



To:	The Waikanae North Developments Fast-track application panel
From:	Greg Carlyon (Principal Planner – The Catalyst Group) for Ātiawa ki Whakarongotai Charitable Trust
Date:	27 August 2026
Subject:	Comments to the panel on amended conditions

Tēnā koutou e ngā rangatira

Thank you for the opportunity to provide feedback on behalf of Ātiawa ki Whakarongotai Charitable Trust (the Trust) with respect to the directions contained in Minute 7 of the panel. The Trust remains fully engaged with the process in line with our obligations as mana whenua and kaitiaki of our rohe, an area within which the Waikanae North development will have significant impacts for generations to come. As such, it is fundamental that the Trust's ongoing role is provided for appropriately in the conditions of the development. Equally importantly, impacts on the whenua need to be addressed in a way that significant values are protected and enhanced with conditions that are certain in their scope and make up.

The Trust has reviewed the amended conditions advanced by the applicants. It acknowledges the work undertaken by the applicant's representatives to address concerns from all parties. This includes addressing a number of the matters raised by the Trust, including the transfer of the especially significant sites to the Trust, revisions to the conditions around our kaitiaki role, road naming, interpretations panels, native plant supply, and mahinga kai access.

The Trust acknowledges that these revisions are a good faith effort to appropriately address the mitigation of cultural and ecological effects, and to that end, make a contribution to remedying effects. However, there remains a number of gaps in the adequacy of those conditions as currently structured. Chief among those is the degree to which the mana of Te Ātiawa ki Whakarongotai is reflected in the condition set.

The responses to the directions from the panel are as follows.

- Para [7](a) the following are the key areas of concern for which expert caucusing with interested parties would be of significant value. It is noted that the Trust supports many of

the submission points raised by other parties to the process and has directed advisors to contribute where appropriate.

- Specific conditions the Trust wishes to highlight for caucusing are:
 - a) Regional consent conditions 20, 57, 125, and district consent conditions 26, 27, 94, and 106 in how they proposed to treat feedback from the Trust.
 - b) District Consent condition 139 is lacking in detail.
 - c) In addition to those points, in our view there is no provision in the consent conditions for the Trust in conditions relating to monitoring of wetland function (Regional consent conditions 62 to 67), the Wetland Creation and Enhancement (conditions 68 to 85).
 - d) We also have concerns that Regional consent conditions 58, 68, 86, and 125 reflect effects management hierarchies.
- Para [7](b): Ātiawa ki Whakarongotai Charitable Trust will have the following experts in attendance at caucusing.
 - a) Greg Carlyon – Planner – bio available www.thecatalystgroup.co.nz
 - b) Dr Fleur Maseyk – Conservation Scientist – bio available www.thecatalystgroup.co.nz
 - c) Dr Liam McAuliffe – Ecologist/Mātauranga Māori – bio available www.teatiawakikapiti.co.nz
 - d) Pene Palaau Kaonohi - Principal author – Cultural Impact Assessment, Planning, Policy bio available www.teatiawakikapiti.co.nz
- Para [7](c): The following dates for the three witnesses named above are preferred:
 - a) 31 August
 - b) 1 September
 - c) 4 September
 - d) 9 September
 - e) 11 September

Nāku iti noa, na



Greg Carlyon
Director