

Fast-track Approvals Act 2024

MINUTE 3 OF THE EXPERT PANEL

Matters arising from the project overview conference
Southland Wind Farm [FTAA-2508-1095]

4 December 2025

[1] The Southland Wind Farm overview conference occurred on Wednesday 26 November 2025, as outlined within Minute 2 of the Expert Panel. The Panel¹ undertook site visits on Thursday 27 and 28 November 2025.

[2] This Minute outlines several matters that arose in relation to this conference.

Memorandum of Counsel for the Applicant

[3] On Monday, 24 November, the Applicant filed a Memorandum of Counsel on behalf of Contact Energy Limited in advance of the overview conference.

[4] The Memorandum included:

- a. A summary of the topics Contact intended to cover at the briefing,
 - b. A link to the Project Video,
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¹ Other than Mr van Voorthuysen due to illness.

- c. A list of the attendees,
- d. A summary of the content and structure of the proposed Conditions,
- e. A short Memorandum titled “Wetlands at Southland Wind Farm”, prepared by Wildland Consultants to address comments made by Environment Southland in its document submitted prior to the Panel Convenor Conference.

[5] The Panel has reviewed this material and resolved to accept the information provided.

[6] The Panel directs that, in addition to this Minute, the EPA publishes the Memorandum of Counsel on the Fast-track website’s Southland Windfarm Project page

Requests for further information

[7] Arising out of the overview conference and site visit the Applicant offered to provide the Panel with the items listed in Appendix 1.

[8] The Panel requests that the Applicant structures any written response using the question numbers used in Appendix 1 and provides the documents via webpage download links or preferably as attachments. Where referencing material that formed part of the substantive application, identify the document (by reference number, author and date) and the relevant page or paragraph.

[9] In accordance with FTAA s 67(3), the Panel directs that the information is provided by **4.00 pm, Friday 12 December 2025.**

[10] The Panel directs that the EPA publishes the information on the Fast-track website’s Southland Windfarm Project page.

[11] If you require any further information about this RFI, please contact the

EPA's Application Lead, Keely Paler, at: info@fasttrack.govt.nz.

A handwritten signature in blue ink, appearing to read 'Ian Gordon', with a stylized flourish at the end.

Ian Gordon

Expert Panel Chair of the Southland Wind Farm Panel.

Appendix 1: Information requests

- [1] Provide Microsoft WORD versions of Part B of the Application (Resource Consent Approvals Application) and all of Part I (Proposed Conditions to all Approvals).
- [2] Prepare an updated version of Mr Coombs' Figure 7: Dwelling Inventory Map (Appendix A to Technical Assessment 3 in Part H of the Application), to also show:
 - a. Relevant viewpoints
 - b. The 35dBA noise contour.
- [3] Mr Coombs to consider and advise:
 - a. What residences have been visited, as opposed to being assessed on a desktop basis; and
 - b. Any material changes, in terms of the existing landuse environment, since his Figure Set was compiled.
- [4] Prepare a landscape-focussed 'stocktake' table of the Project compared to other wind farms referenced in the landscape evidence. This should also include Puketoi Wind Farm and Kaiwaikawe Wind Farm and should address key relevant parameters (such as maximum turbine height (tip of blade)); distance to nearest dwelling; distance to nearest sealed and unsealed roads; landform type (area and topography), landscape character; the presence of any identified ONFs / ONLs; scale of elevated landform 'base' (or plinth) relative to maximum turbine height; relationship between turbine layout and landform pattern; relationship with any nearby wind farm (i.e., distance between the wind farms).
- [5] Detail the process intended to be undertaken in conjunction with the relevant road controlling authorities regarding the timing, funding and construction of any necessary public road / public bridge upgrades required to cater for oversize or overweight loads associated with the construction of the proposed windfarm.
- [6] Advise the Panel of any requirements in the FTAA and relevant Treaty Settlement legislation for the Panel to directly engage with / consult Ngāi Tahu in

addition to the FTAA s 53 comments process.

[7] Advise whether the approach to non-RMA approvals conditions in the draft Waihi North decision whereby cross-references to the RMA approvals were used in lieu of repeating those conditions could be adopted for the Southland Windfarm approvals. If the Waihi approach is favoured, indicate if revised condition suites for the non-RMA approvals will be provided as part of the Applicant's response to the s51 reports and s53 comments.

[8] Consider and comment on the earthworks-related condition queries raised by the Panel:

- a. the earthworks staging and stabilisation approach, including in terms of the conditions with reference to Conditions CM 5(d) and (e). Confirm what stabilisation methods are proposed and whether they will be effective.
- b. Conditions CM5(g) and CM7A(g) – water clarity and discharge standards:
 - (i) whether these requirements are consistent and achievable.

[9] Advise whether the Applicant still considers it is appropriate to have the Panel 'approve / certify' the LMP and TIMP in the absence of having engaged an Independent Management Plan Reviewer to review those documents as part of the substantive application.

[10] Provide details of the process that is intended to be followed (including in terms of input from the relevant councils) to select an Independent Reviewer for each management plan who has the necessary qualifications and experience to review the plan. We have assumed that there will be more than one reviewer engaged due to the range of management plans proposed. Can this also please be confirmed.

[11] Place the two years of flow records for the proposed water take sites into a longer-term context to indicate whether these records represent wet, average, or

dry years.

[12] Update the plan of the site visit route driven on 27 November including on the Jedburgh Plateau and include the key locations visited by the Panel.

[13] Where practicable, provide a 3D model of the proposed fill sites and access routes on the Jedburgh Plateau with fen and bog locations also shown.