

Land Exchange Application – Land Title Information

Information provided by The Property Group, 28 November 2025

Information requirements are stated in italic font, with the response in plain font.

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

Please refer to the plans attached in Figures 1 and 2 which collectively identify areas of DOC land required for water storage and the proposed area of land exchange.

Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area.

There are no land parcels within the project area, that are affected, which have the status of Maori land, marae or known registered or recorded wahi tapu sites.

The project area does include the 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 and continues to be leased by Pan Pac Forest Products Limited.

The Kaweka Gwavas Forestry Company Limited comprises a shareholding of 56.66% with Heretaunga Tamatea Pou Tahua Limited Partnership, 33.34% with Mana Ahuriri Holdings Limited Partnership and 10.00% with the Minister for Treaty of Waitangi Negotiations.

TWSL is currently engaging with the directors of Kaweka Gwavas Forestry Company Limited and the management/operations team for Pan Pac Forest Products Limited. With respect to the water storage requirements for TWSL, the Crown Forest Assets Act 1989 restricts the sale of any Crown Forest Land (Section 8(d)) unless adjacent fee simple land can be exchanged. An area of approximately 23 hectares of land suitable for commercial forestry (confirmed by Pan Pac) is identified on the Smedley land immediately adjacent to Gwavas (shown on plan at **Figure 1** below), which will enable this statutory requirement to be met for the Gwavas Forest land.

A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible):

Please find as follows a summary providing the required detail of the land required for water storage and that proposed for exchange.

DOC Land required for Water Storage

The individual land parcels and areas required for water storage, being land held by DOC, are detailed in Table 1 below and shown as referenced in the table to the accompany plan identifying the various land areas.

This affects some 29.7 hectares of land forming part of the 'Ruahine Forest Park'. The requirement is simply inundation, as a result of the water storage reservoir.

Table 1: DOC Land required for Water Storage

Plan Reference	Legal Description / Appellation	Gazette / Status History	Status	Total Parcel Area (Ha)	Land Area Required for Water Storage (Ha)	Parcel ID
A	Crown Land (SO 9356)	NZGN 1881 p959 - Permanently Reserved the land for the 'growth and preservation of timber' pursuant to the Land Act 1877. NZGN 1976 p69 - Declares the State Forest Land to be Ruahine Forest Park DOC allocation on SO 9356 – C2	Deemed to be Conservation Park (Section 61(2) Conservation Act 1987)	8.3	7.9	4181341
B	Crown Land (SO 9356)	As above.		18239.6	10.8	4242220
C	Crown Land (SO 9356)	NZGN 1900 p429 – State Forest Ruahine Park NZGN 1976 p69 - Declares the State Forest Land to be Ruahine Forest Park DOC allocation on SO 9356 – C2		1.1	1.1	4232864

D	Crown Land (SO 9356)	As above.		0.5	0.4	4189916
E	Part Otaranga Crown Land (SO 9356)	As above. DOC allocation on SO 9353 – C2		3827.0	2	4187198
F [^]	Part bed of the Makaroro River, being LINZ Hydro Parcel ID 4254214	DOC allocation on SO 9356 – C2	Deemed to be Conservation Park (Section 61(2) Conservation Act 1987)	133.8787 (total Hydro Parcel area)	7.5	4254214
Total				22,210.38Ha	29.7 Ha	

[^]Please refer to Land Status Check Report completed by The Property Group dated 13 October 2025 (Attachment 13).

As noted above, all affected areas of land listed in Table 1 above are deemed to be a Conservation Park pursuant to section 61(2) of the Conservation Act 1987.

The status of these parcels of land have been confirmed with DOC, and latterly the inclusion of the land identified as 'Area F' referred to above, with is an 'ox bow' (otherwise referred to as an island) area of land, currently not defined by survey and forming part of the Makaroro River hydro parcel survey area. The details of 'Area F' are confirmed by a Land Status Check Report completed by The Property Group Limited, as noted in the above Table 1.

Further to that, The Property Group. as a Crown Accredited Supplier has also completed a Land Status Check Report for the Makaroro River parcel for the extent of the proposed reservoir for Land Information New Zealand. That report acknowledges the status of the 'ox bow' area of land identified.

For your reference, copies of the relevant Gazette Notices and plans referenced in Table 1 are available on request.

Proposed Land Exchange Land

In working with the Department's staff an area of potential exchange land that is considered to meet the requirements for an exchange, being some 170 hectares (subject to survey) has been identified and is shown marked on the plan attached as Figure 1.

The land parcel and area proposed for exchange is detailed in Table 2 below and shown in the accompanying plan.

Table 2: Proposed Land Exchange

Plan Reference	Legal Description / Appellation	Status	Total Parcel Area (Ha)	Land Area Required for Exchange (Ha)	Parcel ID
Shown marked 'Proposed Land Exchange'	Part Section 3 Block X Wakarara Survey District and comprised in Record of Title 164412	Fee simple held by the Public Trust under the Howard Estate Act 1978	533.5975	170	4189952

The proposed boundaries shown marked on the plan at Figure 1 are in locations that are generally considered to be boundaries capable of being practically fenced as part of project, to ensure that these areas are stock proof.

The proposed exchange land is presently land held by the Public Trust by virtue of the trust provisions established under the Howard Estate Act 1978 for the purposes of cadet training farm in accordance with the objectives of that Act. Currently, the land forms part of what is referred to as 'Smedley Station'.

The Howard Estate Act 1978 provides (under Section 6) that the Public Trust may sell property with the prior consent of the Minister in charge of the Public Trust, being the Minister of Justice.

TWSL is currently engaged with the Public Trust and the board of Smedley Station on the proposal to acquire the exchange land in addition to requirements from this property for the project. Any agreement negotiated will be subject to a conditional contract.

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).

As stated earlier in this document, the Project Area (while not pertaining to the DOC application exchange matter), includes an area of Gwavas Crown Forest Licence Land that has now been settled and transferred, as part of the commercial and financial redress under the Ahuriri Hapū Claims Settlement Act 2021 and Heretaunga Tamatea Claims Settlement Act 2018.

Historically, the Crown owned plantations of exotic tree species throughout New Zealand but the majority of these forests were sold between 1990 and 1992. The land itself was retained by the Crown for transfer to iwi under Treaty of Waitangi settlements.

The land was not acquired for redress, but was offered as financial and commercial redress, as outlined above.

As noted earlier, with respect to the water storage requirements for TWSL, the Crown Forest Assets Act 1989 restricts the sale of any Crown Forest Land (Section 8(d)) unless adjacent fee simple land can be exchanged. An area of approximately 23 hectares of land suitable for commercial forestry (confirmed by Pan Pac) is identified on the Smedley land immediately adjacent to Gwavas (shown on plan at **Appendix 1**), which will enable this statutory requirement to be met for the Gwavas Forest land.

FIGURE 1 – PLAN OF LAND EXCHANGES IDENTIFIED FOR WIDER PROJECT



