

Your Comment on the Southland Wind Farm Application

All sections of this form with an asterisk (*) are mandatory.

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)	Prime Range Farm Management Ltd		
*First name	Matt		
*Last name	McRae		
Postal address	[REDACTED]		
*Home phone / Mobile phone	[REDACTED]	*Work phone	[REDACTED]
*Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]		

2. *We will email you draft conditions of consent for your comment	
<input checked="" type="checkbox"/> I can receive emails and my email address is correct	<input type="checkbox"/> I cannot receive emails and my postal address is correct

3. 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

1. We have managed the farm known as [REDACTED] situated at [REDACTED] since 2020. However, our ancestors have lived in the Mokoreta Valley since 1909 and our children are the 5th generation of our family to have lived here.
2. We manage [REDACTED], a 1200ha sheep and beef farm, for Prime Range Farm Management Limited (**Prime Range**), an Auckland based company who purchased the farm in 2020.
3. We are commenting on the Slopedown Windfarm Application because [REDACTED] is listed as adjacent in the application. [REDACTED] is part of the [REDACTED].
4. Prime Range have discussed this project at board level and support our comments in full.

5. Part of the attraction for buying the farm was its outstanding scenery. Prime Range regularly have visitors out to the farm. These people are often international visitors and are always awed by the beauty of this area.
6. The native bush, steep slopes and views over the Southland plains are awe-inspiring.
7. Mokoreta is an awesome place to call home and visitors regularly comment on the native bush all around, and the picturesque nature of the valley. Prime Range have also used the farm and surrounding bush area in several promotional videos to showcase New Zealand to the world.
8. The farm is named after Mount Egremont which is 408m high. Mount Egremont sits to the South of the potential wind farm location and will be beneath it if its goes ahead. We are always looking north to Slopedown as that's the natural progression of the sun from east to west.
9. The two houses on the property are situated at approx. 100m above sea level and look north to the Slopedown hill. We are concerned about the impact on the landscape as it is predominantly indigenous vegetation on the slope that the farm faces. Turbines looking down on us will really alter the natural wilderness feeling of the enclosed valley. Given the height we are worried they will be overpowering on the landscape. We don't want man made structures to detract from the natural beauty.
10. In the past walking and cycling events have taken place on Mount Egremont and we are in the process of bringing these back. Previous entrants of the race thought it was a really unique part of Southland. There was even a motorcycle kids camp held on Mt Egremont this year. Further, we have been in discussions with a group about having an adventure race here because of how remote the area is. We do not agree with any comments that the recreational value of this area is low.
11. We cannot understand how the visual affects of the 220m turbines will be no more than minor on the landscape of Slopedown. We recently re-clad a shed on Egremont road, located at 203 Egremont Road, which is right beside an area of native bush and the iron stands out from several kilometres away. You can easily spot it from the Doctors Road intersection as the native bush is behind it. It's only a 5m high farm implement shed. If this is the result of a man made structure which isn't even on the skyline, what is the effect of the 220m high turbines going to be on the top of the ridge and along the skyline. We do not agree with any comments that the turbines will blend in with the skyline.
12. The distinctive shape of Slopedown is easy to spot when out and about in Southland. Particularly driving home from Invercargill, we can always point out to others in the

car where home is by saying at the base of the slope on the horizon. Mt Egremont is very easy to locate with this orientation.

13. The skyline is so impressive that several members of our wider family have a picture of it hung on their walls.
14. We have viewed several mock photos of the project prepared by Contact or their third party contacts. We do not believe the photos are a true representation of the project. When we leave the valley we can see the Kaiwera turbines quite prominent on the landscape.
15. The noise really concerns us also. I (Joe) lived beneath the White Hill Wind Farm for a time and the days we could hear the turbines the most was on the calmer days. At the minute our noise is from birds, livestock, water etc, and it's all part of nature. We don't want to be listening to turbines whirling in the wind. Our staff are also concerned about this as its going to be audible over the farm property. We are concerned about the effect this will have on us attracting and retaining staff as it is already hard to attract people to a remote area of Southland, let alone beneath a windfarm.
16. We aren't against wind farms per se, we just can't understand why someone would want to ruin Slopedown Hill with a wind farm of this scale. It's an iconic landmark in our opinion and is worth saving for future generations to appreciate its beauty.
17. We would have submitted against the Kaiwera wind farm had we known it was going to be visible from the top of Mokoreta/Redan valley, Wyndham and wider area. It concerns us that a lot of people will feel the same way about Slopedown if this proposal goes ahead. Using the non-descript name of 'Southland wind farm' makes people feel like it won't affect them.
18. We are also really worried about the lighting on the turbines and the effect it will have on our dark skies. Pointing out the stars to our children from our home is something that has been passed down from generation to generation. We don't want to lose the significance of that for a wind farm. 16 lit turbines is still 16 too many.
19. We would perhaps feel different if the power was needed for our community, such as if Wyndham or even Invercargill were growing rapidly in population. But we don't believe they are. This is just about big businesses wanting to own a wind farm and make money off it. We are being told it will help the primary sector convert to more renewable energy such as the milk companies going electric or the meat companies. We query how affective this is as wind doesn't blow 24/7, and the Contact representative told us the power can only be stored for 2 hours if they install special

batteries in the turbines. Sounds like we will just have to pay more for our primary industry supply companies to have several power options available.

20. We note from the data that some of the bat recording has been done from the back of our farm. We have been in touch with a local expert and have been hoping to do our own monitoring in the future. We have been told the dry summer last year would affect bat numbers, and also the wet season this year wouldn't be great for bats either. It is pretty amazing to think that the Catlins Conservation Park contains one of a few populations of the Long Tail Bat. It's right here in our backyard and we do wonder what impact the turbines will have on the bat population. Offsetting in a different area doesn't give credit to this area that the bats have decided to call home.
21. We also query whether the approx. 10 full time jobs the project post construction will make is actually offset by the tourism opportunities we will not have available to us (and the wider area) if this project goes ahead. On behalf of Prime Range we are looking into luxury accommodation on the farm to diversify income, including a helicopter pad for a quick trip from Queenstown. However, this investment is on hold until the wind farm decision is made as people want to get up close with natural wilderness landscapes, not wind farms. The potential dark skies classification for the Catlins, coupled with wildlife walks for spotting species such as Australasian Bittern, NZ Falcon and long tailed bats etc has real potential for the area and will not affect the environment to the same extent as this project.
22. We do not agree with only this property getting to comment in the Mokoreta-Redan Valley. The legislation must be able to see that the green belt of the Catlins Conservation Park shouldn't preclude the valley at the foothills from having a say on such a significant project. Given the narrow scope of the Fast Track Approvals Act, if Contact were so certain of the benefits of this project – you would think they would not have a problem with a couple more houses being asked for their comments.
23. We read the previous decision of the Covid 19 Panel and agree with their decision to decline this application.
24. We have also read and support in full the comments of the West Catlins Preservation Society – both the first two times and now this third round of comments.
25. We hope that you will refuse Contacts application for a 55 turbine wind farm in its entirety.

Thank you for taking the time to read our comments.

Matt and Joe McRae

On behalf of Prime Range Farm Management Ltd