

## **Memorandum of Understanding (MOU)**

### **Between**

Ngaati Wairere Taiao Trust (Ngaati Wairere)

### **And**

Gordon Litt Farms Limited

**Project:** Known as "Orchard Grove"

**Date:** October 29 2025

### **1. Background**

- 1.1 The Orchard Grove project, located at 155 Kay Road, Hamilton North, is proposed to proceed under the Fast-Track Approvals process.
- 1.2 A site visit and hui were held on 8 September 2025 to introduce the project and discuss initial environmental, cultural, and planning considerations.
- 1.3 Ngaati Wairere noted that a full and final Cultural Values Assessment (CVA) could not yet be completed, as technical and planning documents are required to properly align the project with Ngaati Wairere maatauranga Maaori values and Te Ture Whaimana o Te Awa o Waikato.
- 1.4 The parties therefore agreed to prepare this MOU as an interim record of intent and understanding, setting out the basis for the support in principle of Ngaati Wairere pending completion of the CVA and confirmation of mitigation outcomes.

### **2. Purpose**

- 2.1 The purpose of this MOU is to:
  - a. Record engagement and preliminary of Ngaati Wairere support for inclusion within the Orchard Grove Fast-Track Referral Application;
  - b. Provide assurance that a CVA will be completed and appended to the substantive application at an agreed later stage; and
  - c. Establish a framework for continued collaboration, cultural alignment, and information exchange between Ngaati Wairere and the project team.

### **3. Principles of Understanding**

- 3.1 Both parties acknowledge that:
  - a. The support in principle of Ngaati Wairere is conditional upon recognition and incorporation of Ngaati Wairere values, tikanga, and cultural landscape considerations in the project design and mitigation framework.
  - b. The CVA will be the primary instrument for articulating these values and recommending measures consistent with:
    - i. Te Ture Whaimana o Te Awa o Waikato;
    - ii. Waikato-Tainui Environmental Plan (Tai Tumu, Tai Pari, Tai Ao); and

- iii. Ngaati Wairere Taiao Trust kaupapa and principles; and
- iv. Future Ngaati Wairere Treaty Settlement Environmental values

3.2 This MOU acts as a placeholder and record of intent, to be superseded by the CVA and subsequent relationship agreements.

#### 4. Commitments

4.1 The Applicant (Gordon Litt Farms Limited) agree to:

- a. Provide all relevant planning and technical documents to Ngaati Wairere in a timely manner.
- b. Recognise Ngaati Wairere as mana whenua for the project area.
- c. Ensure Ngaati Wairere participation in design workshops, ecological planning, and archaeological review processes.
- d. Resource the preparation of the CVA and associated cultural work.

4.2 The Ngaati Wairere Taiao Trust agree to:

- a. Prepare and deliver the CVA once the necessary planning and technical information is made available.
- b. The specific timeframe for CVA completion will be determined jointly between the parties once all relevant documentation is provided and scope confirmed.
- c. Engage collaboratively and transparently to ensure the project aligns with iwi values and desired outcomes for the awa, whenua, and community.

4.3 Joint Commitment

- a. Both parties agree to act with aroha, pono, and tika — upholding integrity, fairness, and compassion in all dealings. The parties will maintain open communication, transparency, and good-faith engagement throughout the development and implementation of this kaupapa, recognising that trust and respect are essential to achieving mutually beneficial outcomes for Ngaati Wairere, the developer, and the wider community.

#### 5. Alignment with Ngaati Wairere Strategic Framework — Te Wai e Rere Nei

5.1 This MOU acknowledges and affirms that the Orchard Grove project will be assessed and guided through the principles of the Ngaati Wairere strategic framework Te Wai e Rere Nei, which envisions the revitalisation and protection of Ngaati Wairere cultural heritage, identity, and collective wellbeing through the restoration of balance between people, the natural environment, and the spiritual essence of wai.

5.2 Te Wai e Rere Nei speaks not only to the waters that sustain life, but to the interconnected wellbeing of Ngaati Wairere iwi members and our taiao—the lands, native species, and ecosystems that once flourished prior to raupatu in 1863. Its principles recognise that the health of our tuupuna awa, whenua, manu, ika, ngahere, and people are one and the same.

5.3 Accordingly, the Orchard Grove project shall be developed in a manner that restores and enhances mauri, cultural identity, and ecological integrity, ensuring



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intergenerational prosperity and reconnection of these lands and resources for Ngaati Wairere and the wider community.

### 5.4 Key principles and expectations include:

- a. **Waiora – Waters of Life:** Uphold the mauri of all living systems—water, soil, flora, fauna, and people—through design and mitigation that regenerate natural function and cultural vitality.
- b. **Wai Whakaika – Ritual Waters:** Retain and express Ngaati Wairere narratives and knowledge through visible cultural interpretation, naming, planting, and design that reflect ancestral connections.
- c. **Waiuu – Sustenance:** Recognise that the whenua and wai together sustain both the body and the spirit; ensure that mitigation and resource use enable ongoing nourishment of people and environment alike.
- d. **Waihoopuapua – Perpetual Flow:** Build enduring relationships and knowledge pathways that re-establish intergenerational balance—social, cultural, spiritual, and ecological—as existed before raupatu.
- e. **Waipuna – Source Waters:** Treat the CVA as the living spring from which Ngaati Wairere maatauranga, tikanga, and values will continually guide project planning, implementation, and future partnerships.

5.5 Through these principles, Ngaati Wairere re-assert our role as kaitiaki—to heal and restore the natural environment and social fabric together—so that the awa, the whenua, the species, and the people may again thrive in unity, reflecting the strength and vitality that existed within the rohe of Ngaati Wairere before 1863.

## 6. Term

This MOU remains in effect until superseded by the final CVA or subsequent relationship agreement, or until terminated by mutual written consent.

## 7. Signatories

### For The Ngaati Wairere Taiao Trust

Signed: 

Wayne Te Kerei Harris  
Lead Environmental & Cultural Consultant

### For Gordon Litt Farms Limited

Signed: 

Colin Litt  
Applicant