

Fast-track Approvals Act 2024

MINUTE 1 OF THE EXPERT PANEL

Invitations to comment on the application
Southland Wind Farm [FTAA-2508-1095]

19 November 2025

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2025 (**the Act**).

[2] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n) of the Act. Sections 53(2)(d) to (g) and section 53(2)(l) do not apply to this application. The Panel considers the persons identified in **Appendix 1** must be invited for comment.

[3] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment. The Applicant in Part L of the application included a list of property owners and occupiers adjacent to the site.

[4] After considering the information from the Applicant and the advice from the EPA, and having now reviewed the application material, the Panel has determined that the owners and occupiers of land shaded orange on the Maps in **Appendix 2** and listed in **Appendix 3** should be invited to comment.

[5] The Panel has considered section 53(3) and determined that it is appropriate to invite comments from the following parties:

- a. Chief Executive of PowerNet Limited
- b. Te Ao Mārama Incorporated (TAMI)
- c. Environmental Defence Society
- d. West Catlins Preservation Society
- e. Parliamentary Commissioner for the Environment
- f. The owners and occupiers of land shaded purple and yellow on the Maps in **Appendix 2** and listed in **Appendix 4**.

[6] The date invitations to comments will be given will be Wednesday, 19 November 2025. Comments must be made to the EPA:

- a. by email to substantive@fasttrack.govt.nz;
- b. by post to Private Bag 63002, Wellington 6140, New Zealand; or
- c. in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[7] Comments must be received by **Wednesday, 17 December 2025**.

[8] The application may be accessed on the Fast-track website here: <https://www.fasttrack.govt.nz/projects/southland-wind-farm/substantive-application>

[9] The Fast-track website will be updated as information is made available to the Panel.



Ian Gordon
Southland Wind Farm Expert Panel Chair

Appendix 1

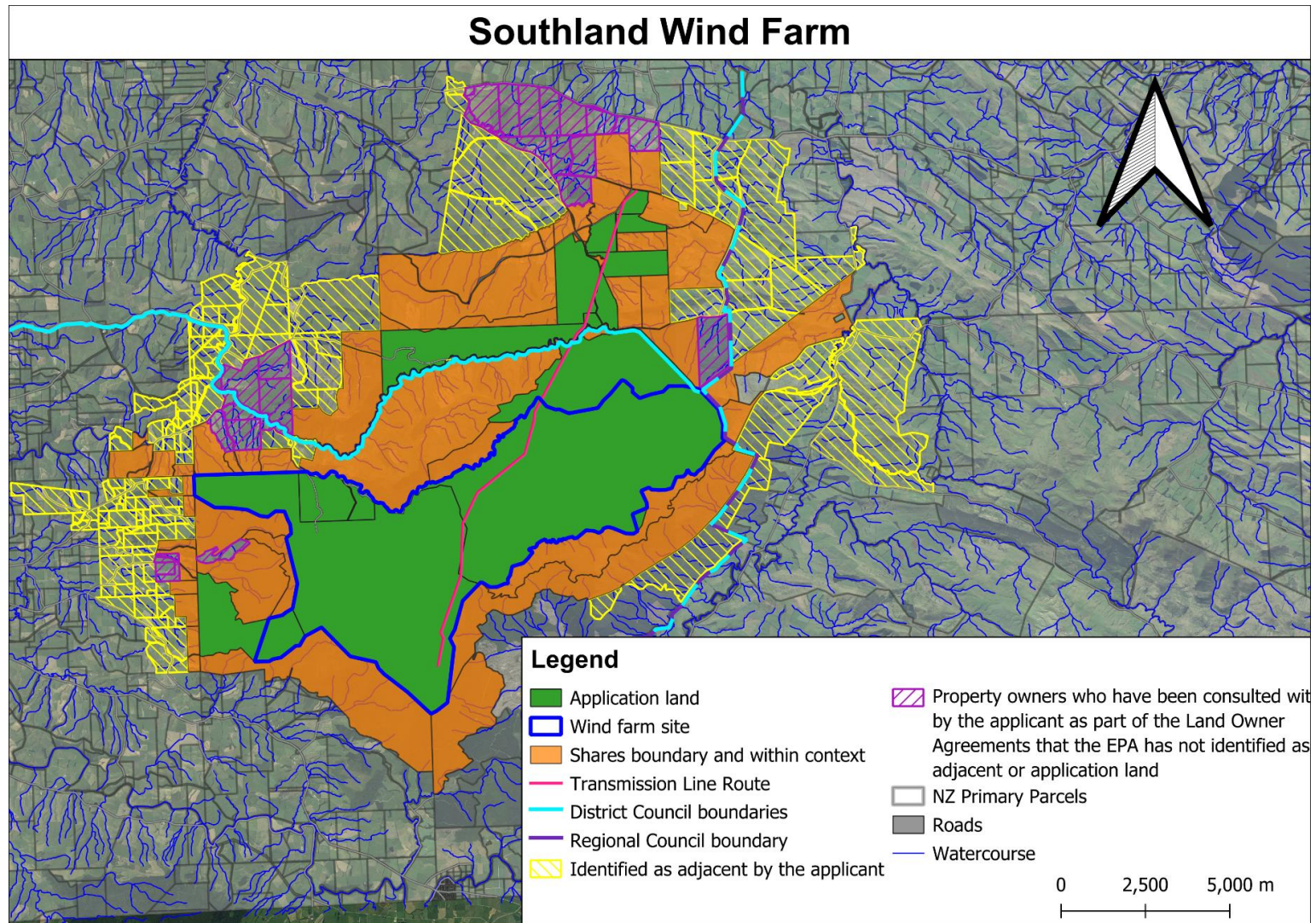
Parties invited to Comment under section 53(2) of the Act

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	• Gore District Council • Southland District Council • Southland Regional Council (Environment Southland)
53(2)(b)	the relevant iwi authorities	• Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	• Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu • Hokonui Rūnanga, Papatipu Rūnanga of Ngāi Tahu Whānui • Waihōpai Rūnaka, Papatipu Rūnanga of Ngāi Tahu Whānui • Te Rūnanga o Awarua, Papatipu Rūnanga of Ngāi Tahu Whānui • Te Rūnanga o Ōraka Aparima, Papatipu Rūnanga of Ngāi Tahu Whānui
53(2)(h)	owners of the land to which the substantive application relates	See Appendix 2 for land to which the substantive application relates. List of all owners set out in Appendix 3.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	See Appendix 2 for land to which the substantive application relates. List of all owners set out in Appendix 3.
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	• Minister for Economic Growth • Minister for Infrastructure • Minister for RMA Reform • Minister for Arts, Culture and Heritage • Minister of Conservation • Minister for Māori Crown Relations

		• Minister for Climate Change • Minister for Energy • Minister for Local Government • Minister for Building and Construction • Minister for Land Information • Minister for the Environment • Minister for South Island • Minister of Regional Development • Minister for Rural Communities
53(2)(k)	relevant administering agencies	• Department of Conservation • Heritage New Zealand Pouhere Taonga • Ministry for Culture and Heritage • Ministry for the Environment
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5: (ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11 (vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	• Department of Conservation • New Zealand Conservation Authority • Southland Conservation Board • New Zealand Fish and Game Council • Game Animal Council

53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	• The Chief Executive of Transpower New Zealand Limited
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Appendix 2: Land to which the substantive application relates and adjacent land for consideration under section 53(2)(h) and (i) and section 53(3)



Appendix 3

List of land parcels whose owners and occupiers are invited to comment under section 53(2)(h) and (i)

Owners of the land to which the substantive application relates (green)
• 1401 Venlaw Road, Oware; Lot 2 DP 362693 • 16 Davidson Road, RD 2, Gore; Lot 1 DP 15078; Lot 6 DP 15305; Lot 7 DP 15305 • 232 Campbell Road, Oware; Section 62 Block III Wyndham SD • 57 Davidson Road, RD 2, Gore; Part Section 10 Block II Slopedown SD; Part Section 9 Block II Slopedown SD; Section 16 Block II Slopedown SD; Section 17 Block II Slopedown SD • 794 Venlaw Road, Oware; Lot 1 DP 12509 • 9999 Kaiwera Downs Road RD 2; Section 26 Block II Slopedown SD • Lot 2 DP 12509 • Part Section 2 Block IX Slopedown SD; Section 1 SO 9639; Section 1 SO 10255 • Part Section 3 Block IX Slopedown SD
Owners of the adjacent land (orange)
Land that has a common boundary with the land to which the substantive application relates and is considered adjacent (shown orange): • 1071 Slopedown Road, RD 1, Clinton; Section 3 SO 300193 • 125 Houston Road, Oware; Section 43 Block III Wyndham SD • 135 Davidson Road West, RD 2, Gore; Lot 1 DP 15077; Lot 6 DP 15076; Lot 7 DP 15076 • 1425 Venlaw Road, Oware; Lot 1 DP 362693 • 16 Davidson Road, RD 2, Gore; Lot 1 DP 15076; Lot 4 DP 15076; Lot 5 DP 15305 • 16 Davidson Road, RD 2, Gore; Lot 1 DP 15305; Lot 1 DP 15306; Lot 2 DP 15305 • 200 Venlaw Road, Oware; Part Section 14 Block X Tuturau SD • 203 Egremont Road, Redan; Section 1 SO 340225 • 232 Campbell Road, Oware; Section 38 Block III Wyndham SD; Section 41 Block III Wyndham SD; Section 42 Block III Wyndham SD; Section 63 Block III Wyndham SD • 2475 Venlaw Road, Oware; Part RUN 620; Part Lot 7 DP 3410; Part State Forest • 248 Venlaw Road, Oware; Lot 1 DP 13176; Lot 2 DP 363843 • 25 Jeff Farm Road, Kaiwera, Gore; Section 20 Block II Slopedown SD; Section 21 Block II Slopedown SD; Section 5 Block II Slopedown SD • 267 Venlaw Road, Oware; Lot 1 DP 15096 • 291 Tinker Road, Ferndale, Mataura; Section 30 Block X Tuturau SD; Section 31 Block X Tuturau SD • 338 Thornhill Road, Oware; Lot 1 DP 12361 • 396 Campbell Road, Oware; Part Catlins State Forest Park Survey Office Plan 8941; Part Catlins State Forest Park Survey Office Plan 8941 • 550 Dodds Road, RD 1, Clinton; Lot 2 DP 596166

- 57 Davidson Road, RD 2, Gore; Section 11 Block II Slopedown SD
- 634 Waiarikiki Mimihau Road, Mimihau; Part Section 101 Block VII Tutura SD; Section 28 Block III Wyndham SD
- 676 Woods Road, Oware; Section 45 Block III Wyndham SD; Section 58 Block III Wyndham SD
- 7 Hurst Road, RD 2, Gore; Lot 1 DP 4568; Section 14 Block II Slopedown SD; Section 15 Block II Slopedown SD
- 836 Waiarikiki Mimihau Road, Oware; Lot 3 DP 363843; Lot 4 DP 363843
- 9999 Hurst Road, Gore; Lot 1 DP 7380
- 9999 Venlaw Road, Gore; Section 3 Block VI Slopedown SD

Occupiers of the adjacent land (orange)

- 1071 Slopedown Road, RD 1, Clinton; Section 3 SO 300193
- 125 Houston Road, Oware; Section 43 Block III Wyndham SD
- 135 Davidson Road West, RD 2, Gore; Lot 1 DP 15077; Lot 6 DP 15076; Lot 7 DP 15076
- 16 Davidson Road, RD 2, Gore; Lot 1 DP 15076; Lot 4 DP 15076; Lot 5 DP 15305
- 16 Davidson Road, RD 2, Gore; Lot 1 DP 15305; Lot 1 DP 15306; Lot 2 DP 15305
- 232 Campbell Road, Oware; Section 38 Block III Wyndham SD; Section 41 Block III Wyndham SD; Section 42 Block III Wyndham SD; Section 63 Block III Wyndham SD
- 248 Venlaw Road, Oware; Lot 1 DP 13176; Lot 2 DP 363843
- 25 Jeff Farm Road, Kaiwera, Gore; Section 20 Block II Slopedown SD; Section 21 Block II Slopedown SD; Section 5 Block II Slopedown SD
- 267 Venlaw Road, Oware; Lot 1 DP 15096
- 550 Dodds Road, RD 1, Clinton; Lot 2 DP 596166
- 634 Waiarikiki Mimihau Road, Mimihau; Part Section 101 Block VII Tutura SD; Section 28 Block III Wyndham SD
- 676 Woods Road, Oware; 45 Block III Wyndham SD; Section 58 Block III Wyndham SD
- 7 Hurst Road, RD 2, Gore; Lot 1 DP 4568; Section 14 Block II Slopedown SD; Section 15 Block II Slopedown SD
- 836 Waiarikiki Mimihau Road, Oware; Lot 3 DP 363843; Lot 4 DP 363843

Appendix 4

List of land parcels whose owners and occupiers are invited to comment under section 53(3)

Property owners who have been consulted with by the applicant as part of Land Owner Agreements that the EPA has not identified as adjacent or application land (purple)
• 104 Tinker Road, Gore; Section 12 Block X Tuturau SD; Section 22 Block X Tuturau SD; Section 23 Block X Tuturau SD • 13 Story Road, Oware; Lot 1 DP 363843; Part Lot 1 DP 3613 • 13 Story Road, Oware; Part Section 16 Block X Tuturau SD; Section 15 Block X Tuturau SD • 232 Campbell Road, Oware ; Section 61 Block III Wyndham SD • 232 Campbell Road, Oware; Part Section 15 Block III Wyndham SD; Section 8 Block III Wyndham SD; Section 27 Block III Wyndham SD • 25 Jeff Farm Road, Gore; Lot 1 DP 2878 • 25 Jeff Farm Road, Gore; Part Section 14 Block X Waikaka SD • 25 Jeff Farm Road, Gore; Part Section 15 Block XI Waikaka SD; Section 12 Block XI Waikaka SD; Section 13 Block XI Waikaka SD; Section 14 Block XI Waikaka SD • 25 Jeff Farm Road, Gore; Section 15 Block III Slopedown SD • 25 Jeff Farm Road, Gore; Section 19 Block II Slopedown SD • 25 Jeff Farm Road, Gore; Section 22 Block II Slopedown SD • 25 Jeff Farm Road, Gore; Section 23 Block II Slopedown SD • 25 Jeff Farm Road, Gore; Section 24 Block II Slopedown SD • 25 Jeff Farm Road, Gore; Section 3 Block XII Waipahi SD • 25 Jeff Farm Road, Gore; Section 4 Block XII Waipahi SD • 62 Waiarikiki Road, Mataura; Section 20 Block X Tuturau SD • 9999 Venlaw Road, Gore; Section 2 Block VI Slopedown SD
Owners and occupiers of adjacent land as identified by the applicant that the EPA has not identified as adjacent (yellow)
• 1071 Slopedown Road, Clinton; Section 1 SO 300193; Section 2 SO 300193; Section 8 Block XII Kuriwao SD • 134 Kaiwera Downs Road, Gore; Lot 1 DP 5933; Part Lot 2 DP 5933; Part Section 1 Block X Waikaka SD; Lot 2 DP 5932; Lot 3 DP 5932; Lot 6 DP 5932 • 181B Waiarikiki Road, Ferndale; Lot 1 DP 346351; Lot 2 DP 346351; Lot 2 DP 409540; Lot 3 DP 409540; Section 74 Block VII Tuturau SD; Section 4 Block X Tuturau SD; Section 5 Block X Tuturau SD; Section 21 Block X Tuturau SD • 200 Venlaw Road, Oware; Part Section 13 Block X Tuturau SD • 24 Irwin Road, Oware, Wyndham; Section 2 Block III Wyndham SD • 2658 Old Coach Road, Gore; Part Lot 2 DP 9963 • 267 Venlaw Road, Oware, Wyndham; Section 10 Block X Tuturau SD; Section 11 Block X Tuturau SD

- 291 Tinker Road, Gore; Lot 1 DP 5097; Lot 2 DP 5097; Lot 3 DP 5097; Lot 4 DP 5097; Lot 5 DP 5097; Part Section 24 Block X Tuturau SD; Part Section 25 Block X Tuturau SD; Section 27 Block X Tuturau SD; Section 29 Block X Tuturau SD
- 384 Dodds Road, Clinton; Section 1 Block VI Slopedown SD; Section 10 Block I Slopedown SD; Section 13 Block I Slopedown SD; Section 14 Block I Slopedown SD; Section 15 Block I Slopedown SD; Section 11A Block I Slopedown SD; Section 11B Block I Slopedown SD
- 403 Woods Road, Oware, Wyndham; Lot 1 DP 10242; Section 16 Block III Wyndham SD; Section 26 Block III Wyndham SD; Lot 1 DP 14597; Section 17 Block III Wyndham SD; Section 3 Block III Wyndham SD; Lot 4 DP 10242
- 413 Waiarikiki Mimiha Road, Wyndham; Closed Road Block II Wyndham Survey District; Part Section 51 Block II Wyndham SD; Part Section 11 Block II Wyndham SD; Part Section 54 Block II Wyndham SD; Section 37 Block III Wyndham SD; Section 46 Block III Wyndham SD; Section 47 Block III Wyndham SD; Section 48 Block III Wyndham SD; Section 49 Block III Wyndham SD; Section 50 Block III Wyndham SD; Section 51 Block III Wyndham SD; Section 52 Block III Wyndham SD; Section 53 Block III Wyndham SD; Section 54 Block III Wyndham SD; Section 55 Block III Wyndham SD
- 506 Waiarikiki Mimiha Road, Mimiha; Lot 1 DP 1241; Section 19 Block III Wyndham SD; Section 32 Block III Wyndham SD; Section 33 Block III Wyndham SD; Section 34 Block III Wyndham SD; Section 35 Block III Wyndham SD; Section 36 Block III Wyndham SD; Section 44 Block III Wyndham SD
- 550 Dodds Road, Clinton; Lot 3 DP 596166
- 58 Tinker Road, Wyndham; Lot 1 DP 12806; Lot 5 DP 8834; Part Section 20 Block IX Tuturau SD; Section 30 Block IX Tuturau SD; Part Section 29 Block IX Tuturau SD; Section 9 Block X Tuturau SD; Part Section 7 Block X Tuturau SD
- 623 Slopedown Road, Clinton; Section 1 SO 300167; Section 2 SO 300167; Section 5 SO 300167
- 634 Waiarikiki Mimiha Road, Mimiha; Lot 1 DP 984; Section 94 Block VII Tuturau SD; Section 9 Block III Wyndham SD; Section 20 Block III Wyndham SD; Part Section 30 Block III Wyndham SD; Section 23 Block III Wyndham SD
- 676 Woods Road, Oware, Wyndham; Lot 2 DP 599456; Part Section 21 Block III Wyndham SD; Section 22 Block III Wyndham SD; Section 29 Block III Wyndham SD
- 7 Hurst Road, Otaraia; Lot 1 DP 2704; Part Lot 2 DP 4568; Section 12 Block II Slopedown SD
- 836 Waiarikiki Mimiha Road, Oware; Lot 1 DP 14582; Lot 2 DP 14582; Lot 3 DP 14582; Lot 4 DP 14582; Section 66 Block VII Tuturau SD; Section 72 Block VII Tuturau SD; Section 91 Block VII Tuturau SD; Section 105 Block VII Tuturau SD
- 96 Campbell Road, Oware, Wyndham; Section 1 Block III Wyndham SD; Section 4 Block III Wyndham SD
- 975 Waiarikiki Mimiha Road, Oware; Lot 1 DP 15208; Lot 2 DP 15208
- 99 Campbell Road, Oware; Lot 1 DP 14600; Section 24 Block III Wyndham SD; Section 25 Block III Wyndham SD; Section 31 Block III Wyndham SD; Lot 1 DP 2446; Section 40 Block III Wyndham SD

- 9999 Frazer Road, Maitaura; Lot 1 DP 409540; Section 1 Block X Tuturau SD; Section 6 Block X Tuturau SD; Section 14 Block IX Tuturau SD; Section 15 Block IX Tuturau SD; Section 21 Block IX Tuturau SD; Part Section 5 Block IX Tuturau SD; Part Section 8 Block X Tuturau SD
- 9999 Hurst Road, Gore; Part Section 4 Block II Slopedown SD; Section 1 Block II Slopedown SD; Section 2 Block II Slopedown SD; Section 3 Block II Slopedown SD; Section 18 Block II Slopedown SD
- Hole and Corner Road, Maitaura; Part Section 31 Block IX Tuturau SD
- Part Lot 1 DP 3228
- Part Lot 7 DP 3410
- Section 39 Block III Wyndham SD