

14 November 2025

Environmental Protection Authority
Private Bag 63002
Wellington 6140
Attention: Keely Paler – Application Lead

Dear Ms Paler

Southland Wind Farm: request for information re 'land adjacent'

I am writing in response to your request for information issued earlier today, 14 November 2025, pursuant to section 67 of the Fast-track Approvals Act 2024 (FTAA). The request was as follows:

Please explain why the areas identified in Appendix 1 have not been identified by the Applicant as 'Adjacent properties to the project', as illustrated on page 66 of the document entitled 'G06 – Part G – Technical Report Maps – Pages 63 – 66'?

When identifying "land adjacent to" the "land to which the substantive application relates", for the purposes of section 53(2)(h) and (i) of the FTAA, Contact considered and sought to apply:

- General principles in terms of the meaning of the term 'adjacent'; and
- The guidance note "Identifying adjacent land" under the FTAAA (revised June 2025), published by the EPA and available on the Fast-track website.¹

Appendix 1 to the request for information circles two general areas:

- **Circle 1 [on the left of the map]:** Land to the south / southwest of the Jedburgh Station and Glencoe Station properties that are part of the Wind Farm Site (identified as properties 1 and 2 on the Appendix 1 Map), and further south of the properties at 203 Egremont Road and 676 Woods Road (identified as properties 21 and 22). Property 21 is DOC-administered land, that forms part of the Catlins Conservation Park. Property 22 is privately owned farm land (with 1 identified dwelling).

¹ [FTC GUIDANCE MATERIAL Identifying Adjacent Land.pdf](#) (Guidance Note).

- **Circle 2 [on the right of the map]:** Land to the south of the Matariki / Venlaw forestry property that is part of the Wind Farm Site (identified as properties 4 and 5 on the Appendix 1 map), and further south and east of the property at 2475 Venlaw Road that has been identified as 'adjacent' (identified as property 20 on the Appendix 1 map). Property 20 is DOC-administered land.

By reference to the Guidance Note, the properties generally located within Circle 1 and Circle 2 were not identified by Contact as 'land adjacent', because:

- They are not directly adjoining / contiguous with any property that forms part of the Project Site;
- Nor are they separated from the Project Site by only a road, rail corridor or watercourse;
- Nor are they surrounded by land that is considered to be directly adjoining / contiguous with the Project Site.

There is at least one additional property between any Project Site property and all of the properties within Circle 1 and Circle 2.

To provide further detail that may be of interest to the Panel:

- **Circle 1:** The land generally within this circle is privately owned land, comprising a number of farm properties and dwellings.
- **Circle 2:** The land generally within this circle is plantation forestry land, owned by Matariki Forests (which is a core Project landowner).

I trust this addresses the Panel's request for information. Contact would be happy to assist with any further requests related to this or other matters.

Yours sincerely,



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