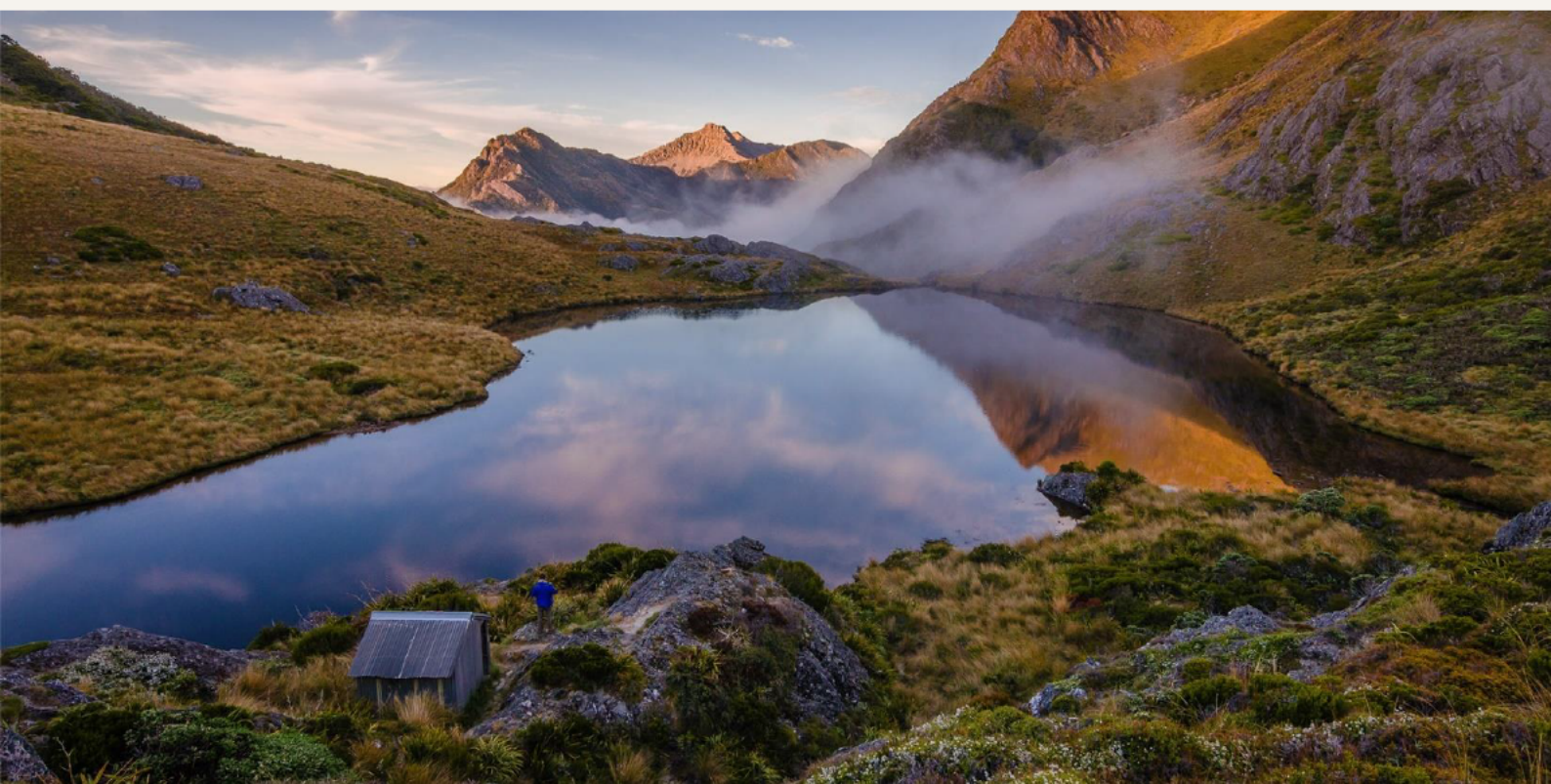


[July 2026]

Use of Public Conservation Land Report (section 19)

For the referral application for Hokonui Wind Farm [FTAA-2604-1213]



Department of
Conservation
Te Papa Atawhai

**Te Kāwanatanga
o Aotearoa**
New Zealand Government

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Introduction

This report has been prepared by the Director-General of Conservation (DOC) in accordance with section 19 of the Fast-track Approvals Act 2024 (the Act). It provides information for the Minister for Infrastructure (the Minister) in relation to the use of public conservation land (PCL) as part of the consideration of the referral application for Hokonui Wind Farm by Hokonui Wind Farm Limited Partnership.

The Act defines “public conservation land” as land to which either or both of the following apply:

- (a) *The land is held, managed, or administered under the Conservation Act 1987, the National Parks Act 1980, the Reserves Act 1977, or the Wildlife Act 1953:*
- (b) *The land is listed in Schedule 4*

This report addresses the information that must be contained in a report in relation to PCL as set out in s19(2)(a) and (b) of the Act and outlines any consultation undertaken as required by s19(3), as outlined in the sections below.

The information required under s19(2)(c) is not required in this report because Hokonui Wind Farm Limited Partnership does not require a ministerial determination under section 24(2) or (4) for new electricity lines on Schedule 4 land or in national reserve as part of the Hokonui Wind Farm project, and the referral application is not required to provide information under section 13(4)(q) or (r).

Summary of Advice

- There are nine concessions that apply to the Otamita Stream Marginal Strip, and ten concessions that apply to the Hokonui Forest Conservation Area. These arrangements are not specific to the proposed areas, and do not raise any issues with the proposed activities.
- The applicant has indicated that they will be seeking an easement and airspace easement for the project across the marginal strip
- There are no management bodies associated with either the Otamita Stream Marginal Strip, nor the Hokonui Forest Conservation Area.
- The FTAA provides a land exchange pathway which, among other matters, involves an assessment of the conservation values of the land and the financial implications, and risks and liabilities for the Crown of the exchange. As such, risks to the Crown can be appropriately dealt with through this process, should it be pursued.

The Referral Application

The application is for the construction, operation and maintenance of up to 83 wind turbines and associated infrastructure on the subject site, which is located in the Hokonui Hills, approximately 20km west of Gore.

The Otamita Stream runs through parts of the subject site and is subject to Part 4A of the Conservation Act 1987 which relates to marginal strips. Marginal strips are held for conservation purposes under section 24(3) of the Conservation Act 1987, particularly for maintenance of the adjacent water, to enable public access and recreational use of the strip and adjacent water, and/or for protection of the natural values of the strip. The application also refers to the Lora Stream. This stream is located on part of the subject site. The applicant confirms that no part of the project intercepts and crosses the Lora Stream.

The proposal seeks to establish a stream crossing over the Otamita Stream, and this will involve upgrading an existing ford to a culvert. As such, the applicant is seeking an easement over the stream as part of their project. The general location for this stream crossing is shown in **Figure 1** below. The applicants notes that this location is subject to change and will be confirmed at substantive stage.



Figure 1 Crossing location – Otamita Stream (approximately 46.0233087, 168.6821398). The marginal strip is shown in purple hatch.

In addition, the proposed 220kV transmission line and 33kV line between substation A and substation B will cross the Otamita Stream, and the applicant is seeking an airspace easement to enable this. The applicant indicates that the transmission line will cross the marginal strip approximately 1.5km-2km upstream of the Glen Islay ford, as shown in **Figure 2** below. As above, this location is subject to change and final design confirmation.

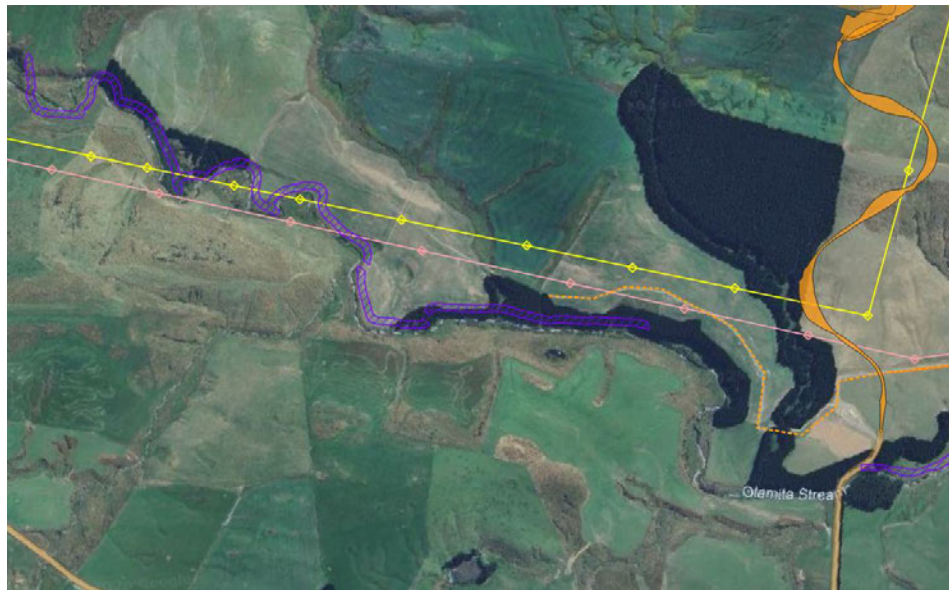


Figure 2 Proposed transmission line crossing. The 33kV line is shown in yellow, 220kV line is pink, and the marginal strip is purple hatch.

Part of the project infrastructure is proposed to be located on PCL as shown in **Figure 3** below. A land exchange through the FTAA is proposed such that the ownership of this area is transferred to the applicant, and DOC acquires part of the applicants' private land.



Figure 3 Proposed land exchange – Hokonui. DOC land is shown in purple, and the applicants' land is shown in green.

The area shown in purple on **Figure 3** is currently PCL and the area shown in green is owned by the applicant. It is proposed that the area in green be exchanged for the area in purple. It is noted that the applicant seeks to also be able to apply for a concession instead, a decision to be made prior to lodging its substantive application.

Existing arrangements for the use of public conservation land

This section reports on matters as set out in section 19(2)(a) of the Act. Existing arrangements broadly relating to both the Otamita Stream Marginal Strip and the Hokonui Forest Conservation Area are included in this analysis.

There are no management bodies associated with either the Otamita Stream Marginal Strip, nor the Hokonui Forest Conservation Area. There are no active access arrangements relating to Otamita Stream Marginal Strip. There are multiple legal formed access routes into Hokonui Forest. These come off Mandeville Road, McPherson Road and Hokonui Road. This provides access to Makarewa Falls Marked Route and Forks Flat Track. These tracks and their access routes do not intersect or adjoin the area proposed for exchange.

There are nine (9) active concessions associated broadly with Otamita Stream Marginal Strip, and ten (10) active concessions are associated broadly with Hokonui Forest Conservation Area.

These arrangements are discussed in **Table 1** and **Table 2** below.

Table 1 Active concessions for Otamita Stream Marginal Strip

Holder	ID	Term end date	Description
Waiau Fisheries/Wildlife Habitat Enhancement Trust	PAC-14-04-19	12/31/2028	Waiau River Access track at Motu Bush - Anglers Access
Little Meg's Limited	81921-GUI	9/30/2030	Guided fly-fishing excursions in the South Island
New Zealand Professional Fishing Guides Association	94716-GUI	5/31/2032	Guided fishing - nationwide except Northland
S2 Services Limited	86385-GUI	9/30/2032	Guided fishing and camping in Southern South Island
Lettink, Marieke	71046-FAU	2/19/2029	Capture, hold, transfer, release and take samples of all types of lizard species
McClure, Christine	93529-FAU	6/17/2031	Catch and handle lizards while undertaking site management work in the South Island (except nature reserves and scientific reserves)
Ospri New Zealand Limited	64146-FAU	5/10/2028	National authorisation for trapping (leghold, kill and live capture) ferrets and possums on all land managed by the Department or the purpose of Bovine TB Eradication
Goulburn Valley Fly Fishing Centre Pty Limited	91871-GUI	7/31/2031	Fishing in various rivers in including in the Hokonui Landscape Unit (Hokonui Hills)
Heliventures NZ Limited	93183-AIR	6/30/2032	Commercial helicopter landings for scenic landings, recreation landings and hunters - yellow and green zones in Canterbury, Otago, Southland, West Coast

Table 2 Active concessions for Hokonui Forest Conservation Area

Holder		ID	Term end date	Description
Munro, Raymond	Stewart	125819-GRA	31/05/2036	Grazing Beef/Sheep at Hokonui Hills/Lora Gorge over 10.9ha
University of Otago		48655-FLO	20/07/2026	Collect small quantities of Lichen - nationwide
e3Scientific Limited		118035-FAU	31/05/2035	Lizard monitoring and surveying for undertaking ecological consultancy work - Southern South Island
Lettink, Marieke		71046-FAU	2/19/2029	Capture, hold, transfer, release and take samples of all types of lizard species
Little Meg's Limited		81921-GUI	9/30/2030	Guided fly-fishing excursions in the South Island
McClure, Christine		93529-FAU	6/17/2031	Catch and handle lizards while undertaking site management work in the South Island (except nature reserves and scientific reserves)
Ospri New Zealand Limited		64146-FAU	5/10/2028	National authorisation for trapping (leghold, kill and live capture) ferrets and possums on all land managed by the Department
Springburn Limited	Nursery	117164-FLO	31/01/2035	Collecting seeds for propagation of eco-sourced plants
Te Tapu O Tane Limited		94668-FLO	06/12/2031	Collection of seeds, seedlings and plant cuttings to set up a seed bank for eco-sourcing plants for commercial planting projects - Murihiku and Otago
University of Otago		97464-FAU	21/03/2032	Catch and handle birds, take blood samples, and attach identification bands in order to understand long-term dynamics of avian malaria – South Island

Risks and potential liabilities to the Crown

The following risks and liabilities are identified:

Risk of non-completion, failure, inability to remediate land

Partial non-completion or failure of activities on public conservation land resulting in land disturbance, contamination and sedimentation, hazards, stranded assets and infrastructure can create significant financial, legal, health and safety, and reputational risk for the Crown. It can also create significant demand on Department of Conservation resources in terms of staff time and operating budget. For example, if a project fails the Crown will have to manage the land and impacted adjacent lands in accordance with the statutory purpose for which those lands are held, and this may require remediation of the land.

There may be reputational risk to the Crown, and for the fast-track process as a whole, if a granted proposal is not technically feasible or there is an inability to progress the proposal or any part of it; particularly if those parts constitute offsetting or compensation for effects. There may also be a reputational risk for the fast-track process if the process is abused, for example if there was no intention to progress the development but approval is used to, for example, inflate land value.

A transmission line and airspace easement

The interaction of the transmission line and airspace easement with public conservation land is relatively minor. Therefore, the risks and potential liabilities to the Crown are also considered to be minor.

Stream crossing and easement

The project includes the establishment of a stream crossing over the Otamita Stream, and this will involve upgrading an existing ford to a culvert. Further detail of the proposed infrastructure will be required for DOC to make an assessment as to risk and potential liabilities. Therefore, at this time, the risks and potential liabilities to the Crown are unknown until further detail is received.

Land exchange

The proposal involves a land exchange component as shown in **Figure 3** above. The FTAA provides a land exchange pathway which, among other matters, involves an assessment of the conservation values of the land and the financial implications, and risks and liabilities for the Crown of the exchange. This report must be completed and provided to the applicant prior to the lodgement of the substantive application. As such, it is considered that the risks and potential liabilities to the Crown in respect of the land exchange (should this option be pursued) will be appropriately dealt with through the land exchange process as set out in the FTAA.

Outcomes of consultation

Section 19(3) requires the reporting on matters required by sections 19(2)(a) and 19(2)(b) to be prepared in consultation with every owner, administrator, or manager of the affected PCL who is not the Crown. DOC has not identified any owner, administrator, or manager of the affected PCL who is not the Crown.