
**MINUTE 1 OF THE KAIMAI HYDRO-ELECTRIC
POWER SCHEME EXPERT PANEL**

Invitations to comment

FTAA-2502-1024

17 December 2025

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

[2] 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. The Panel notes that relevant hapū listed in section 12 of the Ngā Hapū o Ngāti Ranginui Claims Settlement Act 2025 have been included in the invitations under section 53(2)(c).

[3] Section 53(2)(h) and (i) state that the owners and occupiers of the land to which the substantive application relates and the land adjacent to that land, must be invited to comment. The Applicant in Appendix B of the application included a list of property owners and occupiers adjacent to the site.

[4] 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 Map in Appendix 2 and listed in Appendix 3 should be invited to comment.

[5] The Panel has considered section 53(3) and determined that it is appropriate to invite comments from the parties outlined in Appendix 4.

[6] The date invitations to comments will be given will be Wednesday, 17

December 2025. 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

[7] Comments must be received by Wednesday, 4 February 2026.

[8] The application may be accessed on the Fast-track website here:
<https://www.fasttrack.govt.nz/projects/kaimai-hydro-electric-power-scheme-re-consenting/substantive-application>

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



Gerald Lanning

Kaimai Hydro-Electric Power Scheme Expert Panel Chair

Appendix 1: Persons that the panel must invite comment from

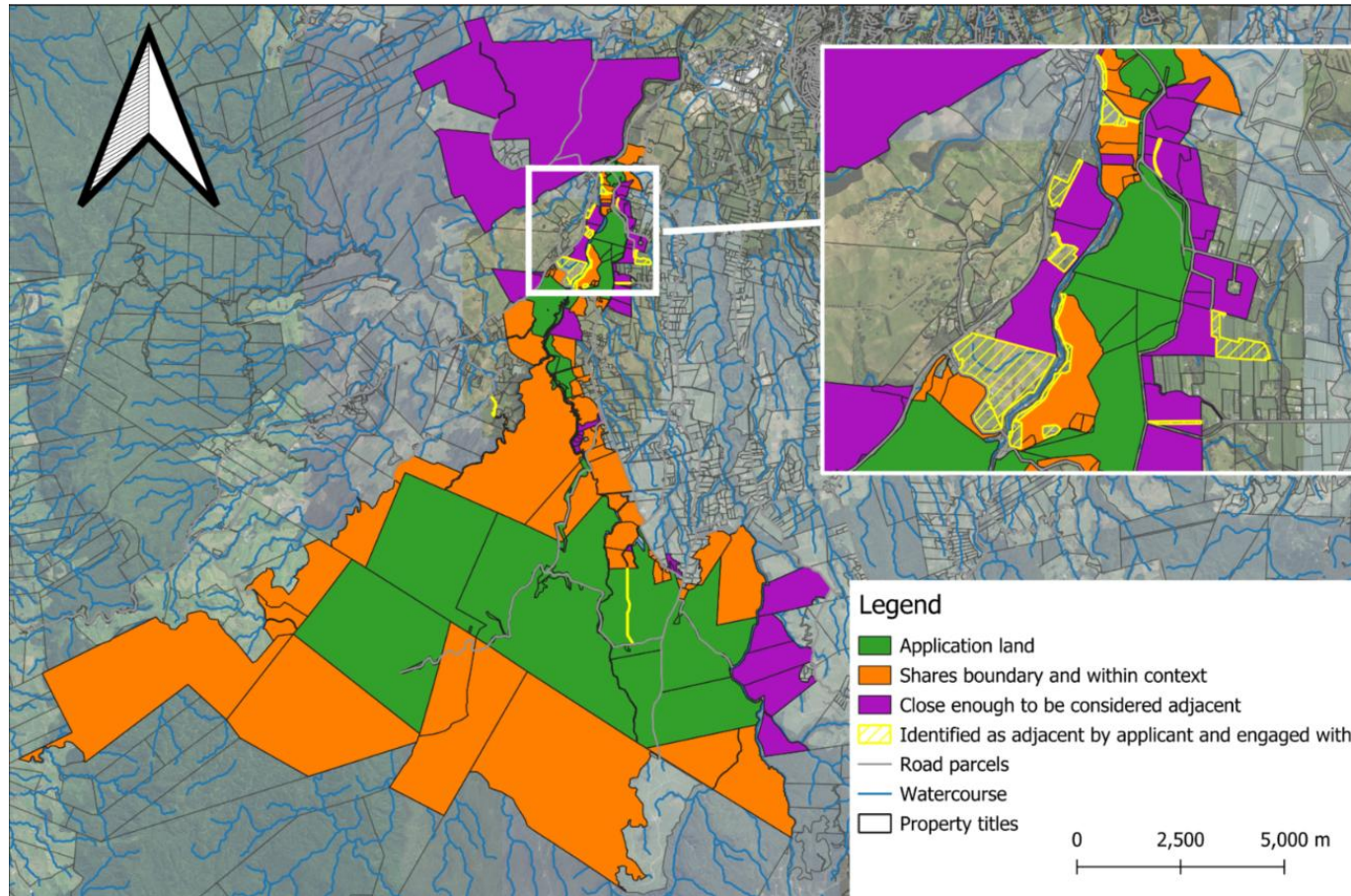
Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> • Western Bay of Plenty District Council • Bay of Plenty Regional Council
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> • Ngā Hapū o Ngāti Ranginui Settlement Trust and Ngāti Ranginui Iwi Society Inc, representing Ngāti Ranginui • Ngā Pōtiki ā Tamapahore Trust, representing Ngā Pōtiki • Ngāti Pūkenga Iwi ki Tauranga Trust, representing Ngāti Pūkenga • Raukawa Settlement Trust, representing Ngāti Raukawa • Te Puāwaitanga o Ngāti Hinerangi Iwi Trust, representing Ngāti Hinerangi • Te Rūnanga o Ngāi Te Rangi Iwi Trust, representing Ngāi Te Rangi
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"> • Ngā Hapū o Ngāti Ranginui Settlement Trust, representing Ngāti Ranginui • Ngāi Te Rangi Settlement Trust, representing Ngāi Te Rangi • Ngā Pōtiki ā Tamapahore Trust; representing Ngā Pōtiki • Raukawa Settlement Trust, representing Raukawa

		<ul style="list-style-type: none"> • Tauranga Moana Iwi Collective Limited Partnership, as the entity representing Tauranga Moana Iwi Collective • Te Puāwaitanga o Ngāti Hinerangi Iwi Trust, representing Ngāti Hinerangi • Te Tāwharau o Ngāti Pūkenga, representing Ngāti Pūkenga • Ngāti Hangarau • Ngāti Kahu • Ngāti Rangī • Ngāti Pango • Pirirākau Incorporated Society • Ngāti Taka • Ngāi Tamarāwaho • Ngāi Te Ahi
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 application relates	N/A
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	N/A

	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	
53(2)(h)	owners of the land to which the substantive application relates (Owners of land adjacent to that land is covered in Table 2 as the panel must exercise judgement on what is considered adjacent)	See Map 1 for land to which the substantive application relates. List of all owners set out in Appendix 1.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified (Occupiers of land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified is covered in Table 2 as the panel must exercise judgement on what is considered adjacent)	See Map 1 for land to which the substantive application relates. List of all occupiers set out in Appendix 1.
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> • Minister for Economic Growth • Minister for Infrastructure • Minister for RMA Reform • Minister for Arts, Culture and Heritage • Minister for Treaty of Waitangi Negotiations • Minister of Conservation • Minister for Māori Crown Relations • Minister for Climate Change • Minister for Energy • Minister for Local Government • Minister for Building and Construction • Minister for Land Information • Minister for the Environment • Minister of Regional Development

		<ul style="list-style-type: none"> Minister for Rural Communities
53(2)(k)	relevant administering agencies	N/A
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	<ul style="list-style-type: none"> Waka Kotahi NZ Transport Agency
53(2)(m)	if the approvals sought in the substantive application include— (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:	<ul style="list-style-type: none"> Director-General of Conservation
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	N/A

Appendix 2: Land to which the substantive application relates and land adjacent to this



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)

- 1368 SH 29 – Allot 701 Te Papa PSH; Allot 702 Te Papa PSH; Lot 1 DPS 81417; Lot 1 DPS 81419; Lot 1 DPS 81492; Lot 1 DPS 81513; Lot 1 DPS 81542; Lot 1 DPS 81636; Lot 1 DPS 81643; Lot 1 DPS 82532; Lot 1 DPS 82533; Lot 1 DPS 82536; Lot 1 DPS 84636; Lot 1 DPS 86677; Lot 1 DPS 86981; Lot 1 DPS 88371; Lot 2 DP 20323; Lot 2 DPS 81417; Lot 2 DPS 81419; Lot 2 DPS 81492; Lot 2 DPS 81513; Lot 2 DPS 81542; Lot 2 DPS 81636; Lot 2 DPS 84636; Lot 2 DPS 86981; Lot 3 DPS 81419; Lot 3 DPS 81513; Lot 3 DPS 81542; Lot 3 DPS 81636; Lot 3 DPS 84636; Lot 3 DPS 86981; Lot 4 DPS 81419; Lot 4 DPS 81513; Lot 4 DPS 81542; Lot 4 DPS 81636; Lot 4 DPS 84636; Lot 4 DPS 86677; Lot 4 DPS 86981; Lot 5 DPS 81419; Lot 5 DPS 81513; Lot 5 DPS 81542; Lot 5 DPS 86677; Lot 5 DPS 86981; Lot 6 DPS 86677; Part Allot 475 Te Papa PSH; Part Allot 703 PSH OF Te Papa; Part Kaimai 1C Block; Part Kaimai 2 Block; Part Kaimai 2 Block; Part Lot 3 DPS 24032; Part Tauwharawhara Block; Section 1 SO 50119; Section 1 SO 50241; Section 1 SO 52305; Section 1 SO 52315; Section 1 SO 56151; Section 2 SO 463121; Section 2 SO 56151
- 140 McLaren Falls Road – Lot 1 DP 20323; Part Lot 1 DPS 10437; Section 1 SO 50149; Section 1 SO 51218; Section 1 SO 60634; Section 2 SO 51218; Section 3 SO 51218
- 1731 SH 29 – Part Lot 1 DP 37373
- 43 Ruahihi Road – Lot 1 DP 468201
- 50 Ruahihi Road – Lot 1 DP 373616; Lot 5 DPS 50365
- 76 Ruahihi Road – Lot 2 DP 373616
- 79 Ruahihi Road – Lot 2 DP 468201; Section 1 SO 515187
- Hanga Road – Lot 1 DPS 81418; Part Whaiti Kuranui 5D2 Block
- Hanga Road – Part Whaiti Kuranui 5D2 Block
- McLaren Falls Road – Lot 7 DPS 87088
- McLaren Falls Road – Section 1 SO 50115
- Omanawa Road – Ngamanawa Block BLK; Part Kaimai 3 Block; Section 1 SO 58345
- Ormsby Lane Section – 1 SO 46834; Section 1 SO 47039; Section 1 SO 48884; Section 1 SO 50116; Section 1 SO 50118; Section 1 SO 50120; Section 2 SO 48884
- Section 4 SO 51218
- Section 4 SO 60634
- Section 5 SO 53638
- Section 6 SO 53638
- Section 9 SO 467312

Occupiers of the land to which the substantive application relates (green)

- 43 Ruahihi Road – Lot 1 DP 468201
- 50 Ruahihi Road – Lot 1 DP 373616; Lot 5 DPS 50365

- 76 Ruahihi Road – Lot 2 DP 373616

Owners 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):

- 10 Gunga Lane – Lot 3 DPS 76670
- 110 Ruahihi Road – Lot 3 DPS 48591
- 112 Ruahihi Road – Lot 1 DPS 88761
- 1195 Omanawa Road – Lot 4 DPS 81517
- 12 Gunga Lane – Lot 2 DPS 82618
- 1314 Omanawa Road – Section 1 SO 48376
- 1323 Omanawa Road – Lot 2 DPS 73543
- 1331 Omanawa Road – Lot 2 DPS 36663
- 135a McLaren Falls Road – Lot 1 DPS 89687
- 135c McLaren Falls Road – Lot 3 DP 456934
- 135d McLaren Falls Road – Lot 1 DP 456934
- 135e McLaren Falls Road – Lot 2 DP 456934
- 136 Ruahihi Road – Lot 1 DPS 76670
- 1368 SH 29 – Lot 1 DPS 82618; Section 2 SO 52315
- 140 McLaren Falls Road – Lot 2 DPS 10437
- 16 Ruahihi Road – Lot 2 DPS 50365
- 1703 SH 29 – Lot 1 DPS 58494
- 1793 SH 29 – Part Lot 2 DP 37373
- 18 Ruahihi Road – Lot 1 DPS 50365
- 1833A-C Omanawa Road – Lot 3 DP 394614
- 20 McLaren Falls Road – Lot 2 DPS 26808
- 204 Hanga Road – Lot 2 DP 479199; Part Lot 2 DPS 42688
- 239H Soldiers Road – Part Kaimai 1C Block; Part Lot 5 DP 14088
- 388 McLaren Falls Road – Lot 4 DPS 87088
- 426b McLaren Falls Road – Lot 1 DP 351648
- 472a McLaren Falls Road – Lot 2 DP 468674
- 475 Soldiers Road – Lot 2 DPS 36674
- 48 Ruahihi Road – Lot 7 DPS 50365
- 506 McLaren Falls Road – Lot 1 DPS 74075
- 506c McLaren Falls Road – Lot 3 DP 468942
- 575 Soldiers Road – Lot 1 DPS 81606
- 588 McLaren Falls Road – Lot 1 DP 341735; Lot 3 DP 341735
- 6b McLaren Falls Road – Lot 2 DP 543438
- 745 McLaren Falls Road – Lot 2 DPS 38471; Lot 3 DPS 38471; Lot 4 DPS 38471; Lot 5 DPS 38471; Lot 7 DPS 38471
- 77 Omanawa Road – Lot 3 DP 432818
- 856 McLaren Falls Road – Lot 1 DPS 84207
- 878 McLaren Falls Road – Lot 2 DPS 84207
- 880 McLaren Falls Road – Lot 1 DPS 74890
- 902 McLaren Falls Road – Lot 1 DPS 76853

- 904 McLaren Falls Road – Lot 2 DPS 66087
- 918 McLaren Falls Road – Lot 1 DPS 66087
- Hanga Road – Lot 4 DPS 42689
- Hanga Road – Paengaroa 2 Block
- Hanga Road – Whaiti Kuranui 5C Block
- Lot 2 DP 555214
- McLaren Falls Road – Crown Land
- McLaren Falls Road – Lot 1 DP 498687
- McLaren Falls Road – Lot 2 DP 340113
- McLaren Falls Road – Lot 2 DP 488660
- McLaren Falls Road – Lot 3 DPS 54768
- McLaren Falls Road – Lot 5 DPS 87088
- Ngawaro Road – Section 1 SO 471798; Section 10 Block XIV Otanewainuku SD; Section 11 Block XIV Otanewainuku SD
- Omanawa Falls Road – Section 1 SO 60416
- Omanawa Road – Whaiti Kuranui 5A Block
- Ormsby Lane – Section 1 SO 50120
- Part Allot 345 Te Papa PSH
- Part Whaiti Kuranui 6B Block
- Ruahihi Road – Lot 3 DP 326303
- Section 10 SO 467312

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):

- 119 Ruahihi Road – Lot 1 DP 389755
- 129 Ruahihi Road – Lot 1 DPS 55265
- 1368 SH 29 – Lot 1 DPS 82537
- 138 Ruahihi Road – Lot 2 DPS 76670
- 140 McLaren Falls Road – Lot 2 DPS 9907
- 144c Tomsett Road – Lot 2 DP 394899
- 144C Tomsett Road – Part Allot 468 Te Papa PSH
- 1525 SH 29 – Part Lot 2 DPS 52
- 1549A SH 29 – Lot 2 DPS 79749
- 157 Ruahihi Road – Lot 2 DPS 55265
- 173 Ruahihi Road – Lot 1 DP 513642
- 175 Ruahihi Road – Lot 2 DPS 65127
- 193a Ruahihi Road – Lot 2 DP 343324
- 225 Ruahihi Road – Lot 1 DP 343324
- 34 Dyer Straight – Lot 1 DPS 80100
- 39 McLaren Falls Road – Lot 2 DP 344421
- 405-504 Taumata Road – Part Allot 587 Te Papa PSH
- 464 McLaren Falls Road – Allot 718 Te Papa PSH
- 472b McLaren Falls Road – Lot 1 DP 468674
- 48 Dyer Straight – Lot 2 DPS 80100
- 506B McLaren Falls Road – Lot 1 DPS 83659
- 506D McLaren Falls Road – Lot 8 DP 466398

- 506E McLaren Falls Road – Lot 9 DP 466398
- 506F McLaren Falls Road – Lot 10 DP 466398
- 506G McLaren Falls Road – Lot 7 DP 466398
- 52 Dyer Straight – Lot 1 DP 585974
- 636-640 Taumata Road – Part Section 2 Block X Otanewainuku SD
- 636-640 Taumata Road – Section 3 Block X Otanewainuku SD
- 745 McLaren Falls Road – Lot 6 DPS 38471
- 752 Taumata Road – Lot 2 DP 507218
- 81 Ruahihi Road – Lot 2 DP 326303
- 857 McLaren Falls Road – Lot 4 DPS 65200
- 89 Ruahihi Road – Lot 2 DP 389755
- 921 McLaren Falls Road – Lot 1 DPS 56432
- 96c Jensen Road – Lot 1 DPS 74089
- 96E Jensen Road – Lot 2 DPS 74089
- Crown Land Survey Office Plan 23920
- Kumikumi Road – Part Poripori Farm A Block
- Lot 1 DPS 82535
- Lot 2 DP 550181
- McLaren Falls Road – Lot 2 DPS 57612
- McLaren Falls Road – Lot 6 DP 466398
- Ngawaro Road – Section 9 Block XIV Otanewainuku SD
- SH 29 – Lot 4 DPS 79749
- SH 29 – Lot 5 DP 463294
- SH 29 – Part Lot 4 DP 6633
- SH 29 – Section 24 Block I Otanewainuku SD
- SH 29 – Section 8 Block V Otanewainuku SD

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):

- 10 Gunga Lane – Lot 3 DPS 76670
- 110 Ruahihi Road – Lot 3 DPS 48591
- 1195 Omanawa Road – Lot 4 DPS 81517
- 12 Gunga Lane – Lot 2 DPS 82618
- 1323 Omanawa Road – Lot 2 DPS 73543
- 1331 Omanawa Road – Lot 2 DPS 36663
- 135a McLaren Falls Road – Lot 1 DPS 89687
- 135c McLaren Falls Road – Lot 3 DP 456934
- 135d McLaren Falls Road – Lot 1 DP 456934
- 135e McLaren Falls Road – Lot 2 DP 456934
- 136 Ruahihi Road – Lot 1 DPS 76670
- 16 Ruahihi Road – Lot 2 DPS 50365
- 1703 SH 29 – Lot 1 DPS 58494
- 18 Ruahihi Road – Lot 1 DPS 50365
- 20 McLaren Falls Road – Lot 2 DPS 26808

- 388 McLaren Falls Road – Lot 4 DPS 87088
- 426b McLaren Falls Road – Lot 1 DP 351648
- 472a McLaren Falls Road – Lot 2 DP 468674
- 475 Soldiers Road – Lot 2 DPS 36674
- 48 Ruahihi Road – Lot 7 DPS 50365
- 506 McLaren Falls Road – Lot 1 DPS 74075
- 506c McLaren Falls Road – Lot 3 DP 468942
- 588 McLaren Falls Road – Lot 1 DP 341735; Lot 3 DP 341735
- 6b McLaren Falls Road – Lot 2 DP 543438
- 77 Omanawa Road – Lot 3 DP 432818
- 878 McLaren Falls Road – Lot 2 DPS 84207
- 880 McLaren Falls Road – Lot 1 DPS 74890
- 902 McLaren Falls Road – Lot 1 DPS 76853
- 918 McLaren Falls Road – Lot 1 DPS 66087

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):

- 119 Ruahihi Road – Lot 1 DP 389755
- 129 Ruahihi Road – Lot 1 DPS 55265
- 138 Ruahihi Road – Lot 2 DPS 76670
- 1525 SH 29 – Part Lot 2 DPS 52
- 1549A SH 29 – Lot 2 DPS 79749
- 157 Ruahihi Road – Lot 2 DPS 55265
- 173 Ruahihi Road – Lot 1 DP 513642
- 175 Ruahihi Road – Lot 2 DPS 65127
- 225 Ruahihi Road – Lot 1 DP 343324
- 34 Dyer Straight – Lot 1 DPS 80100
- 39 McLaren Falls Road – Lot 2 DP 344421
- 405-504 Taumata Road – Part Allot 587 Te Papa PSH
- 464 McLaren Falls Road – Allot 718 Te Papa PSH
- 48 Dyer Straight – Lot 2 DPS 80100
- 506B McLaren Falls Road – Lot 1 DPS 83659
- 506D McLaren Falls Road – Lot 8 DP 466398
- 506E McLaren Falls Road – Lot 9 DP 466398
- 506F McLaren Falls Road – Lot 10 DP 466398
- 506G McLaren Falls Road – Lot 7 DP 466398
- 52 Dyer Straight – Lot 1 DP 585974
- 636-640 Taumata Road – Part Section 2 Block X Otanewainuku SD
- 752 Taumata Road – Lot 2 DP 507218
- 857 McLaren Falls Road – Lot 4 DPS 65200
- 89 Ruahihi Road – Lot 2 DP 389755
- 921 McLaren Falls Road – Lot 1 DPS 56432
- 96c Jensen Road – Lot 1 DPS 74089
- 96E Jensen Road – Lot 2 DPS 74089

Appendix 4: List of persons that may be invited to comment

Landowners of Māori freehold land blocks that have potential interests in the project area identified in the section 18 report

- Kaimai No 1B No 1
- Kaimai 3
- Lot 536A Parish of Te Papa
- Allotment 714A Te Papa Parish
- Lot 536B No 2 Parish of Te Papa
- Ongaonga 1G 3B 5B
- Poripori Farm A

Other parties the applicant has engaged with

- Waimarino Kayak Tours
- Waimarino Adventure Park
- Tauranga Anglers Club
- Kaimai Canoe Club
- Raftabout and River Rats
- Kaituna Cascades
- Fish & Game

Owners and occupiers of adjacent land as identified by the applicant that the EPA has not identified as adjacent

- Allot 829 Te Papa PSH
- Lot 2 DP 513642
- Lot 2 DP 585974
- Lot 2 DPS 64881; Section 8 SO 467312
- Lot 2 DPS 66857; Lot 2 DPS 88761
- Lot 3 DP 513642
- Lot 3 DPS 79749
- Lot 5 DP 456934
- Part Lot 1 DPS 12016; Part Lot 2 DPS 12016