

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	FTAA -2604-1213- Hokonui Wind Farm Project
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Southland Regional Council (brand name Environment Southland)		
*First name	Hayley		
*Last name	Fitchett, GM Strategy and Regulation, under delegated authority		
Postal address	Private Bag 90116, Invercargill		
*Contact phone number	0800 768 845	Alternative	s 9(2)(a)
*Email	s 9(2)(a)		

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Thank you for the opportunity to provide comment on behalf of the Southland Regional Council (brand name Environment Southland – hereafter ES) in relation to the above referral application.

The applicant has undertaken preliminary consultation with ES in late 2025 and earlier in 2026 in relation to this project, and ES provided some preliminary feedback on matters of particular interest to ES in terms of its statutory functions. (It is noted that the proposed mixed- use area was not raised in this discussion, and the supporting assessments contain limited detail on this).

In summary, ES does not oppose this application proceeding through the fast-track process and being considered through a subsequent substantive application process, if the applicant proceeds with that.

The letter of 26 June requests specific ES feedback on the following two matters:

“Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).”

ES is not aware that the application contains any elements of an ineligible activity in terms of section 5 of the FTAA. The applicant has advised that it is in discussions with the Department of Conservation in relation to some elements of the project which require access to Crown land.

“Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of the Act).”

ES does not consider that there are obvious reasons to decline a referral application, having regard to the criteria under section 21(5).

The applicant has made no prior consent applications to ES and has no adverse compliance history of relevance to the Minister’s considerations.

Noting section 21(5)(c), ES considers that whether the proposal will or will not have significant adverse effects on the environment can be considered in detail by an EPA panel if the project advances to the substantive application stage.

Section 17 (3) matters:

As requested, ES advises:

Section 17(3)(a)(i)

There are no applications that have been lodged with ES that would be competing applications if a substantive application for the project were lodged, and

Section 17(3)(a)(ii)

There are no existing resource consents issued where sections 124(1) (c) or 165Zl of the Resource Management Act 1991 could apply, if the project were to be applied for as a resource consent.

For completeness, the relevant ES current resource consents for the sites to which the application relates are as follows:

AUTH-20233178-01 – Glen Islay Limited – use of land for intensive winter grazing

AUTH-20233178-02 - Glen Islay Limited – to discharge contaminants into or onto land associated with the use of land for intensive winter grazing

AUTH-207295 – Alliance Group Limited Mātaura – To discharge wastewater treatment solids to land

Insert Fast-track logo

Section 17(3)(b) comments

ES also comments as follows in terms of section 17(3)(b) with respect to this application, while noting the requirement of section 17(3)(b)) that any comments must be relevant to the application and the decision on the application that the Minister is required to make under section 21 (and, by reference, the criteria for assessment under section 22):

- ES notes that the project will generate up to 500 megawatts of renewable energy, which is likely to have regional and national benefit in terms of assisting the achievement of renewable energy targets and also providing renewable energy resources for further developments of regional benefit. In October 2025, ES formulated an energy position statement which supported the development of further renewable energy facility in principle, subject to appropriate environmental sustainability elements.
- ES recognises that the development of further renewable energy resources mitigates the need for utilisation of fossil fuels for energy and hence supports climate change mitigation and adaptation.
- The Southland Regional Spatial Plan is currently in its early pre-planning stages of development. Hence, in terms of section 22(2)(a)(x) there is currently no regional spatial strategy to be consistent with. The proposal is not inconsistent with regional planning documents administered by ES. Gore District Council and Southland District Council will be better placed to comment on the consistency or otherwise with their planning documents.
- The Hokonui syncline is a prominent landform in the Southland context and a Visual Amenity Landscape although not an Outstanding Landscape or Outstanding Natural Feature in the Southland / Murihiku Regional Landscape Study. Hence, ES would expect that this would be an issue requiring close scrutiny if the application proceeds to the substantive stage. The landscape assessment content of the referral application is noted in that regard, and ES concurs with that assessment's description of the statutory status of the Southland/ Murihiku Regional Landscape Study.
- During pre-application discussions with the applicant, ES has provided information on potential ecological sensitivities, such as the wetlands present on some of the sites. If the application proceeds to substantive stage, ES will be likely to provide further comments on these aspects. The assessments included in the referral application are noted.

ES notes the involvement of Hokonui Runanga as a partner to this project. ES appreciates the linkage between the project and the aspirations of Hokonui Runanga as papatipu runanga for the area. The Cultural Values Statement from Hokonui Runanga included in the application supporting documents is noted. ES has also liaised with Te Ao Mārama Incorporated, which has advised it will be undertaking a detailed cultural impact assessment.

We thank you again for the opportunity to provide these comments in relation to the referral application. As referred to above, ES has sought to ensure these remain in scope for informing a

referral application. ES would certainly intend to lodge further comment at the substantive stage should the proposal proceed to that stage.

Hayley Fitchett



Date: 14 July 2026

GM Strategy and Regulation under delegated authority from the Southland Regional Council under the Fast-track Approvals Act 2024

Your written comments on a project under the Fast Track Approvals Act 2024

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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Southland District Council		
*First name	Adrian		
*Last name	Humphries		
Postal address	15 Forth Street, Invercargill		
*Contact phone number	0800 732 732	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
Please see next page

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Under Delegated Authority:



Adrian Humphries

Date:20/7/26

GM Regulatory Services
Southland District Council

Southland District Council (the Council) acknowledges the invitation to provide written comments on the referral application for the Hokonui Wind Farm Project under the Fast-track Approvals Act 2024. The Council appreciates the opportunity to provide feedback to assist consideration of the referral

application and has focused its comments on matters relevant to its functions, responsibilities, and interests as a territorial authority.

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged

As required by section 17(3), the Council has reviewed applications and approvals that may potentially be considered competing applications in relation to the proposed Hokonui Wind Farm Project.

Under the Fast-track Approvals Act 2024, an application is a competing application if:

- (a) it relates to the same natural and physical resources as the substantive application;
- (b) the approval sought by the other application could not be fully exercised (if at all) if the substantive application were granted; and
- (c) it was lodged by a different person.

RMA/2026/53160 – Roy Trustee 2022 Limited – Waimea Valley Road, Mandeville

Council is aware of Resource Consent Application RMA/2026/53160, received on 17 June 2026, which seeks consent for:

- a 20-lot rural subdivision;
- cancellation of existing amalgamation conditions; and
- the imposition of new amalgamation conditions.

The application has been lodged by a different applicant and relates to the same land as the proposed Hokonui Wind Farm Project.

While the subdivision application appears to satisfy paragraph (c) above and may relate to the same natural and physical resources for the purposes of paragraph (a), Council has not identified evidence that paragraph (b) is satisfied. Based on the information currently available, it is not apparent that the subdivision approval could not be fully exercised if the Hokonui Wind Farm Project were approved, or vice versa. There is no apparent impediment to the subdivision and wind farm activities occurring concurrently.

Accordingly, Council does not currently consider Resource Consent Application RMA/2026/53160 to be a competing application as defined by the Fast-track Approvals Act 2024.

Note: Council does not currently hold information regarding the intended end use of the proposed subdivision lots beyond the description contained in the application, which stated the application is for a 'Rural Subdivision'. It is noted within the scheme plan provided within the application that Lots 5 – 16 have 'Proposed Power Lines' identified within them and a significant number easements between the proposed allotments have been provided to 'Convey Electricity'.

RMA/2024/53237, RMA/2025/5310 and RMA/2025/53091 - 741 Waimea Valley Road, Nine Mile

Council is aware of Resource Consent Applications RMA/2024/53237, RMA/2025/53010 and RMA/2025/53091 located at 741 Waimea Valley Road and related to the same land as the proposed Hokonui Wind Farm Project. The Consent Holder for these consents are the same as the applicant who lodged RMA/2026/53160 (different to the applicant for the Fast Track application). The resource consents were granted on 21/02/2025, 05/05/2025 and 05/05/2025 respectively.

The applications were for a two-stage subdivision – RMA/2024/53237(Stage One) - 3 lot rural subdivision, RMA/2025/53010 (Stage Two) - 8 lot rural subdivision, RMA/2025/53091 - Section 127 variation of RMA/2024/53237 - change to condition 11 regarding the vehicle accessway to Lot 3.

Accordingly, the Council does not consider the Resource Consent Applications RMA/2024/53237, RMA/2025/53010 and RMA/2025/53091 to be a competing application as defined by the Fast Track Approval Act 2024.

RMA/1994/90 – 1900 Otapiri Mandeville Road, Otapiri Gorge

Council is aware of Resource Consent Application RMA/1994/90, relating to land north of and adjacent to the proposed project site.

The application sought consent for the construction of a helicopter hangar for private use and was approved subject to a condition that the associated airstrip be used for private purposes only.

While the approval relates to land in proximity to the proposed project area and may involve some of the same natural and physical resources, Council has not identified evidence that the approval could not be fully exercised if the Hokonui Wind Farm Project were approved, or vice versa.

Accordingly, Council does not currently consider Resource Consent Application RMA/1994/90 to be a competing application as defined by the Fast-track Approvals Act 2024.

RMA/1996/187 – Broadcast Communications Ltd – 349 Hedgehope Hill Road, Waimumu

Council is aware of Resource Consent Application RMA/1996/187, relating to land located south-east of the proposed project site.

The application comprised a Notice of Requirement by Broadcast Communications Ltd to alter the wording of the existing designation for the Mt Hedgehope Transmitting Station. The alteration enabled the provision of telecommunications and radio communication facilities to a range of public and private organisations, rather than limiting the designation to television purposes.

While the transmitting station designation may involve some of the same natural and physical resources as the proposed Hokonui Wind Farm Project, Council has not identified evidence that the telecommunications and radio communication activities enabled by the designation could not be fully exercised if the wind farm project were approved, or vice versa.

Accordingly, Council does not currently consider Resource Consent Application RMA/1996/187 to be a competing application as defined by the Fast-track Approvals Act 2024.

2. The project area is located across the territorial boundary shared with Gore District Council, who is also a relevant local authority for this application. With this context, are there any cross boundary jurisdiction matters that Southland District Council consider may affect the delivery of the project?

Southland District Council notes that the project spans the territorial boundaries of Southland District and Gore District. Potential cross-boundary matters may include transport effects, stormwater management, earthworks, natural hazard management, landscape and visual effects, infrastructure servicing, and any National Grid connection or associated electricity transmission infrastructure required to support the project. Council has not identified any significant cross-boundary jurisdiction issues at this stage that would prevent project delivery; however, appropriate coordination with Gore District Council, Transpower, and other relevant authorities will be required.

3. Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).

The Council does not consider the application involves an ineligible activity.

4. Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).

Council does not oppose this application proceeding through the fast-track process and being considered through a subsequent substantive application process, if the applicant proceeds with that.

The Council notes that the Hokonui Syncline is identified in the Southland / Murihiku Regional Landscape Study as a Visual Amenity Landscape and is recognised as a prominent landscape feature within the Southland district. While it is not identified as an Outstanding Natural Feature or Outstanding Natural Landscape, the scale and location of the proposed development within this landscape context suggest that landscape and visual effects are likely to warrant careful consideration should the application proceed to the substantive stage.

The Council has reviewed the landscape assessment submitted with the referral application and notes its description of the statutory status of the Southland / Murihiku Regional Landscape Study. Council generally concurs with that description and considers that the assessment of landscape and visual effects will be an important matter for detailed scrutiny during any substantive approval process.

The Council appreciates the opportunity to provide comments on the referral application. In preparing these comments, the Council has sought to confine its observations to matters relevant to the referral stage of the Fast-track approvals process. Should the proposal progress to the substantive stage, the Council reserves the right to make further submissions and provide more detailed technical comments on matters within its jurisdiction and expertise.

FW: CORPG4972 Hokonui Wind Farm project under the Fast-track Approvals Act 2024 – FTAA-2604-1213

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Mon 6/07/2026 2:59 PM

To FTAreferalls <FTAreferalls@mfe.govt.nz>

From: Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Sent: Monday, 6 July 2026 2:47 PM

To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Subject: RE: CORPG4972 Hokonui Wind Farm project under the Fast-track Approvals Act 2024 – FTAA-2604-1213

Hi all,

No comment from ACH.

Thank you



Office of Hon Paul Goldsmith

Minister for Arts, Culture and Heritage | Minister of Justice

Minister for Media and Communications | Minister for Pacific Peoples

Minister for Public Service and Digitising Government | Minister for Treaty of Waitangi Negotiations

Email p.goldsmith@ministers.govt.nz | www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Sent: Friday, 26 June 2026 8:00 am

To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Hon Shane Jones <Shane.Jones@parliament.govt.nz>; Simon Watts (MIN) <S.Watts@ministers.govt.nz>; Simeon Brown (MIN) <S.Brown@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Cc: FTAreferalls <ftareferalls@mfe.govt.nz>

Subject: CORPG4972 / Invitation to comment on Fast-track referral application for the Hokonui Wind Farm project under the Fast-track Approvals Act 2024 – FTAA-2604-1213

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Climate Change
- Minister for Energy
- Minister for Arts, Culture and Heritage
- Minister of Conservation

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Hokonui Hills Wind Farm Limited Partnership for referral of Hokonui Wind Farm project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA- 2604-1213).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **20 July 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the

project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Hokonui Wind Farm
Applicant	Hokonui Hills Wind Farm Limited Partnership
Location	Hokonui Hills, Southland
Project description	The project area is approximately 1100 hectares, located across 12 properties in the Hokonui Hills near Mandeville, mostly in the Southland District, and partly in the Gore District, Southland Region. The project is to: a. construct, operate, maintain and carry out end-of-life decommissioning of a wind farm with a peak generation capacity of up to 500 MW (Megawatts) and an annual expected output of 1,905 GWh (Giga-watt hours) b. establish a mixed-use industrial area of approximately 30 hectares to enable co-location of complementary industrial or energy-related activities. The project includes associated infrastructure and ancillary activities to connect and supply electricity to the National and local grids that will comprise: a. up to 83 wind turbines comprising 3-blades, atop a tower height of up to 150 metres (maximum blade height up to 240 metres above ground level) b. electrical reticulation consisting of underground and overhead cables and wind turbine transformers c. a new switching station and two new substations and associated transmission lines and connections to the National Grid d. construction of internal roading and access tracks, turbine foundations and hard-stand areas adjacent to the wind turbines e. ancillary activities associated with the construction including earthworks and quarrying, concrete batching plants (4000m² in area), operation and maintenance of the wind farm including permanent on-site facilities comprising a 400m² building f. mixed-use activities that may include data storage and processing facilities (including data centres), battery energy storage systems and associated grid support infrastructure, electricity-intensive processing or manufacturing activities, renewable energy conversion activities, and directly associated ancillary facilities supporting industrial and logistics operations

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz/

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment



20 July 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ-0035054

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 (the Act) on the following referral applications:

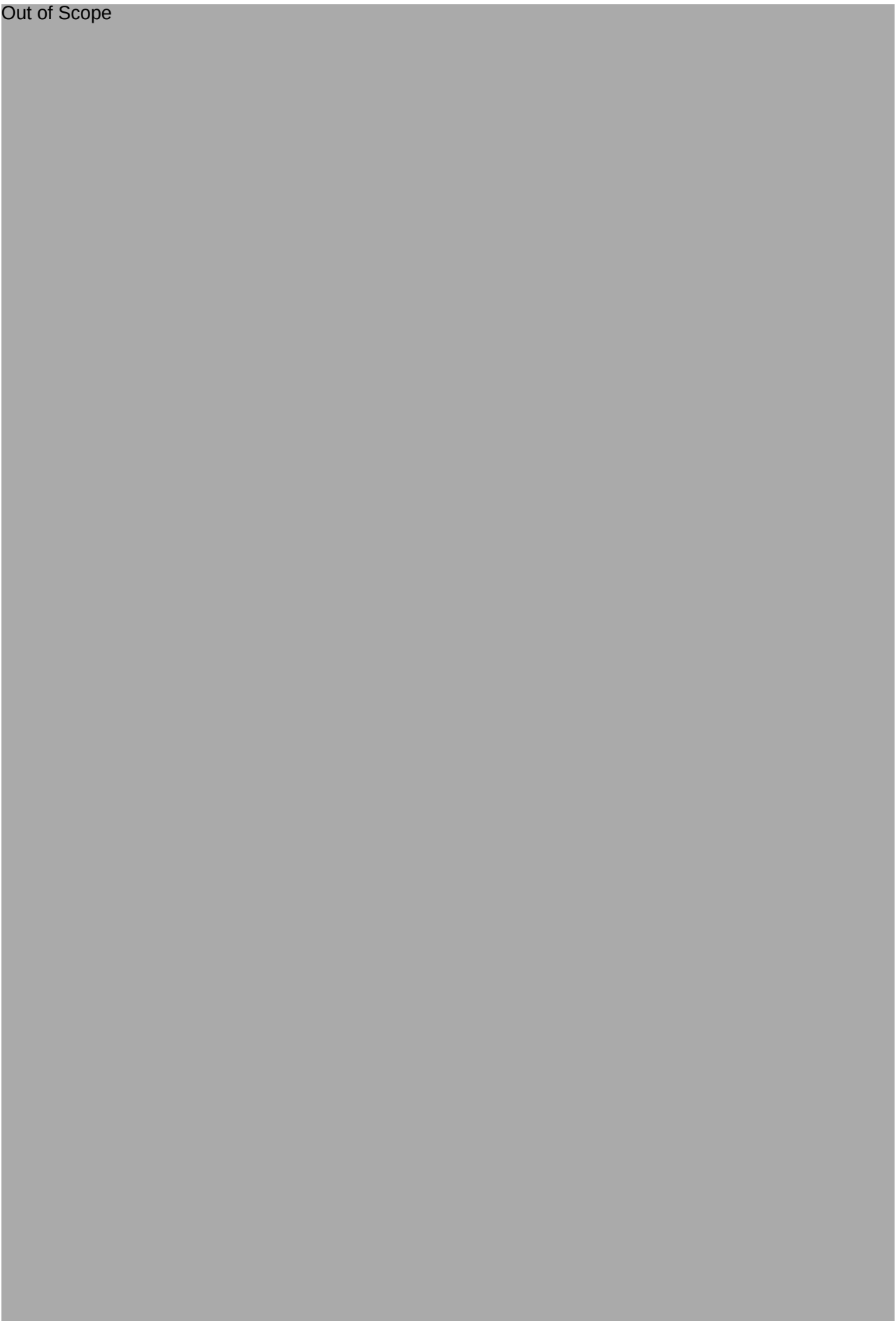
- Out of Scope [redacted]
- Out of Scope [redacted]
- Out of Scope [redacted]
- Out of Scope [redacted]
- Out of Scope [redacted]
- Out of Scope [redacted]
- Hokunui Wind Farm, FTAA-2604-1213.

I am providing comment in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided in their referral applications.

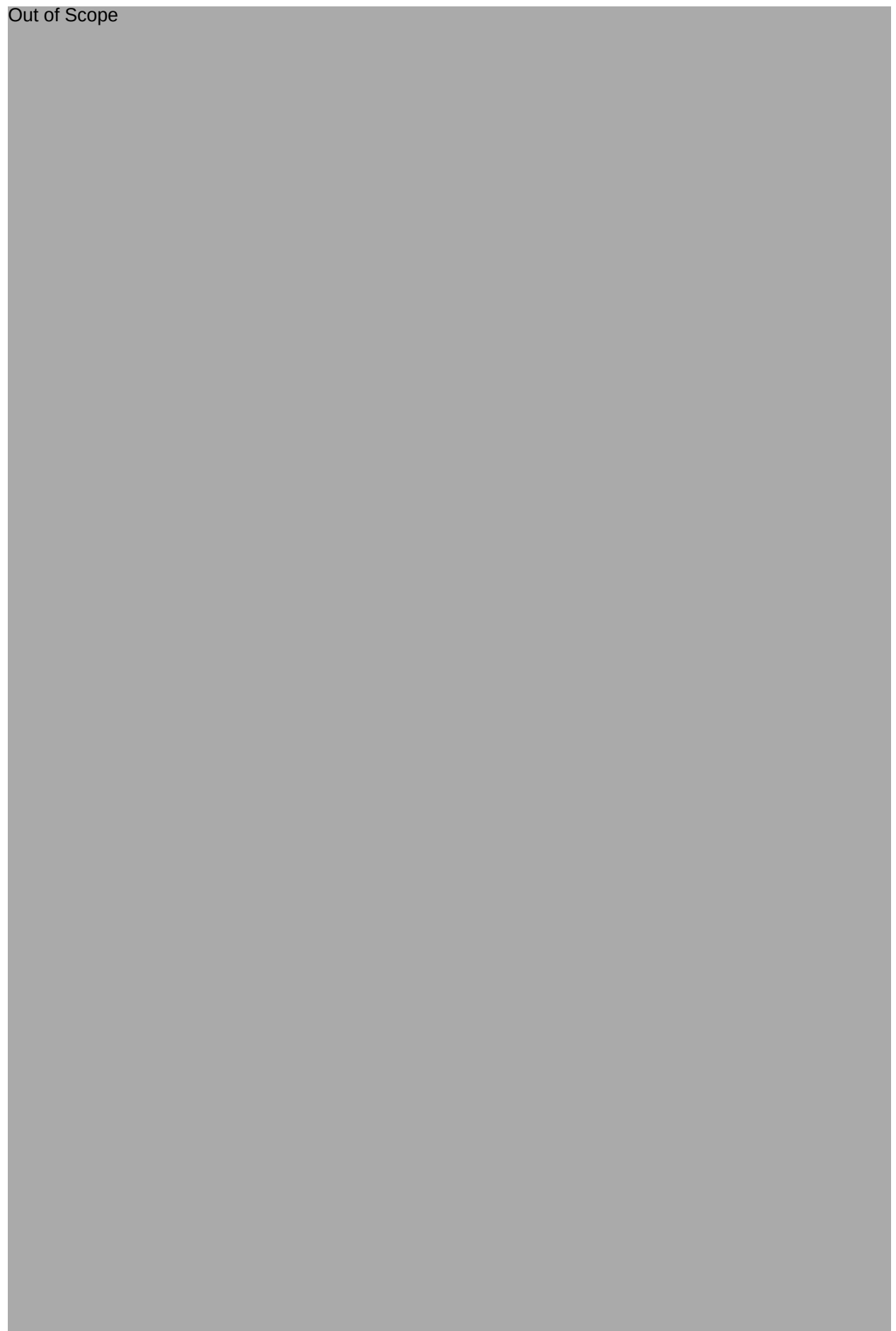
Out of Scope

[Redacted content]

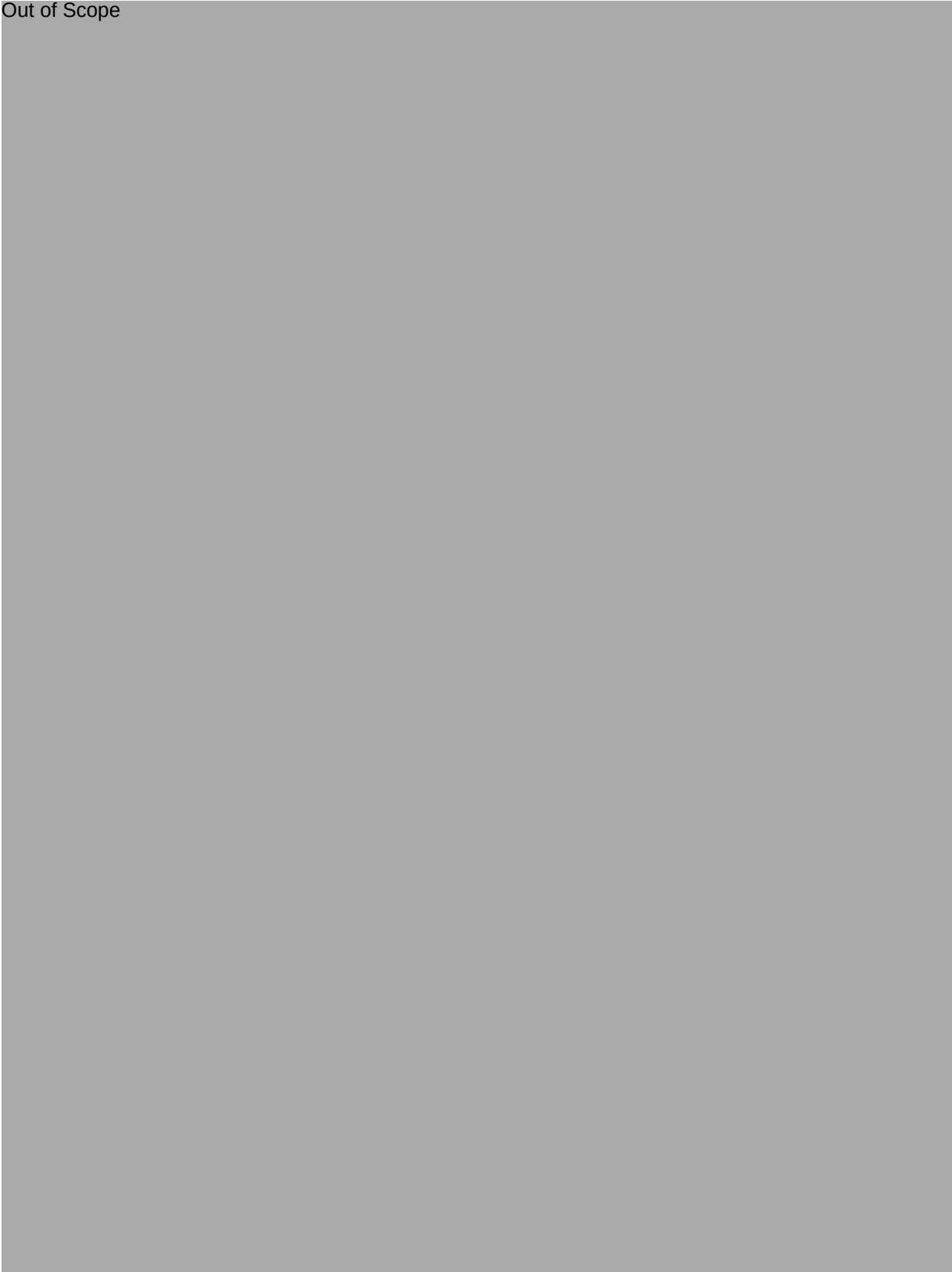
Out of Scope



Out of Scope



Out of Scope



Hokunui Wind Farm, FTAA-2604-1213

This application is for a wind farm located in the Hokunui Hills in Southland, comprising of up to 83 wind turbines, with an intended total generation capacity of up to 500 megawatts and an expected annual output of 1,905 gigawatt-hours, equivalent to supplying approximately

238,000 households, potentially making it one of New Zealand's largest wind farms by generation capacity. The proposal includes associated infrastructure and ancillary activities to connect to the national and local grids, as well as consents to carry out the wind farm's end-of-life decommissioning.

Based on the applicant's economic assessment, the construction period from 2029 to 2032 is expected to generate approximately \$136.5 million in GDP value-add and support 185 to 250 direct FTE roles in total and inject \$455 million into the local economy. When operational, the wind farm is expected to inject \$18 million per year into the local economy and support 24 to 33 ongoing FTE roles.

In the short to medium term, the primary benefits relate to construction activity, including employment and economic output. Over the longer term, the principal benefit is increased renewable electricity generation to meet growing demand associated with electrification. By supplying additional electricity to the national grid, the project may support regional economic activity, contribute to security of supply and place downward pressure on prices. It may also support electricity-intensive industries, including recently consented developments in Southland such as the Datagrid Data Centre Park, an artificial intelligence facility in the region.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Hon Nicola Willis', is positioned above the printed name.

Hon Nicola Willis
Minister for Economic Growth

Hon Simeon Brown

Minister of Health
Minister for Energy
Minister for State Owned Enterprises



22 JUL 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Dear Chris

Fast-track Approvals Act referral application: Hokonui Wind Farm project, FTAA-2604-1213

Thank you for the opportunity to comment on this application for referral under the Fast-track Approvals Act 2024 (FTAA).

Our government has the goal of doubling renewable electricity generation by 2050 to meet rising energy demand. This will enable a reliable and affordable supply of electricity, and to support the government's economic growth objectives.

Hokonui Hills Wind Farm Limited Partnership proposes a large-scale wind farm development located in the Hokonui Hills near Mandeville, mostly in the Southland District, and partly within the Gore District.

The project has a proposed peak generation capacity of up to 500MW, and annual expected output of 1,905GWh (approximately equivalent to the electricity used by 238,000 New Zealand households). The project would be one of New Zealand's largest renewable energy projects if built. It is approximately twice the size of New Zealand's largest existing wind farm, and larger than the Contact Energy wind farm that was granted Fast-track approvals in 2 April 2026.

I therefore consider that this project will deliver new nationally significant infrastructure, as per s22(2)(a)(ii) of the FTAA, in the form of large-scale energy generation.

I note that other Ministers and agencies are better placed to advise on other grounds for referral, such as the environmental impacts of the proposal.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Si-B'.

Hon Simeon Brown
Minister for Energy

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



20 July 2026

By email: infrastructure.portfolio@parliament.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the Hokonui Wind Farm Project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on the **Hokonui Wind Farm Project** under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and I encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in the Treaty settlements and other obligations (Section 18) report prepared by the Ministry for the Environment.

Nāku noa, nā

A handwritten signature in blue ink, reading 'Tama Potaka'.

Hon Tama Potaka

Te Minita mō Te Arawhiti me Te Minita Whanaketanga Māori
Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development

Hon Shane Jones

Minister for Oceans and Fisheries
Minister for Regional Development
Minister for Resources
Associate Minister of Finance
Associate Minister for Energy



20 July 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Fast-track Approvals Act 2024 – Hokonui Wind Farm application (FTAA-2604-1213)

Dear Chris,

Thank you for the opportunity to comment on this referral application under the Fast-track Approvals Act 2024 (FTAA 2024).

The FTAA 2024 has been established to provide a regime that makes it easier and quicker for regionally and nationally significant infrastructure projects to gain the approvals needed for development, in support of this Government's economic growth objectives.

I have considered the application and its alignment with the priorities of my Regional Development portfolio. My comments are attached as Annex One.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'Shane Jones'.

Hon Shane Jones
Minister for Regional Development

Annex One – Regional Development comments

Project overview

1. The applicant, Hokonui Hills Wind Farm Limited Partnership, has applied for Fast-track approval for its proposed Hokonui Wind Farm project. The project entails the development of a large-scale electricity generation project with a projected capacity of around 500 megawatts (MW), from up to 83 wind turbines and associated infrastructure, to be installed west of Gore in Southland.
2. The applicant states that the expected annual output of 1,905 gigawatt hours (GWh) of the wind farm will make a material contribution to meeting forecast increases in national electricity demand.
3. The applicant also states that the project will help meet Southland's regional electricity demand. Since 2017, Southland's regional electricity demand has exceeded load by an average of about 1,157 GWh (24.3 per cent of average generation).
4. Economic analysis provided by the applicant states that the project will:
 - a. over a three-year build period, generate direct benefits of \$136.5 million in gross domestic product (GDP) and 185-250 full-time equivalent (FTE) jobs. Indirect benefits are not reported.
 - b. once operational, generate \$18 million in GDP annually and 24-33 direct FTE. Indirect FTE are not reported.

Regional Development comments

5. Based on the analysis provided, the proposed project is expected to offer notable employment opportunities for the region during the three-year build period. The ongoing regional GDP impact may be considered modest – Southland's total GDP for year ending March 2024 was around \$8.839 billion (data from MBIE), meaning the project's average annual contribution once operational is expected to reach the equivalent of around 0.2 per cent of the region's GDP.
6. An increase in electricity generation is generally beneficial to regional New Zealand, as a more reliable electricity supply may support business investment and economic activity. Southland has a history of annual electricity demand exceeding local generation and has recently consented energy-intensive developments, including a data centre near Invercargill. The proposed project would help meet both Southland and national electricity demand by increasing renewable electricity generation capacity.
7. Comment on the impact from the proposed project on New Zealand's energy system should come from the Minister for Energy.

Minister of Climate Change
Minister for Energy
Minister of Local Government
Minister of Revenue



Hon Chris Bishop
Minister for Infrastructure
c.bishop@parliament.govt.nz

Dear Chris,

Thank you for the invitation to comment on Hokonui Hills Wind Farm Limited Partnership's Fast-track Approvals Act 2024 (FTAA) substantive application, Hokonui Wind Farm (FTAA-2604-1213).

The proposal promotes the benefits of renewable electricity generation, including reducing greenhouse gas emissions and contributing to sustainable development.

I wish to take this opportunity to express my broad support for projects which deliver positive climate outcomes for New Zealand, including the Hokonui Wind Farm Project.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Simon Watts', with a long horizontal stroke extending to the right.

Hon Simon Watts
Minister of Climate Change

Your written comments on a project under the Fast-track Approvals Act 2024

Project name	Hokonui Wind Farm
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name	Director-General of Conservation Statutory delegations are in place for the Department of Conservation (DOC / the Department) to provide commentary on behalf of the D-G.		
*First name	Lana		
*Last name	Gooderham		
Postal address			
*Contact number	phone	s 9(2)(a)	Alternative
*Email	Fast-track@doc.govt.nz ;		

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Manager's signoff



Linda Kirk

17 July 2026

Fast Track Applications Manager

Director-General of Conservation s17 comments

Project name	Hokonui Wind Farm
Applicant name	Hokonui Hills Wind Farm Limited Partnership
Application number	FTAA-2604-1213
Project summary details	The project is to: a. construct, operate, maintain and carry out end-of-life decommissioning of a wind farm with a peak generation capacity of up to 500 MW (Megawatts) and an annual expected output of 1,905 GWh (Giga-watt-hours) b. establish a mixed-use industrial area of approximately 30 hectares to enable co-location of complementary industrial or energy-related activities.

1 General Comments

1.1 Applicant Engagement

1.1.1 The applicant requested consultation with DOC on 26 January 2026. A summary of consultation was provided to the applicant on 20 April 2026. In summary, the matters addressed included:

- a. The land exchange process through the FTAA;
- b. Requirements for access and airspace easements across the marginal strip running along the Otamita Stream;
- c. Wildlife approval for the salvage and relocation of lizards;
- d. Effects on birds, invertebrates and vegetation;
- e. Potentially requiring fisheries approval as a result of alterations to streams on the site.

1.1.2 The referral application was lodged on 5 June 2026.

1.2 Land exchange

1.2.1 Part of the project (three wind turbines and associated infrastructure) is proposed to be located within an area of Public Conservation land (PCL) forming part of the Hokonui Forest Conservation Park. The applicant has identified a ~11.67 ha area of private land contiguous with the Conservation Park that it proposes to be able to exchange for the ~22.02 ha area of PCL needed for the project.

1.2.2 DOC acknowledges that while there was some correspondence on a proposed exchange, for this land, no formal application was lodged and therefore no decision made.



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- 1.2.3 The applicant is seeking through its referral application approval for either a land exchange as above, or for a concession for the use of this land instead. The applicant is seeking scope for both approvals as part of its referral application, with a decision to be made at a later date as to which approval it will pursue (concession or land exchange) in its substantive application.
- 1.2.4 Should the applicant seek a land exchange, the land exchange application will need to address all relevant matters listed in section 32 to section 36 of the FTAA. DOC is required to prepare a report in relation to the proposed land exchange. It is important to note that in accordance with clause 35(9), the applicant cannot lodge a substantive application until this report has been received by them.

1.3 Concessions

- 1.3.1 As is noted above, the applicant seeks to be able to apply for a concession to construct and operate that part of the project that is to be located on PCL.
- 1.3.2 The referral application also states that a crossing will need to be established over the Otamita Stream which runs through parts of the subject site, and which is subject to Part 4A of the Conservation Act 1987 which relates to marginal strips. This will involve upgrading an existing ford to a culvert. The applicant is seeking an easement over the stream as part of their project.
- 1.3.3 In addition, the applicant seeks an airspace easement to enable the crossing of the 220kV transmission line and a 33kV electricity line to cross the Otamita Stream, approximately 1.5km-2km upstream of the Glen Islay Road ford.
- 1.3.4 The applicant also seeks an airspace easement to enable the crossing of the 220kV transmission line and a 33kV electricity line to cross the Otamita Stream, approximately 1.5km-2km upstream of the Glen Islay Road ford.

1.4 Wildlife Approval

- 1.4.1 The application outlines that it is seeking Wildlife approval(s) for any activities relating to the disturbance of lizards and potentially terrestrial invertebrates.
- 1.4.2 In addition, the proposal involves bird collision monitoring with respect to the wind turbine infrastructure. Wildlife approval is also being sought for the handling of any dead protected bird species for the purposes of performing necropsy.

1.5 Fisheries Approval

- 1.5.1 The proposal involves constructing culverts within streams. It is noted that in certain watercourses within the subject site, it is likely to be necessary to prevent exotic fish from passing through in order to protect the threatened indigenous fish populations upstream.
- 1.5.2 To this end, the application includes specific approvals for complex freshwater fisheries activities.

1.6 Matters for the Minister to specify (s27)

- 1.6.1 Section 27(c) enables the minister to specify matters in relation to the land exchange process through the FTAA.
- 1.6.2 DOC does not seek that the Minister specify a deadline for the land exchange application. The relevant timeframes for the land exchange are set out in the FTAA and/or will be decided by the Panel Convener once an application is received and deemed complete.
- 1.6.3 With respect to information requirements, the land exchange application will be required to address all relevant matters listed Schedule 6, clause 24 of the FTAA, and follow the process under Part 2, clause 32-36.
- 1.6.4 At this stage, DOC has not identified any persons or groups in addition to those listed in section 35 that will be invited to comment on the application. Additional persons or groups may be identified once the land exchange application is lodged.

2 Criteria for Minister's decision on referral application

- 2.1.1 Sections 21 and 22 of the FTAA set out matters to be considered by the Minister in determining whether a referral application should be accepted.
- 2.1.2 Comments below are targeted to provisions where the Director-General (DOC) has specific interests or information relevant to the Minister's decision.

2.2 Criteria for declining a referral application

- 2.2.1 Section 21 sets out the criteria for the Minister for declining a referral application. DOC has considered these criteria and provides comments in the table below

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	Based on the information available, DOC has considered the ineligibility criteria at sections 5(1)(h), (i), (j) and (k), and has not identified any aspect of the Project that would be ineligible based on those criteria.
21(3)(c)	Is there adequate information to inform a decision	With respect to the approvals identified in the referral application for which DOC is the administering agency, DOC considers the information adequate in terms of a referral decision.
21(4)	Are there any other reasons to decline the application?	Based on the information available, DOC has not identified any reason why the Project should be declined.

Section	Criteria	Comments
21(5)(a)	Is the project inconsistent with: - a Treaty settlement; - Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019; - Marine and Coastal Area (Takutai Moana) Act 2011.	Based on the information available, DOC has not identified any inconsistency with any relevant Treaty settlement or other obligations. The relevant Treaty settlement is the Ngai Tahu Claims Settlement Act 1998.
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	Based on the information available, DOC has not identified any reason why it would be more appropriate to deal with the proposed approvals under the parent legislation.
21(5)(c)	Would the project have significant adverse effects on the environment	Due to the limited information available, DOC is unable to form a firm position on the significance of adverse effects of the proposed project. DOC is not aware of any potentially significant adverse effects being identified.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the applicant's compliance history.
21(5)(g)	Would a substantive application have any competing applications	Based on the information available, DOC has not identified any competing applications in respect of conservation approvals.

2.3 Criteria for accepting a referral application

2.3.1 Section 22 sets out the criteria for the Minister for accepting a referral application.

2.3.2 DOC has considered these criteria and provides comments in the table below.

Section	Criteria	Comments
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	A Wildlife Act approval would generally take approximately three-four months to process, which is not significantly longer than the FTAA process is expected to take. However, there may be benefits for the Applicant in terms of consideration being combined with RMA approvals (rather than being advanced by a separate process) and given the different decision-making framework under the FTAA. A land exchange process under the Conservation Act 1987 can take several months or longer to process,

		and is dependent on staff availability and competing priorities. While the land exchange under the FTAA is likely to also take several months to process, the prescriptive pathway under the FTAA provides increased certainty and process efficiencies for the Applicant and DOC. The Applicant will have a better understanding of the merits of their land exchange proposal by the time it needs to decide whether to apply for a land exchange or concession in its substantive application.
22(2)(a)(ix)	Will this project address significant environmental issues?	The applicant notes that the proposal is likely to address the effects of climate change by providing a significant source of renewable electricity.
22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	The relevant Conservation Management Strategy is Southland Murihiku Conservation Management Strategy 2016 and the Conservation General Policy 2005. Based on the information provided, the proposal is generally consistent with these documents.
22(b)	Any other matters the Minister may consider as relevant?	None.

3 Matters for the Minister to specify (s27)

3.1.1 The application includes a land exchange component. The applicant has indicated that it may wish to apply for a land exchange as part of its substantive application.

3.1.2 Section 27(c) enables the minister to specify:

(i) a deadline for lodging the land exchange application

(ii) information that must be submitted with the land exchange application

(iii) the persons and groups from whom the D-G of Conservation must invite comments in addition to those specified in section 35

3.1.3 DOC does not seek that the Minister specify a deadline for the land exchange application. The relevant timeframes for the land exchange are set out in the FTAA and/or will be decided by the Panel Convener once an application is received and deemed complete. It is noted that in accordance with clause 35(9), the applicant cannot lodge a substantive application until the land exchange report prepared by DOC has been received. The Panel Convenor will also set a timeframe within which DOC will be required to provide its land exchange report to the applicant.

3.1.4 With respect to information requirements, the land exchange application will be required to address all relevant matters listed in clause 24 of Schedule 6 of the FTAA to a level of

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detail that is appropriate for the scale and complexity of the land exchange. On the basis of the information provided by the applicant to date, DOC is not able to identify any other information likely to be needed from the applicant.

- 3.1.5 At this stage, DOC has not identified any persons or groups in addition to those listed in section 35 that will be invited to comment on the application. Additional persons or groups may be identified once the land exchange application is lodged.

3.2 Conclusion

- 3.2.1 In conclusion, DOC is not aware of any reason the Project should not be referred.



Linda Kirk
Fast Track Applications Manager

Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Date: 17 July 2026

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011



Comments on referral application under the Fast Track Approvals Act 2024

Hokonui Wind Farm, FTAA-2604-1213

Contact Details	
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)
Contact person	HNZPT Fast-track Team
Contact Number	(04) 470 8053
Email	fasttrack@heritage.org.nz

General Comments

1. Hokonui Wind Farm Limited Partnership (Applicant) has lodged an application for referral of the Hokonui Wind Farm Project (project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has been provided application documents that are relevant to the archaeological authority application. These have been assessed and HNZPT comments as follows:

Consultation and Engagement

4. The applicant consulted with HNZPT online on 5 December 2025. The 'Preliminary Archaeological Assessment' (McStay, 2026) was provided to HNZPT on 12 March 2026. This preliminary assessment, based on desktop research, covers the history of the area and recorded archaeological sites with a specific focus on the European settlement of the area. No survey of the area has been undertaken, nor has an assessment of values or effects been provided. The Applicant's consultant confirmed that this would be undertaken if the application was referred.

Archaeological Authority Application

5. The preliminary desktop assessment identifies recorded archaeological sites within part of the project area. The works proposed as part of the project have the potential to modify or destroy recorded sites, and there is potential to encounter further archaeological material or sites. As such, an archaeological authority is required prior to those works commencing.
6. For this archaeological authority, HNZPT will require a fulsome archaeological assessment that incorporates the results of any physical archaeological survey and assesses the effects on recorded and potential unrecorded archaeological sites within the project boundary.



7. The project area sits within the takiwā of Hokonui Rānanga, who are the Ngāi Tahu hapū directly affected by the Wind Farm proposed project. Hokonui Rūnanga maintain a connection to the project area and the mahinga kai sites within it. Should the project be referred, appropriate consultation with tangata whenua must be provided with a substantive application.
8. HNPZT appreciates that a Cultural Values Statement has been provided with this application and supports the production of a further Cultural Impact Assessment to allow for the impact on cultural values to be considered as part of this application.

Effects on Archaeological Values

9. In order to mitigate the adverse effects on archaeological values, a suite of conditions will be required.
10. This has been discussed with the Applicant and will continue through the application process.

Conclusion

11. If the project is referred, HNZPT anticipates further engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:
 - A fulsome archaeological assessment;
 - Appropriate methodologies and strategies proposed;
 - Appropriate draft management plan and research strategy;
 - Evidence of appropriate consultation with tangata whenua; and
 - Appropriate draft conditions.

Your written comments on a project under the Fast Track Approvals Act 2024

20 July 2026

Project name	Hokonui Wind Farm (Project) – Hokonui Hills Wind Farm Limited Partnership
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Transpower New Zealand Limited (Transpower)		
*First name	Jo		
*Last name	Mooar		
Postal address	PO Box 1021 Wellington 6011		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
Transpower has been identified as an “other person” for the purpose of section 17(5) of the Fast-track Approvals Act 2024 (Act). Thank you for the opportunity to provide comments about the Project, and its potential impact on National Grid assets. The Project relates to a wind farm development, primarily in Southland District, with a small proportion of the transmission line and connection to the National Grid located in Gore District. The Project proposes to connect to either, or both, of Transpower’s 220kV Invercargill- Roxburgh A and B transmission lines. In this regard, Transpower is the occupier of land subject to the Project. As noted, in the referral application, the applicant has been in discussions with Transpower in relation to connection to the Grid. We expect these discussions will continue. Transpower supports the Project as it proposes renewable electricity generation and will support climate change mitigation (section 22(2)(a)(vii) of the Act). The Project will also deliver new regionally or nationally significant infrastructure (section 22(2)(a)(ii) of the Act).

Transpower's recent Security of Supply Assessment (**SOSA**) highlights that, as a country, we need to pick up the pace and move planned projects through consenting to build and commissioning phases. A summary of this need is contained at the following link: [Building the renewable generation we need to deliver New Zealand's energy future - a discussion document for consenting authorities.pdf](#).

20 July 2026

Fast Track
Private Bag 63002
WELLINGTON 6140

Tēnā koe

Hokonui Wind Farm - Fast Track Consenting

This letter is provided on behalf of Hokonui Rūnanga, Waihōpai Rūnaka, Te Rūnaka o Awarua, Oraka Aparima Rūnaka (**Ka Rūnaka**). Ka Rūnaka are recognised as members, and Papatipu Rūnanga, of Te Rūnanga o Ngāi Tahu under the Te Rūnanga o Ngāi Tahu Act 1996 and are a subset of 18 Papatipu Runanga who together form Te Rūnanga o Ngāi Tahu.

Ngāi Tahu is the principal Māori Iwi of New Zealand's South Island with a Rohe encompassing about 80% of the South Island and significant commercial investments across multiple industries, including fisheries, forestry, tourism, property and logistics. Ka Rūnaka take our role as kaitiaki of the moana and whenua in our takiwā seriously and want to play a leading role to advance the interests of our whānau and the communities that we are part of and live within. You may be familiar with the whakatauki - *‘Mō kā uri, ā muri ake nei’* (For us, and our children after us). This whakatauki captures our thinking and intergenerational approach.

Ka Rūnaka support development in our takiwā because it creates opportunities for our whānau and our communities. We also hold an inherent responsibility to ensure the whenua and moana are treated with respect and care. Balancing different priorities can be hard, but in our experience where parties engage with Ka Rūnaka early and in a meaningful way issues and barriers are usually able to be resolved.

Kā Rūnaka understand that Hokonui Hills Wind Farm LP is intending to seek consent(s) under the Fast-track Approvals Act 2024.

The purpose of this letter is to confirm, for the purposes of section 11 of the Fast-track Act, that Hokonui Hills Wind Farm LP has begun consultation with Kā Rūnaka. As mana whenua, Ka Rūnaka are likely to be impacted by this project, and this is an opportunity to commence meaningful engagement with Te Ao Mārama Incorporated (**TAMI**) on behalf of Ka Rūnaka. We are aware that engaging with four Rūnaka can be sometimes a challenge, so we are working together to provide a point of contact via TAMI to make that process easier for external parties.

We have provided a process agreement to provide more information about the process to engage with Rūnaka / TAMI.

For the avoidance of doubt, Kā Rūnaka have not provided any affected party approval for the purposes of either sections 95A or 95B of the Resource Management Act 1991 or any equivalent under the Fast-track Act.

Kā Rūnaka expect to be invited to provide comments on the application under section 17 of the Fast-track Act. Further, in relation to the report on Treaty settlements and other obligations required under section 18 of the Fast-track Act Kā Rūnaka expect that the responsible agency will work with Kā Rūnaka (and Te Rūnanga o Ngāi Tahu as is consistent with its statutory role) in preparing the report.

In the meantime, should you wish to speak with us please contact Dean Whaanga at TAMU
(s 9(2)(a) /s 9(2)(a)).

Nāku noa, nā



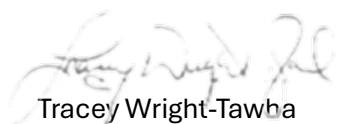
Pania Coote
Awarua Rūnaka



Cyril Gilroy
Waihopai Rūnaka



Robin Hellier
Hokonui Rūnaka



Tracey Wright-Tawha
Oraka- Aparima Rūnaka