originally sought.

9. I support the reporting planner's recommendation to exclude the Industrial 4 (Awarua) Zone from the horizon mask. However, SFAL requires greater certainty as to how the revised EMI Limitation condition will apply.

10. SFAL does not seek to prevent the continued operation of the ground station. Its concern is that the designation should not impose uniform and discretionary control over land that has been deliberately zoned for large-scale industrial and renewable-energy development and purchased by SFAL (at a price dictated by that development potential) for that very purpose.

STEWART FAMILY ASSETS SITE

11. SFAL is a company 100% owned by the Stewart Family. The Stewart Family are the owners of a number of operational businesses across property, capital management, construction, manufacturing and forestry that trade under the Calder Stewart name. I am an employee of Calder Stewart but also work on behalf of various other interests and assets owned by the Stewart Family, including SFAL.

12. SFAL acquired approximately 513 ha of land at 781 Colyer Road, and 721 Colyer Road.[1] (**SFAL Land**) in June 2021. The SFAL Land is zoned Industrial 4 (Awarua) Zone (**Zone**). A plan showing the SFAL Land in relation to the proposed designations is at **Appendix 1**.

13. The Stewart Family and Calder Stewart have in various forms had a presence in Southland for over 50 years. Accordingly, they have both invested in the future prosperity of the region and are aware of the local commercial landscape.

[1] Legally described as *Lot 1 DP 347109 and Lot 1 DP 14239 and Section 30B, 34, Block III, Campbelltown Hundred (RT 193616), Section 7 Block II and Section 15, 45, Block III, Campbelltown Hundred (RT 193618), Part Section 6, Block II, Campbelltown Hundred (RT SL9C/524), Lot 2 DP 493747 and Section 2, Block II, Campbelltown Hundred and Part Section 5, Block II, Campbelltown Hundred (RT 720668), Section 8, Block II, Campbelltown Hundred (RT 371769), Section 9, Block II, Campbelltown Hundred (RT 371770), Section 1 Block II Campbelltown Hundred, Section 2 Block II Campbelltown Hundred, Section 22 Block II Campbelltown Hundred*.

14. In my opinion, the SFAL Land is commercially valuable both to SFAL and to the wider Southland region for a number of reasons including:

    (a) the scale of the SFAL Land coupled with the permitted and controlled activities of the Zone is unique;

    (b) the location is strategically located nearby key economic activities such as South Port, aquaculture, forestry and other primary industries together with associated logistics; and

    (c) the natural wind resource in the area combined with the scale and developability of the SFAL Land creates a rare opportunity to create renewable generation 'behind the meter' which is desirable from both an energy generation asset point of view in being co-located with energy demand but also for prospective heavy industrial occupiers who require large amounts of electricity.

15. Paragraph 14(c) above is a particularly relevant synergy and feeds into a wider 'powered land' strategy that SFAL and its associated operating entities have been adopting for a number of years at other industrial locations across the country such as Milburn Quadrant in Otago where 197MW of onshore wind generation is planned to be paired with 200ha of industrial zoned land.

16. Increasingly, we have found that many businesses are constrained by rising energy costs but at the same time are also demanding higher levels of electricity usage through increased electrification. Accordingly, where SFAL is able to provide a platform that couples industrial land and access to electrical capacity, there is a high level of value in this for potential occupiers. Beyond SFAL, the concept of 'powered land' is an emerging but increasingly well recognised asset class within real estate that comes with material value.

17. Equally, where energy generation is located 'behind the meter', SFAL is of the view that this additive generation helps offset wider impacts on the local distribution network where new electricity load is brought by new industries. SFAL has submitted a resource consent application for a windfarm on the SFAL Land and separately intends to make future provision for additional ground-mounted and rooftop solar and BESS (battery energy storage systems) over time.

18. SFAL is in a number of commercially sensitive discussions with potential occupiers for the site, the details of which it cannot disclose. However, what can be said is that:

    (a) Ground has been broken on the first project on the SFAL Land, being an approximately 14,000m^2 industrial storage warehouse.

(b) There is a high level of interest in the SFAL Land from both local and international occupiers. As an example, InvestNZ, a branch of the government agency New Zealand Trade and Enterprise, have been including the SFAL Land in marketing material to potential customers as an "Energy Hub" for some time with the intention of attracting new activity to the Southland region. I have attached at **Appendix 2**, an Invest NZ marketing flyer dated July 2025 which includes promotion of the proposed energy hub at Awarua and its Industrial 4 Awarua zoning.[2]

(c) Southland Silicon Materials Limited, one potential occupier SFAL has been working with, have stated publicly that they plan to develop a silicon smelter that could employ 1400 people in Southland.[3]

19. The above gives a sense of the types of projects SFAL is targeting and working through and intending to bring to the SFAL Land. Generally speaking, these are complex and large-scale occupiers and have the potential to bring a wide range of new development and employment opportunities to the Southland region over time.

20. The economic evidence presented by John Ballingall on behalf of SFAL clearly demonstrates the scale of the wider economic opportunity that the industrial development of the SFAL Land presents not just to Southland but the wider New Zealand economy.

COMMERCIAL EFFECTS FROM THE DESIGNATION

21. There are two key commercial effects from the designation on the SFAL Land, in my opinion, being:

(a) the physical restrictions on the land imposed by the designation which inherently limit the amount and type of activity that can occur on the land, both in terms of the horizon mask but also the electromagnetic interference restriction; and

(b) the uncertainty the designation itself places over the land that is already putting off potential occupiers and will continue to do so in the future.

22. In terms of paragraph 21(a) above, the designation practically reduces the activities and development on the SFAL Land as otherwise permitted by the Zone and would potentially prevent projects in respect of which SFAL is currently in commercial discussions.

[2] Page 32 of the Invest NZ marketing material includes the reference to the Awarua Quadrant.
[3] https://southlandtribune.substack.com/p/proposed-southland-silicon-smelter

23. In terms of paragraph 21(b) above in regard to commercial uncertainty:

    (a) Given the existing legal status of the designation, potential occupiers are already aware of the limits proposed to be imposed by the designation. For example, we have had at least one party express that they do not intend to commit capital at our site until the designation is resolved given the uncertainty it creates. We would expect this to continue putting off customers should the designation be approved.

    (b) The wording in the current designation or application does not provide sufficient detail as to what process would be run where SFAL needs to obtain Space Ops' written approval to proceed or how the EMI effects would be assessed (i.e. cumulatively or standalone). The lack of detail around the written approval process leads to any potential capital investment on the site becoming infeasible as SFAL does not know what information must be supplied, the criteria against which an application will be assessed, who undertakes and pays for the assessment, the response timeframe, whether reasons will be given, whether an approval can be relied upon by funders and successors and what review or dispute process is available if approval is refused or conditioned.

    (c) The uncertainty above arises before it is known whether a particular proposal on the SFAL Land would cause any material operational effect to Space Ops. This uncertainty therefore affects site selection, preliminary design, programme, contracting and financing. Accordingly, as SFAL cannot give potential occupiers/investors answers to these questions, it is more than likely that projects do not proceed with this level of uncertainty as it would be irrational to expend material capex without knowing how Space Ops will respond.

    (d) On the point above, SFAL wish to stress that given the nature and benefits of the SFAL Land, it is in effect competing with other regions and jurisdictions in attracting new large-scale activity. Where there are large question marks over the SFAL Land (such as the above), potential occupiers will simply disregard it and go elsewhere.

24. SFAL had been engaging in good faith with Space Ops regarding each party's respective plans for the site prior to 31 July 2025 and had sought to find a way to progress in concert with each other.

25. However, despite these conversations, we were not given prior warning or consulted before Space Ops sought requiring authority status, and had no knowledge that the requiring authority process had taken place until we received a letter from Space

Ops in August 2025 alerting us to the fact they had obtained requiring authority status and had lodged the Notices of Requirement.

26. While Space Ops have begun to engage with SFAL more meaningfully in the past two months, to date, we have not yet received clarity nor meaningful further certainty regarding specifically what is or what isn't acceptable from Space Ops' perspective regarding horizon mask or EMI limitations other than the limits in the current designation and the need for Space Ops to protect its current and future commercial interests.

27. Beyond the impacts to the current and future development of the SFAL Land, SFAL have to date incurred material costs in responding to this designation which has already had legal effect over the SFAL Land for the past 14 months since it was first lodged on 31 July 2025 by Space Ops as requiring authority.

RESPONSE TO COUNCIL'S SECTION 42A REPORT

28. I acknowledge the positive economic contribution of Space Ops identified at paragraph 115 of the Section 42A Report and the value of giving the established ground station reasonable operational certainty. SFAL does not seek to prevent the ground station's continued operation. Its concern is whether that objective requires uniform and discretionary control over land deliberately zoned for large-scale industrial and renewable-energy development.

29. As the reporting planner identified, the application for the Notice of Requirement did not assess adverse economic effects, while the positive economic benefits were not quantified. My evidence seeks to provide specific commercial evidence as to the adverse effects alongside the detailed economic scenario modelling undertaken by Sense Partners, presented separately as evidence from John Ballingall on behalf of SFAL.

30. I acknowledge that the reporting planner now recommends excluding the Zone from the horizon mask, which I support. If adopted, this will remove the height-related risk from the SFAL Land and therefore would help in providing development flexibility and investment certainty.

31. I agree with paragraph 117 that the materially amended EMI provisions differ from the provisions and explanatory material included in the application on which SFAL originally submitted. Under the recommended wording from the Section 42A Report author, the condition applies only to a new individual terrestrial radiocommunication service established after confirmation of the designation, within the 2-kilometre radius, exceeding the specified threshold at relevant spacecraft-reception frequencies. The condition does not apply retrospectively or cumulatively to services

outside the area, or to equipment producing only incidental emissions. Ordinary buildings, wind turbines, solar panels, transformers, substations, inverters and battery storage are therefore not caught merely because they produce incidental radiofrequency emissions. However, a qualifying terrestrial radiocommunication service within such equipment—potentially including telemetry, SCADA or microwave equipment—is automatically prohibited.

32. Whilst the above revised conditions act to remove some of SFAL's initial concerns, SFAL will require greater certainty as to the application of the EMI Limitation condition. Regardless, even if a framework for a process is created with some restrictions, it will come with additional compliance for SFAL and potential occupiers will still likely be put off development opportunities due to the burden of compliance and uncertainty around the technical nature of the compliance.

RESPONSE TO SPACE OPS' EVIDENCE

33. I note that Space Ops have not undertaken any independent economic assessment as to the potential impact on the SFAL Land as a result of the designation in the evidence provided. This is disappointing given it was hoped that more consideration would have been given to the impact of the designation on the SFAL Land both prior to the issuance of the designation and in the time that has since elapsed between 31 July 2025 and the hearing date.

34. To the point above, in his evidence Mr Dunn at [74], [75] and [76] states that (with emphasis added):

"[74] I consider that effect to be material but geographically limited when considered against the wider Industrial 4 landholding.

[75] The effect on ordinary warehouse and industrial building development diminishes quickly with distance. Beyond approximately 377m from the SpaceOps boundary, the 35m Industrial 4 height can be achieved beneath the limitation surface.

[76] The most significant remaining interaction is therefore with unusually tall infrastructure, including large wind turbines, substantial chimney stacks and major masts. Industrial buildings in the wider Invercargill and Southland area are relatively low in height compared to the horizon mask sought. The Tiwai Point Aluminium Smelter Chimney, the tallest component of an industrial building in Southland, is approximately 137m tall. Should such a chimney (or chimneys) be required in the Industrial 4 Zone, there is ample room for them to establish well below the horizon mask, even if they exceed 35m."

35. SFAL's view is that this:

    (a) is a limited view on the scope of activities proposed on the SFAL Land with little consideration made for the wider economic benefits of the activities potentially prevented; and

    (b) has no reference or consideration for the specific master planning and associated infrastructure works required on the SFAL Land.

36. SFAL's view is that the conditions proposed in the Space Ops evidence are overbearing and impractical. As an example, for the larger projects that SFAL are working to bring to the SFAL Land (such as smelters, manufacturing and processing activities), it could take 1 to 3 years of detailed feasibility and several million dollars before plans and specifications would be sufficiently advanced to be submitted to Space Ops for review under the proposed conditions.

37. As such, it would be commercially irrational to expend that capex where the chance of being rejected under any form of approval regime by a third party persists. In practice, therefore, parties would very likely not progress to this stage and potential development opportunities would be lost. Accordingly, we strongly disagree that any form of condition regime mitigates the effects of the originally proposed prohibition.

38. Whilst SFAL is of the view that any conditions proposed would have a similar effect to a prohibition, we would also question the incentives for Space Ops to approve any request under such a condition regime whilst noting that there is no obligation proposed on Space Ops itself to take any mitigation actions (including activities on its own land).

39. Mr McNeill states in his evidence at [18] on page 5 that: *"customers demand that their elevation horizon agreed to at contract signing remains unobstructed and that EMI is dealt with satisfactorily."*

40. In addition, at [69] and [70] on page 32 he states that Space Ops has "*existing commercial commitments in place*" and that it would be *"reputationally and financially disastrous"* should these not be met.

41. Accordingly, given it would appear that:

    (a) Space Ops may have existing commercial contracts that bind it to certain horizon and EMI limits (the extent to which is unknown to SFAL or other potential users of the SFAL Land); and

(b) the horizon and EMI limits in the surrounding area may be commercially valuable to Space Ops in securing future contracts or expanding its operations further,

It is difficult to see the commercial circumstances under which Space Ops would approve in its discretion requests to penetrate the horizon mask or EMI designation limits.

CONCLUSION

42. I wish to stress again that SFAL supports the continued operation and growth of Space Ops and wants to be able to develop economic benefits for Southland alongside SFAL.

43. However, SFAL and the SFAL Land have already been materially impacted by the existing legal effect of the designation, and, under the regime proposed by Space Ops, my view is that there is a risk that a large amount of economic development potential for Southland will be lost.

Huw Jones

Huw Arthur Hodgins Jones

21 September 2026

Appendix 1: Designation Plan and SFAL Land


N
Motu Bluff Rd
Awarua School Rd
Hall Rd
Pitcher Rd
Ritchie Rd
Bluff Hwy - SH 1
Awarua Plains Rd
Colyer Rd
Tiwai Rd
250m
225m
200m
175m
150m
125m
100m
75m
50m
25m
5m
Legend
Stewart Family Assets Limited Land
Council Owned Industrial Land
Legend
5m Contour
Space Ops Site
2km Buffer
3km Buffer
Legal Road
Cadastral Boundaries
All measurements are approximate and subject to survey.
Additions by Stewart Family Assets Limited for purposes of submission on SpaceOps Notice of Requirement – May 2026

Appendix 2: Invest New Zealand Marketing Material

Invest
New Zealand

ENERGY HUBS
Investing in Aotearoa New Zealand

July 2025

aurecon

Bringing ideas to life

Introduction

Aotearoa New Zealand offers a great opportunity for energy-intensive industries to grow in a low-emissions economy, backed by various renewable energy sources. With more than 85% of its electricity sourced from renewables and a stable regulatory environment, New Zealand provides a strong foundation for businesses that rely on reliable, affordable and low-carbon energy.

Situated in the Asia-Pacific region and linked by a network of free trade agreements, New Zealand provides investors access to major export markets. This report outlines the opportunity for energy intensive industrial operators to co-locate with renewable energy generation, storage and supporting infrastructure. These energy hubs are purpose-built to optimise energy use, reduce transmission losses, and capture economies of scale not available to standalone operations.

New Zealand's industrial sectors, including food processing and emerging fields like green fuels and clean technology, can thrive in these energy hubs. Investing in New Zealand supports national objectives for industrial growth, energy resilience and accelerated decarbonisation.

For global industrial players with high energy needs, New Zealand's Energy Hub Model offers more than just a location. It offers a competitive edge built on clean energy, connectivity and commercial collaboration.

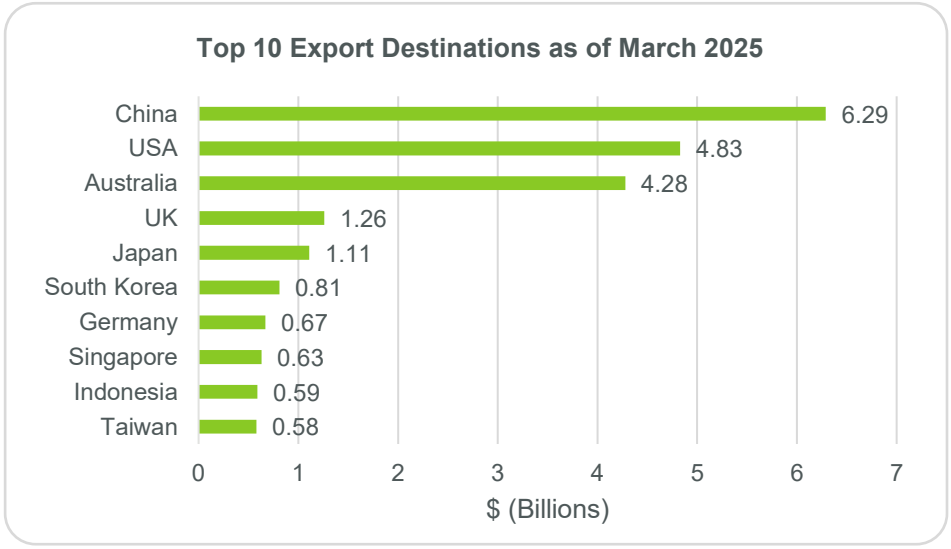
Invest New Zealand

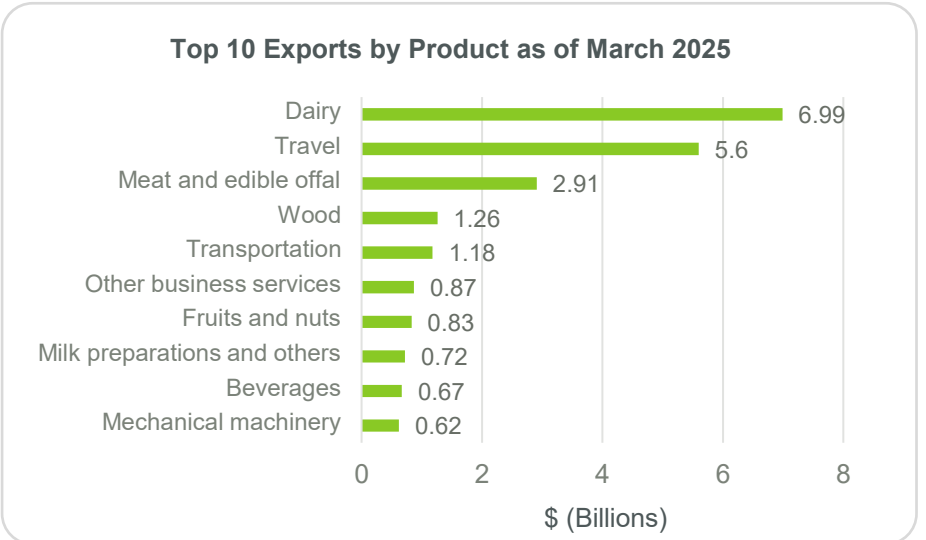
aurecon

Aotearoa New Zealand: A purposeful base for energy-intensive industries to grow cleaner, smarter and closer to key markets.

Industry in New Zealand: A strong base

New Zealand has extensive experience in exporting high-quality goods globally. Its economy thrives on converting natural resources into exportable products, including dairy, meat, timber, horticulture and wine. As demand grows for sustainable products, New Zealand is poised to leverage its expertise in new sectors like green fuels and renewable energy, highlighting its renewable resource advantage to the forefront of a low-carbon global economy.





A compelling case for innovative businesses to participate in dynamic projects in New Zealand

Looking ahead: An industrial sector poised for growth

Growth in New Zealand's industrial sector is driving demand across our renewable energy system, and New Zealand is actively planning for future opportunities that build on this momentum and complement our established strengths in processing, manufacturing and emerging clean technologies.

New Zealand presents a strong proposition for industrial players looking to grow in a low-emissions economy with access to renewable energy, skilled talent and export markets.

Four key sectors are shaping the country's next wave of industrial development, each with significant opportunity for co-location, energy integration and long-term investment:

- **Digital Infrastructure**
- **Future Fuels**
- **Sustainable Manufacturing**
- **Green Transition/ Clean Tech**

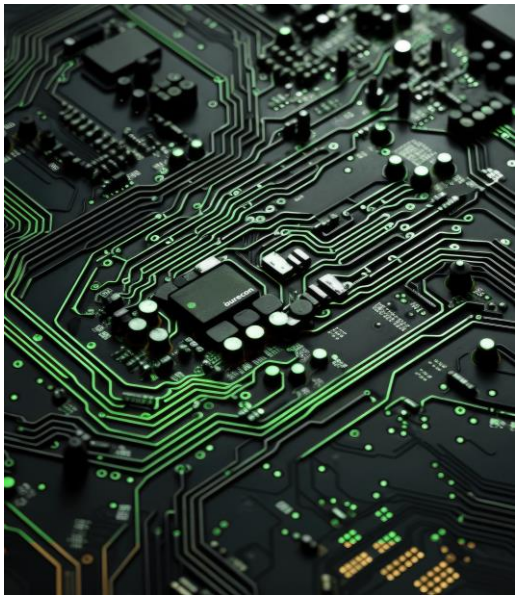
Looking Ahead | **Key Industries**

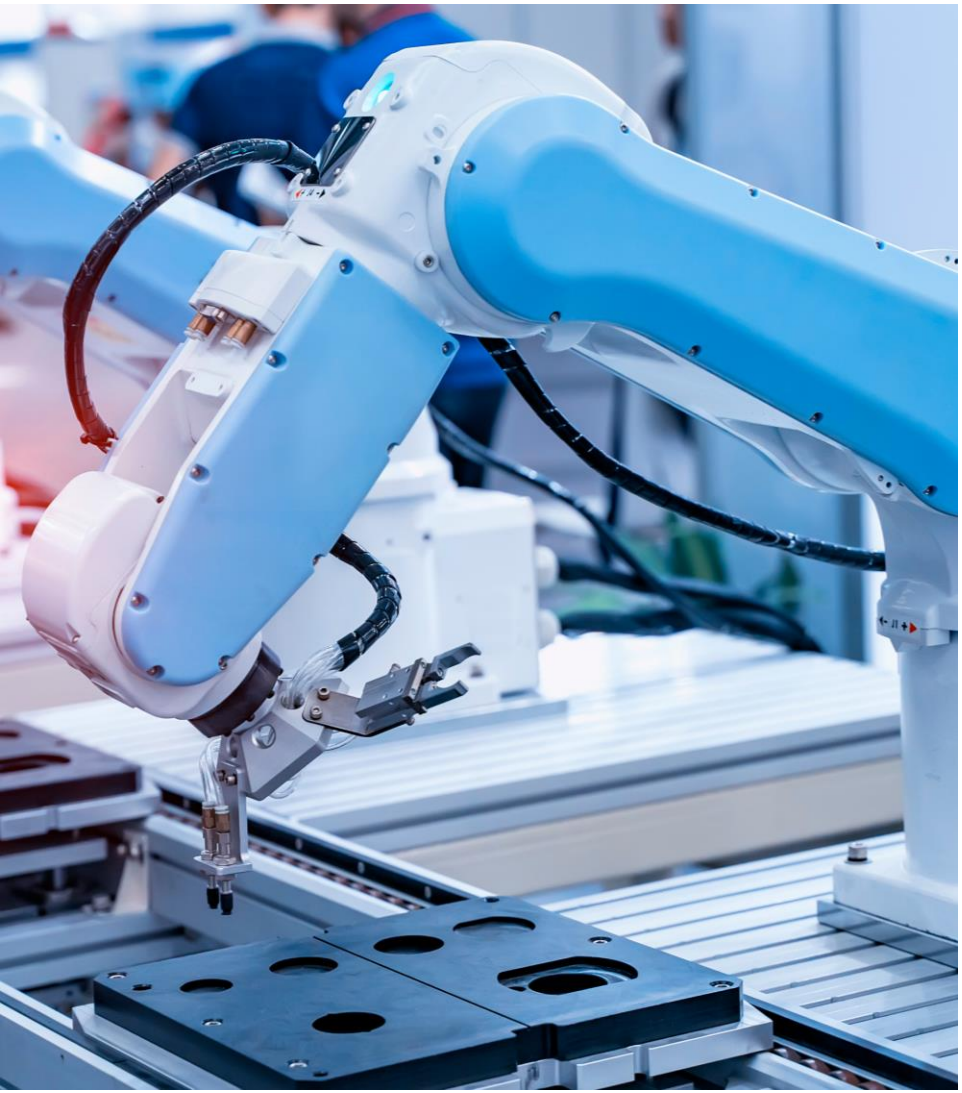
Digital Infrastructure

The rise of data centres and AI services is increasing demand for stable, low-emissions power.

New Zealand's renewable energy mix and cool climate offer clear advantages for emissions-sensitive digital operations.

In addition, investment in digital infrastructure including hyperscale data centres and upgraded data cable connections have laid a strong foundation for energy intensive digital services to grow.



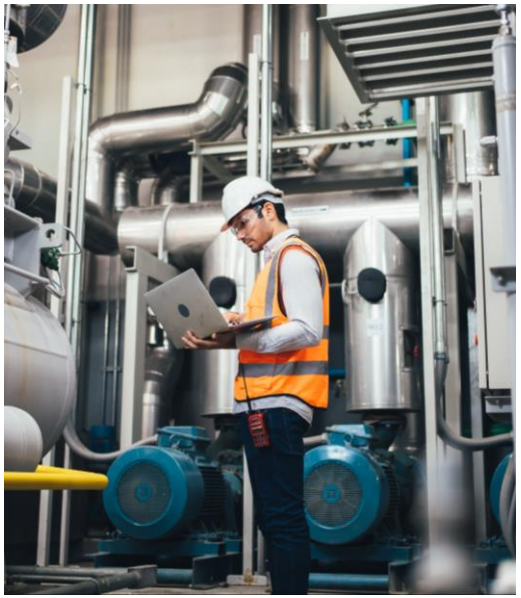


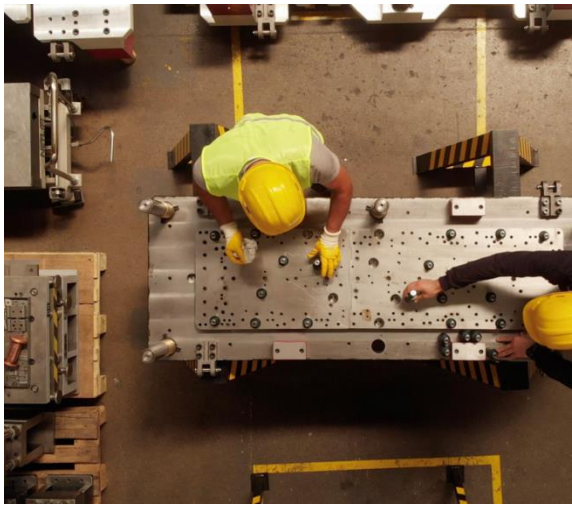
Looking Ahead | **Key Industries**

Sustainable Manufacturing

As established export sectors shift to electrified and low-emissions systems, there's strong potential to integrate with energy hubs and improve efficiency and resilience.

Examples of growth sectors include precision fermentation, vertical farming, aquaculture and horticulture.



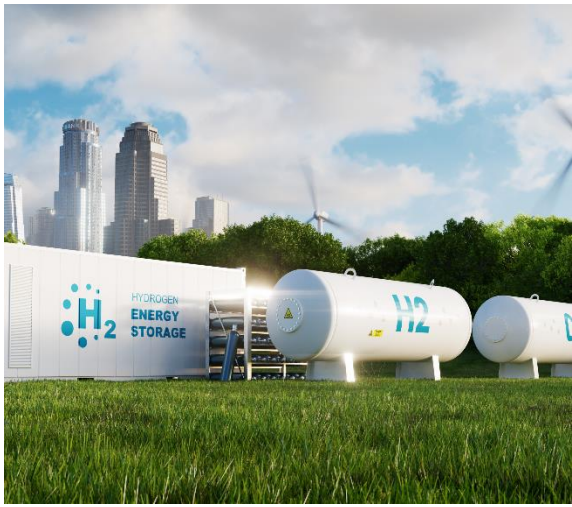


Looking Ahead | **Key Industries**

Future Fuels

New Zealand's abundant renewable energy potential makes New Zealand an ideal location to produce green fuels such as eSAF, green methanol, ammonia and biofuels for decarbonising heavy industry and transport.

New Zealand is also exploring several green shipping corridors that will demand these fuels for getting products to market.



Looking Ahead | **Key Industries**

Green Transition / Clean Tech

Sectors like energy storage, carbon capture and smart grids are scaling fast.

Supported by strong decarbonisation policies and infrastructure investment, New Zealand is a strategic base for clean-tech innovation.

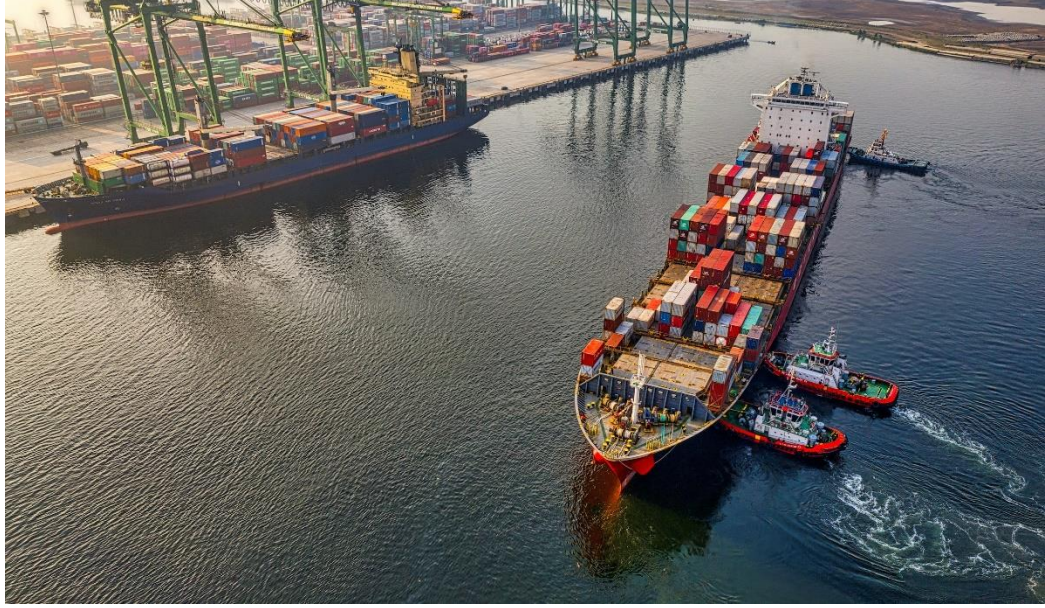
Accelerated electrification of industry is anticipated, along with growing energy demand from circular businesses like recycling plants and e-waste mining

New Zealand offers a compelling business environment for prospective investors

New Zealand provides an attractive setting for business activities with its renewable energy system, supportive government policies, strategic location for Asia-Pacific trade and minimal bureaucracy.

The country aims to double exports by value by 2034, providing fast-track consenting processes and support for clean energy investments.

Its trade agreements and established industrial base make it a strategic hub, while the straightforward business processes simplify operations for companies, particularly those in energy-intensive industries.



Renewable Electricity

New Zealand’s renewable electricity system offers large energy users a strong platform to cut emissions and meet global sustainability goals. Access to a low-emissions grid is a strategic asset—already used by companies like Rio Tinto to boost their global positioning.

Tools like renewable energy certificates (RECs) and power purchase agreements (PPAs) are helping firms lock in renewable supply and manage risks, while interest is also growing in renewable fuels such as biomass, biofuels, green methanol and hydrogen to support wider decarbonisation.

~88%

Electricity from renewable sources

Source: Energy in New Zealand Report (2024)

The advantage of doing business in New Zealand

Access to Asia-Pacific markets

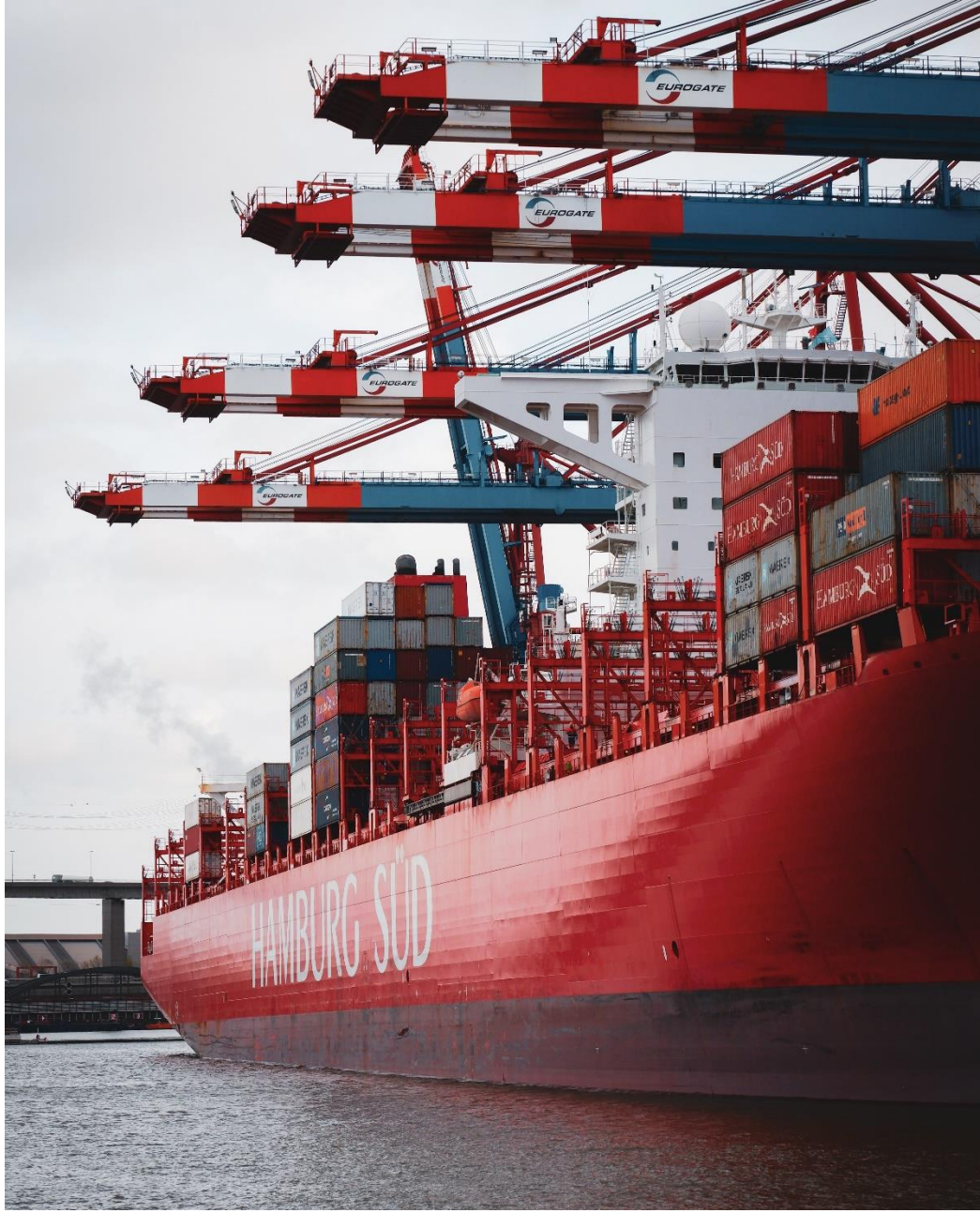
New Zealand's location and trade agreements make it a strategic hub for Asia-Pacific trade. With access to major plurilateral deals like Regional Comprehensive Economic Partnership (RCEP), Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP), and Asean-Australia-New Zealand Free Trade Area (AANZFTA), businesses can tap into a wide regional network.

For firms from similar economies, New Zealand offers a familiar business environment, access to the opposite hemisphere and alternative trade routes. Its established industrial base also supports businesses looking to grow a local presence.

16

Free trade agreements in force

Source: New Zealand Foreign Affairs & Trade



Ease of doing business

New Zealand's business environment is characterised by minimal bureaucracy, a straightforward company registration process and accessible government services, all of which simplify the establishment and operation of businesses, particularly for energy-intensive industrial players.

This efficiency not only enables companies to reduce start-up times but also contributes to a smoother operational landscape.

1st

For governance
outside Europe

Source: Legatum Prosperity Index (2023)

2nd

For government integrity and freedom of trade
in the world

Source: Index of Economic Freedom (2024)

The advantage of doing business in New Zealand

Enabling policy environment

New Zealand aims to double exports by value by 2034, driving the need for industry growth and innovation. To support this, the Government is introducing faster project approvals, streamlining planning and overseas investment rules, and has launched Invest New Zealand to guide international investors.

The Energy Efficiency and Conservation Authority (EECA) also offers support and co-funding for businesses investing in clean energy and technology to increase energy efficiency.

6th

For political stability

in the world

Source: Global Economy Political Stability Index (2023)

AA1

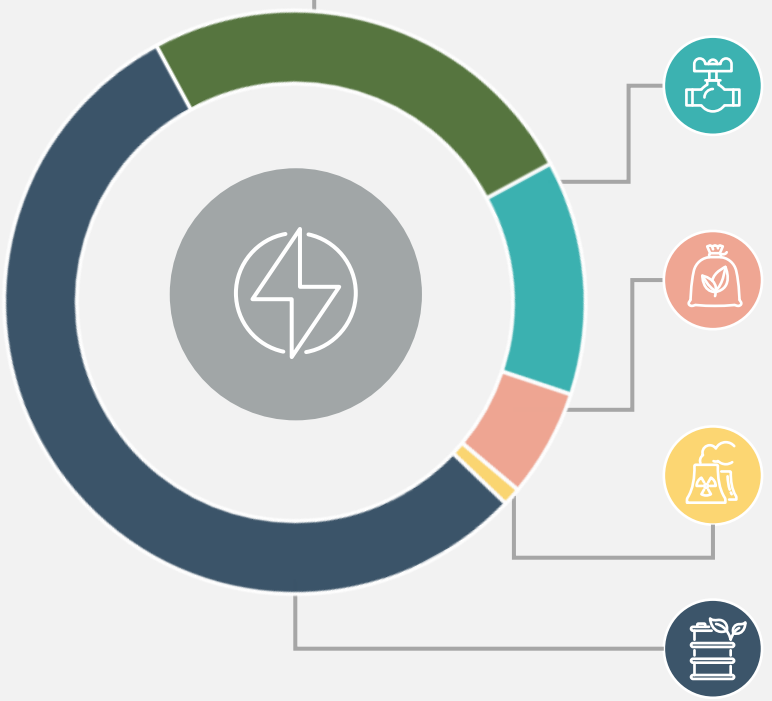
Low-risk business environment

Source: Allianz Country Risk Ratings (2024)

New Zealand's energy system - a key enabler for industry

New Zealand's energy consumption is 45% renewable (12% average observed among OECD member countries).

Renewable energy is often associated with electricity production, specifically wind, solar or hydro generation. In New Zealand, renewable energy is also used for process heat in the industrial sector.



Electricity (25% of total energy consumption)

New Zealand sources around 88% of electricity from renewables: hydro (~55–60%), geothermal (~17–20%), and wind (~7–10%), with fossil fuels as backup.

The major generators are also retailers: Meridian Energy, Contact Energy, Mercury and Genesis Energy. Electricity is traded on the wholesale market operated by the Electricity Authority.

Natural Gas (13% of total energy consumption)

Natural gas, mainly consumed in the North Island for industry, power and heating, is sourced from fields like Pohokura and Kupe, operated by producers like OMV and Todd Energy. Clarus owns and operates the high-pressure transmission network.

Gas is traded bilaterally, with the GIC regulating market governance, balancing and quality standards. Major users and suppliers include Contact, Genesis and Nova.

Biomass (6% of total energy consumption)

Biomass is used mostly for process heat in sectors like timber, pulp and paper, and food processing. The market is decentralised, with supply concentrated in forestry-rich regions such as the central North Island and Southland.

Players include Nature's Flame and Niagara, and a range of local operators

Geothermal (1% of total energy consumption)

Geothermal energy provides stable baseload generation, primarily from central North Island fields operated by Contact and Mercury, often with Iwi/Māori partnerships.

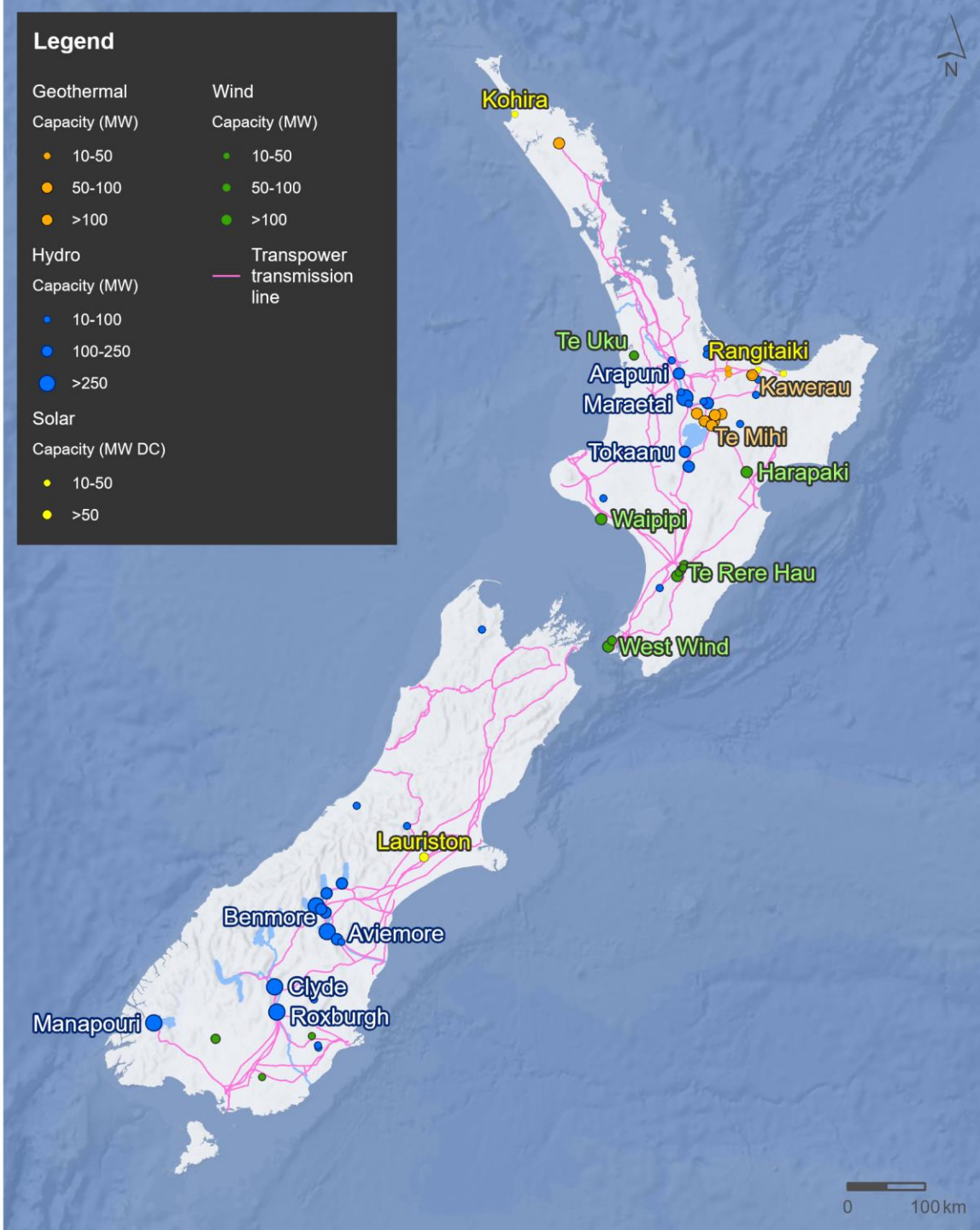
Its year-round reliability suits energy-intensive industries, though development is geographically constrained and subject to environmental and cultural safeguards.

Other Fossil Fuels (55% of total energy consumption)

New Zealand offers a world-leading renewable electricity system that large energy users are already leveraging

New Zealand's electricity market is mature, open-access and supported by liquid hedging instruments. Electricity supply is generally reliable and low-carbon, but pricing can be volatile, especially when there are extended periods without rainfall (dry years) or grid constraints. There are growing opportunities to secure long-term price certainty through direct connections to generation assets or corporate power purchase agreements (PPAs), especially in regions close to new wind or solar developments.

Only 30% of industrial and transport energy is renewable, signaling major growth potential.



Looking ahead: Where our energy system is heading

New Zealand is rapidly transitioning to a low-emissions energy system, creating a rare alignment between sustainability and economic growth. With electricity demand projected to increase 65% by 2050, driven by electrification across transport, industry and manufacturing, sectors like clean tech and digital infrastructure are fueling stable demand and investment.

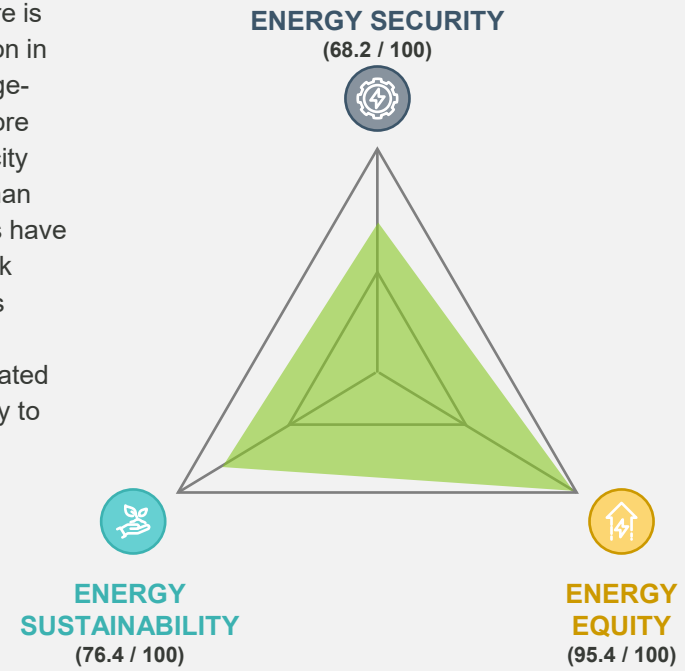
Large energy users play a pivotal role—anchoring renewable projects, unlocking export potential, and benefiting from falling renewable costs, strong policy support and abundant clean energy. Businesses can secure reliable, low-emissions supply, co-locate with generation, and build resilience in a market that rewards strategic foresight.

Looking ahead: Where our energy system is heading

New Zealand's falling renewable energy costs, expanding local projects and improving grid access are reshaping industrial energy strategy—offering businesses a powerful edge in securing stable, low-emissions supply and long-term competitiveness.

ENERGY SUSTAINABILITY

New Zealand already sources over 85% of its electricity from renewable sources. There is now over 13 GW of renewable generation in the development pipeline[1], including large-scale wind, solar, geothermal and offshore wind projects—the latter boasting capacity factors of up to 65%. Nationally, more than NZ$35 billion[2] in energy-related projects have been announced, supported by fast-track consenting processes and Transpower's growing connection pipeline. These investments signal a strong and coordinated push to decarbonise while scaling supply to meet industrial demand.



ENERGY SECURITY

New Zealand maintains a multi-fuel system for energy stability, with the Huntly Power Station contributing significantly to energy security. The government plans to invest $200 million over four years in gas field developments as a transitional measure, ensuring reliable capacity during dry years or peak demand, while supporting a shift towards renewable energy.

ENERGY EQUITY

Cost of renewable electricity in New Zealand is trending downward. Utility-scale wind is now in the range of $80–$110/MWh. Utility solar has trended down rapidly and are now similar to wind (lower capacity factor), depending on location and grid access. As more renewable projects are built and energy hubs facilitate localised use, industrial users will benefit from more competitive and stable energy prices over time.

[1]Pipeline in application and investigation phase of Transpower queue
[2] NZTE_Overview of the NZ Energy Market_updated_20241111_AK

The Energy Hub Model: Optimising costs and capturing benefits to deliver a competitive advantage

An energy hub combines significant energy demand facilities, like industrial plants, with energy generation storage, and infrastructure to enhance energy efficiency and supply in the area. This concept complements the Renewable Energy Zones (REZ)[1] initiative by Transpower, where multiple stakeholders collaborate to share the costs of a common grid connection and potential network upgrades needed for new energy loads.

Typical features of an energy hub

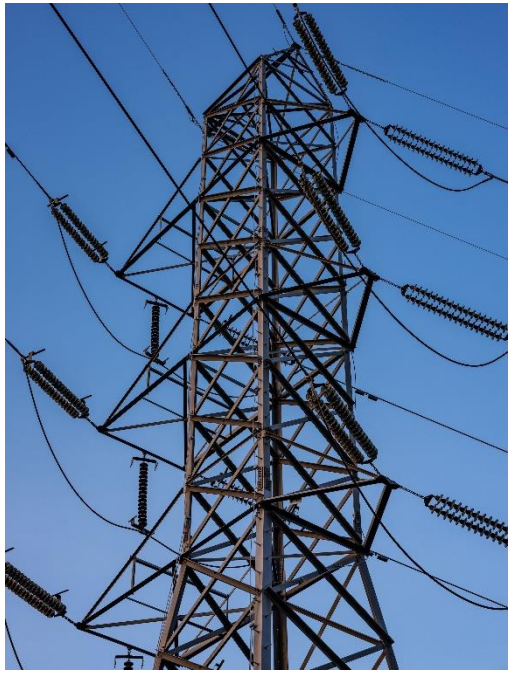
[1] Renewable Energy Zones | Transpower

Are all energy hubs the same?

Each energy hub is unique and will develop according to the specific site conditions, economic needs and strategic goals of the stakeholders involved.

What turns an industrial park into an energy hub?

A defining characteristic of an energy hub is the scale of the energy demand (and supply in some cases). Energy hubs are typically designed to handle high volumes of energy production, distribution and consumption, serving large industrial operations and commercial users. This scale, along with synergy between industries, enables economies of scale in energy generation, transmission and storage, driving down costs and enhancing operational efficiency.



Co-locating Industry

Co-locating with other industrial players in an energy hub unlocks shared infrastructure, lowers energy costs and creates circular value across industries

Large Energy Users
Co-locating large energy users like processing plants, data centres or electrolysers within energy hubs anchors demand and justifies shared infrastructure, providing reliable, lower-cost energy and shared services.

Industrial Symbiosis and Circular Precincts[1]
Energy hubs foster circular economies by turning one business's waste into another's input, and support knowledge sharing in safety, environmental management and operations, driving efficiency and cost savings.

Regional Opportunities in New Zealand
Regions like Taranaki and Southland are ideal for hydrogen and urea or methanol production from forestry residues, while Waikato and Canterbury can enhance sustainability and productivity through integrated energy recovery, heat use and waste systems.

[1] Circular Precincts Australia

Co-locating Industry

Real world example:

Hunter Energy Hub – New South Wales, Australia

The Hunter Energy Hub, led by AGL at the site of the former Liddell Power Station, is part of NSW's Hunter-Central Coast Renewable Energy Zone. It aims to become a clean energy precinct supporting hydrogen, energy storage and low-carbon industrial development, designed with circular economy principles.

What's Happening:

- Redevelopment of coal plant site into a multi-user clean energy precinct
- Key infrastructure includes battery storage, hydrogen electrolysers, solar and wind inputs, grid interconnection
- Closely linked to the Hunter-Central Coast REZ to support coordinated infrastructure

Circular Economy and Energy Outcomes:

- Clean generation to power both the grid and on-site industrial processes
- Reuse of existing grid and industrial infrastructure to lower development costs
- Load-side solutions (e.g. battery, hydrogen, demand response) to manage local congestion and maximise REZ output

Risks:

- Coordination challenges across multiple stakeholders and project timelines
- Dependency on strong policy and infrastructure alignment to unlock full value

Co-locating Industry

Real world example:

Oserian Two Lakes, Kenya

A sustainable and environmentally friendly development scheme covering an area of 20,000 acres.

What's Happening:

- Flower exporters, food processors and geothermal producers co-located
- Steam from geothermal wells is used to heat greenhouses and sterilise soil
- Organic waste (crop and processing residues) used in composting and anaerobic digestion

Circular Economy and Energy Outcomes:

- Closed-loop waste and energy use
- Drip irrigation uses treated wastewater
- Cost savings from eliminating synthetic fertilisers and fossil-based heating
- Increased resilience to droughts and blackouts

Risks:

- Requires good governance across tenants (Oserian acts as master planner)
- Market dependency on export logistics and cold chain infrastructure

Energy supply and demand optimisation

Multiple levers can be pulled to optimise energy unit costs and energy infrastructure costs

At a high level, energy costs may include:

1. Energy (commodity) costs–Electricity usage charges, gas or other fuel charges
2. Transmission and distribution charges–Fixed and variable infrastructure charges determined by transmission pricing methodology and distribution pricing principles, other capacity or demand charges
3. Retail and service fees–any retail margin, metering and data services
4. Emissions Trading Scheme (ETS) for fossil fuel use
5. On-site infrastructure and operational costs–maintenance, energy management system
6. Non-electricity energy sources like biomass will have additional transport and storage costs

Energy supply and demand optimisation

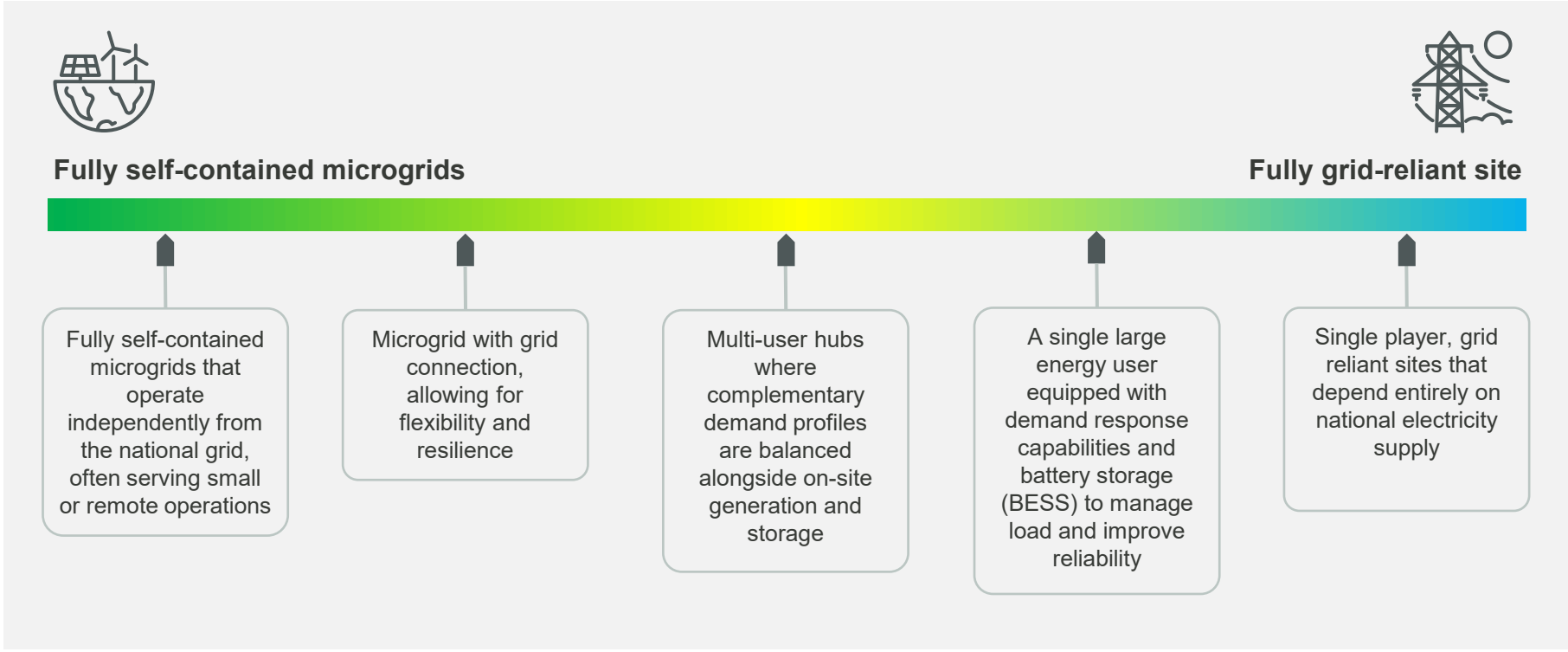
Energy hubs empower businesses to cut costs and boost efficiency by sharing and optimising energy resources.

Energy Demand: Managing and Aggregating Energy Use	Supply: Accessing and Sharing Renewable Generation	Storage: Sharing and Optimising Storage Assets
Load diversity and balancing: By co-locating with other industrial users with complementary demand profiles (e.g. different operating hours or seasonal peaks), businesses can smooth overall energy usage within the hub, reducing peak charges and grid upgrade requirements. **Demand response participation**: Aggregated industrial demand can participate more effectively in demand response markets, providing flexibility to the grid in exchange for lower tariffs or market payments. **Shared energy management systems**: Hubs can invest jointly in control systems that optimise demand across multiple users in real time—improving efficiency and negotiating power with energy suppliers.	**Direct lines to renewable generation**: Co-located users near large-scale generation (e.g. geothermal in the central North Island or hydro in the South Island) can explore direct supply arrangements or private wire models to secure lower-cost electricity. **Shared infrastructure for grid connection**: Instead of each business paying for its own grid upgrades, hubs can jointly fund connection assets—reducing per-user infrastructure costs and streamlining consenting and compliance. **Behind-the-metre generation**: Businesses can jointly invest in on-site solar, wind or hydro (depending on location), lowering energy unit costs and reducing transmission losses. In New Zealand, high-quality wind and solar resources and access to water rights can be leveraged collectively.	**Shared battery storage**: Instead of each business investing in standalone systems, energy hubs can install shared battery infrastructure to manage peak loads, enable time-shifting of consumption and provide backup supply—significantly reducing unit costs per MWh stored. **Thermal or process-based storage**: Industrial sites with heating or cooling processes (e.g. food processing or cold storage) can act as ‘thermal batteries’, absorbing surplus renewable energy during peak generation periods—helping stabilise the hub’s load. **Collective resilience planning**: Co-investing in backup storage (e.g. batteries or renewable-powered generators) ensures better reliability without duplicating infrastructure.

Energy supply and demand optimisation

Energy hubs can take many forms (see spectrum below), depending on the infrastructure available, the types of industry on site, and the specific energy needs of users—such as volume, reliability and timing of demand.

Each model can be tailored to match the local context and optimise cost, resilience and emissions outcomes.



Energy supply and demand optimisation

Self-reliant microgrids and grid-reliant sites have their own advantages depending on the needs of investors:

	Power Source	Grid Connection	CapEx Requirements	OpEx & Energy Cost Exposure	Carbon Profile	Market Participation	Operational Complexity	Best Fit For
Fully Self-Contained Microgrid	On-site renewables (wind, solar, biomass) with storage and backup (diesel or gas)	None. Site designed for islanded operation	Varied. Site requires generation assets, batteries, control systems, and backup	Stable, with potential savings if optimised; limited exposure to market price swings	Can achieve low emissions with full renewable stack	No access to NZ Electricity Market, not eligible for demand response	High. Site requires in-house capability or third party microgrid operator for energy balancing and reliability	Remote locations with weak grid or sustainability showcase sites
Fully Grid-Reliant Site	Supplied by Transpower via grid connection (110 kV or 220 kV), largely renewable grid mix	Direct connection to national grid via local lines company or private network	Various upfront costs; CapEx focused on substation and site integration	Exposed to spot price volatility, transmission pricing and grid constraint risk	Already low-emissions due to NZ's ~85% renewable grid, but harder to fully decarbonise	Full access to electricity market, PPAs, and potential for aggregated demand response participation	Moderate. Grid handles frequency and balancing; businesses focus on consumption optimisation	Industrial zones with strong grid infrastructure

Other on-site considerations

New Zealand's integrated infrastructure provides an enabling environment for industrial needs beyond energy

Transport and utilities

A well-functioning energy hub requires access to transport infrastructure and sufficient utilities, including water, gas (where needed), fibre internet and other essential services. When multiple parties are involved, there is potential to share infrastructure costs, reducing the financial burden on individual users.

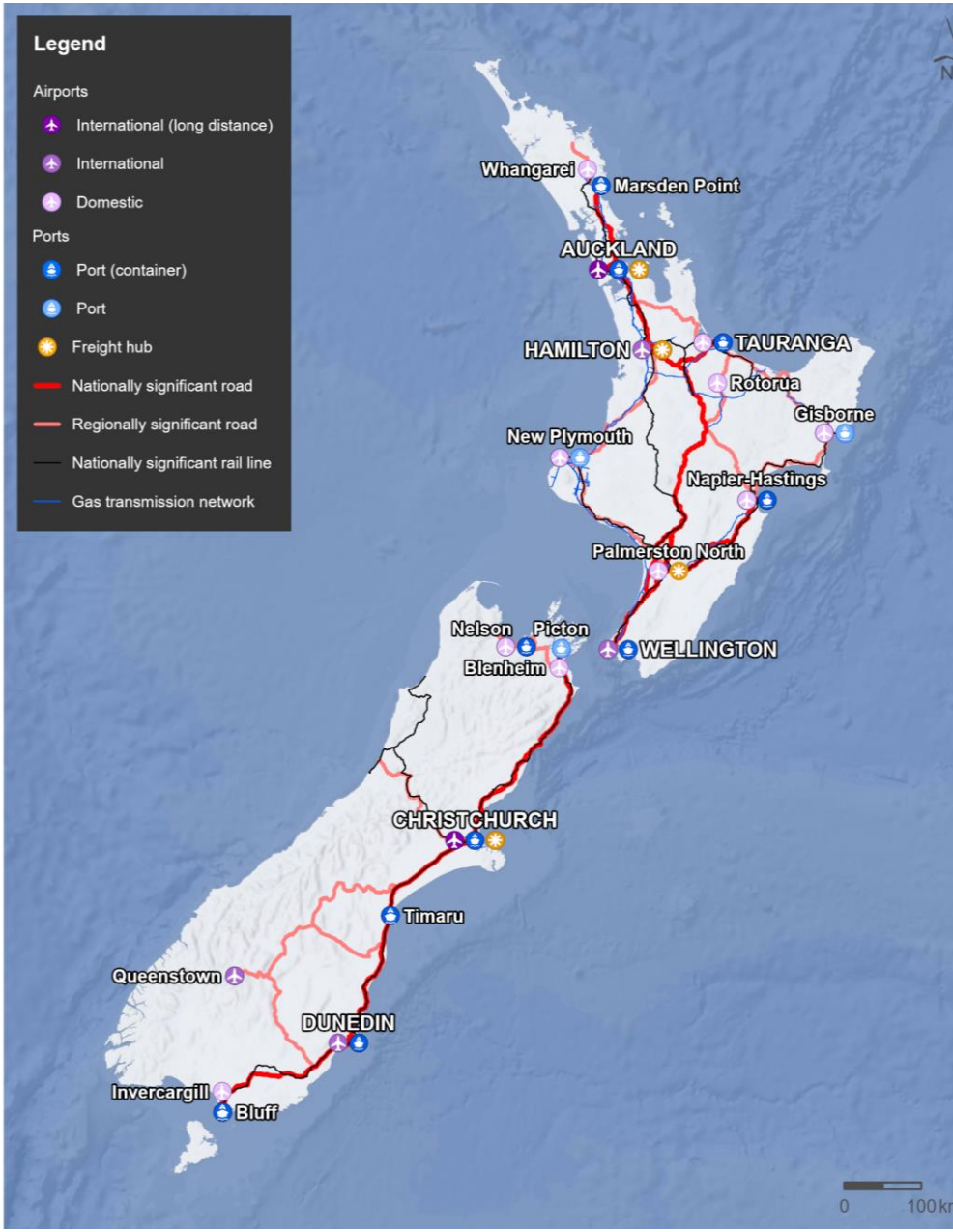
Industrial zoned land

Energy hubs are typically established on industrial-zoned land, often with surrounding buffer zones. These buffers help minimise constraints related to noise, visual impact, and emissions, and reduce the risk of conflict with residential development. As a result, such sites are well-suited to hosting large-scale industrial activity.

Other on-site considerations

The table below lists key New Zealand stakeholders that investors and industry leaders can engage and collaborate with:

Transport and utilities	Key stakeholders to engage with
Gas transmission/distribution (North Island only)	Location dependent: Firstgas (Clarus), Powerco, Vector, Nova Energy, GasNet
Water infrastructure (including water supply, wastewater, stormwater)	Regional and District councils* **water reform transition underway in New Zealand*
Fibre	Chorus
Transport infrastructure: roads, rail, ports, airports	Regional and District Councils New Zealand Transport Agency KiwiRail
Land zoning and consent approvals	Regional and District Councils



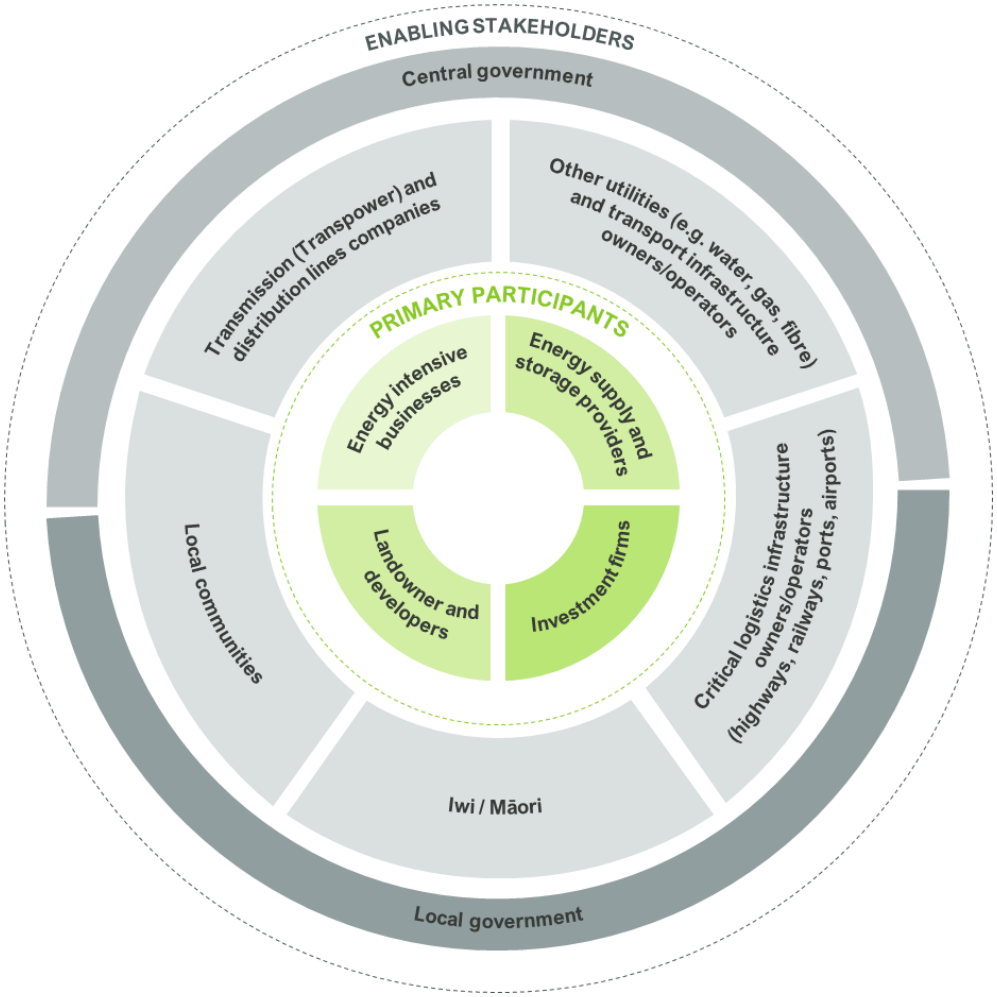
Stakeholders to engage with

Energy hub stakeholders can be grouped into two categories:

Primary Participants
are those that directly invest in energy hubs and are present on site. They are critical to the planning, design and delivery of an energy hub, and will expect a return on the resources they invested in energy hub development.

Enabling Stakeholders
are other stakeholders that may not directly invest in an energy hub but nonetheless have significant interest in or influence over its success. Some may play a direct role in providing infrastructure at the request of primary participants.

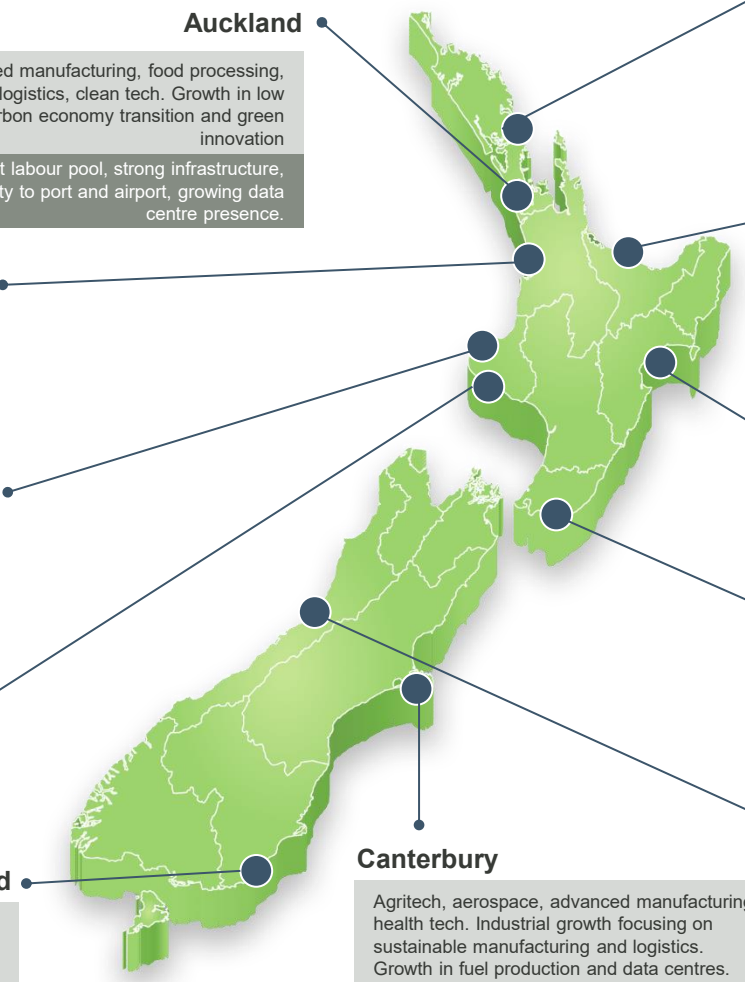
Actively involving these stakeholders from the outset will **help to reduce barriers**, **build mutual support for energy hub initiatives** and **streamline approval processes**.



Regions where energy hubs could be developed in New Zealand

Different regions in New Zealand have distinct industry strengths, supported by local supply chains and skilled workforces.

Legend:
- Key sectors in the region
- Regional strengths



Auckland
Advanced manufacturing, food processing, data & logistics, clean tech. Growth in low carbon economy transition and green innovation

Largest labour pool, strong infrastructure, proximity to port and airport, growing data centre presence.

Northland
Forestry, wood processing, data centres potential, aquaculture, fuel processing

Strategically located with a deep-water port and solid electricity infrastructure. Attractive for fuel production and storage, logistics, data centres and scalable industrial development.

Waikato
Dairy, agri-processing, renewable energy tech, hydrogen

Abundant forestry resources and central North Island access make this region well suited for agri-processing, timber and manufacturing. Infrastructure is growing to meet industry needs. Proximity to dairy production and Huntly generation node.

Bay of Plenty
Forestry, timber processing, fuel production, horticulture, port logistics

Powered by geothermal energy and with a rich industrial heritage, Kawerau is positioned for pulp, paper, and emerging clean-tech investments.

Taranaki
Energy (oil & gas, renewables), hydrogen, petrochemicals, offshore engineering. Growth in clean energy innovation, development and commercialisation of new energy technology

Existing energy infrastructure, transition planning from fossil to green fuels, regional hydrogen strategies.

Hawke's Bay
Food and beverage, horticulture processing

Strong agricultural base, increasing interest in processing and value-added exports.

Manawatu-Whanganui
Food & fibre, distribution, transport logistics

Central location with good road/rail access; growing agritech ecosystem.

Wellington
Digital services, film tech, government R&D, professional services

Skilled workforce, government access, innovation funding via R&D and science agencies.

Otago-Southland
Food production, aquaculture, aluminium smelting (Tiwai), green hydrogen (future potential)

Home to high-capacity hydro generation and large-scale industrial operations. Excellent location for industries needing firm, renewable electricity and water access.

Canterbury
Agritech, aerospace, advanced manufacturing, health tech. Industrial growth focusing on sustainable manufacturing and logistics. Growth in fuel production and data centres.

Anchored by Christchurch, the region offers strong transport links and expanding industrial zones. Suited to food production, logistics and precision manufacturing, with growing solar generation interest.

West Coast
Minerals, energy storage minerals (e.g. vanadium), tourism-related production

Access to rare minerals, strong hydro resources, small-scale industry viability.

Examples of where energy hubs are being developed in NZ

Currently in development in New Zealand, these are example of sites that could fit the criteria of an energy hub. This list is not exhaustive.

Port Taranaki

- Zoned for heavy industry
- Transport access to networks via sea and road
- Suitable for industries requiring import/export capabilities
- Strong existing industrial workforce in region, looking to transition from fossil fuels
- High voltage grid connection

Waiinu Energy Park (Proposed)

- Potential wind farm, solar energy and battery development considered by Meridian
- Strong renewable energy potential: consistent coastal winds and high solar exposure
- Grid-ready location: Close proximity to existing transmission infrastructure enables efficient grid connection, reducing environmental impact and lowering development costs

Awarua Quadrant

- Located 10 km south of Invercargill
- Largest industrial business park in Australasia
- Has its own zone under the Invercargill City Council district plan – Industrial 4 (Awarua) Zone
- High sustainability aspirations
- Permitted activities include chemical processing

He Ahi

- Zoned for heavy industry
- Adjacent to geothermal power station
- Geothermal steam available for process heat

Palmerston North

Tāwhaki

- Newly developed space port with aerospace focus
- Located near Christchurch International Airport
- Newly sealed runway has been installed
- Significant adjacent land available for development for sector adjacent industry (hydrogen and other fuels)

Comparison table for each location

Location	Zoned Land Size*	Transport Access	Water and Wastewater Infrastructure	Renewable Energy Potential	Existing Industrial Cluster	Available Grid Capacity**	Substation Specifications**
Port Taranaki	80 hectares	Good access to sea and road networks	Yes	Potential for wind and solar energy development	Maritime, logistics, petrochemicals	Medium; capacity of approximately 24 MVA	Transpower Carrington Street 110/33 kV substation
Awarua Quadrant	695 hectares	Located near major roads and rail infrastructure	Yes	Geothermal and wind energy potential	Manufacturing, chemicals, and food processing	Medium; firm capacity of 12 MVA available at Colyer Road Substation	Power Net Colyer Road 33 kV substation, And new Kekeno 66 kV substation will be built
He Ahi	230 hectares	Close to regional transport infrastructure	Yes	Significant geothermal energy available	Energy sector, manufacturing	Medium; firm capacity of 15 MVA available from	Unison Networks 33 kV substation
Tāwhaki	2,740+ hectares	Located near Christchurch International Airport	Yes	High potential for solar and wind energy	Aerospace and technology sector		New 33 kV substation infrastructure planned to cater to future needs

*Comprises various Industrial/Heavy Industrial (Port) zonings and a range of Owner/Occupiers
**The information presented is based on various network planning documents and assessments. These figures are subject to change due to future network developments, regulatory updates and ongoing evaluations.

Case Study: New Zealand Steel, Glenbrook Energy Hub

The following case study provides an overview of the energy hub concept being investigated at NZ Steel's Glenbrook site.

About NZ Steel

New Zealand Steel Limited (NZS) is New Zealand's sole producer of flat rolled steel products, which are central to the building, construction, manufacturing and agricultural industries. They operate the Glenbrook steel mill located 60 km south of Auckland CBD and use locally sourced ironsand to produce around 670,000 tonnes of steel each year.

The energy hub opportunity

NZ Steel owns around 570 hectares of land at Glenbrook, of which approximately 360 hectares is heavy industrial zoned land that is available for further development.

NZ Steel is exploring the energy hub concept as a means of bringing other external parties on site to create the most value out of the existing industrial land, in a way that complements and creates synergy with their existing steel making operations. Energy plays a big role in how their site operates, therefore any opportunity to streamline or improve the efficiency of energy assets will be key.

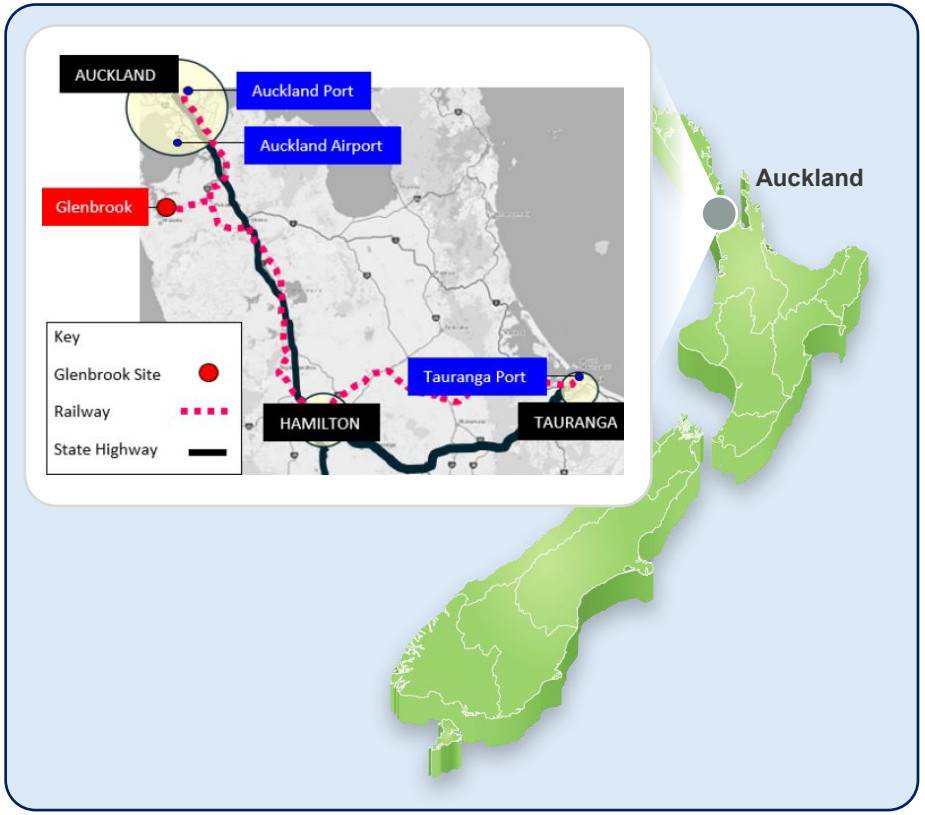
The Glenbrook site's location provides prime opportunity for energy hub participants

Access to major transport connections

Glenbrook has access to multiple major transport connections. It is 23 km from State Highway 1, has a rail connection to Auckland and Tauranga ports along with rail lines on site. Rail is grade separated. There is existing and potential future capacity for rail sidings to service future industry. Glenbrook is also near Auckland airport.

Proximity to major centres and customers

Glenbrook is roughly 60 km by road to the urban centre of Auckland. This is a unique location for a heavy industry zoned site as these sites are scarce in the Auckland area. Auckland is New Zealand's major population centre with over 1.7 million people.



The Glenbrook site's location provides prime opportunity for energy hub participants

Continued

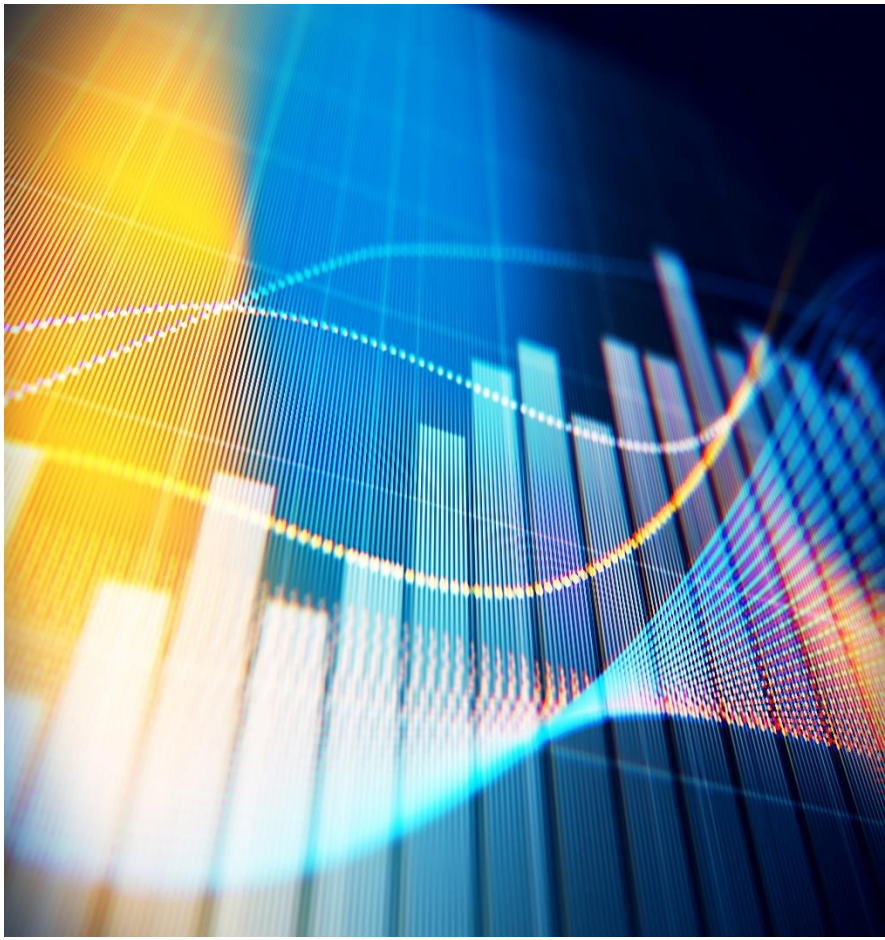
Industrial-zoned land

Much of the site has the permissive Business - Heavy Industrial zoning which provides for industrial activities which may produce objectionable odour, dust and noise emissions. There is also a land buffer surrounding the site that limits constraints due to noise, visual impact and emissions.

Supporting regional economic and workforce development

Glenbrook is strategically located between Auckland's urban centre and northern Waikato in the Franklin District. Tātaki Auckland Unlimited expects significant development in Southern Auckland (Southern Auckland Economic Masterplan).

Rapid growth in Drury, Karaka and Northern Waikato positions Franklin district well for economic development, with the local board aiming to facilitate these opportunities (Franklin Local Board Plan 2023).



Case Study:
New Zealand Steel, Glenbrook Energy Hub

On-site opportunities for the Glenbrook Energy Hub

The Glenbrook site provides a unique proposition, located close to New Zealand's major load centre of Auckland and with significant existing grid infrastructure, with potential for on-site and nearby renewable energy generation.

On-site energy storage: Contact Energy is developing a 100 MW battery on site (with potential to expand to 130 MW) creating opportunities for behind-the-metre energy optimisation and/or energy arbitrage

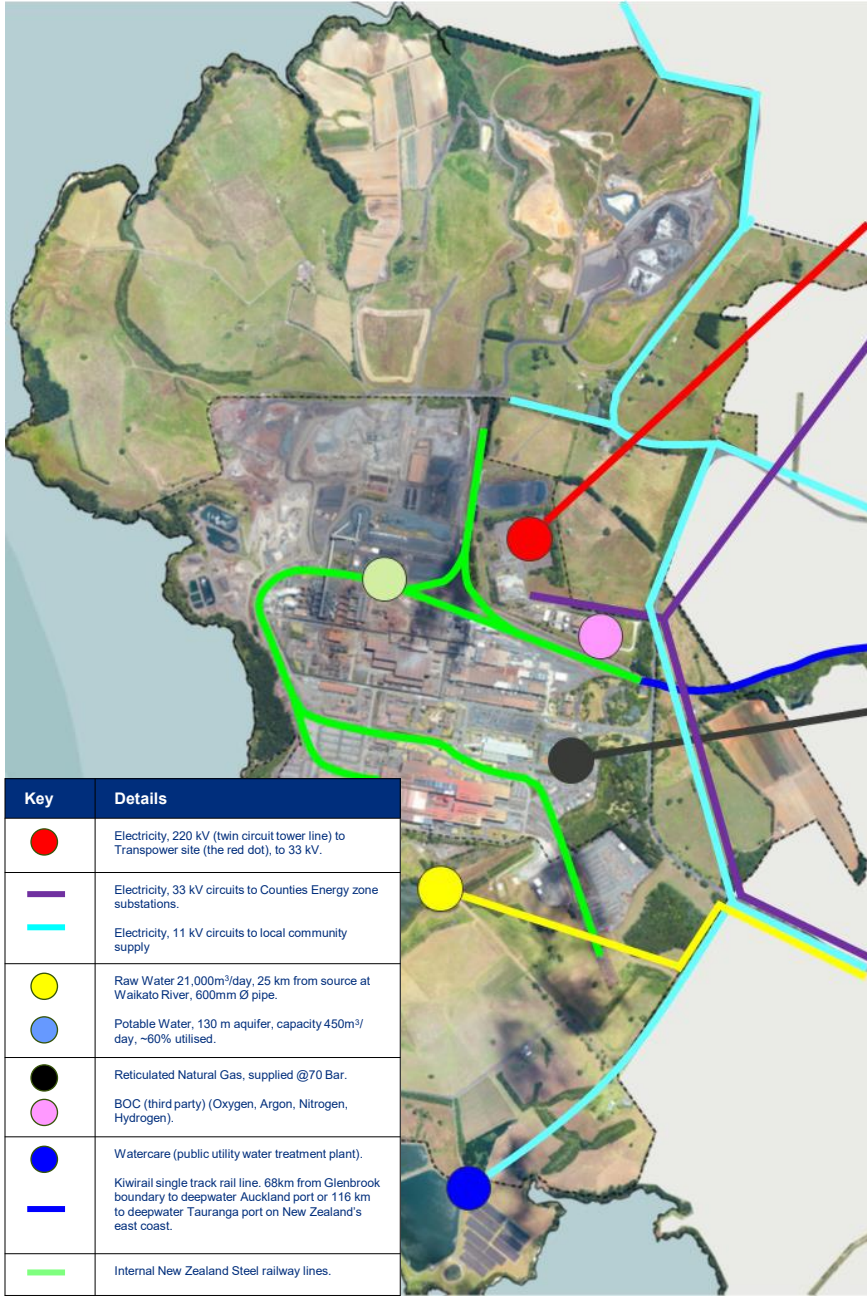
Spare transmission capacity: Glenbrook's electricity supply is from 220 kV twin circuit tower line 20 km to the East and off-take is at 33 kV. The capacity of the GXP on the Glenbrook site is underutilised providing enabling infrastructure for other industries at the site to obtain a grid connection in a cost-efficient manner.

Nearby generation: Potential for on and offshore wind power developments in the area with a small windfarm already built 8 km away on the Awhitu Peninsula.

Energy supply contract: NZS has signed a PPA with Contact Energy for supply of 30 MW of electricity for a new Electric Arc Furnace being installed.

Sufficient utilities: Glenbrook has established utilities supply for industrial scale operations with a natural gas pipeline and water supply with large volumes of process water available if needed. Glenbrook is also fibre-connected, physically provided by the vendor Chorus.

Industrial symbiosis: Glenbrook already has multiple established industrial corporates onsite (Alinta, BOC, Contact Energy) that are taking the advantage of being co-located.



Future plans for the Glenbrook Energy Hub

The Glenbrook site provides a unique proposition, located close to New Zealand's major load centre of Auckland and with significant existing grid infrastructure, with potential for on-site and nearby renewable energy generation.

Combination of participants

There are a diverse range of businesses that could participate in the energy hub. How might NZ Steel work with a combination of businesses that creates value for the site (e.g. through industrial synergy, energy efficiency and savings) while also mitigating any risks to NZ Steel operations?

Optionality and staging

Recognising that energy hub participants may come on in a staged manner, how might NZ Steel and other participants make decisions now, while keeping options for future developments open?

Funding and financing

Individual businesses may require the land/site to be developed to suit their needs. How might such developments be funded and financed in a way that benefits each party?

Case Study:
Channel Infrastructure NZ, Marsden Point Energy Hub

The following case study provides an overview of the Marsden Point Energy Hub Concept.

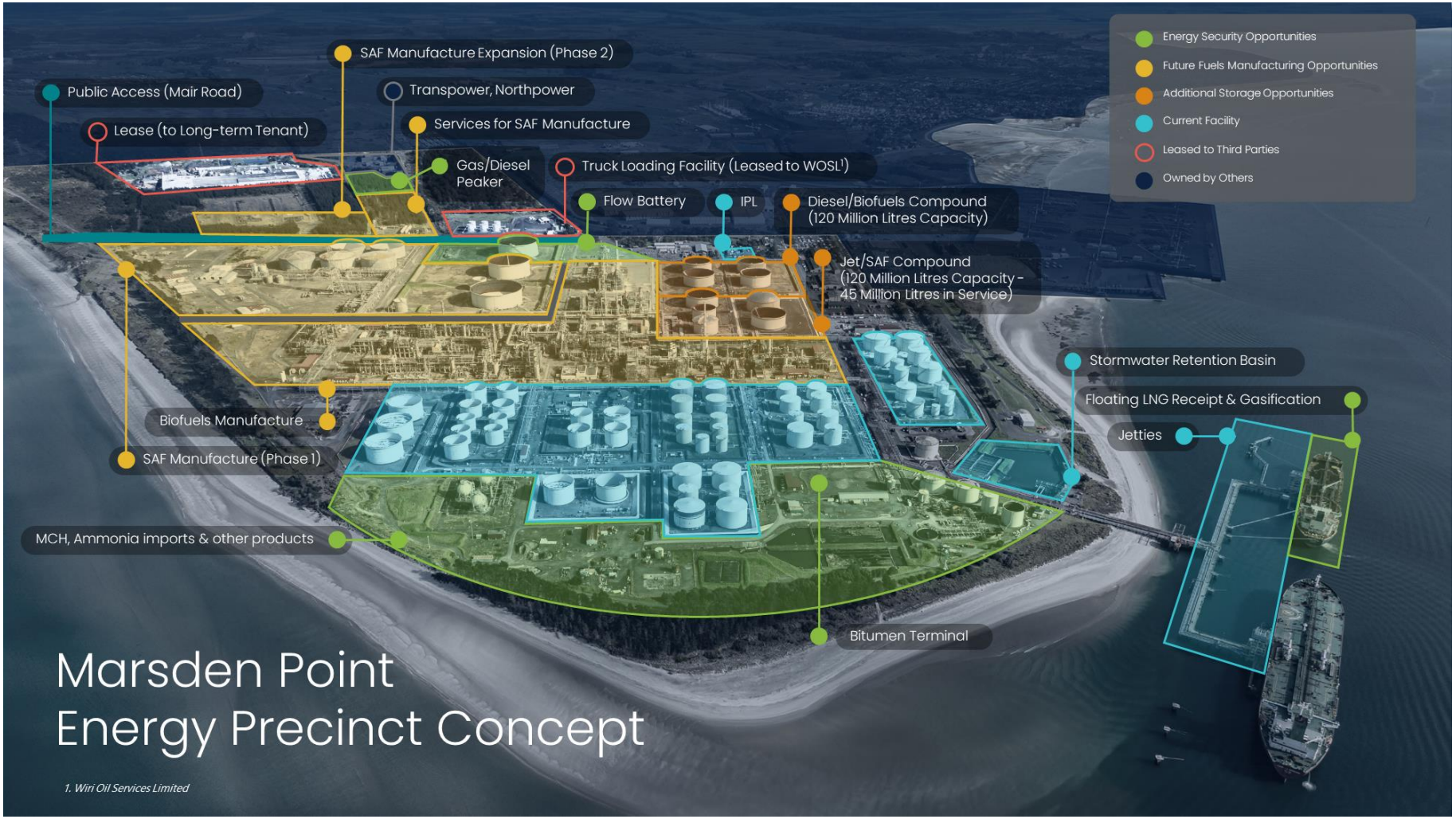
About Channel Infrastructure NZ

Channel Infrastructure is New Zealand's largest fuel import terminal, storing and distributing 40% of New Zealand's fuel, including 80% of New Zealand's jet fuel. They receive, store, test and distribute petrol, diesel, and jet fuel that their customers import and supply to Auckland and Northland.

The energy hub opportunity

The Marsden Point site offers a rare opportunity to establish a large-scale energy hub, leveraging 120 hectares of industrial zoned land with existing infrastructure, including deep-water berths, fuel storage, grid and gas connections, and a pipeline to Auckland. Channel has been repurposing its site from a now-closed refinery, into a renewable fuel hub and other energy projects, including biofuels, eSAF, and bitumen imports. With strong community support, permissive consents, and strategic location, Channel is well placed to support the development of an energy hub on site.

Case Study:
Channel Infrastructure NZ,
Marsden Point Energy Hub



1. Wiri Oil Services Limited

On-site opportunities for the Marsden Point Energy Hub

Marsden Point is well prepared and strategically located for energy hub participants seeking to invest in future fuels, energy generation, and industrial scale energy infrastructure.

Zoning and consents: The Marsden Point site offers 120 hectares of available heavy industrial-zoned land, that permits fuel manufacturing and energy-related activities. This zoning significantly reduces consenting complexity. The site also holds long-dated resource consents for air, land, and water discharges, providing certainty and flexibility for industrial operators.

Fuel handling and distribution: As New Zealand's largest fuels terminal, the site manages over 3.5 billion litres of throughput annually and holds more than 290 million litres of storage capacity. It includes the country's only fuel berths capable of accommodating large Long Range 1, Long Range 2, and Medium Range tankers, with backloading capability. This is a rare advantage in New Zealand. A 170km underground pipeline connects the site directly to Auckland, supplying most of the region's fuel and all of Auckland Airport's jet fuel, which accounts for 80% of national jet fuel demand. A road tanker loading facility is also located on-site.

Energy and utilities: The site has the national grid on its doorstep via the northernmost 220kV Grid Exit Point in New Zealand. It is supported by industrial-scale water supply and natural gas connections. Existing infrastructure includes stormwater retention, wastewater treatment, and a firewater system, all essential for safe and efficient energy operations. The site is also certified as a Major Hazard Facility, allowing for complex and high-volume activities.

Transport and logistics: Marsden Point's location includes New Zealand's only natural, sheltered deep-water harbour, ideal for marine logistics. It has its own fuel jetties within the site boundary and is connected by road to Auckland. A rail spur connection to Marsden Point is under active consideration, offering potential for expanded transport options. NorthPort sits adjacent to the site, enhancing integration with cargo and freight.

Case Study:
Channel Infrastructure, Marsden Point Energy Hub

On-site opportunities for the Marsden Point Energy Hub

Continued

Industrial capability and testing: The site houses New Zealand's only jet fuel testing laboratory and New Zealand's largest fuels testing facility. Some legacy refinery infrastructure remains in place and is suitable for repurposing into biofuel or other advanced fuels production, reducing capital requirements. The large, flat land parcels also allow for industrial-scale development without major earthworks.

Community and stakeholder support: Channel has deep ties with the local community, and its staff live and work in the area. This long-standing presence supports a strong social license to operate. The company maintains active relationships with iwi and community groups and is viewed as a trusted operator in a sensitive and valued environment.

Active redevelopment and momentum: Channel is already repurposing the site, with new projects such as a bitumen import facility underway and several storage tanks converted. Discussions are progressing with project partners, including a consortium exploring a biofuels refinery and a partner is examining the potential for eSAF production. The site is also being assessed for a diesel peaking power plant, reflecting growing interest in a broad range of energy solutions.

Where to from here?

Understand your energy requirements

Map out your expected energy demand profile including volume, timing, flexibility and future growth—as well as any needs for reliability, backup supply or potential for demand response.

This will help identify what kind of hub configuration or location is best suited to your operations.

Consider your business requirements

Beyond energy, consider your broader operational requirements such as water, waste, land, skilled workforce, logistics access and proximity to suppliers or markets.

These factors will shape the suitability of a site and the potential for co-location benefits.

Talk to Invest New Zealand (NZ)

If you are unsure where to start, contact Invest NZ for confidential, no-cost support.

They offer advice on regulatory processes, site and region scoping, connections to government stakeholders, insights on incentives, and introductions to potential partners and landowners.

Engage with potential partners

Identify regions that match your energy and business needs. Connect with landowners, developers and local businesses to discuss potential partnerships.

Energy hubs benefit from shared resources and collaboration, leading to cost savings and improved efficiency.

How can we help?

At any point in your journey, contact Invest New Zealand for support:

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Darren Beatty
Investment Manager – Energy, Māori Business
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