



THE SOUTHLAND WIND FARM PROJECT

Fast-track Approvals Act Substantive Application Report

Contact Energy Limited

22 August 2025





The Environmental Protection Authority
215 Lambton Quay
WELLINGTON

Tēnā koutou,

Please find **attached** Contact Energy Limited's (**Contact**) substantive application under the Fast-track Approvals Act 2024 (**Act**) to construct and operate an up to 380 MW wind farm in the Southland region.

The Southland Wind Farm Project will consist of up to 55 turbines, each up to 7MW, located on an elevated site approximately 30km southeast of Gore, and associated electricity reticulation and other infrastructure. It will be able to generate enough renewable electricity to power up to 150,000 homes every year. Between 180 and 300 jobs will be created during construction alone and the Project will have a significant impact on helping to lower wholesale power prices and reduce carbon emissions.

Contact's application for the Project to be referred to an expert consenting panel for consideration under the Fast-track Approvals Act 2024 was accepted by the Minister for Infrastructure in August 2025.

Contact is committed to leading New Zealand's decarbonisation journey, with a goal of achieving net zero across all our generation operations by 2035. To support this ambition, we are investing heavily in renewable generation. Over the past four years, Contact has committed more than \$2.3 billion to building new renewable energy infrastructure. We've recently completed \$1.2 billion worth of geothermal developments in Taupō which are now delivering enough renewable electricity to power the equivalent of 260,000 homes, at Tauhara - 174 MW (\$924 million) and Te Huka 3 - 51 MW (\$300 million).

Contact's momentum is accelerating, with a further \$1.1 billion of renewable projects currently under construction. The 100MW (\$163m) Glenbrook–Ohūrua Battery near Auckland due online next year will store enough (mainly renewable) electricity from the grid to meet two hours of peak demand for around 44,000 households. The Kōwhai Park Solar Farm – 168MW, a joint venture with Lightsource bp, next to Christchurch Airport, is expected online in 2026, and the 100MW (\$712 million) Te Mihi 2A Geothermal Station is also under construction.

These projects reflect our commitment to delivering reliable, renewable energy at scale—supporting regional economies, creating jobs, and helping New Zealand meet its climate goals.

This same commitment underpins our plans for the Southland Wind Farm, which will play a vital role in powering the homes and business of Southland and making a significant contribution to New Zealand's need for clean, reliable and affordable energy.

The **attached** Fast-track Approvals Act substantive application is supported by detailed technical assessments including in respect of ecology, landscape, acoustics, civil engineering, archaeology, and transport. The application meets the requirements of the Act and includes all of the information required under the Act (and the specific Schedules to the Act relating to the various approvals sought). The approvals sought for the Project include resource consents, wildlife approvals, a site-wide archaeological authority, concessions (limited in scope to the crossing of a single stream) and complex freshwater fisheries activities (related to the construction of four culverts where introduced fish passage will be prevented, following expert ecological advice).

Since 2022, Contact has undertaken extensive consultation on the Southland Wind Farm with mana whenua, local authorities (Environment Southland, Southland and Gore District Councils), government agencies (including Civil Aviation Authority, Waka Kotahi, and Transpower), and the local community. This engagement has helped shape the Project and refine proposed conditions and outcomes.

Agreement has been reached with Te Rūnanga o Ngāi Tahu and Papatipu Rūnaka ki Murihiku on cultural acceptability and tangata whenua-specific conditions. Feedback from the Department of Conservation has helped shape ecological mitigation, offsetting and compensation measures, including proposed consent conditions that set firm environmental limits and prioritise avoidance of adverse effects.

Community engagement through open days, online channels, and one-on-one sessions resulted in changes to our approach to visual and lighting impacts in particular. In addition, a Community Liaison Group and a Community Benefit Fund (estimated at approximately \$3.28 million over the Project's life) are proposed to ensure ongoing engagement and shared benefits.

This collaborative approach has strengthened relationships, reduced potential effects, and increased certainty around environmental and cultural outcomes and Contact will continue engagement throughout construction and operation of the Project.

We would be happy to discuss any aspect of this application in further detail with you should you wish. Please let us know if you would like hard copies of the documentation and we will arrange for these to be delivered.

Ngā mihi nui,

A handwritten signature in black ink, appearing to read 'M Cleland', with a stylized, cursive script.

Matthew Cleland

HEAD OF BUSINESS DEVELOPMENT - WIND AND SOLAR

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CONTACT ENERGY LIMITED

SOUTHLAND WIND FARM

Fast-track Approvals Act 2024
Substantive Application

22 August 2025

APPLICATION STRUCTURE

This substantive application document is in support of applications by Contact Energy Limited (“**Contact**”) for all necessary approvals to authorise the various activities associated with the construction, operation and maintenance of a wind farm in Slopedown, Southland (“**the Project**”).

This application comprises the following parts:

Part A Overarching Substantive Application Document

Contains the overarching substantive application document that applies to all approvals being sought in this application. This includes details of the project rationale and the project description. The legal analysis is appended to this application document.

Part B Resource Management Act 1991 Approvals

Is the application document for the approvals for the Project that would otherwise be sought under the Resource Management Act 1991.

Part C Conservation Act 1987 Approvals

Is the application document for the approvals for the Project that would otherwise be sought under the Conservation Act 1987.

Part D Wildlife Act 1951 Approvals

Is the application document for the approvals for the Project that would otherwise be sought under the Wildlife Act 1953.

Part E Heritage New Zealand Pouhere Taonga Act 2014 Approvals

Is the application document for approvals for the Project that would otherwise be sought under the Heritage New Zealand Pouhere Taonga Act 2014.

Part F Freshwater Fisheries Regulations 1983 Approvals

Is the application document for the approvals for the Project that would otherwise be sought under the Freshwater Fisheries Regulations 1983.

Part G	Project Figures
	Contains all of the figures for the Project, including the figures referred to in the main substantive application documents (Part A – Part F), the technical assessments (Part H) and management plans (Part J).
Part H	Technical Reports
	Contains all of the reports prepared by technical specialists on the Project and an assessment of its effects.
Part I	Proposed Conditions
	Contains a set of proposed conditions for all of the approvals sought in this application.
Part J	Management Plans
	Contains all of the proposed management plans (either in draft or final form) which set out measures necessary to assist with managing the environmental effects of the Project.
Part K	Civil Design Drawings
	Contains the civil design drawings for the Project based on the indicative Project design.
Part L	Landowner Details
	Contains all relevant Record of Titles for the Project Site and details of the owner and occupiers of the land adjacent to the Project Site.
Part M	Permitted Activities
	Contains a rule assessment of the Project against all relevant permitted activity rules under the relevant Resource Management Act 1991 planning documents.
Part N	Consultation Documents
	Contains the proof of consent from the relevant landowners for the Archaeological Authority approval and the formal notification requirements.

List of Definitions

Term	Definition
Cleanfill	<p>Means any material that when buried will have no or minimal adverse effect on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock and other inert materials from construction or demolition activities such as concrete or brick that are free of:</p> <ul style="list-style-type: none"> a) Combustible, putrescibles, degradable, compostable or leachable components (e.g. animal carcasses, green/garden waste, timber, bark, cork, tree roots, new asphalt. b) Hazardous substances (e.g. coal tar, or asbestos). c) Products or materials derived from the treatment, stabilisation or disposal of hazardous waste. d) Materials that may present a risk to human or animal health such as medical and veterinary waste. e) Liquid waste (including sludges).
Commissioning of wind turbines	<p>Means the commencement of generation of electricity from any constructed wind turbine and export of that electricity via a connection to the national electrical grid.</p>
Construction activities	<p>Means activities undertaken to construct the Project, excluding enabling works, including:</p> <ul style="list-style-type: none"> a) Bulk earthworks (cut and fill activities – including fill disposal); b) Streamworks; c) Installation of wind turbine foundations; d) Installation of wind turbines; e) Installation of the Substation; f) Installation of the Grid Injection Point; g) Installation of the Operation and Maintenance Facility; h) Installation of any other building or infrastructure required for the construction or operation of the Southland Wind Farm and grid connection infrastructure; i) Installation of underground and above-ground infrastructure for electrical conveyance; and



Term	Definition
	j) Installation of meteorological masts.
District Council	Means the Southland District Council or Gore District Council, depending on the territorial jurisdiction for the activity.
Earthworks	Means any movement of earth, including the excavation or deposition of earth or cleanfill that results in changes to the existing ground level. This includes, but is not limited to, excavation, infilling, recontouring and construction of any road, track or drainage channel. This also includes earth movement associated with subdivision and site works as defined by the Building Act 2004.
Enabling works	<p>Preliminary activities undertaken in advance of construction activities commencing, including within a particular stage or geographic area, as follows:</p> <ul style="list-style-type: none"> a) Public road access and improvement works to enable and facilitate mobilisation of plant, equipment and material into the main Project Site in advance of commencing construction; b) Surveys, including dilapidation surveys; c) Ecological survey(s); d) The establishment of erosion and sediment control measures; e) Site-wide geotechnical investigation works and minor clearance of vegetation required specifically for undertaking geotechnical investigation works; f) Upgrading of existing access tracks within existing footprints; and g) Installing monitoring equipment for baseline environmental monitoring, including water quality monitoring devices in local waterways.
Grid Injection Point Infrastructure	Means the GIP switching station, and the pylons, poles, overhead transmission lines and other infrastructure required to connect the GIP to the Transpower National Grid.

Term	Definition
High or very high ecological value	Means the vegetation and habitats of high or very high ecological value identified by Wildlands (2025) or otherwise superseded by the verification exercise required in accordance with Condition EC4A of the proposed consent conditions.
Intermittent stream	Means a river which does not contain permanently flowing or standing water and where the bed is predominantly devoid of terrestrial vegetation and comprises sand, gravel, boulders, or similar material or aquatic vegetation.
Project / Southland Wind Farm (Project)	Means the construction, operation and maintenance of a Wind Farm, substation, overhead 220kV transmission and GIP infrastructure, as well as an ancillary or supporting infrastructure that may be required, in Slopedown, Southland, known as the Southland Wind Farm (which is also further described in the substantive application documents).
Project Site	<p>Means the Wind Farm Site as shown on the Project Site Design Map in Appendix A, and all properties subject to the location of the transmission line, grid connection infrastructure, access roads and the Consent Holder's property located at 16 Davidson Road East being:</p> <ul style="list-style-type: none"> > Section 3 Block IX Slopedown Survey District, RT SL9D/824; > Section 2 Block IX Slopedown Survey District, Section 1 Survey Office Plan 9639 and Section 1 Survey Office Plan 10255, RT SL8D/456; > Lot 1 DP 3613 and Section 1 Survey Office Plan 9465, RT SL155/79; > Lot 2 DP 363843 and Lot 1 DP 13176 and Section 1-2 Survey Office Plan 9464 and Section 15 Block X Tukurau Survey District and Part Section 16 Block X Tukurau Survey District, RT 259751; > Lot 1 DP 363843, RT 259750; > Lot 1 DP 12509, RT 407674; > Section 61-62 Block III Wyndham Survey District, RT SL9B/866; > Lot 2 DP 362693, RT 255758;

Term	Definition
	<ul style="list-style-type: none"> > Lot 4-7 DP 15305, Lot 1-4 DP 15076 and Lot 1 DP 15078, SL12B/81; > Section 26 Block II Slopedown Survey District, 265526; > Section 11, Section 16-17 and Part Section 9-10 Block II Slopedown Survey District, RT SLA4/151; > Section 5 and Section 20-22 Block II Slopedown Survey District, RT SL17/134; > Lot 1-3 DP 15305 and Lot 1 DP 15306, SL12B/80; and > Road reserve and unformed legal road (paper roads).
Regional Council	Means the Southland Regional Council.
Suitably Qualified and Experienced Person	Means a person with a tertiary qualification in the field to which a particular condition relates; or having sufficient technical expertise that is at least equivalent; and having at least five (5) years working experience, unless otherwise specified in the conditions.
Transmission Line Route Corridor	Means a corridor with a continuous width of 200m within which the transmission line between the substation and GIP will be constructed.
Wetland	Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
Wind Farm	Means an array or system of multiple wind turbines at a given site, used to capture wind energy for the production of bulk electricity for a grid and includes roading, electrical works and operations and maintenance buildings.
Wind Farm Site	<p>Means all properties subject to the location of the wind turbines and associated turbine infrastructure (excluding the structures comprising the transmission line and grid connection infrastructure, access road through Port Blakely property and the property located at 16 Davidson Road East), being:</p> <ul style="list-style-type: none"> > Section 3 Block IX Slopedown Survey District, RT SL9D/824;

Term	Definition
	<ul style="list-style-type: none"> > Section 2 Block IX Slopedown Survey District, Section 1 Survey Office Plan 9639 and Section 1 Survey Office Plan 10255, RT SL8D/456; > Lot 1 DP 12509, RT 407674; and > Part of Section 61-62 Block III Wyndham Survey District, RT SL9B/866.

List of Acronyms

Term	Meaning
ABM	Automatic Bat Monitors
AEP	Annual Exceedance Probability
AMP	Avifauna Management Plan
Air Plan	Regional Air Plan 2016
ASPM	Macroinvertebrate Average Score Per Metric
AWL	Aviation Obstruction Warning Light System
BMP	Bat Management Plan
BOAM	Biodiversity Offset Accounting Model
CAA	Civil Aviation Authority
CIA	Cultural Impact Assessment
CEMP	Construction Environmental Management Plan
CMS	Southland Murihiku Conservation Management Strategy
CNMP	Construction Noise Management Plan
Conservation Act	Conservation Act 1987
Contact	Contact Energy Limited
Covid Fast-track Act	COVID-19 Recovery (Fast-track Consenting) Act 2020
CTMP	Construction Traffic Management Plan
DoC	Department of Conservation
EMP	Earthworks Management Plan
ESCP	Erosion and Sediment Control Plan

Term	Meaning
EPT	Ephemeroptera (mayfly), Plecoptera (stonefly) and Tricoptera (caddisfly)
Fisheries Regulations	Freshwater Fisheries Regulations 1983
FMUs	Freshwater Management Units
FTAA or the Act	Fast-track Approvals Act 2024
GIP	Grif Injection Point
HAIL	Hazardous Activities and Industries List
HNZPT Act	Heritage New Zealand Pouhere Taonga Act 2014
HREP	Habitat Restoration and Enhancement Management Plan
ICA	Intensive predator control area
LDP	Leading Design Professionals
LMP	Lizard Management Plan
MBIE	Ministry for Business, Innovation and Employment
MCI	Macroinvertebrate community health index scores
NES-AQ	National Environmental Standards for Air Quality
NES-CF	National Environmental Standards for Commercial Forestry) Regulations 2017
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NES-ET	National Environmental Standards for Electricity Transmission Activities
NES-FW	National Environmental Standards for Freshwater Regulations 2020
NMA-TMH-A	Transpower 220kV North Makarewa – Three Mile Hill A

Term	Meaning
NOF	National Objectives Framework
NPS-FM	National Policy Statement for Freshwater Management
NP-HPL	National Policy Statement for Highly Productive Land 2022
NPS-IB	National Policy Statement for Indigenous Biodiversity 2023
NPS-REG	National Policy Statement for Renewable Electricity Generation
NREIMP	Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008
NSC	Notable stream crossing
NZAA	New Zealand Archaeological Association's
ONF	Outstanding Natural Feature
O&M	Operations and Maintenance
ONL	Outstanding Natural Landscape
RMA	Resource Management Act 1991
ROMP	Riparian Offsetting Management Plan
TAMI	Te Ao Marama Inc
TEMP	Terrestrial Ecological Management Plan
Te Rūnanga	Te Rūnanga o Ngāi Tahu
TIMP	Terrestrial Invertebrate Management Plan
TRONT	Te Runanga o Ngai Tahu Act 1996
SBMP	Stag Beetle Management Plan
SCEMP	Stakeholder Communication and Engagement Management Plan

Term	Meaning
SEV	Stream Ecological Valuation
SFD	Surplus fill disposal
SH1	State Highway 1
SH93	State Highway 93
SH98	State Highway 98
Southland RPS	Southland Regional Policy Statement
SQEP	Suitably Qualified and Experienced Person
SSMP	Site or Activity-Specific Management Plan
Southland Water Plan	Regional Water Plan for Southland
SWLP	Southland Water and Land Plan
TIMP	Terrestrial Invertebrate Management Plan
VMP	Vegetation Management Plan
Wildlands	Wildlands Consultants
Wildlife Act	Wildlife Act 1953
WAA	Wildlife Act Authorisation
WWLA	Williamson Water & Land Advisory

