



SALLY GEPP KC
BARRISTER

Fast Track Referrals

For: Jess Hollis

By email: referral@fasttrack.govt.nz

21 January 2026

Dear Jess,

**FTAA-2512-1162 Tahimana - Information required to support Section 14 compliance check
CRM:0419000010**

1. I refer to your email of 12 January 2026 requesting information to support the s 14 compliance check. My letter of 16 January addressed most of your requests. This letter responds to your advice, in relation to s 13(4)(f) FTAA, that initial project consultation in 2022 is not considered sufficient to satisfy the s 11 requirement to consult on the referral application, and your request for additional evidence to satisfy the Section 11(b) consultation requirements with respect to relevant iwi authorities, hapū, and Treaty settlement entities.
2. Eight iwi are tangata whenua in Te Taihū (Rangitāne o Wairau, Te Rūnanga o Ngāti Kuia, Ngāti Apa ki te Rā Tō, Ngāti Toa Rangatira, Te Rūnanga o Ngāti Koata, Te Rūnanga o Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui). All hold Treaty settlements, which were addressed in Attachment 1 of the referral application at 3.5.3.
3. The applicant consulted with those eight iwi in 2022. During that consultation, Te Rūnanga o Ngāti Rārua, Te Rūnanga o Ngāti Tama and Te Ātiawa identified an interest in the project. See Part 3.5.3 of Attachment 1 of the referral application at paragraphs 29 – 44 with respect to the views of those iwi, and in particular paragraphs 37 and 38 which set out how feedback from those iwi has informed the application. See also Attachments 4 and 5 (CIA and CVA). The applicant undertook additional consultation with Ngāti Rārua and Ngāti Tama in December 2025, specifically in relation to the referral application, but did not receive any further feedback.
4. The applicant has subsequently re-consulted with the other Te Taihū iwi along with Te Rūnanga o Ngāti Waewae. This has involved telephone calls and emails to each iwi's

Taiao contact details/representative, and providing additional information including the CVA and CIA where requested. Any further feedback and how it has informed the application is set out below.

Rangitāne o Wairau (Attachment A)

5. Rangitāne o Wairau responded confirming its position that it requires an Accidental Discovery Protocol "(ADP)" to be incorporated into the project documentation.
6. This particular proposal is not currently within a core area of focus for Rangitāne, however they do hold enduring interests and whakapapa connections within the wider Tasman area, including sites and associations that predate other iwi. Rangitāne is happy to prepare and provide a cultural narrative for the area should the developer wish to install interpretation boards etc post development.
7. Rangitāne upholds the principle of "nothing about us without us" and therefore expects to be engaged and appropriately resourced for any ongoing consultation and participation required through the Fast Track process. This includes future engagement phases, technical input, and cultural oversight as the project progresses.
8. Rangitāne acknowledges the importance of preserving and balancing the landscape and amenity qualities of the rural zone. Rangitāne considers that maintaining the dark sky values and the broader amenity characteristics of the rural environment is essential, and supports efforts to ensure these values are not diminished through the development proposals.
9. The applicant has already committed to a consent condition requiring an ADP and is happy to work with Rangitāne to ensure the terms of the ADP reflect Rangitāne's interests. The applicant is interested in receiving cultural narrative from Rangitāne to inform interpretation boards post-development. The applicant understands that ongoing participation and resourcing for that participation will occur through the Fast Track mechanisms for iwi input (including the contribution provisions set out in the Fast-track Approvals (Cost Recovery) Regulations 2025). The application is supported by a landscape and visual amenity report which recommends mitigation for visual amenity effects. The application has been informed by the landscape architect's recommendations, including on mitigation of lighting effects on dark sky values.

Te Rūnanga o Ngāti Waewae (Attachment B)

10. Ngāti Waewae has responded that this development project area is outside of the takiwā/territory of Ngāti Waewae and consequently no further consultation is required with the rūnanga around this proposal.

Te Rūnanga o Ngāti Koata (Attachment C)

11. Ngāti Koata has responded that in principle Ngāti Koata are comfortable with the application generally, and supportive particularly of the wetland enhancements, subject to the usual requirements regarding ADP. Ngāti Koata support the application being referred through to the next stage of the Fast Track process.
12. As set out above, the application includes provision for ADP.

Te Rūnanga o Ngāti Toa (Attachment D)

13. Ngāti Toa has responded offering support in relation to any feedback that the applicant has already received from ngā iwi o Te Taihū, and acknowledging that there are other iwi with stronger interests in the project area. At this stage, Ngāti Toa does not have any comments to provide but would appreciate being kept informed as the application progresses.

Te Rūnanga o Ngāti Kuia (Attachment E)

14. The response from Te Rūnanga o Ngāti Kuia includes the comments “It sounds like Ngāti Rārua, Ngāti Tama and Te Ātiawa have it in hand” and “Let’s park it for now and if we want to respond to it we can do so at our next opportunity.”

Ngāti Apa ki te Rā Tō (Attachment F)

15. Ngāti Apa ki te Rā Tō has responded to say that in the short timeframe to respond it has not had the opportunity to review the Fast-track referral material in detail or provide substantive feedback, but that if the project proceeds, the Ngāti Apa ADP must be included as a condition. Ngāti Apa advises that it will come back with further feedback once it has had the opportunity to review the material in more detail and requests to be kept informed. Ngāti Apa provided a copy of its ADP (Attachment G).
16. As set out above, the application will be subject to a condition requiring an ADP. The applicant will ensure that the requirements of the Ngāti Apa ADP are incorporated. The applicant will continue to address any further feedback it may receive from Ngāti Apa.
17. Please let me know if you require anything further.

Yours sincerely



Sally Gepp KC
Barrister