

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been [approved](#) by the Secretary for the Environment in accordance with the [fast-track approvals process](#) of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, [administering agencies](#), identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the [Fast-track Approvals \(Cost Recovery\) Regulations 2025](#) (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in [Schedule 1 of the Regulations](#). These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

Ways you can send your completed form to us

By digital portal – you will need to receive a link to register/access: [Fast-track website](#)

By email – info@fasttrack.govt.nz

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would

like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

[Click or tap here to enter text.](#)

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: Wi Pere Trust

1.1.2 NZBN (optional):

1.1.3 Contact name: Tim Rhodes

1.1.4 Phone: s 9(2)(a)

1.1.5 Email address: s 9(2)(a)

1.1.6 Postal address (if preferred method of contact):

Additional Applicants: Wi Pere Trust

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: Mitchell Daysh Limited

1.2.2 Contact name: Susan Jones

1.2.3 Phone: s 9(2)(a)

1.2.4 Email address: s 9(2)(a)

1.2.5 Postal address (if preferred method of contact):

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name: Wi Pere Trust

1.3.2 Contact name: Tim Rhodes

1.3.3 Phone: s 9(2)(a)

1.3.4 Email address: s 9(2)(a)

1.3.5 Postal address (if preferred method of contact): s 9(2)(a)

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either ‘compliance’ or ‘enforcement’?

No

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and

the outcome of those actions taken under the [specified Act](#) against the applicant or applicants, if the referral is being lodged jointly.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

Pouarua Water Storage Scheme

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

Refer Section 2.2 of the Referral Application Document for full details.
Summary provided below

Project Overview and Location

The PWSS would involve the construction of a dam and reservoir on the Pouarua Stream to store water collected from two main sources:

- 1) naturally occurring runoff from the local catchment; and
- 2) water harvested from high-flow allocation by pumping from the nearby Waipaoa River.

Stored water would then be released when demand is high and / or existing supplies are restricted to a downstream water reticulation system for a range of potential uses, including new high-value land-use irrigation, balancing shortfalls in existing water allocations. There is also an opportunity to improve supply security for Gisborne District Council's potable water supply, which is a current issue.

The scheme is located in Tairāwhiti, Gisborne at Tangihanga Station which is owned and operated by WPT. The location and indicative arrangement of the PWSS scheme and its various features are shown on the plans included in Attachment 2 to 6.

Key Project Components

The PWSS water supply system would comprise the following main elements:

A new dam on the Pouarua Stream of 34 to 39 metres in height retaining a new reservoir capable of storing 25.1 to 38.6 million cubic metres (refer following

sections for basis of dam height option selection).

Associated hydraulic structures near/at the dam comprising a spillway, intake structure and outlet culvert containing an offtake pipework system.

A small control room and equipment building at the dam location for facility operation, power supplies and controls.

A pump station and associated building, mechanical and electrical equipment located on the right bank of the Waipaoa River to deliver additional water either to the main Pouarua Dam for storage, or potentially direct to the water distribution network. Two location options will be considered during design as shown on the plans in Attachments 3 and 5. Both options involve infrastructure located on WPT-owned land and on Crown Land riverbed (managed and administered by LINZ).

Depending on the selected intake configuration, a possible new sedimentation and storage holding pond near the Waipaoa River may be required, along with a second pump station delivering water from the holding pond to the Pouarua Reservoir. The intake location option close to the existing Tangihanga Holding Pond would avoid the need for a new sediment settlement pond but is furthest from the dam.

A rising main up to 4.5km long for delivering water from the river intake to the Pouarua Reservoir. An alternative shorter route some 3.5km long, but requiring a deeper excavation, will also be considered during design as indicated on the plans in Attachment 6. Both alignments would be approximately 1 km longer if the intake location adjacent to the existing Tangihanga Pond is selected.

Power supplies from the existing network to the main dam and river intake sites, likely comprising overhead 11kV 3-phase single circuit from the Patutahi Substation (about 10km to the South of the site) but this is to be confirmed during design.

A possible radio link tower for an anticipated remote-control facility, the location to be decided during the design stage.

A new permanent access road between Tangihanga Road and the main dam site, to be located on WPT-owned land.

In addition, temporary works would be required for construction activities as follows:

Temporary diversions and cofferdams to manage stream or river flows through work sites at both the main dam site and the Waipaoa River intake site.

Contractor offices and laydown areas.

Temporary access roads as required for construction activities, some of which will be converted to permanent access roads on completion.

The opening of quarries for suitable construction materials, with managed reinstatement where required.

Disposal sites for excavated materials not required for construction, placed and managed to comply with accepted good practice.

The water distribution system would comprise:

A pressurised pipe network, installed underground in road reserves and on

WPT land.

Pipes attached to existing bridges to cross rivers / streams.

A connection to the rising main and pump station, allowing water to be delivered from storage under gravity or directly from the river intake with pumping.

Depending on the extent and location of irrigated areas, potentially a small number of booster pumping stations, to be determined during design.

Turnouts from the pipe network to on-farm irrigation systems, each including flow control valves and flow measurement.

Air / vacuum relief (approximately 1 per 1,000 m of pipeline) and pressure relief valves at locations to be determined in detailed pipeline design, with valve chambers finished at ground level with a manhole cover.

Isolating valves at locations in the pipe network to be determined in detailed design, and drainage valves at the lower end of gravity-fed pipe branches.

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

Refer to:

Figure 1 of the Referral Application Document

Attachment 2 - Site Location Map

Attachment 3 - Indicative Scheme Layout

Attachment 5 - Indicative Layout of Rising Main and River Intake

Attachment 6 - Indicative Distribution Network Plan Layout and Command Area

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in [Section 5](#) of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

*When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.***

Where a project involves an activity that may be the subject of a determination under sections [23](#) or [24](#), and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5

Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under [section 5\(2\)](#) of the Act then an agreement under [section 5\(1\)\(a\), \(b\), \(j\) or \(k\)](#) may not be required. This should be identified under the relevant

questions below, and you must provide the additional information required in respect of [section 5\(2\)](#) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified [Māori land](#) as defined in section 4 of the Act?

Yes

a. If yes, please address the following:

- i. identify the land involved and the owner(s) of the land.
- ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or
 - A. advise whether it is proposed to seek a determination under [section 23](#) and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or
 - B. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

No

a. Address the following:

- i. Identify the relevant customary marine title area, who the customary marine title group is;
- ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**
 - A. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

No

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)

- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**
- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

2.3.4 Does the project involve an activity that would occur on:
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

No

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

No

2.3.6 Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location

2.3.7 Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

2.3.8 Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

2.3.9 Does the project include an activity that would require an access arrangement under [section 61](#) or [61B](#) of the Crown Minerals Act 1991?

No

- a. Provide the following information:
 - i. what is the activity that would require the access arrangement; and

- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in [section 61\(1A\)](#)(a-e) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

2.3.10 Does the project include an activity that would be prevented under any of sections [165J](#), [165M](#), [165Q](#), [165ZC](#), or [165ZDB](#) (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

No

2.3.11 Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

2.3.12 Does the project include an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that would occur on land that is listed in Schedule 4 of this Act?

No

a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. confirm whether you are seeking that the Minister make a determination under [section 24](#), and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

2.3.13 Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act?

No

a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act
- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under [section 24](#) and if so whether the determination sought relates to existing electricity infrastructure or new electricity

lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

2.3.14 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

No

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

No

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below; **or**
- iv. advise whether you consider the activity falls within the scope of [section 5\(5\)](#) of the Act, and provide the information under 2.3 Ineligible activity below.

2.3.16 Does the project involve an activity that is:

- a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

- b. described in [section 15B](#) (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;
No
- c. prohibited by [section 15C](#) (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991
No

2.3.17 Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:
No

2.3.18 Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?
No

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under [section 5\(2\)](#). If you think this might apply to your application, answer the questions below.

2.4.1.2 Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

No

2.4.1.3 Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

2.4.1.4 Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

2.4.1.5 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

N/A

2.4.2.2 Is the reserve a Crown-owned reserve?

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you are wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application seeking a determination under [section 23](#) (linear infrastructure on certain identified Māori land)

No

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

2.5.1.5 Provide information on the rights and interests of Māori in that land

2.5.1.6 Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

2.5.2.1 Is your application seeking a Ministerial determination under [section 24\(2\)](#) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

No

Provide the following information:

2.5.2.2 Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

2.5.2.3 Confirmation that the activity would occur on eligible land, as defined in section 24(3).

2.5.2.4 Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

2.5.3 Determination in relation to new electricity lines under section 24(4)

2.5.3.1 Is your application seeking a determination under [section 24](#) (the construction and operation of new electricity lines on eligible land (as defined in [schedule 4](#) excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

No

Provide the following information:

2.5.3.2 Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

2.5.3.3 Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

The purpose of the Act is to “facilitate the delivery of infrastructure and development projects with significant regional or national benefits”. The Project wholly aligns with this purpose as it will provide regional and national benefits associated with:

Climate change resilience: The Project will support the region’s adaptation to climatic changes. By providing multiple water sources and stabilising supply, the scheme reduces the economic risks associated with droughts, floods, and climate variability.

Water reliability and security: Anticipated future increases to minimum flows in the Waipaoa River will put additional pressures on current water users, including irrigators on the Poverty Bay Flats. This Scheme will improve water reliability for existing users, provide water for new water users into the future.

Resilience and social wellbeing: Gisborne City’s water supply currently relies on a 40km long and sometimes vulnerable pipeline from the Waingake catchment, which was compromised following Cyclone Gabrielle. Developing additional water storage closer to Gisborne township and the surrounding rural settlements will add resilience to the water supply network, particularly in the wake of climate change and recent large flood events. It

would provide a reliable backup during emergencies and lessen the risk of further supply disruptions. This could assist in mitigating the risk associated with the existing infrastructure. A more reliable and resilient water supply would strengthen the local community by providing reliable access to essential resources and providing security against future disruptions. This added resilience will improve the overall health and well-being of the local residents.

Economic opportunities and development of the region: Increased water availability across the Poverty Bay flats will determine the future of agriculture, horticulture and viticulture across the most fertile and arable areas of the region. Additionally, reliable water access will enable landowners to expand into new industries, including industrial processing. Increased water availability would unlock significant economic potential, creating jobs across various sectors, from infrastructure development to high-tech land management. The economic benefits are elaborated on in Section 2.6.2.6 and within the Economic Assessment provided in Attachment 7.B.

Direct benefits to whenua Māori: Approximately 24% of the command area is Māori-owned land. The scheme therefore has the potential to support Māori agribusiness initiatives, enhance economic participation, and foster community development. Beyond individual farm-level benefits, the scheme has the potential to foster broader economic participation by creating pathways for Māori involvement in service provision, such as irrigation management, agritech support, etc. These opportunities can be expected to strengthen Māori-owned enterprises and support regional employment.

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

Fast Track Approvals Process Facilitation of the Project

While the proposed activities are considered “consentable” under ordinary approval pathways, the FTAA provides a significantly more timely and cost-effective approach due to:

Multiagency authorisations required. The FTAA supports a holistic approach to identifying and addressing ecological and historic/archaeological values under all relevant legislation.

Ensuring consenting occurs in a timely fashion that aligns with the Project’s Government funding agreements.

Likely public interest and historic opposition to damming projects across the country indicates that the Project to be publicly notified leading to a significantly longer processing timeframes and increased uncertainty. Efficient operation of the Fast-Track approvals process

The PWSS will ensure suitably qualified and experienced technical experts prepare a robust design, a full suite of application documents including effects assessments, conditions and management/monitoring plans.

The PWSS will continue engagement with affected and interested parties to ensure the application is thoroughly prepared to streamline the approvals process and avoid delay.

Legal counsel and experts will be available to meet the timeframes and expectations set out in the Act and as prescribed by the Minister and Panel.

2.6.2.2 Is unlikely to materially affect the efficient operation of the fast-track approvals process

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

Yes

a. Identify the plan, strategy or list (or any other relevant document). Water storage and supply projects are being prioritised at a national and local government level as outlined in the plans and strategies below.

National Climate Change Adaptation Plan (NAP), 2022

New Zealand's National Climate Change Adaptation Plan (first released 2022, updated through 2025–26 implementation) is the primary climate strategy that prioritises water storage infrastructure, including dams. Key focus areas of this plan include:

Capturing excess water during wet periods

Storing water for drought periods

Improving long-term water security and resilience

NAP also states that programmes targeted at water security and biosecurity will make the natural environment more resilient and support Māori, food and fibre producers and rural communities (NAP, 2022, pg. 103).

Water Availability and Security in Aotearoa, 2021

This paper identifies water storage as a critical supply-side measure, alongside:

Demand management

Efficiency improvements

Multi-purpose infrastructure delivering environmental, economic, and community benefits

MPI Action Plan 2025-2026

The Government has set an ambitious goal of doubling the values of exports by 2034. Actions to achieve this include supporting the Primary Sector, including by:

Driving actions in partnership with the food and fibre sector to

increase farmgate returns;

Co-investing in opportunities to support sector and economic growth; and

Unlocking options for land use optimisation and flexibility, including water availability and security.

Regional Economic Development and Investment Unit Funding

Central Government (through Kānoa - Regional Economic Development and Investment Unit at MPI) continue to identify water storage and resilience as a priority through funding decisions.

Local Government Strategies

GDCs Te Rautaki Hanganga Infrastructure Strategy (2024-2027)

An Infrastructure Strategy is prepared every three years by GDC to inform the Long-Term Plan (“LTP”). The key points of relevance from the Infrastructure Strategy (2024-2027) are as follows:

Gisborne has limited water storage, and if impacted by an event, this could have significant consequences.

Council plan to renew critical assets with a short remaining useful life over the next 10 years and undertake condition assessments on critical assets with a longer estimated remaining life. Renewal programmes can be brought forward (or pushed out) depending on the result of the condition assessments.

Water service activities (including water supply, wastewater and stormwater) could be provided by a larger water provider outside of Council. This depends on the outcome of the next steps in the Government’s Three Waters reform programme. This creates an added level of complexity for Council, where the future of this asset is uncertain.

A water supply resilience review has been included in the LTP Operational Expenditure. Water supply research and modelling will inform where future investment should be, taking into account security of water from adverse weather events but also understanding any climate change impacts of lower rainfall areas.

Future Development Strategy (2024 – 2054) and Implementation Plan

GDC’s Future Development Strategy (“FDS”) is a 30-year vision planning tool that outlines areas of the region where there’s potential for future housing growth. It identifies areas capable of supporting more homes in the future and shows the key infrastructure required to support this growth. Page 8 of the FDS Implementation Plan identifies that new water reservoirs to increase resilience will be needed in the long term.

Tairāwhiti 2050: Shaping the Future of Our Region

This document is known as the GDC Spatial Plan and sets the vision for the region for the next 30 years. Outcome 2 of this Spatial Plan relates to resilience. It sets out that there is a need for increased resilience in

infrastructure, economies and the community. One of the opportunities is to secure and protect long-term water availability for all communities, including the use of surface water storage. Outcome 5 of this Spatial Plan relates to sustainability. It outlines that there is a need to explore more efficient commercial and domestic water use, transitioning to more dry cropping and surface water storage opportunities

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

Yes

a. Explain how the project will deliver this.

Climate change resilience: The Project will support the region's adaptation to climatic changes. By providing multiple water sources and stabilising supply, the scheme reduces the economic risks associated with droughts, floods, and climate variability.

Water reliability and security: Anticipated future increases to minimum flows in the Waipaoa River will put additional pressures on current water users, including irrigators on the Poverty Bay Flats. This Scheme will improve water reliability for existing users, provide water for new water users into the future.

Resilience and social wellbeing: Gisborne City's water supply currently relies on a 40km long and sometimes vulnerable pipeline from the Waingake catchment, which was compromised following Cyclone Gabrielle. Developing additional water storage closer to Gisborne township and the surrounding rural settlements will add resilience to the water supply network, particularly in the wake of climate change and recent large flood events. It would provide a reliable backup during emergencies and lessen the risk of further supply disruptions. This could assist in mitigating the risk associated with the existing infrastructure. A more reliable and resilient water supply would strengthen the local community by providing reliable access to essential resources and providing security against future disruptions. This added resilience will improve the overall health and wellbeing of the local residents.

Economic opportunities and development of the region: Increased water availability across the Poverty Bay flats will determine the future of agriculture, horticulture and viticulture across the most fertile and arable areas of the region. Additionally, reliable water access will enable landowners to expand into new industries, including industrial processing. Increased water availability would unlock significant economic potential, creating jobs across various sectors, from infrastructure development to high-tech land management. The economic benefits are elaborated on in Section 2.6.2.6 and within the Economic Assessment provided in Attachment 7.B.

Direct benefits to whenua Māori: Approximately 24% of the command area is Māori-owned land. The scheme therefore has the potential to support Māori agribusiness initiatives, enhance economic

participation, and foster community development. Beyond individual farm-level benefits, the scheme has the potential to foster broader economic participation by creating pathways for Māori involvement in service provision, such as irrigation management, agritech support, etc. These opportunities can be expected to strengthen Māori-owned enterprises and support regional employment

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

A water storage project of this nature would play a key role in supporting and enhancing the resilience of water supply to industry and urban environments located in the Gisborne region, in the face of climate change associated droughts. This enables people and communities to provide for their social, economic, and cultural well-being, and to improve their health, safety and overall well-being.

While it is not an urban development in an urban environment, the wider benefits of the Project would be in alignment and in support of the NPS-UD.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

Refer to Economic Benefits Assessment (Attachment 7.B). Summary below:

The construction of a dam and reservoir on the Pouarua Stream will store water collected from two main sources: (1) naturally occurring runoff from the local catchment, and (2) water harvested from high-flow allocation by pumping from the nearby Waipaoa River. Stored water would then be released when demand is high and / or existing supplies are restricted to a downstream water reticulation system for a range of potential uses, including new high-value land-use irrigation, balancing shortfalls in existing water allocations, and to improve supply security for Gisborne's potable water supply.

The Waipaoa River A Block is fully allocated and therefore no water from this block is available for storage refill. Water is available for harvesting from the B Block, subject to securing resource consent to take this water. However, this allocation block is generally not considered sufficiently reliable to be a run-of-river source for irrigation and therefore there is currently allocation remaining.

The Project can be expected to generate significant flow-on / additional benefits for the primary sector, the wider economy, and the community, which are considered significant within a regional economic context.

The new irrigated areas and supplementary supply enabled by the

proposed development (i.e. totalling approximately 11,000ha) are estimated to generate a net increase of about \$628m in value-added GDP (NPV) to the regional economy over a 30-year period at full capacity applying an 8% discount rate. At a 2% discount rate, this net contribution increases to approximately \$1.25 billion.

In addition to these benefits, there would be additional municipal water supply provided by the proposed development. At a conservative upper estimate of additional 12 million m³, this would equate to approximately 2 years of demand for Gisborne City.

Furthermore, non-monetised economic benefits generated by the Project for the wider regional market and communities, include:

- Food security and potential export growth
- Regional investment and economic growth stimulation
- Opportunities for Māori landowners and community development
- Regional economic resilience against climate variability and extreme events through improved water security

In light of the above economic benefits, the Project would deliver flow-on wider economic benefits to the economy and community that are considered significant in a regional economic context.

Therefore, our assessment supports the proposed development from an economic perspective in the context of the Resource Management Act 1991 (RMA) and FTAA.

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

Increased water availability across the Poverty Bay flats will determine the future of agriculture, horticulture and viticulture across the most fertile and arable areas of the region. Additionally, reliable water access will enable landowners to expand into new industries, including industrial processing. Increased water availability would unlock significant economic potential, creating jobs across various sectors, from infrastructure development to high-tech land management. The economic benefits are elaborated on in Section 2.6.2.6 of the Referral Application Document and within the Economic Assessment provided in Attachment 7.B.

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

The Project will support the region's adaptation to climatic changes. By providing multiple water sources and stabilising supply, the

scheme reduces the economic risks associated with droughts, floods, and climate variability.

- 2.6.2.10** Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

The Scheme has the potential to reduce adverse flooding effects by providing on-stream storage of peak flows.

- 2.6.2.11** Will the project address significant environmental issues, and if so, how?

Preliminary effects assessments have been provided by technical specialists and are outlined below, with further detail provided in the following reports contained in Attachment 7:

Ecological Assessment, prepared by Gary Bramley and Richard Montgomerie of ecoLogical Solutions (Attachment 7.A);

Landscape and Amenity Assessment, prepared by Ben Ormsby and Shannon Bray of Wayfinder (Attachment 7.D);

Land use Nutrient losses from Increased Irrigation Assessment, prepared by Ian Millner of LandVision (Attachment 7.E); and

Archaeological Assessment, prepared by Kim Tatton of Clough and Associates (Attachment 7.C).

The initial assessments have identified a range of options available for avoiding, mitigating, remedying, offsetting and compensating for residual adverse environmental effects.

- 2.6.2.12** Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

A full assessment of how the Project achieves relevant objectives and policies within relevant planning documents is set out in Sections 4, 5 and 6 of Attachment 11.

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

Assuming that consents and approvals are in hand by late 2026/early 2027, the Project will commence design and investigations in 2027 which (accounting for a contractor selection process) could be ready to commence construction 2 years later in 2028. Construction activities are anticipated to take 3 years (approx.) and be completed by 2031.

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in [section 13\(4\)\(y\)](#), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

The Project will require land use consents, discharge permits and water permits, from Gisborne District Council ("GDC") under the Resource Management Act 1991 ("RMA").

Approval under Regulation 45 and 57 of the National Environmental Standards for Freshwater (updated 2026) is likely to be sought.

On a precautionary basis, approval under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 ("NES-CS") is likely to be sought in relation to network distribution pipelines in road corridors.

In relation to the distribution network, written approval will be sought separately for any works required within state highway designation corridor under section 176(1)(b) and 178(2) of the RMA.

Refer to Attachment 11 (RMA Planning Assessment) to this application for an assessment against the relevant rules of the TRMP.

3.1.2 Outline the approvals sought under the Conservation Act 1987

3.1.3 Outline the approvals sought under the Reserves Act 1977

3.1.4 Outline the approvals sought under the Wildlife Act 1953

Wildlife Act approvals in New Zealand are required from the Department of Conservation (DOC) for any activity that catches, holds, releases, or kills protected wildlife, including research, rehabilitation, or development projects.

A Wildlife Act Authorisation under section 53 is required for the potential disturbance and incidental handling of lizards, and subject to further ecological survey work Wildlife Act approval may also be required in relation to birds and bats.

3.1.5 Outline the approvals sought under the National Parks Act 1980

3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

On a precautionary basis, a general archaeological authority, that would otherwise be required under section 44(a) of the Heritage New Zealand Pouhere Taonga (“HNZPT”) Act, is sought in the event that archaeological material is encountered during earthworks associated with the Project.

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

The project will require approvals or dispensations that would otherwise be applied for under regulation 43 of the Freshwater Fisheries Regulations 1983 in respect of the following complex freshwater fisheries activities:

Permanent dam structure located in the Pouarua Stream;
Permanent diversion, structure and associated disturbances associated with the proposed high flow intake from the Waipaoa River;
Any trapping and transferring of fish required in association with constructing the dam structure.

3.1.8 Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

3.1.10 Outline the approvals sought under the Public Works Act 1981

3.1.11 *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

3.1.12 Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

3.1.13 Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.

The following other approvals will be required for the project and will be applied for under separate processes and will not form part of any substantive application under the Fast Track Approvals Act:

A Corridor Access Request (CAR) and Licence to Occupy road reserve will be sought separately from GDC under the Local Government Act 1974 for any works within local road reserves.

Building consent will be sought for the dam structure under the Building Act 2004 as a matter of final design.

No other statutory approvals, including concessions or other legal authorisations are required to authorise this Project.

3.2 Project stages

3.2.1 If the project is planned to proceed in stages, provide: No

1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
 - i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide: No

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and
 - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in [section 22](#) of the Act.

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

Preliminary assessments have been provided by technical specialists and are outlined below, with further detail provided in the following Attachment 7 reports:

Ecological Assessment, prepared by Gary Bramley and Richard Montgomerie of ecoLogical Solutions (Attachment 7.A);

Landscape and Amenity Assessment, prepared by Ben Ormsby and Shannon Bray of Wayfinder (Attachment 7.D);

Land use Nutrient losses from Increased Irrigation Assessment, prepared by Ian Millner of LandVision (Attachment 7.E); and

Archaeological Assessment, prepared by Kim Tatton of Clough and Associates (Attachment 7.C).

Section 3.5.2 of the Referral Application Document summarises adverse ecological effects and concludes that a range of options are available for avoiding, mitigating, remedying, offsetting and compensating for residual adverse effects on water quality and freshwater and terrestrial ecological values (refer Table 1)

Section 3.5.3 of the Referral Application Document summarises adverse Landscape and Amenity Effects and concludes that: Effects on natural character would be low to low-moderate, with proposed mitigation in place, landscape effects would be low and the proposal is considered to result in low to very-low visual effects.

Section 3.5.4 of the Referral Application Document summarises adverse land use nutrient loss impacts and concludes that effective nitrogen and phosphorus loss mitigations are available if required and can be implemented through detailed site-specific farm plans that can accommodate different soil and land use combinations.

Section 3.5.5 of the Referral Application Document summarises adverse archaeological effects and concludes that, any effects of the Project on any sites identified during further detailed archaeological assessment can be mitigated in a variety of ways including: modification of the project design in some areas to avoid visible archaeological surface features, or identified areas of potentially high archaeological sensitivity, where possible, and the development of construction methodologies that minimise the potential for effects. Appropriate effects management in this area will be confirmed as part of the archaeological authority process, and subject to review by Heritage New Zealand Pouhere Taonga.

In addition:

The Project is not anticipated to result in any adverse cultural effects that cannot be avoided or adequately mitigated;

The hydrological effects of the high flow take are therefore expected to be insignificant and are anticipated by the planning framework;

Construction traffic effects will be appropriately managed through conditions of consent and a Construction Traffic Management Plan (“CTMP”) which would likely cover route and access planning, traffic management and road protection and monitoring.

Other construction effects such as dust, sediment and erosion and construction lighting effects can be managed by way of a Construction Environmental Management Plan.

Any adverse recreation effects are expected to be short-term and will be managed in conjunction with broader transport related mitigation measures.

Regarding noise effects, operationally, the Project does not generate noise, other than during maintenance or upgrades, which are temporary and an acoustic specialist will review the construction methodology and construction traffic assessments as part of the substantive application process, and where required, recommend appropriate mitigation measures.

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

There are no prohibited effects associated with this Scheme. Refer to Section 7 of Attachment 11 for a list of the relevant rules which apply.

3.5 Persons affected

3.5.1 Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at [section 13\(4\)\(j\)\(ii\)-\(vii\) of the Fast-track Approvals Act 2024](#)), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see [Consultation requirements for referral application](#)).

The Applicant consider the following persons, groups and entities are likely to be affected by the Project:

Te Atianga a Mahaki;
Ngā Ariki Kaipūtahi;
Te Whanau a Kai;
Rongowhakaata;
Ngāi Tāmanuhiri;

Gisborne District Council;
New Zealand Transport Authority;
Heritage New Zealand Pouhere Taonga;
Ministry for the Environment;
Department of Conservation (as the administering agency for the Wildlife Act 1953);
LINZ as administering agency for Crown Land riverbed held under the Land Act (1948);
Local residents, specifically, immediate neighbours where the reservoir or dam
infrastructure and ancillary works will locate, including:
Tahurua Farming Limited (Section 12S Repongaere SETT);
Hickling (Section 11S Repongaere SETT);
Bruce Farming Limited (Section 15S Repongaere SETT);
Gunson (being Lot 1 DP 3147); and
Māori Trustee (Rapongaere 4H3 Block3).

3.5.2 Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under [section 11](#) of the Act, **and** how the consultation has informed the project.

A fulsome record of consultation undertaken and key outcomes are set out in Attachment 8 and Notification Letters under Section 11 of the FTAA are provided in Attachment 10.A through to Attachment 10.R. Engagement with these parties is ongoing.

Overall, feedback received from those consulted has been very supportive.

Adjoining Landowners - Meetings have been held with adjoining landowners where land will be impacted by the extent of the reservoir or by infrastructure, access or works associated with the project.

Meetings with Mana Whenua - The trustees of WPT (as mana whenua) has been consulting closely with and has notified key representatives of iwi and hapu who could be potentially affected in relation to this FTAA referral application.

Gisborne District Council (as the Unitary Authority) - The Applicant has consulted and notified GDC, outlining the Project Scoping Report findings and its intention to submit a referral application to seek eligibility under the FTAA. The Applicant has included GDC staff in key briefings, has hosted a site visit and will establish a Consultation Reference Group to keep them informed during the preparation of a substantive application in due course.

NZTA - NZTA have been notified of the proposal and a meeting is to be arranged regarding the potential for distribution pipelines to locate within sections of designated highway corridors and the construction traffic movements anticipated.

Department of Conservation - The Applicant has consulted and notified DOC on the Wildlife Act and Fisheries Regulation authorisations to be sought for the Project. An initial meeting was held with DOC on 17 April 2026, with the Applicant's ecologists in attendance. Attachments 10.S and Attachment 10.T respectively provide DOC's comments in response to the pre-lodgement notification letter and the Applicant's subsequent comments on

these responses. The pre-lodgement responses provided by DOC have not resulted in any amendments to the scheme design or its intended operation method, however, DOC's comments did helpfully confirm the types of approvals required for the project. The Applicant will continue to engage and welcome input from DOC, including as it works towards submitting a substantive application under the FTAA.

Heritage New Zealand Pouhere Taonga (as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014) - The Applicant has consulted and notified Heritage New Zealand Pouhere Taonga (HNZPT). A meeting was held on the 14th of April to outline the Project and its intention to submit a referral application to seek eligibility under the FTAA. The Applicant will continue to consult with HNZPT on the Project before it lodges a substantive application.

Ministry for the Environment (as the administering agency for the RMA) - The Applicant has notified the Ministry for the Environment, outlining the Project and its intention to submit a referral application to seek eligibility under the FTAA.

3.5.3 List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

Rongowhakaata Claims Settlement Act 2012

The Rongowhakaata Claims Settlement Act 2012 is the statute that provides for the final settlement of the historical Treaty of Waitangi claims of the Rongowhakaata iwi. Key aspects of the Act include a formal Crown apology and acknowledgement of past wrongs, the provision of cultural and financial redress, the vesting of 9 cultural redress properties, and the establishment of a Right of First Refusal ("RFR") for Rongowhakaata in relation to certain Crown land. It also sets out protocols related to Conservation, Crown Minerals, and Fisheries, as well as a protocol for Taonga Tuturu (cultural taonga). Through consultation, the scheme is expected to remain consistent with the Rongowhakaata Claims Settlement Act 2012 and associated statutory acknowledgement area (refer to Attachment 11 – RMA Planning Assessment) in relation to the Waipaoa River.

Ngāi Tāmanuhiri Claims Settlement Act 2012

Key aspects of this Act include a formal Crown apology (including an agreed historical account and crown acknowledgements), cultural redress and financial and commercial redress. Through consultation, the scheme is expected to remain consistent with the Ngāi Tāmanuhiri Claims Settlement Act 2012 and associated statutory acknowledgement area (refer to Appendix 11 – RMA Planning Assessment) in relation to the Waipaoa River.

Other Treaty Settlement Negotiations

Te Aitanga ā Māhaki does not currently have a completed treaty settlement, though a significant Waitangi Tribunal report on the Mangatū forest in 2013 recommended the return of land and compensation for the prejudice suffered by the iwi and its associated shareholders. The iwi was awarded negotiation mandate in 2014 and has been actively engaged in the settlement process, including negotiations and potentially other remedies through the Waitangi Tribunal.

There is no specific, recently completed or actively negotiated treaty settlement explicitly named for Ngā Ariki Kaipūtahi; however, they are claimants within the broader Turanganui-a-Kiwa inquiry, which aims to settle claims for various iwi and hapū in the region, including

those of Mangatū Incorporation and Te Aitanga a Māhaki. Ngā Ariki Kaipūtahi have filed historical claims with the Waitangi Tribunal, focusing on issues such as the Crown's purchase of Mangatū forest land

3.5.4 If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

Not relevant to the Project.

3.5.5 Will the project be located on land returned under a Treaty settlement?

No

3.5.6 Provide evidence of written agreement by the owners of the land returned.

3.5.7 Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

No processes have been undertaken under the Public Works Act 1981 in relation to the Project.

3.5.8 Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

Maori land associated with the Project is discussed in Section 2.3 of the Referral Application Document. In summary, the applicant's land, and the adjoining land being Rapongaere 4H3 Block, are identified as Māori Freehold Land. A schedule of land ownership is provided in Attachment 1.

There are no identified or known Marae or Wāhi Tapu within the Project footprint area. It is noted in the archaeological assessment in Attachment 7.C that sections of the distribution pipeline network are within close proximity to Wāhi Tapu and in three locations will cross into the buffer of Wāhi Tapu sites identified under the TRMP. Appropriate mitigating measures can be employed as detailed in the archaeological assessment. A general archaeological authority is also proposed in relation to this Project.

The Applicant is not aware of any other Māori Land, Marae or Wāhi Tapu that could be affected.

3.6 Legal interests

3.6.1 Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

The Applicant owns a significant portion of the land required for the implementation of this Scheme, including access into the site from Lavenham Road (refer

to Figure 1 of the Referral Application Document and Attachment 4).

The Applicant is in the process of securing commercial agreements with the relevant landowners of the properties subject to the dam and reservoir site, rising main, high flow take infrastructure and distribution network. A list of those parties is provided in Section 2.3.2 of the Referral Application Document.

A table of properties and interests relevant to land within which works are required for this Scheme (including the distribution network) are provided in Attachment 1.I (Dam Structure Land) and Attachment 1.J (Rising Main and Primary Distribution System). Records of title for the land where the dam, reservoir, rising main, pump and high flow take are situated are provided in Attachment 1.A through to Attachment 1.G.

3.7 Other matters

3.7.1 Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term ‘application’ includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

No

3.7.2 If an application has been made, provide details of the application.

3.7.3 If a decision has been made, also provide the outcome of the decision and the reasons for it.

3.7.4 Provide a description of whether and how the project would be affected by climate change and natural hazards:

As already noted elsewhere in this application, the purpose of the Project is to improve the resilience of the Gisborne Region (and namely the Poverty Bay flats) to the anticipated effects of climate change, particularly drought. The main risks to the Project from natural hazards are from seismic events and landslides as identified and assessed by Damwatch and summarised below. While it is noted that there are flood hazards to the east of the site (adjacent to the Waipaoa River), which may impact primary vehicular access into the site if inundated, this would be temporary. The implementation of infrastructure (including underground pipelines, rising main, pump stations or river intake) will not exacerbate flood hazard risks to life, with appropriate design and construction measures in place.

Seismic Hazards

Damwatch has considered seismic hazard risk associated with the site (in a Proof-of-

Concept Scoping Study, 2025). The proximity of the proposed dam to the active Repongaere fault has implications for dam type selection and design. The left abutment of the proposed dam site is located within approximately 100 m of the Repongaere Fault Avoidance Zone. Through dam design for seismic loads, the risk to infrastructure and other property from seismic hazards can be appropriately mitigated.

Landslides

Damwatch has considered landslide risk associated with the site (in a Proof-of-Concept Scoping Study, 2025). While relatively shallow failures (typically a few metres or less) are widespread, they are not expected to pose a risk to the long-term operational safety of the dam. The primary considerations of surficial landslides on dam development and operation are:

Construction – selection of final dam alignment to avoid areas of instability, removal of failed material within the dam footprint, and removal or stabilisation of failed/unstable material adjacent to the dam

Operation – ongoing surficial failures should be expected throughout the life of the dam, with an increased frequency during and after reservoir filling. Such failures may impact water turbidity, reservoir sedimentation and infrastructure such as access roads

Although no evidence of deep-seated landslides within the Tolaga Bay Formation bedrock has been observed within the scheme area, regionally there are documented large-scale landslides within this formation. Further design work will investigate the presence and associated hazard of such landslides further. Central to this will be understanding the nature and orientations of defects within the Tolaga Bay Formation bedrock.

Summary

The detailed design and construction methodology will be informed by multiple engineering design reports to ensure the risks from natural hazards are managed to acceptable levels. With appropriate design and construction measures in place, the Project is not subject to significant risks associated with climate change and natural hazards
Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 *Resource consents*

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

The Project is seeking approvals that would otherwise be applied for under the RMA. These are set out in Attachment 11 (RMA Planning Assessment).

No activities proposed as part of this Scheme are prohibited under the RMA.

A high-level assessment of the project against relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement is set out in Attachment 11 (RMA Planning Assessment).

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA [section 124C\(1\)\(c\)](#) (existing consent would need to expire to enable the approval to be exercised) or RMA [section 165ZI](#) (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

To the best of the Applicant's knowledge, there are no existing resource consents relevant to the Project site to which RMA section 124C(1)(c) (existing consent would need to expire to enable the approval to be exercised) or RMA section 165ZI (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act.

3.8.1.2 *Resource consents where the project includes standard freshwater fisheries activities*

If your application is seeking a resource consent and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
Not relevant

3.8.1.3 *Designations*

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

Not applicable – no designations are proposed and no alterations to designations are required.

3.8.1.4 *Designations where the project includes a standard freshwater fisheries activity*

If your application is seeking a designation or an alteration to an existing designation and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

Not applicable – no designations are proposed and no alterations to designations are required.

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

Not applicable – no designations are proposed and no alterations to designations are required.

3.8.1.5 *Change or cancellation of conditions*

If your application is seeking a change of cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

Not applicable.

3.8.1.6 *Certificates of compliance*

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

Not applicable.

3.8.2 Approvals relating to [Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980](#)

3.8.2.1 *Concessions*

For applications seeking a [concession](#) that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?
No
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
 - If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or [right of offer or return](#) to waive that right for the purposes of the proposed lease.

3.8.2.2 *Land exchanges*

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

No

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
- The financial value of the land proposed to be acquired by the Crown
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.
- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in [Schedule 4](#) or a reserve declared to be a national reserve under [section 13](#) of the Reserves Act 1977.

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation [42](#) or [43](#) of the Freshwater Fisheries Regulations 1983 in respect of a [complex freshwater fisheries activity](#) provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.

According to the preliminary ecological assessment provided in Attachment 7.A, effects on fish distribution and migration in the Pouarua Stream can be mitigated by ensuring the dam meets the requirements of the NPS-FM and Freshwater Fisheries Act (1983) and that the dam design provides upstream and downstream fish passage through the construction of a fish pass and/or implementing trap and transfer. The construction of this dam may require trapping and transferring (salvage) of fish.

- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

The construction of the dam may require trapping and transferring (salvage) of fish.

3.8.4 Approvals relating to [Exclusive Economic Zone and Continental Shelf \(Environmental Effects\) Act 2012](#)

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.
- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
 - Details of any application made;
 - An explanation of any decisions made on that application; and
 - Any information that Minister may consider under [section 22](#)(6) (comparison of activity against current or likely use of the area).
- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

3.8.5 [Approvals relating to Crown Minerals Act 1991](#)

3.8.5.1 *Access arrangements*

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with [section 59](#)(1) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
 - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and
 - Evidence that the notice complies with the requirements in [section 59](#)(2) of the Crown Minerals Act, and any matters required by regulations. =

3.8.5.2 *Mining permits*

For an approval for a mining permit that would otherwise be applied for under [section 23A](#) of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.
- The name and contact details of the proposed permit participants and the proposed permit operator.
- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.
- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.
- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.
- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with [section 42](#)(11).
- If the authorised person proposes to provide information under [section 37](#) (to the relevant chief executive), the date on which the person intends to provide that information.
- The proposed duration of the permit.

3.8.5.3 *Mining permits for petroleum*

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.
- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.
- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production;
 - the economic model for the project;
 - the proposed duration of the proposed mining permit and;
 - decommissioning plans.

3.8.5.4 *Mining permits for minerals other than petroleum*

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.
- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted
- Information on whether the application will be for a [Tier 1 or Tier 2 permit](#).
- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

- An indicative mine plan.
- A high-level overview of the following:
 - the proposed mining method;
 - the proposed date for the commencement of mining and estimated annual production;
 - the economic model for the project;
 - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
 - the proposed methods for processing mined material and handling and treating waste and;
 - anticipated plans for mine closure and rehabilitation.

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

I confirm that I am authorised to make this application - Yes

I have provided a copy of the application with all contact details redacted - Yes

I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with [section 104](#) of the Act, and the [Fast-track Approvals Cost Recovery Regulations 2025](#) - Yes

Signature: *Mason Jackson*

Date: 5/15/2026

Name: Mason Jackson

Section 5: Attachments

List any documents submitted with the application.

- Remember: include a copy of your application with all contact details redacted.

Attachment number	Document name	Author	Document version

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	No
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	No
1.4 Compliance and enforcement history	No
Section 2: Referral application summary	No
2.1 Project name	No
2.2 Project description and location	No
2.3 Ineligible activity	No
2.4 Exemptions from requirement to provide agreement	No
2.5 Ministerial determinations under sections 23 and 24	No
2.6 Appropriateness for fast-track approvals process	No
Section 3: Project details	No
3.1 Approvals required	No
3.2 Project stages	No

3.3 Alternative project	No
3.4 Adverse effects	No
3.5 Persons affected	No
3.6 Legal interest	No
3.7 Other matters	No
3.8 Specific proposed approvals	No
Section 4: Authorisation	No
Section 5: Attachments	No