

Land Exchange application form

This form is to be used for a land exchange application under section 33 of the Fast-track Approvals Act 2024 prior to lodging a substantive application for a listed or referred project.

All legislative references are to the Fast-track Approvals Act 2024 unless otherwise stated.

If the information requirements of this form are not met, the Department of Conservation must return your application to you.

The information required for land exchange applications is as prescribed in section 33(1) of the Act. This includes both information specific to the exchange itself (as set out in clause 24 of Schedule 6) and information about the wider project that is relevant to the land exchange. For listed projects this wider information is as listed under section 43(2). For referred projects this is relevant information from the referral application as well as any information specified by the Minister for Infrastructure under section 27(3)(c)(ii) of the Act.

You must pay the land exchange application fee and levy (set out in the [Fast-track Approvals \(Cost Recovery\) Regulations 2025](#)) to the EPA before lodging your exchange application with DOC.

We recommend that you discuss your proposed land exchange with DOC before applying.

Applications must be submitted to DOC by email: fasttrackapplicationenquiries@doc.govt.nz.

Please also provide one copy of a redacted version of your application (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual included in the application documents.

All documents lodged with your application must be indexed. Electronic documents must be separated into files less than 30MB.

What happens next?

We will notify the Panel convener of your land exchange application.

If your application is accepted as complying with section 34 of the Act, DOC will provide the version you supplied with personal information redacted to specific parties invited to comment (as listed in section 35(1) of the Act).

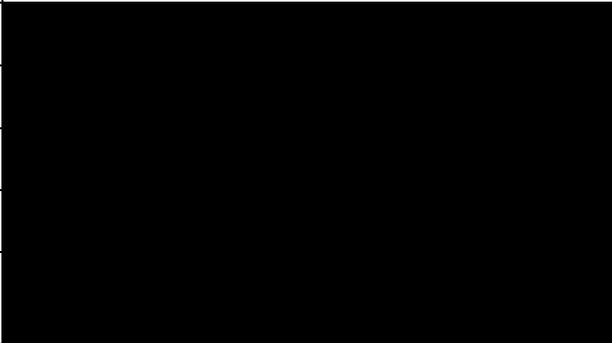
DOC will hold all information related to your application subject to the Official Information Act 1982.

Cost recovery

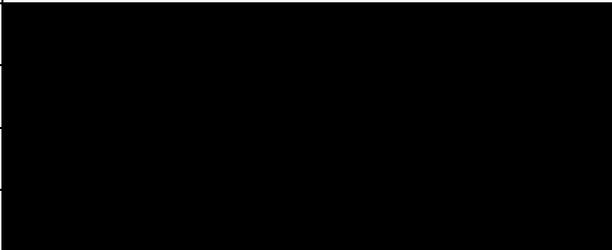
The EPA will recover from you the actual and reasonable costs incurred in respect of this land exchange application. A copy of DOC's Cost Recovery Policy is available on the DOC website: <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/fast-track/fast-track-cost-recovery-policy.pdf>



Applicant details

Project name and identifier (as named in Schedule 2 or referral decision):	Tukituki Water Security
Person or entity authorised to undertake project (as named in Schedule 2 or referral decision):	Tukituki Water Security Limited.
Full name and NZBN number of registered company or individual name:	Tukituki Water Security Limited NZBN: 9429048983426
Key contact name:	
Key contact phone number:	
Key contact email address:	
Email address for service:	
Postal address:	

Consultant details

Company:	Mitchell Daysh Limited
Name of consultant:	
Phone number:	
Email address:	
Postal address:	

Please direct all correspondence from the Department of Conservation to:

- Applicant
 Consultant

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

Schedule of application documents

Please list all documents submitted with the application.

Attachment number:	Document name and date:	Author:	Document version:
1	<i>Tukituki Water Security Limited – Exchange of Land Overview Report – Fast Track Approvals Act 2024</i> , 16 March 2026 ("Overview Report")	Mitchell Daysh Limited	05
2	Index Table of RWSS Resource Consents and Schedules (Appendix 1 to Overview Report)	Mitchell Daysh Limited	NA
3	Letter clarifying Tamatea Pōkai Whenua endorsement recommendations, 11 September 2025 (Appendix 2 to Overview Report)	Tamatea Pōkai Whenua	NA
4	<i>Land Exchange Assessment, Tukituki Water Security – Fast Track</i> , SLR Consulting New Zealand, 28 November 2025 ("SLR Report") (Appendix 3 to Overview Report)	SLR Consulting New Zealand	Final
5	<i>Schedule 6a Integrated Mitigation and Offset Approach</i> of Ruataniwha Water Storage Scheme ("RWSS") resource consent package, 8 February 2014 (Appendix 4 to Overview Report)	Hawke's Bay Regional Investment Company Ltd, and adopted by Board of Inquiry Decision	Updated for Project F 8.2.14
6	<i>Schedule 9a Public Access & Offset Mitigation Progress Plan</i> of RWSS resource consent package, 20 January 2014 (Appendix 5 to Overview Report)	Hawke's Bay Regional Investment Company Ltd, and adopted by Board of Inquiry Decision	NA
7	<i>For land exchanges under the Fast-track Approvals Act 2024</i> , Current 18 August 2025 (Appendix 6 to Overview Report)	Department of Conservation	NA
8	<i>Ruataniwha Water Storage Scheme Recreation Assessment</i> , May 2013 (Appendix 7 to Overview Report)	Opus International Consultants Ltd	NA

9	<i>Final Report and Decisions of the Board of Inquiry into the Tukituki Catchment Proposal, Volume 1 of 3: Report and Decisions, 18 June 2014</i> (Appendix 8 to Overview Report)	Board of Inquiry, Tukituki Catchment Proposal	NA
10	<i>Ruataniwha Water Storage Scheme: Archaeological Assessment, May 2013</i> (Appendix 9 to Overview Report)	Clough & Associates Ltd and P Parsons	NA
11	<i>Land Exchange Application – Land Title Information, 28 November 2025</i>	The Property Group	NA
12	<i>Land Status Check Report, 13 October 2025</i>	The Property Group	NA
	Drone photography of PCL areas available on request.		

Note: The information schedule on the following pages must be completed prior to lodging this application. The schedule is designed to assist DOC to confirm that you have provided all relevant information and so can be considered complete and ready for processing. If an application does not comply the information requirements, DOC must return it.

Signature

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I have paid the land exchange application fee and levy to the EPA before lodging this application.

Signature:		Date:	16 March 2026
Name:		Position:	

Land Exchange Application Information Schedule

Information required:	Document name and page reference:
All exchange applications	
An assessment of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.	Refer to: Overview Report (Attachment 1), section 5.2 (pages 12 – 32) and Table 3 (page 29). SLR Report (Attachment 3).
Details of any improvement work to be done to provide a net conservation benefit, including how any money to be provided for improvements to the land could be spent.	Refer to: Overview Report (Attachment 1), section 5.3 (pages 32 - 33). SLR Report (Attachment 3).
Any proposals to address impacts on existing users of the land to be disposed of by the Crown, such as proposed easements where access to private land or a culturally significant site is via the Crown land that will become private land.	Refer to: Overview Report (Attachment 1), section 5.4 (page 34).
Information about financial and legal liabilities and obligations associated with the land to be acquired by the Crown.	Refer to: Overview Report (Attachment 1), section 5.5 (pages 34 - 35).
If the land exchange would trigger a right of first refusal or a right of offer or return, a copy of the 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.	N/A to the proposed exchange land.
Full details of any consultation undertaken by the applicant with relevant iwi, and any others with rights or interests in the land to be exchanged by the Crown.	Refer to: Overview Report (Attachment 1), section 5.7 (pages 36 - 37).
Any information specified by the Minister under section 27(3)(c)(ii) of the Act.	N/A to this application.

Information required:	Document name and page reference:
<i>For referred projects</i>	
Please include all information relevant to the land exchange application that was contained in the referral application.	N/A – the Tukituki Water Security Project is listed in Schedule 2 of the Fast-track Approvals Act 2024 (“FTAA”).
<i>For listed projects – information <u>relevant to the land exchange from the following</u></i>	
A description of the project and the activities it involves.	<p>The Tukituki Water Security Project (“TWSP”) will provide water and greater resilience during dry year risk events to Tamatea - Central Hawke’s Bay to improve productivity and increase jobs, regional prosperity and exports. The project includes a water storage dam at the Makaroro River site with 104Mm³ of water storage (or 93Mm³ of available water) to enhance environmental river flows, provide community water and provide water for irrigation. The Project was formally the Ruataniwha Water Storage Scheme (“RWSS”) when it was originally consented. The Project is consented and involves the construction and operation of an 83m high dam on the Makaroro River that will contain a reservoir, in small part on the DOC land sought to be exchanged. Separate to the dam and this application to DOC, there is also a downstream distribution system to transport water.</p> <p>It is important to note that the dam and reservoir already have resource consents under the Resource Management Act 1991 (“RMA”) and this FTAA is being made on the basis of those 18 consents and the associated suite of conditions already being in place (a number of which relate to the proposed distribution network and use of water, rather than to the dam and reservoir). The substantive application will include the proposed exchange of Public Conservation Land and Crown Marginal Strip that will enable the establishment of the proposed dam and reservoir along with other required approvals under the Wildlife and Freshwater Fisheries Acts. The substantive FTAA application will also include application for additional resource consents and notices of requirement, and variations of the same, to enable the now proposed water use for irrigation and environmental flow under the TWSP, some of which differs to the consented RWSS.</p> <p>Refer also to: Overview Report (Attachment 1), sections 1 - 3 (pages 1 - 10).</p>

Information required:	Document name and page reference:
<p>Information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24).</p>	<p>S5 of the FTAA includes in the definition of ineligible activities: identified Māori land (s4 FTAA) – which in turn includes ... land owned by a Treaty settlement entity if the land was acquired as redress for the settlement, ...</p> <p>An adjoining property to the true left bank of the Mararoro River and which will be partly inundated was Gwavas Crown Forest Licence land. As part of the commercial and financial redress under the Ahuriri Hapū Claims Settlement Act 2021 and Heretaunga Tamatea Claims Settlement Act 2018, Gwavas Crown Forest land was purchased. This has subsequently transferred to Kaweka Gwavas Forestry Company Limited (“KGFC”) and continues to be leased by Pan Pac Forest Products Limited. This land was not acquired for redress, but was offered as financial and commercial redress, and is not therefore ‘identified Māori land’ . See further explanation from The Property Group – Attachment 11.</p> <p>Further to this and as explained above, the project does not involve consents for the dam and reservoir and relies on the existing consents for those aspects. The exchange of public conservation land will form part of the TWSP substantive FTAA application. An exchange of land is also proposed to the KGFC but this not an exchange of PCL land subject to this FTAA application.</p> <p>Tamatea Pōkai Whenua are the majority shareholder of KGFC and have provided their in principle support for the TWSP FTAA application. TWSP continue to engage with Tamatea Pōkai Whenua in preparation of the substantive FTAA application.</p>
<p>A description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the application.</p>	<p>Refer to Figures 1 and 2 of The Property Group Land Title Information (Attachment 11).</p>
<p>The anticipated commencement and completion dates for construction activities (where relevant).</p>	<p>Pre-construction activities, reliant on securing the DOC land exchange, of feasibility / concept design, detailed design and procurement are planned to conclude in mid-2028 (3 years). Construction is forecast to be between January 2029 and January 2034 (5 years), see details below.</p>

Information required:	Document name and page reference:
<p>A statement of whether the project is planned to proceed in stages and, if so, an outline of the nature and timing of the stages.</p>	<p>By nature the construction of a dam and reservoir will involve a single long design and construction process and so will not be staged in 'RMA terms'. A breakdown of this construction process is provided as follows:</p> <ul style="list-style-type: none"> - Feasibility (DOC land, concept): 1 Aug 2025 to 1 Oct 2026 - Detailed engineering design (FEED): to 1 Oct 2027 - Procurement: to 1 July 2028 - Final and Full Funding Decision (FID): 1 July 2028 - Construction: to January 2033 - Reservoir filling and commissioning: to January 2034.
<p>A description of the anticipated and known adverse effects of the project on the environment.</p>	<p>An assessment of the potential adverse effects of the proposed PCL exchange is provided in the Overview Report (Attachment 1), and SLR Report (Attachment 4). Specific assessments of the recreational and archaeological and heritage effects of the proposed dam and reservoir, and which are also relevant to the conservation values of the proposed land exchange are provided in Attachments 8 and 10 respectively. For an overview of the effects of the wider project on the environment the Board of Inquiry decision report on the original RWSS is referred to (Attachment 8). The AEE and any supporting technical reports associated with the original RWSS resource consents are available on request. In terms of dam and reservoir draw from the Ruataniwha Project AEE's can also add in additional work in responding to the s125 further info request.</p>
<p>A statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991.</p>	<p>There are no prohibited activities proposed as part of the TWSP.</p>

Information required:	Document name and page reference:
<p>A list of the persons and groups the applicant considers are likely to be affected by the project, including—</p> <ul style="list-style-type: none"> (i) relevant local authorities: (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements: (iii) other relevant iwi authorities: (iv) relevant Treaty settlement entities: (v) relevant protected customary rights groups and customary marine title groups: (vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou: (vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011: (viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981. 	<ul style="list-style-type: none"> (i) Hawke’s Bay Regional Council (“HBRC”), Central Hawke’s Bay District Council (“CHBDC”), Hastings District Council (“HDC”). (ii) Tamatea Pōkai Whenua, is the relevant Post Settlement Governance Entity and is representative of hapū within the wider area of the proposed dam and reservoir site being within the Tamatea / Central Hawke’s Bay District and southern portion of the Hastings District. (iii) Ngāti Kahanganunu Iwi Incorporated is a mandated iwi organisation to represent the people of Ngāti Kahanganunu, which includes the Tamatea rohe. (iv) As above, Tamatea Pōkai Whenua. (v) N/A due to inland location as far as being relevant to the land exchange. (vi) N/A. (vii) N/A. (viii) TWSL intends to pursue an application to MFE for requiring authority status in due course. If successful, then this may apply to the following current incumbent persons with an interest: <ul style="list-style-type: none"> • Public Trust (two properties) <div style="background-color: black; width: 100%; height: 100%; margin: 5px 0;"></div> <ul style="list-style-type: none"> • LINZ hydro / river parcel

Information required:	Document name and page reference:
<p>A summary of the consultation undertaken for the purposes of section 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and how the consultation has informed the project.</p>	<p>S29 cross refs to s11.</p> <p>(1)(a)S11 requires consultation with: Hawke’s Bay Regional Council (“HBRC”), Central Hawke’s Bay District Council (“CHBDC”) and Hastings District Council (“HDC”);</p> <ul style="list-style-type: none"> - Consultation with HBRC: At executive level 31 October 2025; and with Consents Manager 20 November 2025. - Consultation with CHBDC: At executive and governance level 11 November 2025; with Consents Manager 26 November 2025; with relevant Planning and Regulatory Managers 21 January 2026. - Consultation with HDC: With Consents and Policy Managers 26 November 2025; at a governance level 5 December 2025. <p>(1)(b) relevant iwi authorities, hapū, and Treaty settlement entities;</p> <ul style="list-style-type: none"> - Refer to Overview Report (Attachment 1), section 5.7, Table 4, pages 36 & 37. <p>1(e) relevant administering agencies, which in the case of a PCL exchange is the Department of Conservation (“DOC”). Ongoing engagement has been occurring between the TWSL project team and relevant DOC staff since August 2025 in the form of phone calls, e-mail correspondence and Teams Meetings. Online Teams Meetings have been held between TWSL representatives and DOC representatives on the following dates:</p> <ul style="list-style-type: none"> - 25 August 2025 - 3 September 2025 - 29 September 2025 - 13 October 2025 - 6 November 2025 - 27 November 2025 - 11 December 2025 - 11 February 2026 <p>TWSL thanks DOC staff and their experts for this engagement which has been helpful in navigating the information requirements and expectations of this application.</p>
<p>A list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements.</p>	<p>Heretaunga Tamatea Claims Settlement Act 2018 – resulting in the Heretaunga Tamatea Deed of Settlement. This deed includes the following statutory acknowledgment areas of relevance to the TWSP:</p> <ul style="list-style-type: none"> - The Waipawa River and its Tributaries (which include the Makaroro River) OTS-110-31; and - The Tukituki River and its Tributaries OTS-110-30.

Information required:	Document name and page reference:
A description of any processes already undertaken under the Public Works Act 1981 in relation to the project.	None to date.
A statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.	N/A
Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area.	There are no such parcels but there is Forestry Company land affected with Māori ownership. Please see further explanation in The Property Group Land Title Information (Attachment 11) explanation (page 1).
A statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land.	N/A
<p>A statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of—</p> <ul style="list-style-type: none"> <li data-bbox="288 1223 746 1330">(i) the scale and adverse effects of the existing electricity infrastructure; and <li data-bbox="288 1357 746 1576">(ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure. 	N/A

Information required:	Document name and page reference:
<p>A statement of whether the applicant is seeking a determination under section 24(4) and, if so,—</p> <ul style="list-style-type: none"> (i) a description of every alternative site considered by the applicant (or, if the application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and (ii) for each alternative site considered,— <ul style="list-style-type: none"> (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and (C) 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; and (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in subparagraphs (A) to (D) and any other relevant matters. 	<p>N/A</p>

Information required:	Document name and page reference:
<p>A description of the applicant's legal interest (if any), or if the application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work.</p>	<p>The Applicant (TWSL) does not yet own the land but it does own the resource consents that enable the construction of the dam and reservoir. Negotiations for land purchase cannot logically be completed until there is certainty regarding the approval of the FTAA application.</p>
<p>An outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant.</p>	<p>As relevant to the land exchange resource consents are in place for the dam and reservoir, Wildlife Act and Freshwater Fisheries approvals will be required under the substantive FTAA application along with the PCL exchange.</p>
<p>Whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,—</p> <p>if an application has been made, details of the application:</p> <p>if a decision has been made, the outcome of the decision and the reasons for it.</p>	<p>Please refer to the table setting out the 18 resource consents and associated condition schedules that are currently in place for the former RWSS included as Attachment 2.</p> <p>In regard to the Board of Inquiry decision on those consents that is included as Attachment 9.</p>

Information required:	Document name and page reference:
<p>A description of whether and how the project would be affected by climate change and natural hazards.</p>	<p>A report by NIWA (November 2020), titled “<i>Climate change projections and impacts for Tairāwhiti and Hawke’s Bay</i>” provides an up-to-date assessment of the projected changes to 2040 (i.e. midpoint 2031 – 2050) and 2090 (midpoint 2081 – 2100) for two scenarios RCP 4.5 and RCP 8.5. This includes projected differences in:</p> <ul style="list-style-type: none"> • Rainfall • Potential Evapotranspiration Deficit (PED). While PED is used by NIWA to represent drought severity, it is also an effective indicator of irrigation requirement. • Soil moisture deficit (days per year), which is also another indicator of irrigation need. • Mean river flow (percent change). • Mean annual low flow in rivers (percent change). • The 5% exceedance high flow in rivers (percent change). <p>The first four metrics above strongly indicate that, based on projected climate change trends, drought intensity and frequency will increase in the future, translating to increased water demand for water use, irrigation and instream needs which will be compounded by a decrease in river flows, with a particularly severe reduction in the low flow range.</p> <p>A specific report on climate change has been completed to include with the substantive FTAA application from James Renwick of Victoria University. The key conclusions from Dr Renwick (February 2026) are that the Project would help to mitigate the effects of climate change:</p> <p><i>“One signal that has become clearer since the 2013 report was written is that of precipitation extremes. Heavier precipitation when it rains, and longer dry spells when it is not raining, are a general pattern seen and projected for much of New Zealand and indeed for much of the world.</i></p> <p><i>The pattern of projected precipitation changes and the changes in precipitation extremes make water storage a clear priority in southern Hawkes Bay and indeed over much of the North Island and eastern South Island. Increasing water storage facilities will increase water security in the face of a more variable and volatile climate, now and in the future.”</i></p>

Information required:	Document name and page reference:
If the application is lodged by more than 1 person, a statement of each proposed approval to be held by each of those persons.	N/A
A summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the application is lodged by more than 1 person, any of those persons) under a specified Act.	There are none.
<i>For <u>listed projects</u> - The following information that would have accompanied a referral application for the project per section 33(1)(b)(i) > section 43(2) > section 13(4)(y)(v) > clause 23 of Schedule 6</i>	
A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible):	See The Property Group Land Title Information Document (Attachment 11), Tables 1 & 2 and Figures 1 & 2.
The financial value of the land proposed to be acquired by the Crown:	The land will be acquired by TWSL and exchanged, free of charge, with DOC. The purchase price that TWSL pays to acquire the land is commercially sensitive (noting other land purchases) and includes land for multiple purposes other than exchanging with DOC (such as reservoir footprint). A good portion of the 170ha of land being exchanged is, furthermore, bush and native forest with minimal commercial value (unless cleared). As a guide, previous negotiations and current grazing land prices, indicate \$6k to \$15k per ha, equivalent to an indicative value of \$1M to \$2.5M.
A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate:	See the assessment provided in the Overview Report (Attachment 1) sections 5.2 (pages 14 – 35); and the SLR Report (Attachment 4).
If the land exchange would trigger a right of first refusal or a right of offer or return, confirmation 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:	No, see explanation of the status of the 170ha of exchange land in The Property Group Information (Attachment 11).

Information required:	Document name and page reference:
<p>Confirmation by the applicant 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.</p>	<p>The land to be exchanged which is within the Ruahine Forest Park does not come under Schedule 4 of the FTAA nor s13 of the Reserves Act.</p>
<p>Information related to specific proposed approvals specified in the Schedules associated with approvals other than the land exchange, where it is relevant to the land exchange – see section 13(4)(y).</p>	<p>S13(4)(y) includes the following that are potentially relevant:</p> <ul style="list-style-type: none"> • Resource consent or designation • Change or cancellation of resource consent decision • Freshwater fisheries approvals <p>As set out above and in Attachment 2 there are existing resource consents in place for the dam and reservoir. Additional approvals to the land exchange will include Freshwater Fisheries approvals.</p>