

Fast-track Approvals Act 2024

MINUTE #3 OF THE EXPERT PANEL

Invitations to comment
Mahinerangi Wind Farm [FTAA-2510-1125]

2 March 2026

Invitation to Comment

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2025 (the Act).

[2] The Expert Panel (Panel) records that it undertook a site visit on 25 February 2026. The Panel confirms that it undertook its site visit prior to finalising the invitations to comment on this application.

[3] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n) of the Act. Sections 53(2)(d) to (g) and section 53(2)(l) do not apply to this application. The Panel considers the persons identified in Appendix 1 must be invited for comment.

[4] Section 53(2)(h) and (i) state that the owners and occupiers of the land to which the application relates, and those whose land is adjacent to the land to which the application relates, must be invited to comment.

[5] After considering the information from the Applicant and the advice

from the EPA, and having now reviewed the application material, the Panel has determined that the owners and occupiers of land shaded green, orange and purple on the Maps in Appendix 2 and listed in Appendix 3 should be invited to comment. Note that the purple shading is for owners and occupiers of properties that are not directly adjacent but are, for example, separated by a road from the land to which the application relates.

[6] The Panel has considered section 53(3) and determined that it is appropriate to invite comments from the following parties:

- (a) OtagoNet Limited
- (b) Aukaha
- (c) Te Ao Mārama Incorporated

Otagonet Limited

[7] OtagoNet Limited is an electricity network services provider for much of Otago and holds an easement over land within the project area (land identifier OT13D/952). While the Panel has little information on the purpose of this easement, it considers that OtagoNet Limited should be treated in a similar way to an occupier.

Aukaha and Te Ao Mārama Incorporated

[8] The Treaty settlements and other obligations (Section 18) Report dated 16 December 2025 identified two groups with relevant interests pursuant to section 18(2)(k) of the FTAA. Those groups were Aukaha and Te Ao Mārama Incorporated. The Panel acknowledges that these entities represent mana whenua interests and consider it appropriate to invite them to comment.

[9] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[10] Comments must be received by 30 March 2026 (being 20 working days after 2 March 2026).

[11] Comments must be made to the EPA:

- a) by email to substantive@fasttrack.govt.nz
- b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

[12] The Fast-track website will be updated as information is made available to the Panel.



Bianca Sullivan
Mahinerangi Windfarm Expert Panel Chair

Appendix 1

Parties invited to Comment under section 53(2) of the Act

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> • Otago Regional Council • Clutha District Council
53(2)(b)	the relevant iwi authorities	Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu
53(2)(c)	<p>any relevant Treaty settlement entities, including, to avoid doubt,—</p> <p>(i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and</p> <p>(ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area</p>	<ul style="list-style-type: none"> • Te Rūnanga o Ngāi Tahu, PSGE for the Ngāi Tahu Claims Settlement Act 1998. • Kāti Huirapa Rūnaka ki Puketeraki, representing Puketeraki, Papatipu Rūnanga of Ngāi Tahu Whānui • Te Rūnanga o Ōtākou, representing Ōtākou, Papatipu Rūnanga of Ngāi Tahu Whānui • Hokonui Rūnanga, representing Hokonui, Papatipu Rūnanga of Ngāi Tahu Whānui • Waihōpai Rūnaka, representing Waihōpai, Papatipu Rūnanga of Ngāi Tahu Whānui • Te Rūnanga o Awarua, representing Awarua, Papatipu Rūnanga of Ngāi Tahu Whānui • Te Rūnanga o Ōraka-Aparima, representing Ōraka-Aparima, Papatipu Rūnanga of Ngāi Tahu Whānui
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive	N/A

	application relates	
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	N/A
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	N/A
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	N/A
53(2)(h)	owners of the land to which the substantive application relates (Owners of land adjacent to that land are covered in Table 2 as the panel must	See Map 1 for land to which the substantive application relates. List of all owners set out in Appendix 1.

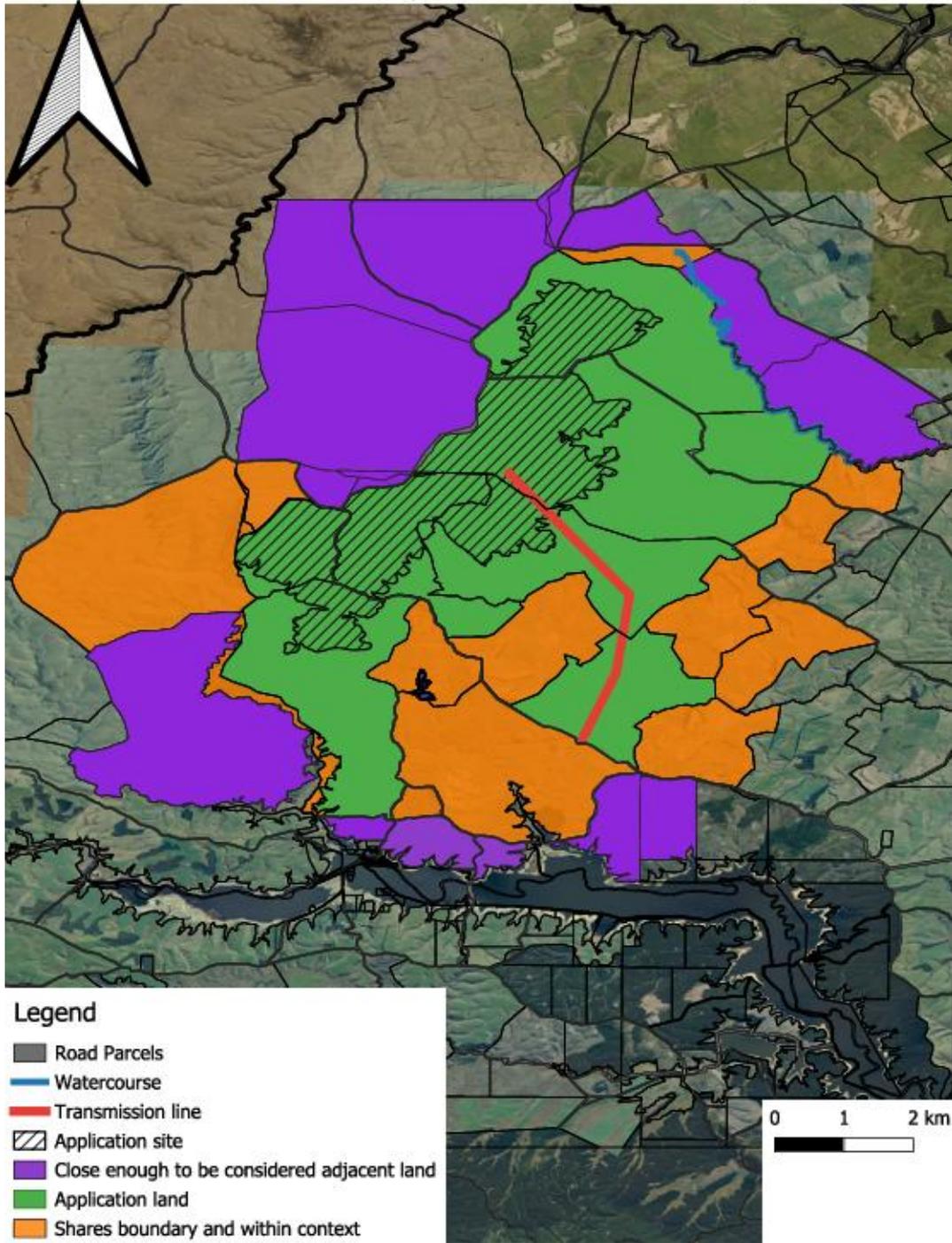
	exercise judgement on what is considered adjacent)	
53(2)(i)	<p>occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified</p> <p>(Occupiers of land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified are covered in Table 2 as the panel must exercise judgement on what is considered adjacent)</p>	<p>See Map 1 for land to which the substantive application relates.</p> <p>List of all occupiers set out in Appendix 1.</p>
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<p>Minister for Economic Growth</p> <p>Minister for Infrastructure</p> <p>Minister for RMA Reform</p> <p>Minister for Arts, Culture and Heritage</p> <p>Minister of Conservation</p> <p>Minister for Māori Crown Relations</p> <p>Minister for Climate Change</p> <p>Minister for Energy</p> <p>Minister for Building and Construction</p> <p>Minister for Land Information</p> <p>Minister for the Environment</p> <p>Minister for South Island</p> <p>Minister for Regional Development</p> <p>Minister for Rural Communities</p>
53(2)(k)	relevant administering agencies	<p>Ministry for the Environment</p> <p>Department of Conservation</p> <p>Ministry for Culture and Heritage</p>

		Heritage New Zealand Pouhere Taonga
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	N/A
53(2)(m)	<p>if the approvals sought in the substantive application include—</p> <p>(i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:</p> <p>(ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6:</p> <p>(iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6:</p> <p>(iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:</p> <p>(vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in</p>	<p>Director-General of Conservation</p> <p>New Zealand Conservation Authority</p> <p>Otago Conservation Board</p> <p>New Zealand Fish and Game Council</p> <p>Game Animal Council</p>

	clause 5 of Schedule 11	
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	N/A

Appendix 2

Mahinerangi Wind Farm Map



Map of adjacent land and those considered close enough to be adjacent – 53(2)(h) and (i).

Appendix 3: List of all owners/occupiers of the land to which the substantive application relates and the land that could be considered adjacent to that land

Owners of the land to which the substantive application relates (green)
<ul style="list-style-type: none"> • 453 Eldorado Track Section 16, Section 18 SO 21165, Waipori [REDACTED] • 68 Eldorado Track Section 1, Section 4 SO 23490, Waipori [REDACTED] • 1108 Black Rock Runs Road, Section 3 Block X Lee Stream SD, Part Section 5 Block X Lee Stream SD [REDACTED] • 833 Black Rock Runs Road, 2 Part RUN 186B [REDACTED]
Occupiers of the land to which the substantive application relates (green)
<ul style="list-style-type: none"> • 453 Eldorado Track Section 16, Section 18 SO 21165, Waipori [REDACTED] • 68 Eldorado Track Section 1, Section 4 SO 23490, Waipori [REDACTED] • 1108 Black Rock Runs Road, Section 3 Block X Lee Stream SD, Part Section 5 Block X Lee Stream SD [REDACTED] • 833 Black Rock Runs Road, 2 Part RUN 186B [REDACTED]
Owners of the adjacent land (orange and purple)
<p>Land that has a common boundary with the land to which the substantive application relates and is considered adjacent (shown orange):</p> <ul style="list-style-type: none"> • 68 Eldorado Track, Section 5 Section 6, SO 23490 [REDACTED] • Mahinerangi Road Section 84 SO 23797 [REDACTED] • 1057 Eldorado Track, Section 24 Block IV Hedgehope SD [REDACTED] • 85 Waipori Station Road, Section 8 So 23526 [REDACTED] • Mahinerangi Road, Section 6 SO 3797 [REDACTED] • 256 Eldorado Track, Section 2 Block X Lee Stream SD [REDACTED] • 68 Eldorado Track, Section 3 SO 23490 [REDACTED] • 1057 Eldorado Track, Section 24 Block IV Hedgehope SD [REDACTED] • 85 Waipori Station Road, Section 8 SO 23526 [REDACTED] • Mahinerangi Road, Section 8 SO 23797 [REDACTED]

- 256 Eldorado Track, Section 2 Block X Lee Stream SD [REDACTED]
- 68 Eldorado Track, Section 3 SO 23490 [REDACTED]
- 1680 Mahinerangi Road, Section 18 Block II Waipori SD [REDACTED]
- 463 Black Rock Settlement Road, Part Section 16 Block VIII Lee Stream [REDACTED]
- 555 Black Rock Settlement Road, Section 13 Block VIII Lee Stream SD [REDACTED]
- 1108 Black Rock Runs Road, Section 10, Section 8 Block VIII Lee Stream SD [REDACTED]
- 453 Eldorado Track Section 19 SO 21164 [REDACTED]
- 563 Welsh's Road Deep Stream, Pt Lot 9 DP 22906, Lot 7 Dp 448706 and Lot 7 DP 448706 RoT 567822 [REDACTED]

Land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent (shown purple):

- Mahinerangi Road, Section 6 SO 23797 [REDACTED]
- 85 Waipori Station Road Section 5 SO 23526 [REDACTED]
- Formed Road, Part RUN 659
- 68 Eldorado Track, Section 7, Section 2, SO 23490 [REDACTED]
- 2948 Waipori Falls Road, Part Section 3 Block II Waipori SD [REDACTED]
- Waipori Cemetery Road, Section 4 Block I Waipori SD [REDACTED]
- Mahinerangi Road, Section 87, Section 86 SO 23797 [REDACTED]
- Mahinerangi Road, Section 40 Block XIV Tuapeka East SD [REDACTED]
- Mahinerangi Road, Part Section 6 Block I Waipori SD [REDACTED]
- Mahinerangi Road Section 7 SO 23797 [REDACTED]
- 85 Waipori Station Road, Section 7 SO 23526 [REDACTED]
- 463 Black Rock Settlement Road, Lot 1 DP 22691 [REDACTED]
- 463 Black Rock Settlement Road, Section 11 Block VIII Lee Stream SD [REDACTED]

- Black Rock Settlement Road, Section 14 Block VIII Lee Stream SD [REDACTED]
- 526 Black Rock Runs Road, Section 9 block VIII Lee Stream SD [REDACTED]
- 1010 Eldorado Track Deep Stream, Section 20, 22 Block IV Hedgehope SD [REDACTED]
- 1000 Eldorado Track Deep Stream, Section 17 SO 21165 RoT 667530 [REDACTED]
- 1250 Eldorado Track Deep Stream Sec 1 SO 333358 RoT 163047 [REDACTED]
- Sec 1 Black Rock Road outram Sec 1 SO 24931 and Sec 2 SO 24931 RoT OT19C/116 Sec 1 SO 301941 RoT 41059 [REDACTED]
- 219 Old Dunstan Road Deep Stream, Lot 4 DP 448706 RoT 567821 [REDACTED]
- 217 Old Dunstan Road Deep Stream, Lot 2 DP 448706 RoT 567820 [REDACTED]
- 69 Waipori Cemetery Road, Waipori, Outram, 380809 Lot 1 DP 395296 [REDACTED]

Occupiers of the adjacent land (orange and purple)

Land that has a common boundary with the land to which the substantive application relates and is considered adjacent (shown orange):

- 68 Eldorado Track, Section 5 Section 6, SO 23490 [REDACTED]
- Mahinerangi Road Section 84 SO 23797 [REDACTED]
- 1057 Eldorado Track, Section 24 Block IV Hedgehope SD [REDACTED]
- 85 Waipori Station Road, Section 8 So 23526 [REDACTED]
- Mahinerangi Road, Section 6 SO 3797 [REDACTED]
- 256 Eldorado Track, Section 2 Block X Lee Stream SD [REDACTED]
- 68 Eldorado Track, Section 3 SO 23490 [REDACTED]
- 1057 Eldorado Track, Section 24 Block IV Hedgehope SD [REDACTED]
- 85 Waipori Station Road, Section 8 SO 23526 [REDACTED]
- Mahinerangi Road, Section 8 SO 23797 [REDACTED]
- 256 Eldorado Track, Section 2 Block X Lee Stream SD [REDACTED]

- 68 Eldorado Track, Section 3 SO 23490 [REDACTED]
- 1680 Mahinerangi Road, Section 18 Block II Waipori SD [REDACTED]
- 463 Black Rock Settlement Road, Part Section 16 Block VIII Lee Stream [REDACTED]
- 555 Black Rock Settlement Road, Section 13 Block VIII Lee Stream SD [REDACTED]
- 1108 Black Rock Runs Road, Section 10, Section 8 Block VIII Lee Stream SD [REDACTED]
- 453 Eldorado Track Section 19 SO 21164 [REDACTED]
- 563 Welsh's Road Deep Stream, Pt Lot 9 DP 22906, Lot 7 Dp 448706 and Lot 7 DP 448706 RoT 567822 [REDACTED]

Land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent (shown purple):

- Mahinerangi Road, Section 6 SO 23797 [REDACTED]
- 85 Waipori Station Road Section 5 SO 23526 [REDACTED]
- Formed Road, Part RUN 659
- 68 Eldorado Track, Section 7, Section 2, SO 23490 [REDACTED]
- 2948 Waipori Falls Road, Part Section 3 Block II Waipori SD [REDACTED]
- Waipori Cemetery Road, Section 4 Block I Waipori SD [REDACTED]
- Mahinerangi Road, Section 87, Section 86 SO 23797 [REDACTED]
- Mahinerangi Road, Section 40 Block XIV Tuapeka East SD [REDACTED]
- Mahinerangi Road, Part Section 6 Block I Waipori SD [REDACTED]
- Mahinerangi Road Section 7 SO 23797 [REDACTED]
- 85 Waipori Station Road, Section 7 SO 23526 [REDACTED]
- 463 Black Roack Settlement Road, Lot 1 DP 22691 [REDACTED]
- 463 Black Rock Settlement Road, Section 11 Block VIII Lee Stream SD [REDACTED]
- Black Rock Settlement Road, Section 14 Block VIII Lee Stream SD [REDACTED]

- 526 Black Rock Runs Road, Section 9 block VIII Lee Stream SD ([REDACTED])
- 1010 Eldorado Track Deep Stream, Section 20, 22 Block IV Hedgehope SD [REDACTED]
- 1000 Eldorado Track Deep Stream, Section 17 SO 21165 RoT 667530 ([REDACTED])
- 1250 Eldorado Track Deep Stream Sec 1 SO 333358 RoT 163047 [REDACTED]
- Sec 1 Black Rock Road outram Sec 1 SO 24931 and Sec 2 SO 24931 RoT OT19C/116 Sec 1 SO 301941 RoT 41059 [REDACTED]
- 219 Old Dunstan Road Deep Stream, Lot 4 DP 448706 RoT 567821 [REDACTED]
- 217 Old Dunstan Road Deep Stream, Lot 2 DP 448706 RoT 567820 [REDACTED]
- 69 Waipori Cemetery Road, Waipori, Outram, 380809 Lot 1 DP 395296 [REDACTED]