



TO: Waterfall Park Developments

DATE: 21 August 2025

FROM: Ailsa Cain [REDACTED]

SCHEDULE OF CONSULTATION WITH MĀORI

I have been asked by Waterfall Park Developments to complete for the proposed Ayrburn Screen Hub a schedule of matters that requires consultation with Māori under the Fast-track Approvals Act 2024 (**FTAA**).

In January 2025, I advised on the proposed consultation schedule for the Referral Application. I have now updated the consultation schedule for the substantive application (see Appendix 1) based on the requirements the FTAA, ongoing discussions and site visits with Ngāi Tahu, and technical reports.

In the Executive Summary of draft Cultural Impact Assessment, July 2025, supplied to Waterfall Park Developments prior to lodgement of its substantive application, it states:

The Screen hub proposal is seen as positive, and it is proposed to undertake remediation actions. Suitable consent conditions are required to ensure appropriate mitigation is undertaken especially in terms of the ecology and waterways. Ngāi Tahu see opportunities to support and work with Screen hub in continued improvement to the ecology and amenity mitigation.

REFERRAL APPLICATION – SECTION 18 REPORT

Queenstown Lakes and the project area is in the Ngāi Tahu takiwā. No other iwi or hapū have a claim to the district. The principles and provisions of the Ngāi Tahu Claims Settlement Act 1998 (**Settlement Act**) and corresponding Ngāi Tahu Deed of Settlement 1997 apply. Fisheries Treaty Settlements are not relevant as there are currently no mātaihai or taiāpure reserves in the district (see Appendix 2) nor are there any aquaculture, Takutai Moana, or ngā rohe moana o ngā hapū o Ngāti Porou matters.

For the Referral Application, the section 18 report undertaken by the Ministry for the Environment found no gaps or contrary information to that provided by Waterfall Park Developments. The report noted:

Some of the principles and provisions in the Crown acknowledgements and apology of that Treaty settlement [Ngāi Tahu Settlement] apply broadly to the project, however there are no specific redress provisions relevant to the project area. Accordingly, we did not identify any documents that you must give the same or equivalent effect to, or procedural requirements you must comply with, under section 16 of the Act.

Kāti Huirapa Rūnaka ki Puketeraki and Te Ao Mārama Inc provided a neutral position on the referral application, and both noted that Waterfall Park Developments was continuing to work with them to understand the impacts of the project on cultural values and connections, and whether those impacts can be mitigated.

Te Tari Whakatau (previously Te Arawhiti) were invited to comment on the draft section 18 report and did not have any comments or concerns.

SUBSTANTIVE APPLICATION

Ayrburn Screen Hub was one of the first FTAA referral applications in Queenstown-Lakes and due to its ongoing relationships with Ngāi Tahu, has been used as a 'case study' to assist Ngāi Tahu in developing its processes for the FTAA. Over the course of this year, Ngāi Tahu have amended their standard Resource Management Act 1991 procedures to meet the needs of the FTAA, and we have moved with these changes, notably the increased prominence of Papatipu Rūnanga and creation of their Tāhuna steering group.

As directed by Papatipu Rūnanga, we have moved our consultation from direct engagement with Aukaha and TAMI to a mandated intermediary who is coordinating the views of Ngāi Tahu. The scheduled below has been updated from the referral application to better capture the role of Papatipu Rūnanga.

| Entity | Role/Reason | Relevant Provisions |
|----------------------------------|---|--|
| Te Rūnanga o Ngāi Tahu (TRONT) | Post-Settlement Governance Entity Iwi Authority Te Rūnanga o Ngāi Tahu Act 1996 | s11(b)(i), s13(4)(j)(ii), s13(4)(l), s13(4)(o), Schedule 5 |
| Kāi Tahu Papatipu Rūnaka e Whitu | Seven Papatipu Rūnanga with shared interests in the district Te Runanga o Ngai Tahu (Declaration of Membership) Order 2001 | s11(b)(i), s13(4)(j)(ii), s13(4)(o) Schedule 5 |
| Aukaha | Environmental entity of Papatipu Rūnaka with shared interests in the project area | s11(b)(i), s13(4)(j)(ii), s13(4)(o) Schedule 5 |
| Te Ao Mārama Inc (TAMI) | Environmental entity of Papatipu Rūnaka with shared interests in the project area | s11(b)(i), s13(4)(j)(ii), s13(4)(o) Schedule 5 |

Kāi Tahu Papatipu Rūnaka e Whitu is a collective term for the seven Papatipu Rūnaka who have shared interest in the district and project area, being:

- Te Rūnaka o Moeraki, based in Moeraki
- Kāti Huirapa ki Puketeraki, based in Karitane
- Te Rūnaka o Ōtākou, based on the Otago Peninsula
- Waihōpai Rūnaka, based in Invercargill
- Te Rūnaka o Awarua, based in Bluff
- Te Rūnaka o Ōraka-Aparima, based in Riverton
- Hokonui Rūnaka, based in Gore.

Te Ao Mārama Inc has released to Waterfall Park Developments the draft Cultural Impact Assessment for use in the development and lodgement of the substantive application. The final Cultural Impact Assessment will be submitted by Kāi Tahu during the 20 working days in which they have an opportunity to provide further comments. This approach relieves administrative constraints on both parties and is an effective use of time and resources.

Ngā mihi



Ailsa Cain
Kaihautū Director, Kauati
ph. [REDACTED]

APPENDIX 1: DETAILED ANALYSIS OF FAST-TRACK APPROVALS ACT 2024

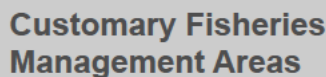
| Act Requirements | Referral Analysis | Substantive Application |
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| s. 11(b)(i) [who to consult] s.13(4)(j)(ii) [effected parties] | Te Rūnanga o Ngāi Tahu Iwi authority – Te Rūnanga o Ngāi Tahu Act 1996 Post-Settlement Governance Entity – Ngāi Tahu Claims Settlement Act 1998 | <ul style="list-style-type: none">• Consultation began in December 2024 prior to lodgement of the referral application• TRONT has deferred its comments to Kāi Tahu Papatipu Rūnaka e Whitu, Aukaha, and Te Ao Mārama Inc. |
| | Kāi Tahu Papatipu Rūnaka e Whitu | <ul style="list-style-type: none">• Neutral position on referral application from Kāti Huirapa Rūnaka ki Puketeraki |
| | Aukaha Environmental entity of Papatipu Rūnanga – Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001 | <ul style="list-style-type: none">• Consultation began in December 2024 prior to lodgement of the referral application• Site visit in March 2025.• No comment on referral application.• Reserves the right to provide additional comments after lodgement of the substantive application. |
| | Te Ao Mārama Inc Environmental entity of Papatipu Rūnanga – Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001 | <ul style="list-style-type: none">• Consultation began in December 2024 prior to lodgement of the referral application• Site visit in March 2025.• Prior to lodgement of substantive, TAMI provided a draft Cultural Impact Assessment on behalf of Kāi Tahu parties.• Reserves the right to provide additional comments after lodgement of the substantive application. |
| s13(4)(l) List of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements | <i>Ngāi Tahu Claims Settlement Act and Ngāi Tahu Deed of Settlement 1997</i> <ul style="list-style-type: none">• The Act consists of an apology from the Crown, Aoraki, and economic, cultural, and non-tribal redress. The redress mechanisms include: dual place names; statutory acknowledgements; tōpuni; deeds of recognition; right of first refusal; nohoanga entitlements; taonga species management; tribal | <ul style="list-style-type: none">• Addressed in the Referral Application and supported in the s. 18 Report.• TAMI advised on Principles in the Referral Application that are discussed in the memo <i>Assessment of the Ngāi Tahu Settlement</i>.• Only the Ngāi Tahu Treaty Settlement has been identified to apply to the project area. Takutai Moana and Fisheries Settlements do not apply to the project area.• There are no mana whakahono or joint management agreements covering the project area. |





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| | <p>properties and high country stations; transfer of Crown assets; vesting of reserves; legal amendments; seats on boards.</p> <ul style="list-style-type: none"> • Relevant principles for the project area from the Act and its related Deed of Settlement may include upholding rangatiratanga in the Ngāi Tahu takiwā, mahinga kai, taonga species, ki uta ki tai, and acting in good faith. How these principles are applied within the project area and demonstrated through the proposal continue to be discussed with Te Rūnanga o Ngāi Tahu. • There are no specific settlement provisions that include or cover the project area. | <ul style="list-style-type: none"> • Consideration has been given to the cultural, spiritual, historic, and traditional association of Ngāi Tahu with the taonga species (s.288, Settlement Act) identified in schedules 97 and 98. |
| <p>s13(4)(o) Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area</p> | <p>The project area is in the takiwā of Ngāi Tahu. No redress lands, entitlements, or vesting are known to be in the project area.</p> <p>There is no identified Māori land within the project area.</p> <p>Wāhi tūpuna layers are outlined in Chapter 39 of the proposed Queenstown Lakes District Plan but do not seem to include the project area.</p> <p>No marae are identified or known to be in the project area.</p> <p>No identified, known, or recorded wāhi tapu are in the project area (DOC, HNZPT, and QLDC lists).</p> | <ul style="list-style-type: none"> • Addressed in the Referral Application and supported in the s. 18 Report. • No redress lands, entitlements, or vesting are in the project area or directly affected by the proposal. • There are no marae identified or known in the project area. • There are no identified wāhi tapu in the project area. • The project area is not in a Wāhi Tūpuna area as provided for in the proposed Queenstown Lakes District Plan. |

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| s43(1) requirements for substantive application | | <ul style="list-style-type: none"> • Treaty Settlement matters were identified in the Referral Application and supported in the s. 18 Report. • The Project does not involve any ineligible activities. It does not occur: <ul style="list-style-type: none"> ○ on identified Māori land ○ in a customary marine title area ○ in a protected customary rights area ○ on Māori customary land or land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993. |
| Schedule 5 – RMA | | |
| 5(1)(b)(iii)–(v) description and map of the area | The Settlement Act applies to this district. There are no statutory areas in the project area. However, it should be noted that there are statutory acknowledgements/ deeds of recognition for Whakatipu Waimāori and the Mata-au Clutha River. | <ul style="list-style-type: none"> • There are no statutory areas in or adjacent to the project area. • Takutai Moana and Fisheries Settlements do not apply to the project area. • There are no mana whakahono or joint management agreements covering the project area. |
| 5(1)(h)(2)(vii) planning document recognised by a relevant iwi authority and lodged with a local authority. | | <ul style="list-style-type: none"> • Two iwi management plans cover the Queenstown Lakes District: <ul style="list-style-type: none"> ○ <u>Te Tangi a Tauira – The Cry of the People</u> administered by Te Ao Mārama Inc on behalf of Papatipu Rūnaka. ○ <u>Kāi Tahu ki Otago Natural Resource Management Plan</u> administered by Aukaha on behalf of Papatipu Rūnaka. • These documents and relevant matters have been identified in the memo, <i>Summary of Iwi Management Plans</i> and are addressed by TAMI in Appendix 3 of the draft Cultural Impact Assessment. |
| 5(1)(i) Information about any Treaty settlements that apply in the project area, <ul style="list-style-type: none"> (i) identification of the relevant provisions in those Treaty settlements; (ii) a summary of any redress provided by those settlements that affects natural and physical | As outlined in s.13(4)(l), no relevant provisions have been identified. The Settlement Act includes economic, cultural, and non-tribal redress. | <ul style="list-style-type: none"> • The Settlement Act applies to the project area. • Consideration was given in the ecological report to the cultural, spiritual, historic, and traditional association of Ngāi Tahu with the taonga species (s.288 Ngāi Tahu Claims Settlement Act) identified in schedules 97 and 98. • Prior to lodgement of substantive, no additional comments were provided to that supplied by TAMI in the referral application. |

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| resources relevant to the project or project area. | | |
| 5(1)(j) A list of any relevant customary marine title groups, protected customary rights groups | N/A | <ul style="list-style-type: none"> Addressed in the Referral Application and supported in the s. 18 Report. Takutai Moana and Fisheries Settlements do not apply to the project area. The project area is in the takiwā of Ngāi Tahu. |
| 5(5)(b) within the scope of a planning document prepared by a customary marine title group | N/A | <ul style="list-style-type: none"> Addressed in the Referral Application and supported in the s. 18 Report. Takutai Moana and Fisheries Settlements do not apply to the project area. The project area is in the takiwā of Ngāi Tahu. |
| 5(5)(c) activity occur in an area that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act. | N/A | <ul style="list-style-type: none"> Addressed in the Referral Application and supported in the s. 18 Report. There are no taiāpure or mātaihai within the project area. There are no areas for customary food gathering as provided for under this legislation in the project area. |
| 5(6) not able to supply the name and address of owner | N/A | <ul style="list-style-type: none"> The land adjacent to the project area is not Māori Land. |
| 6(1)(e) Identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal | N/A | <ul style="list-style-type: none"> Prior to lodgement of substantive, TAMI provided a draft Cultural Impact Assessment on behalf of Kāi Tahu parties. These views and recommendations from the draft Cultural Impact Assessment shaped the draft consent conditions. |
| 6(1)(f) If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision | N/A | <ul style="list-style-type: none"> Ngāi Tahu has responded to the proposal prior to the lodgement of the substantive application. |

APPENDIX 2: FISHERIES (SOUTH ISLAND CUSTOMARY FISHING) REGULATIONS



 Section 186 Temporary Closures
 Taiapure
 Rohe Moana
 Exclusive Economic Zone (EEZ)

This map uses data sourced from
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