

Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2505-1059 Southern Link Inland Port

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	28 July 2025

Number of attachments: 5	Attachments: - Provisions of section 18 of the Fast-track Approvals Act 2024 - Project location map - List of relevant Māori groups - Comments received from invited Māori groups - Comments received from the Minister for Māori Development and/or Minister for Māori Crown Relations: Te Arawhiti
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Ministry for the Environment contacts:

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Principal Author	Joanne Waitoa		
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General Manager, Delivery & Operations	Ilana Miller	s 9(2)(a)	

Key points

- The Ministry for the Environment (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2505-1059 Southern Link Inland Port referral application.
- The applicant, Southern Link Property Limited, proposes to develop a comprehensive Inland Port and Logistics Hub at North Taieri, Dunedin, to service Port Otago. The application seeks approvals under the Resource Management Act 1991 (RMA) only. The land for this project is owned by the applicant.
- Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. We have identified Te Rūnanga o Ngāi Tahu, a number of Papatipu Rūnanga, and their associated entities, as relevant to the project area, which we have listed at **Attachment 3**.

4. We have identified the Ngāi Tahu Claims Settlement Act 1998 as relevant to the project area. The project is not within the common marine and coastal area, and there are no Mana Whakahono ā Rohe or joint management agreements relevant to the project area. While the Ngāi Tahu Claims Settlement Act 1998 includes relevant relationship principles, there are no specific provisions in the Treaty settlement that relate to the project area.
5. Te Rūnanga o Ōtākou provided comments on the referral application. They support the application and note that the applicant has engaged proactively with mana whenua and entered into a process agreement with ngā rūnaka (Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, and Te Rūnanga o Ōtākou).
6. The Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti support the application subject to the applicant continuing to engage with relevant iwi, hapū and whānau and giving effect to the process agreement entered into with ngā rūnaka.
7. We do not consider there are any matters identified in section 18 which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature



Ilana Miller
General Manager – Delivery and Operations

Introduction

8. Under section 18 of the Act, you must obtain and consider a report on Treaty settlements and other obligations for each referral application, prepared by the responsible agency (Secretary for the Environment).
9. The information which must be provided in this report includes:
 - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
 - b. relevant principles and provisions in Treaty settlements and other arrangements;
 - c. a summary of comments and further information received from invited Māori groups; and
 - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
10. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

11. The applicant, Southern Link Property Limited (a joint venture between the property subsidiary of Port Otago and Dynes Transport), proposes to develop a comprehensive Inland Port / Logistics Hub to service Port Otago. The proposed site for the project is 270–292 Dukes Road North, North Taieri, within the territorial boundaries of the Dunedin City Council, and adjacent to the Taieri Branch Rail Line. The application seeks approvals under the RMA only (discharge permit, land use consent, water permit). The land for the project is wholly owned by Southern Link Property Limited. We have provided a location map at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

12. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

13. We consider the following groups to be the relevant iwi authorities for the project area:
 - a. Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu.

Treaty settlement entities

14. Under section 4(1) of the Act, “Treaty settlement entity” means any of the following:
 - (a) a post-settlement governance entity (PSGE):
 - (b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:
 - (c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:

(d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):

(e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

15. We have identified the following relevant Treaty settlement entities for this project area:

- a. Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu, PSGE for the Ngāi Tahu Claims Settlement Act 1998;
- b. Te Rūnanga o Moeraki, representing Moeraki, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998;
- c. Kāti Huirapa Rūnaka ki Puketeraki, representing Puketeraki, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998;
- d. Te Rūnanga o Ōtākou, representing Ōtākou, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998;
- e. Hokonui Rūnanga, representing Hokonui, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998;
- f. Waihōpai Rūnaka, representing Waihōpai, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998;
- g. Te Rūnanga o Awarua, representing Awarua, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998; and
- h. Te Rūnanga o Ōraka-Aparima, representing Ōraka-Aparima, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998.

Groups mandated to negotiate Treaty settlements

16. There are no groups which have recognised mandates to negotiate a Treaty settlement over an area which may include the project area. All historical claims under te Tiriti o Waitangi / the Treaty of Waitangi have been settled in respect of the project area.

Takutai Moana groups and ngā hapū o Ngāti Porou

17. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.

18. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through customary management areas

19. The project area is not within a taiāpure-local fisheries area, mātaihai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

20. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:

- a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
- b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.

21. This project does not involve an activity described in section 23(1)(a) and/or (b) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

22. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.

23. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there are no parties to these arrangements to identify.

Any other Māori groups with relevant interests

24. We have also identified the following entities, owned by the relevant papatipu rūnanga, as other Māori groups with relevant interests, as they may represent the papatipu rūnanga on environmental and other matters in the project area:

- a. Aukaha, representing Otago-based papatipu rūnaka¹ – Moeraki, Puketeraki, Ōtākou, and Hokonui; and
- b. Te Ao Mārama Incorporated, representing Murihiku papatipu rūnanga – Ōraka-Aparima, Waihōpai, Awarua and Hokonui.

Consultation undertaken by the applicant

25. The applicant has advised they have entered into a Process Agreement with Te Rūnanga o Ōtākou, Te Rūnanga o Moeraki, and Kāti Huirapa Rūnaka ki Puketeraki.

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

26. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.

¹ The variation in use of rūnaka/rūnanga is due to regional dialects.

27. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:

- a. Ngāi Tahu Claims Settlement Act 1998.

Relevant principles and provisions

28. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for Ngāi Tahu Claims Settlement Act 1998 are set out below:

Crown acknowledgements and apologies

- 29. As part of the Ngāi Tahu Treaty settlement, the Crown apologised to Ngāi Tahu for its past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries and, in fulfilment of its Treaty obligations, the Crown states that it recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the takiwā of Ngāi Tahu whānui.
- 30. Respect for Ngāi Tahu views on resource management matters and enabling effective involvement of Ngāi Tahu as a Treaty partner in resource management decision-making within the takiwā are important ways in which the Crown can give ongoing effect to these acknowledgements and uphold its relationship with Ngāi Tahu.
- 31. As the applicant is seeking RMA approvals only and the project site is approximately 30km away from the nearest statutory acknowledgement area we have not identified any particular provisions in the Ngāi Tahu Claims Settlement Act 1998 that are relevant to the project area.
- 32. We do note, however, that iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

Customary Marine Title/Protected Customary Rights

33. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

34. As noted above, the project area is not within a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

Mana Whakahono ā Rohe/Joint management agreement

35. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

Summary of comments received and advice

Comments from invited Māori groups

36. Pursuant to section 17(1)(d) of the Act, on 6 June 2025 you invited written comments from the Māori groups identified above in paragraphs 13-24, from a list we previously provided

you. These groups were provided with access to the application material and had 20 working days from receipt of the copy of the application to respond.

37. Te Rūnanga o Ōtākou provided comments on the referral application. They support the application in its current form, and note that the applicant has engaged proactively with mana whenua, entering into a process agreement with ngā rūnaka (Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, and Te Rūnanga o Ōtākou) to support the exchange of technical reports and increased understanding of the potential impacts on cultural values. We have included these comments at **Attachment 4**.

Consultation with departments and Ministers

38. In preparing this report, we are required to:

- a. consult relevant departments; and
- b. provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti (for response within 10 working days).

39. We have previously sought advice from Te Puni Kōkiri regarding the relevant Māori groups for other applications near the project area and have incorporated those views into this report.

40. The Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti support the application subject to the applicant continuing to engage with relevant iwi, hapū and whānau and giving effect to the process agreement entered into with Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

41. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
42. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

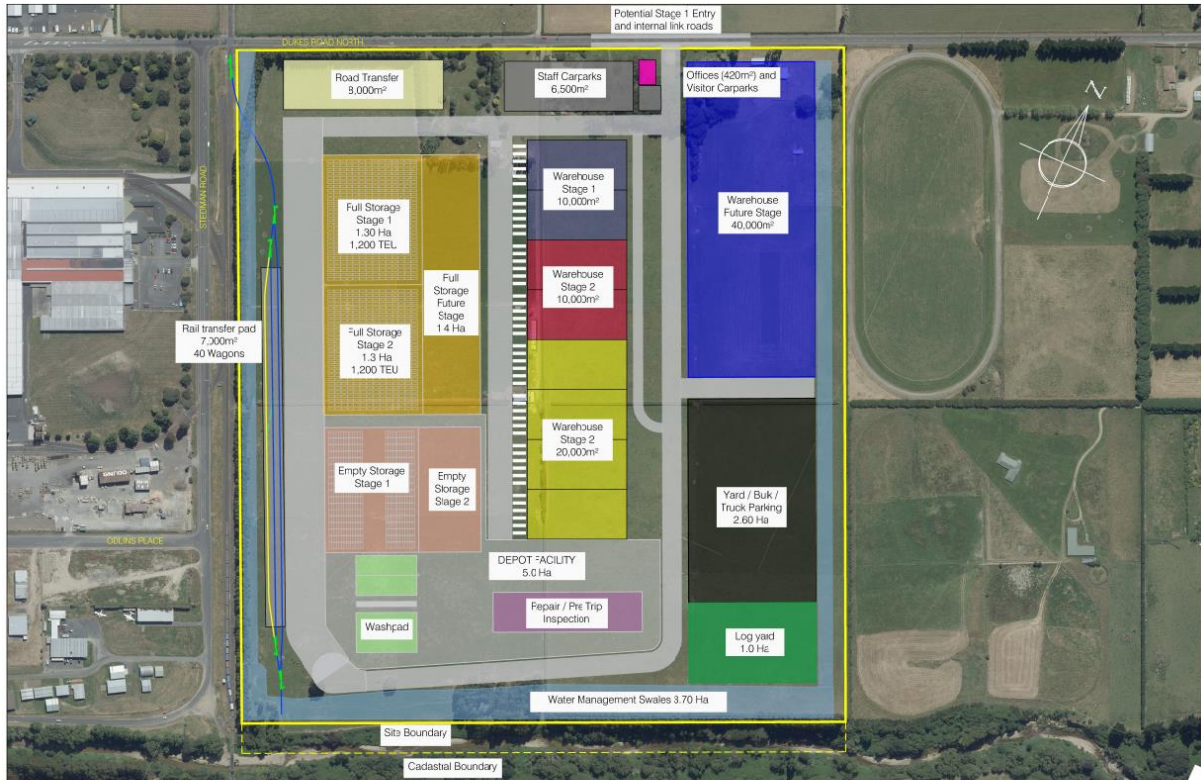
Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, obtain and consider a report that is prepared by the responsible agency in accordance with this section.	8-10
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	13-15
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	26-27
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	28-32
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	16
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	17, 33
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	17, 33
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	18, 33
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	19, 34
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	20-21
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), (i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.	22-23, 35

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	24
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	36-37
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	41-42
18(3)	In preparing the report required by this section, the responsible agency must— (a) consult relevant departments; and (b) provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti.	38-39
18(4)	Those Ministers must respond to the responsible agency within 10 working days after receiving the draft report	40

Attachment 2: Project location map



The location of Port Otago (outlined in yellow to the east) and the Rail Terminal (outlined in blue to the south), is illustrated in relation to the project site (outlined in yellow to the west)



Southern Link Masterplan
Indicative Site Layout

Scale 1:3,500 @ A3
A3 12158 rev E
Date: May 2025

Attachment 3: List of relevant Māori groups

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāi Tahu	Iwi authority (s18(2)(a)); Treaty settlement entity – Ngāi Tahu Claims Settlement Act 1998 (s18(2)(a))
Te Rūnanga o Moeraki	Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Kāti Huirapa Rūnaka ki Puketeraki	Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Te Rūnanga o Ōtākou	Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Te Rūnanga o Awarua	Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Hokonui Rūnanga	Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Waihōpai Rūnaka	Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Te Rūnanga o Ōraka-Aparima	Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Te Ao Mārama Incorporated	Entity owned by Papatipu Rūnanga (s18(2)(k))
Aukaha	Entity owned by Papatipu Rūnanga (s18(2)(k))

Attachment 4: Comments received from invited Māori groups

Attachment 5: Comments received from the Minister for Māori Development and/or Minister for Māori Crown Relations

FTAA-2505-1058: Southern Link Inland Port - Comment from Minister for Māori Development - Saved

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* FTAA-2505-1058: Southern Link Inland Port - Comment from Minister for Māori Development

Regarding

[Draft section 18 report for Minister comment](#)

Comments

I support the application subject to the applicant continuing to engage with relevant Iwi, Hapu and Whānau and giving effect to the Process Agreement entered into with Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou.

Feedback Contacts

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

Project name	Southern Link Inland Port
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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)	Te Rūnaka Ōtākou		
*First name	Brett		
*Last name	Ellison		
Postal address	Tamatea Road, Ōtākou, Dunedin		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application

Thank you for giving notice that a request for referral to the Fast-Track Approvals process has been received by the Minister for Infrastructure, and for inviting comment.

The referral application is made by Southern Link Property Limited (the Applicant) for the Southern Link Inland Port project, in the Taiari (Taieri) in Otepoti / Dunedin (the Project).

The Taiari and the surrounding area have long been part of important associations and practises for Ōtākou and our Kāi Tahu whānau, who hold intergenerational connections to the wai and whenua.

Taiari is the correct spelling for the Taieri River located in Otago. From its source, the Taiari River flows almost entirely around Pātearoa (the Rock & Pillar Range) before discharging into Te Tai-o-Āraiteuru (the Otago coastline).

The wider Taiari area is an important area for Kāi Tahu. There are numerous taoka (treasured) species, mahika kai sites, and fortified, permanent and seasonal settlements associated with the catchment’s waterways, lakes and wetlands. The entire catchment was a significant food source for mana whenua and provided an abundance of resources from inland weka to coastal īnaka.

Insert Fast-track logo

The Kāi Tahu ki Otago Natural Resource Management Plan 2005 is the principal resource management planning documents for Kāi Tahu ki Otago and the embodiment of Kāi Tahu rakatirataka and kaitiakitaka. The kaupapa of the plans is 'Ki Uta ki Tai' (Mountains to the Sea), which reflects the holistic Kāi Tahu ki Otago philosophy of resource management. The plans express Kāi Tahu ki Otago values, knowledge and perspectives on natural resource and environmental management issues.

Mana whenua values in this area include but are not limited to wāhi taoka, mahika kai, ara tawhito. Threats to these values include, damming, activities affecting water quality; building and structures and utilities; earthworks; subdivision and development; new roads or additions/alterations to existing roads, vehicle tracks and driveways; commercial and commercial recreational activities.

We also note the primary location of Port Otago on the Otago Harbour. The Otago Harbour is a site of singular importance for Ōtākou and Kāi Tahu. It is a source of nourishment, a major highway, a sheltering location for human settlement, a burial place and a symbol carrying the ancestral, spiritual, and religious traditions of all generations prior to European settlement.

There is an unbroken tradition of connection with the waterways and the adjacent land for a thousand years.

The strategic importance of the harbour to mana whenua is shared by Port Otago, and we acknowledge the long-standing relationship with the Port.

Comment

Te Rūnanga o Ōtākou Incorporated (Ōtākou) want to note that it supports the referral application in its current form and look forward to providing a more detailed response when the applicant lodges their substantive application.

Ōtākou note that the applicant has engaged proactively with mana whenua and that the applicant and ngā rūnaka (Puketeraki and Moeraki) have entered into a Process Agreement from which to support exchange of technical reports and increased understanding for mana whenua on potential impacts on cultural values.

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.

Managers signoff

Brett Ellison

Chair, Te Rūnaka Otākou Ltd

Date 8 July 2025