

## Fast-track Approvals Act 2024

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### MINUTE #3 OF THE EXPERT PANEL

Invitations to comment and appointment of technical advisors  
Waitaha Hydro [FTAA-2505-1069]

26 November 2025

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### Invitation to Comment

[1] In accordance with section 53(2) of the Act, the Panel must invite comments on the substantive application from persons listed in sections 53(2) (a) to (n) of the Act. **Appendix 1** to this Minute provides the list of prescribed persons relevant to this project.

[2] When interpreting the meaning of “land adjacent” to the land to which the substantive application relates, for the purposes of section 53(2)(h) and (i), the Panel has had regard to the EPA guidance document relating to “identifying adjacent land” (May 2025 revision) and has exercised its judgment to include 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 (such as land separated by a road, rail corridor, or watercourse). The properties identified as adjacent are shown highlighted orange on the plan attached in **Appendix 2**.

[3] Under section 53(3) of the Act, the Panel also has discretion to invite comments from any other person the Panel considers appropriate. In determining whether to exercise its discretion to invite additional parties, the Panel took into account the list of mandatory invitees, the adjacent properties, the purpose, text and context of the Act, the Applicant’s submissions on this issue,<sup>1</sup> as well as the three unsolicited requests from persons seeking to be invited to comment. As a result, the Panel has determined it is appropriate to invite

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1 Applicant Memorandum of Counsel, 7 November 2025, at [83]-[88].

comment from the following additional parties:

- (a) New Zealand Transport Agency – Waka Kotahi; and
- (b) the owners and occupiers of the properties along Waitaha Road shaded turquoise on the map attached in **Appendix 2**.

[4] Under section 54 of the Act, the invited parties have 20 working days to submit their comments which, for this application, is no later than **14 January 2025**.

[5] Comments can be submitted to the EPA via the following methods:

- (a) by email to [substantive@fasttrack.govt.nz](mailto: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.

[6] The Panel acknowledges the volume of material associated with the Waitaha Hydro application. To assist those who have been invited to comment, the Panel:

- (a) directs the Applicant to make available one hard copy of the application at the Westland District Council office, 36 Weld Street, Hokitika; and
- (b) notes that the Applicant has provided information attached to its memorandum of 17 November 2025 which includes updates to some parts of its assessment of environmental effects, proposed conditions, and certain management plans. These documents can be found under the substantive application tab of the Fast Track website for the Waitaha Hydro project.<sup>2</sup>

### **Appointment of Technical Advisors**

[7] The Panel has considered the number of consents and approvals that will be required for the Waitaha Hydro application. As provided for in clause 10(3) of Schedule 3 of the Act, the Panel may, at any time, appoint technical advisors as it considers appropriate.

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<sup>2</sup> <https://www.fasttrack.govt.nz/projects/waitaha-hydro/substantive-application>.

The Panel has determined that it is appropriate to appoint technical advisers in the following areas:

- a) Planning and conditions expert;
- b) Fluvial geomorphologist;
- c) Intake hydraulics engineer / Fish screen specialist.

[8] Megan Couture has been identified as an appropriate specialist to assist the panel in planning/condition matters. The Panel will confirm the names of other technical advisers once appointments have been made.



Vicki Morrison-Shaw

**Waitaha Hydro 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"> <li>Westland District Council</li> <li>West Coast Regional Council</li> </ul>
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> <li>Te Rūnanga o Ngāi Tahu</li> </ul>
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	<ul style="list-style-type: none"> <li>Te Rūnanga o Ngāi Tahu</li> <li>Te Rūnanga o Ngāti Waewae</li> <li>Te Rūnanga o Makaawhio</li> </ul>
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	N/A

Section of Act	Description from Act	Party identified
	the area to which the substantive application relates that is a taiāpure-local fishery, a mātaihai 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	See Appendix 2 for land to which the substantive application relates.  List of all owners set out in Appendix 3.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	See Appendix 2 for land to which the substantive application relates.  List of all occupiers set out in Appendix 3.
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> <li>• Minister for the Environment</li> <li>• Minister for RMA Reform</li> <li>• Minister for Treaty of Waitangi Negotiations</li> <li>• Minister for Energy</li> <li>• Minister for Climate Change</li> <li>• Minister of Local Government</li> <li>• Minister for the South Island</li> <li>• Minister for Regional Development</li> <li>• Minister for Rural Communities</li> <li>• Minister for Land Information</li> <li>• Minister for Hunting and Fishing</li> <li>• Minister for Sport and Recreation</li> <li>• Minister for</li> </ul>

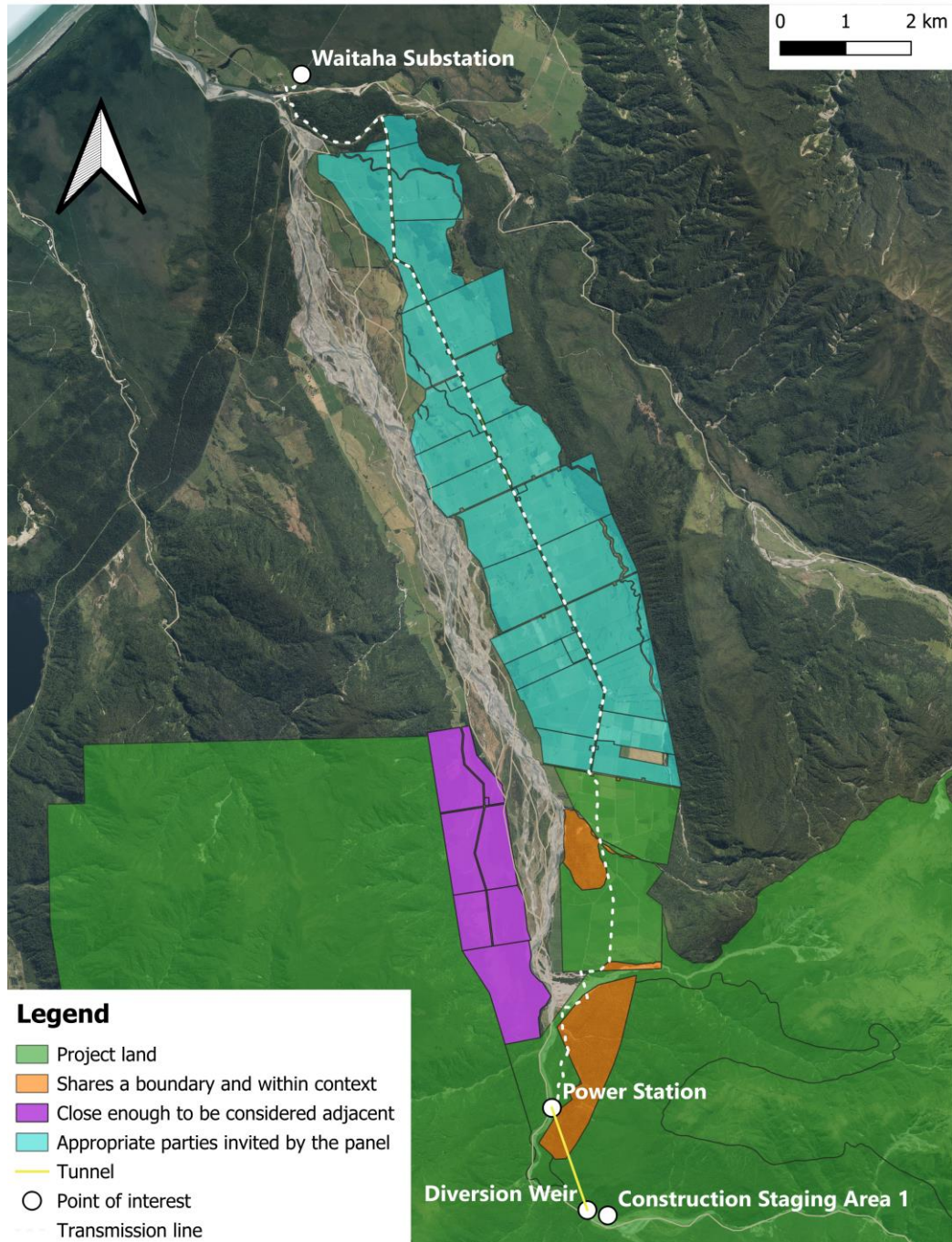
Section of Act	Description from Act	Party identified
		Infrastructure <ul style="list-style-type: none"> <li>• Minister for Resources</li> <li>• Minister of Conservation</li> <li>• Minister for Māori Development</li> <li>• Minister for Māori Crown Relations</li> </ul>
53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> <li>• Ministry for the Environment</li> <li>• Westland District Council</li> <li>• West Coast Regional Council</li> <li>• Department of Conservation</li> </ul>
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)	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: (ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section	<ul style="list-style-type: none"> <li>• Director-General of Conservation</li> <li>• New Zealand Conservation Authority</li> <li>• West Coast Tai Poutini Conservation Board</li> <li>• New Zealand Fish and Game Council</li> <li>• Game Animal Council NZ</li> </ul>

Section of Act	Description from Act	Party identified
	42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11  (vii)an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	N/A

## Appendix 2

Map of adjacent land and those considered close enough to be adjacent – 53(2)(h) and (i) and those invited to comment under 53(3) who are adjacent to Waitaha Road transmission line

# Waitaha Hydro Map





### Appendix 3

Owners and occupiers of the properties to which the substantive application relates, the land adjacent to that land, and the owners and occupiers of the land adjacent to the proposed Waitaha transmission line

Owners and occupiers of the land to which the substantive application relates:	
	<ul style="list-style-type: none"> <li>1095 Waitaha Road, Kakapotahi, Ross</li> </ul>
Owners of the land to which the substantive application relates to:	
	<ul style="list-style-type: none"> <li>Lot 1 DP 376096</li> <li>Lot 1 DP 376096</li> <li>318036</li> <li>WS8B/158</li> </ul>
Owners and occupiers of land that has a common boundary with the land to which the substantive application relates and is considered adjacent:	
	<ul style="list-style-type: none"> <li>Part Bed Allen Creek Block, WS7C/107</li> </ul>
Owners and occupiers of 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	
	<ul style="list-style-type: none"> <li>944 Allen Road, Pukekura, Ross</li> </ul>
Owners of 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	
	<ul style="list-style-type: none"> <li>RS 5751 BLK IV MT BONAR SD</li> <li>WS2S/545</li> <li>WS5B/1235</li> <li>LOT 1 DP 2436 BLK IV MT BONAR S D</li> </ul>
Owners and occupiers of land on Waitaha Road invited under s 53(3)	
	<ul style="list-style-type: none"> <li>210 Waitaha Road, Ross</li> <li>737 Waitaha Road, Ross</li> <li>665 Waitaha Road, Ross</li> <li>430 Waitaha Road, Ross</li> <li>576A Waitaha Road, Ross</li> </ul>

<ul style="list-style-type: none"> <li>• 576B Waitaha Road, Ross</li> <li>• 621B Waitaha Road, Ross</li> <li>• 282 Waitaha Road, Ross</li> <li>• 621 Waitaha Road, Ross</li> <li>• 694 Waitaha Road, Ross</li> <li>• 778 Waitaha Road, Ross</li> <li>• 888 Waitaha Road, Ross</li> <li>• 621A Waitaha Road, Ross</li> <li>• 569 Waitaha Road, Ross</li> <li>• 859 Waitaha Road, Ross</li> <li>• 387 Waitaha Road, Ross</li> <li>• 640 Waitaha Road, Ross</li> <li>• 946 Waitaha Road, Ross</li> <li>• 946 Waitaha Road, Ross</li> <li>• 129 Waitaha Road, Ross</li> <li>• 621A Waitaha Road, Ross</li> <li>• 621 Waitaha Road, Ross</li> <li>• NZTA</li> </ul>	
<b>Owners of land on Waitaha Road invited under s 53(3)</b>	
<ul style="list-style-type: none"> <li>• WS2C/1080</li> <li>• WS1B/657</li> <li>• WS2D/152</li> <li>• WS5B/587</li> <li>• WS1B/656</li> <li>• RS 6547 PT RS 6548 BLK XII WAITAHA SD</li> </ul>	