

Iwi and Hapū

B&A

Urban & Environmental

Project: Orchard Grove
 Date: 8 September 2025
 Time: 1:00pm – 3:00pm
 Location: Orchard Grove Site – 155 Kay Road

Attendees:

Name	Role/Organisation
Fraser McNutt (FM)	B&A
Briar Belgrave (BB)	B&A
Kasey Zhai (KZ)	B&A
Dean Morris (DM)	Maven
Carol Henry (CH)	Ngāti Wairere
Wayne Te Kerei Harris (WT)	Ngāti Wairere
Kahurimu Flavell (KF)	Waikato Tainui
Harry Wilson	Ngaati Korokii Kahukura (Hui only, no site visit)

Item	Detail	Action
1	<p>Site and Masterplan overview</p> <p>FM, DM, and BB provided an overview to the Orchard Grove Site and the concept Masterplan, included in the Consultation Document:</p> <ul style="list-style-type: none"> • Kay Road is a rural road and the applicant is the only landowner with direct physical access from it. A road stop process is being investigated, however there will be added complexity to the process as the road is within the jurisdiction of both Waikato District and Hamilton City – the boundary line is in the middle of Kay Road. • A new central multi-purpose greenway is proposed across the site in an east-west orientation. This involves the widening and shaping of an existing drain. The greenway will provide stormwater management, ecological enhancement, and passive recreation functions. Esplanade reserves will also be provided, 10m in each direction of the existing drain. • WT queried whether the development would retain the contours. DM/FM confirmed that natural contours will be retained but will be less pronounced in order to avoid significant retaining structures. Earthworks will be undertaken at the site’s high points, with the excavated material redistributed as fill across the site. The greenway will be the lowest part of the site. 	N/A
2	Infrastructure	N/A

Item	Detail	Action
	<p>DM and FM provided an overview of the infrastructure strategy:</p> <ul style="list-style-type: none"> • The stormwater strategy includes holding flows back so flows are no greater than pre-development levels, or what they are now. • Outlets to artificial wetlands constructed within the site will flow into the greenway. • Modelling to inform the stormwater strategy has been completed with RCP 8.5 to represent a cautious and conservative approach. • Options are being investigated for wastewater and water supply, however there are opportunities to connect to the reticulated network. KF noted a preference from Waikato Tainui to connect into the public wastewater system to ensure the protection of the awa and whenua. DM confirmed that connected into the existing network is the preferred option and what the project team will be pushing for in the first instance. • FM noted that private agreements between the applicant and Council will be investigated to confirm the extent and nature of public infrastructure upgrades. • A future arterial road has been signalled within the proximity of the site. Its location is indicative at this stage, however the Orchard Grove Masterplan has been developed with consideration of how this link may interact with the periphery of the site. 	
3	<p>Archaeology</p> <ul style="list-style-type: none"> • BB confirmed that an archaeology assessment is currently being undertaken for the site By Matthew Gainsford, RedOx CHS. Dr Gumbley not available. • KF identified that it is important the archaeology report does not misrepresent the cultural narrative or take findings out of their appropriate context. • BB confirmed that the draft assessment is expected by late September, and will be circulated to hapū prior to being finalised and submitted as part of the Referral Application. 	<p>B&A to circulate draft Archaeology Assessment.</p>
4	<p>Next steps</p> <ul style="list-style-type: none"> • All agreed that there are opportunities to develop the cultural narrative through planting, artwork, and story boarding within the proposed central greenway. • Due to timing constraints, all agreed that CVA would be prepared to support the substantive application. The scope of CVA will be led by hapū. • Hapū will prepare a Memorandum of Understanding (MOU), to be finalised by week of 20 October (6 weeks). A draft will be provided to the B&A team by week of 6 October (4 weeks). 	<p>Ngāti Wairere and Waikato Tainui</p>

Item	Detail	Action
	<ul style="list-style-type: none">The referral application will include a letter from hapū setting out the above and with note of the engagement that has been undertaken to date and is planned to continue.	

Agenda

Project: Orchard Grove
Date: 8 September 2025
Time: 1.00pm
Location: Orchard Grove Site – 155 Kay Road

Attendees:

Name	Role/Organisation
Fraser McNutt	B&A
Briar Belgrave	B&A
Kasey Zhai	B&A
Dean Morris	Maven
Carol Henry	Ngati Wairere
Kahurimu Flavell	Waikato Tainui

Item	Detail
1	Meet at Archies Coffee & Kitchen (corner Borman Road & Hare Puke Drive)
2	Site visit – see map below for the plan for the afternoon <ul style="list-style-type: none">• Meet at spot 1 on Kay Road – view the site from the boundary• Travel to spot 2 on Kay Road – view the site from the boundary• Travel to spot 3 on Osbourne Road – view the site from boundary• Head into the site as marked as spot 4 on the map and walk around the orchard• Travel to spot 5 on Reynolds Road – view the site from the boundary• Head into the site as marked as spot 6 on the map and walk around the farm
3	Head back to Archies Coffee & Kitchen <ul style="list-style-type: none">• Opportunity for discussion and to answer any questions on the Orchard Grove referral application



Project: Orchard Grove
 Date: 21 August 2025
 Time: 9.30 – 10.30am
 Location: B&A Office

Attendees:

Name	Role/Organisation
Briar Belgrave	B&A
Rebecca Shaw	B&A
Carol Henry	Ngati Wairere
Kahurimu Flavell	Waikato Tanui

Item	Detail	Notes / Action
1	Introductions	
2	Consultation requirements for Orchard Grove – Section 11 of the FTAA	
3	Timeframes <ul style="list-style-type: none"> Aiming to lodge mid – late September 	Broad timeframes: <ul style="list-style-type: none"> Lodge referral application late September Referral decision by end of 2025 Preparation of substantive application early 2026 Decision on substantive application by end of 2026
4	Project team <ul style="list-style-type: none"> Planners, ecologists, engineers, hydrologists, traffic, contaminated land specialists, archaeologist 	<ul style="list-style-type: none"> Confirmed that an archaeological assessment will be prepared. Three aracheologists have been approached: <ul style="list-style-type: none"> Warren Gumbley Matt Gainsford Sian Keith Sian is unavailable to complete the work. B&A waiting on responses from Warren and Matt to confirm – expecting a response from Warren by COB 21/08/2025.

		<p>Ngati Wairere preference is for Warren to complete the assessment.</p> <p>B&A to confirm which archaeologist gets engaged.</p>
5	<p>Types of consent being sought:</p> <ul style="list-style-type: none"> • Land use for earthworks, associated infrastructure and dwellings • Land use for commercial activities and relevant community infrastructure consents • Subdivision (super lot and staged) • Regional consents – water take from a river for potable water, bore take for dust suppression, stream re-alignment, groundwater take and earth disturbance for construction, works within the stream bed, stormwater discharge relating to subdivision. 	
6	<p>Consultation pack overview</p> <ul style="list-style-type: none"> • Run through slides 	<ul style="list-style-type: none"> • Support from Ngati Wairere and Waikato Tainui to guide content for the cultural context slide in the consultation pack. • Ngati Wairere to complete CIA for the site. • Re-establishing wetlands is critical from a mana whenua perspective. • Interest in understanding the current state of the stream and receiving environment – particularly from a stormwater perspective. • Would like to understand wastewater treatment and discharge further. • Question whether B&A have engaged with HCC on on-site wastewater treatment options. B&A confirmed that discussions with HCC will be occurring over the coming weeks. <p>B&A to circulate consultation pack.</p> <p>Carol and Kahurimu to advise on cultural context material to be included.</p>

		B&A to circulate specialist technical reports once in final version.
7	Commencement and staging of Orchard Grove – 2026/27 earthworks season following panel decision	B&A to circulate timeframes via email.
8	<p>Cultural impact assessment</p> <ul style="list-style-type: none"> • Would like to get this done asap • Timing to complete this 	<ul style="list-style-type: none"> • Ngati Wairere will prepare the CIA. Most likely able to be done towards the end of October / November. • Ngati Wairere and Waikato Tainui to prepare and provide a letter to support the referral application. The letter will acknowledge the consultation that has been undertaken and confirm the preparation of a CIA for the substantive application. <p>Ngati Wairere and Waikato Tainui to prepare letters to be appended to the referral application.</p> <p>Ngati Wairere to prepare the CIA.</p>
9	<p>Progressing separately on an Orchard Grove river water take for the residential dwellings via regional council (preliminary stages) – key component will be full iwi engagement with Waikato Tainui to support the application. This engagement has just begun.</p> <ul style="list-style-type: none"> • Running in parallel and separate to the Fast Track application • Aiming to lodge before Christmas 	Noted.
10	Next steps – site walkover and hui	<ul style="list-style-type: none"> • Site walkover and hui on the week commencing 8 September. Look to have key specialists e.g. ecologists and engineers available. • Confirm Ngati Haua representative. <p>B&A to send invite for site walkover and hui.</p> <p>B&A to confirm Ngati Haua representative and circulate details to Carol.</p>

Referral Application Technical Report	Summary of Findings	Recommendations
Acoustic Assessment	<ul style="list-style-type: none"> The development can operate in compliance with the relevant district plan noise limits, including new on-site infrastructure 	<ul style="list-style-type: none"> Prepare a Construction Noise and Vibration Management Plan for the construction phase Consider design of activities in the proposed Neighbourhood Centre so non-residential activities can operate while protecting surrounding residential activities from excessive noise
Ecology Assessment	<ul style="list-style-type: none"> The site is dominated by exotic vegetation, with very limited native species There are two areas of potential wetlands The project presents opportunity to enhance ecological values through planting of ecologically appropriate plantings in riparian areas and new indigenous vegetation, including in the greenway, open spaces, and as street trees 	<ul style="list-style-type: none"> Confirm whether there are wetlands Prepare management plans in relation to protecting native fauna, bats, lizards, and native fish Implement erosion and sediment controls to avoid contaminant discharge downstream Ensure new culverts provide for fish passage Further assessment to be confirmed through detailed design
Economic Assessment	<ul style="list-style-type: none"> The project will provide a one-time \$304 million boost to GDP and will create full time employment for 216 people The project will contribute to housing supply in Waikato and Hamilton City, and contribute to increasing housing affordability and competitive land markets 	N/A
Geotechnical Assessment	<ul style="list-style-type: none"> No unusual characteristics of the site that would preclude urban development from occurring 	<ul style="list-style-type: none"> Specific site investigations to be undertaken as part of detailed design in order to inform earthworks and foundations
Hydrogeology Assessment	<ul style="list-style-type: none"> No constraints that would prevent the development from a groundwater perspective 	<ul style="list-style-type: none"> Specific site assessment to be undertaken as part of detailed design to manage potential groundwater effects
Land Use Capability Classification Assessment	<ul style="list-style-type: none"> The extent of productive soils is limited to approximately half of the site 	N/A

Referral Application Technical Report	Summary of Findings	Recommendations
Landscape Memorandum – Visual	<ul style="list-style-type: none"> The Orchard Grove Development can be designed to integrate with the surrounding rural and urban environment 	<ul style="list-style-type: none"> Incorporate green infrastructure Considered planting at the site boundaries, green way, and new streets Incorporate varied setbacks, rooflines, and façade treatments Reflect cultural values in the design of the public realm, e.g. streets, public walkways
Contamination Preliminary Investigation – Site	<ul style="list-style-type: none"> Potentially hazardous activities have historically been undertaken on the site, however can be managed as part of the earthworks and subdivision process to avoid effects on human health and the environment 	<ul style="list-style-type: none"> Detailed Site Investigation to be undertaken to inform whether remediation and specific site management is required
Infrastructure Report (Draft)	<ul style="list-style-type: none"> New public stormwater network will be created, supported by the greenway which will capture runoff from rainfall events Options are available for wastewater management, either through connection to the public network, supported by new on-site pump stations or decentralised treatment within the site Options are available for water supply, either through the public network and/or water bores 	<ul style="list-style-type: none"> Detailed design to further inform infrastructure strategy
Transport Assessment (Draft)	<ul style="list-style-type: none"> Development can be accommodated within the existing roading network, with only smaller scale localised upgrades required as development progresses in stages The new internal roads have been appropriately designed and are of sufficient width 	<ul style="list-style-type: none"> Undertake roading upgrades as development progresses, including a new link to Reynolds Road and urbanising Kay Road.

Ngati Haua

B&A

Urban & Environmental

9 December 2025



The Ministry for the Environment Fast-Track Approvals Secretariat
Wellington

PO BOX 270 Morrinsville 3340

Tel 07 889 5049

admin@ngatihauaiwitrust.co.nz

www.ngatihauaiwitrust.co.nz

Tēnā koutou

Re: Gordon Litt Farms Limited Orchard Grove Fast-Track Application

Consultation with the Ngāti Hauā Iwi Trust is required for the Orchard Grove Fast-Track referral application under the Fast-Track Amendment Act. In line with this, consultation and wānanga have been undertaken with Barkers and Associates to ensure that Ngāti Hauā cultural and environmental perspectives, values, and interests are fully considered and integrated into the project's planning and decision-making processes.

Ngāti Hauā is part of the Tainui confederation, governed by Te Whakakitenga o Waikato Inc. Through this wider tribal network, a range of Treaty obligations and environmental protections have been established to support iwi and hapū aspirations and uphold mana motuhake. As kaitiaki, we hold the responsibility to safeguard our cultural and environmental rights and interests, ensuring the preservation of our heritage and the enduring connections between past, present, and future generations.

The Orchard Grove Fast-Track application must align with the principles of Te Ture Whaimana, Tai Tumu, Tai Pari, Tai Ao, and Ngāti Hauā environmental management plan, Te Rautaki Tāmata Ao Tūroa o Ngāti Hauā, and fully uphold the obligations and responsibilities of Te Tiriti o Waitangi.

Accordingly, Ngāti Hauā supports the lodgement of the application for referral under the Fast-Track Amendment Act and expects ongoing, meaningful engagement after lodgement to ensure our cultural values, environmental interests, and kaitiaki responsibilities are respected and upheld throughout the project's lifecycle, extending through to the more comprehensive substantive process.

We look forward to continuing this involvement, in line with the commitments made with Gordon Litt Farms Ltd, the relevant consultants, with Ngāti Hauā Iwi Trust, as the Orchard Grove application progresses through its various stages.

Tiakina te taiao, he taonga tuku iho.

Nāku noa, nā

Norman Hill

Pou Taiao - Ngāti Hauā Iwi Trust



From: Fraser McNutt
Sent: Tuesday, 28 October 2025 2:05 pm
To: Norm Hill
Cc: Briar Belgrave
Subject: Naati Hauh consultation for Orchard Grove
Attachments: 21025_Consultation Pack V5.pdf

Kia ora Norm

Keen to catch up on this one. We have spoken with other hapu but conscious I need to get you in front of this application before we lodge for referral.

When are you in town mate?

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)

s 9(2)(a)

s 9(2)(a)

PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz 

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Christchurch, Queenstown, Wānaka

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From: Norm Hill s 9(2)(a)
Sent: Wednesday, 11 June 2025 10:18 am
To: Rebecca Shaw
Cc: Lisa Gardiner
Subject: Re: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Haua

Kia ora. Thank you.
Norm

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From: Rebecca Shaw s 9(2)(a)
Sent: Wednesday, June 11, 2025 10:04:39 AM
To: Norm Hill s 9(2)(a)
Cc: Lisa Gardiner s 9(2)(a)
Subject: RE: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Haua

Hi Norm,

At this stage the project and work is very preliminary.

So a site visit would be more beneficial for all parties once a master/ concept plan has been prepared and further details on matters such as stormwater, wastewater and water are known.

I can be in touch later now that I have registered Ngati Haua interest going forward.

Ngā mihi | Kind regards,

REBECCA SHAW

Senior Planner

s 9(2)(a)

s 9(2)(a)

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From: Norm Hill s 9(2)(a)

Sent: Wednesday, 11 June 2025 10:01 am

To: Rebecca Shaw s 9(2)(a)

Cc: Lisa Gardiner s 9(2)(a)

Subject: RE: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngāti Haua

Kia ora Rebecca, yes I will respond on behalf of Ngāti Hauā to this development.

Could we arrange a site visit soon?

I can then provide a offer of service which prescribes a way forward.

Mauri ora.

Norm Hill | Director

Te Hira Consultant Ltd

P: s 9(2)(a)

A: 38 Galloway Street

Hamilton 3216

From: Rebecca Shaw s 9(2)(a)

Sent: Wednesday, 11 June 2025 9:58 AM

To: Norm Hill s 9(2)(a)

Cc: Lisa Gardiner s 9(2)(a)

Subject: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Haua

Morning Norm,

Barker & Associates (B&A) are working with a client to undertake Fast Track Application in Horsham Downs – Flagstaff area of Hamilton (knowns as HT-1 within Future Proof & other Growth Strategy Documentation) and are in the initial stages of pulling together and seeking to confirm the relevant consultation groups including iwi.

Lisa advised that you would act on behalf of Ngati Haua interest with this project as such this email is sent to confirm if Ngati Haua do have an interest and wish to be apart of further consultation.

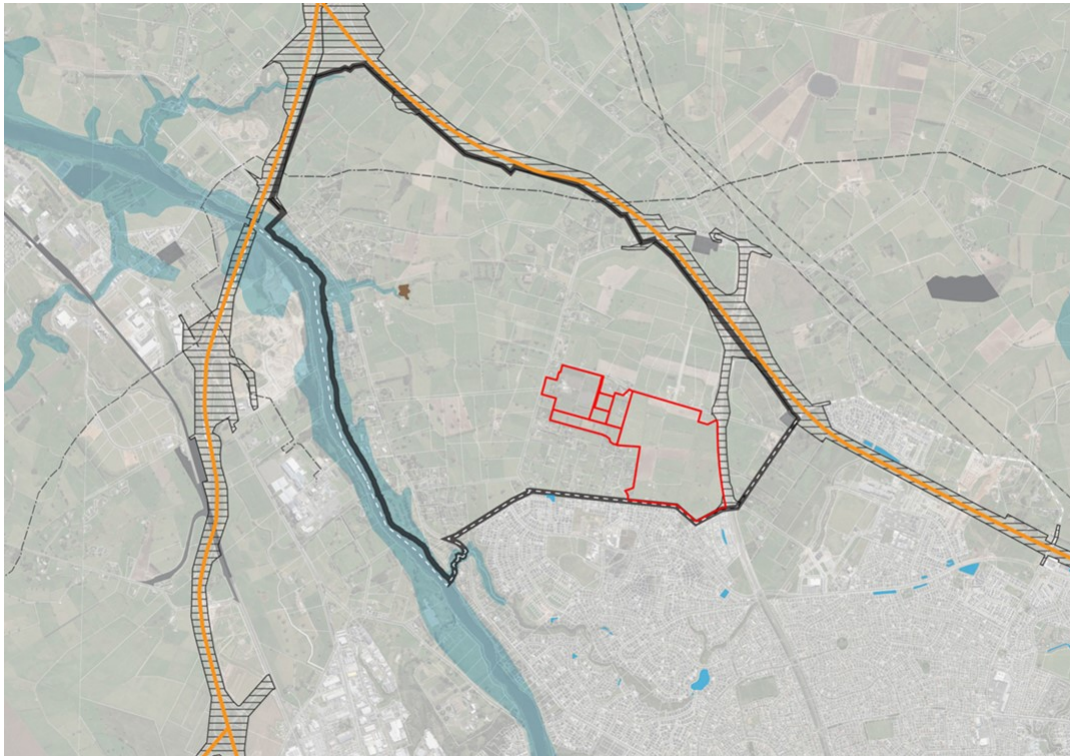


Figure 1 Application Site (in Red) in relation to Hamilton City and HT-1 Growth Cell Boundary (outlined in Black).

The next steps upon the confirmation of the main contact person will be to have the opportunity to come present to Ngati Haua and discuss the project with you when an concept plan is prepared. We anticipate the concept plan to be ready in 5-6 weeks.

We have also looked to engage with the other iwis/ hapu:

- Ngāti Wairere (Hukanui Marae)
- Waikato Tainui

Any issues or concerns please let me know.

Ngā mihi | Kind regards,

REBECCA SHAW

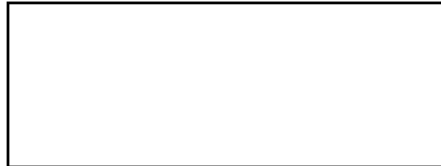
Senior Planner

s 9(2)(a)

s 9(2)(a)

298 Victoria Street, Hamilton 3204

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From: Lisa Gardiner s 9(2)(a)
Sent: Tuesday, 10 June 2025 3:52 pm
To: Rebecca Shaw
Subject: RE: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Haua

Kia ora Rebecca

Thanks for the email. Norm is still the correct contact. I am happy for you to contact him about this project.

Ngā mihi, Lisa



Lisa Gardiner | CHIEF EXECUTIVE OFFICER

Ngāti Hauā Iwi Trust

Tel: s 9(2)(a) | Mob: s 9(2)(a)
s 9(2)(a) | www.ngatihauaiwitrust.co.nz
PO Box 270, Morrinsville 3340 New Zealand

From: Rebecca Shaw s 9(2)(a)
Sent: Friday, 6 June 2025 2:05 pm
To: Lisa Gardiner s 9(2)(a)
Subject: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Haua

Good afternoon Lisa,

Barker & Associates (B&A) are working with a client to undertake Fast Track Application in Horsham Downs – Flagstaff area of Hamilton (knowns as HT-1 within Future Proof & other Growth Strategy Documentation) and are in the initial stages of pulling together and seeking to confirm the relevant consultation groups including iwi.

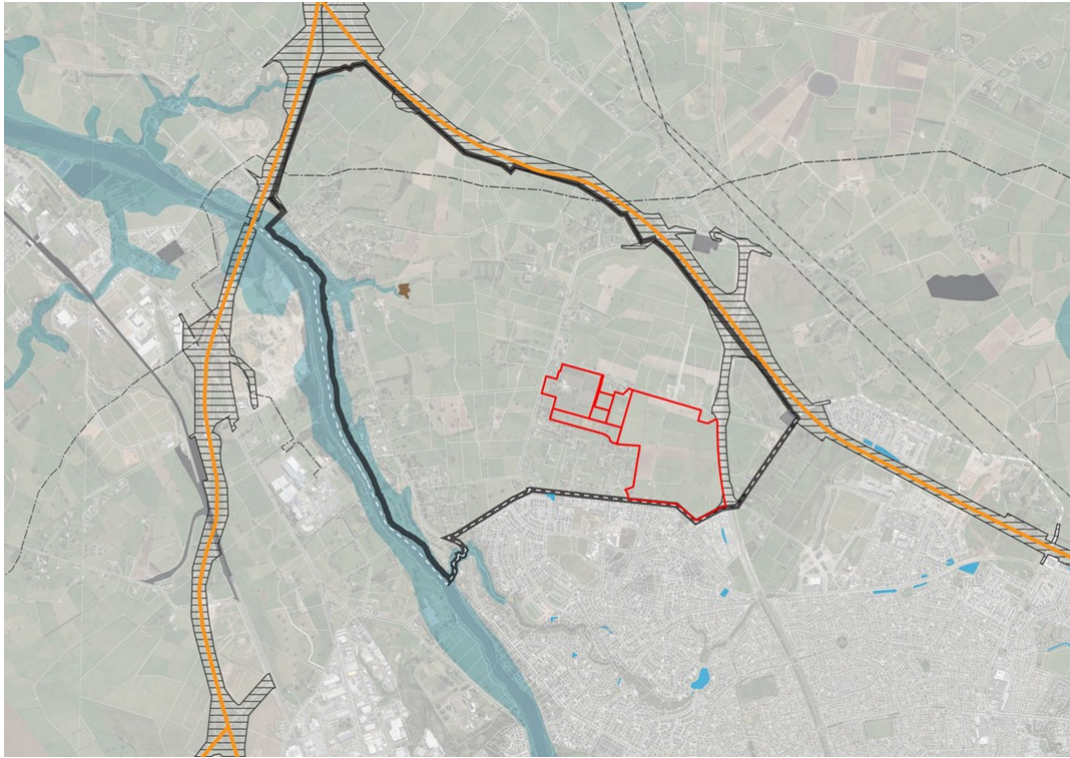


Figure 1 Application Site (in Red) in relation to Hamilton City and HT-1 Growth Cell Boundary (outlined in Black).

I have been made aware by Waikato Regional Council Ngati Haua may have interest within the sites locality and as such wish to confirm your interest in this project and confirm the relevant contact details to ensure iwi are properly kept updated and have input from the beginning of this process.

The next steps upon the confirmation of the main contact person will be to have the opportunity to come present to Ngati Haua and discuss the project with you when an updated concept plan is prepared. We anticipate the concept plan to be ready in 5-6 weeks.

From previous correspondence on the Matamata work you indicated Norm is the best RMA contact can you confirm that if Ngati Haua may have interest within the sites locality I am to work with him directly?

Any issues or concerns please let me know.

Ngā mihi | Kind regards,

REBECCA SHAW

Senior Planner

s 9(2)(a)

s 9(2)(a)

298 Victoria Street, Hamilton 3204

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Ngaati Wairere

B&A

Urban & Environmental

From: Wayne Te Kerei Harris s 9(2)(a)
Sent: Friday, 31 October 2025 10:54 am
To: Fraser McNutt
Cc: Briar Belgrave; Jaedyn Falwasser; Kahurimu Flavell; Lisa Gardiner; Haydn Solomon; Carolyn Hopa; Carol Henry; s 9(2)(a)
Subject: Orchard Grove – Ngaati Wairere Taiao Trust MOU and Cover Letter for Fast-Track Referral (Applicant: Gordon Litt Farms Ltd)
Attachments: MOU - Ngaati Wairere-Gordon Litt Farms Ltd Orchard Grove Fast Track Application 2025.pdf; Letter of Support - Ngaati Wairere-Gordon Litt Farms Ltd MOU Orchard Grove FastTrack Application 2025.pdf

Kia ora Fraser,

Please find attached two documents from Ngaati Wairere Taiao Trust for inclusion with the Orchard Grove Fast-Track Referral for Gordon Litt Farms Ltd, as reviewed and agreed to by the applicant for signing:

1. Cover Letter – Fast-Track Referral (Ngaati Wairere Taiao Trust):
 - Confirms *support in principle* for the referral and records engagement to date.
 - Notes that a Cultural Values Assessment (CVA) will follow once all relevant planning and technical information is available and the timeframe is jointly agreed.
2. Memorandum of Understanding (MOU) – Ngaati Wairere and Gordon Litt Farms Ltd
 - Serves as an interim placeholder capturing the agreed principles of partnership between the parties.
 - Recognises Te Ture Whaimana o Te Awa o Waikato, the Waikato-Tainui Environmental Plan (Tai Tumu, Tai Pari, Tai Ao), and alignment with Te Wai e Rere Nei, the Ngaati Wairere Strategic Framework.
 - Affirms that the parties will act with aroha, pono, and tika, maintaining open communication, transparency, and good-faith engagement throughout the project lifecycle.
 - Confirms that detailed mitigation, taonga species considerations, and kaupapa will be addressed in the forthcoming CVA.

Please sign and append both documents to the applicant’s Fast-Track Referral for submission to the Fast-Track Approvals Committee.

For transparency under our whanaungatanga whakapapa, I have copied in Lisa Gardiner (Ngaati Hauaa Iwi Trust), Jaedyn Falwasser (Waikato-Tainui Taiao Team Manager) and Kahurimu Flavell (Waikato-Tainui Taiao Project Advisor), and our Ngaati Wairere Taiao Trust team members Haydn Solomon (Ngaati Wairere Taiao Trust Trustee Chair), Carolyn Hopa (Ngaati Wairere Taiao Trust Taiao Manager), Carol Henry (Ngaati Wairere Taiao Trust Project Advisor) and Ihipera Heke-Sweet (Ngaati Wairere Taiao Trust Administration and Projects Co-ordinator)

Lisa - This email serves as confirmation that Ngaati Wairere maintain our tuakana/teina whanaungatanga relationship with Ngaati Hauaa, ensuring transparency in this kaupapa. We will continue to uphold our shared tikanga values and meet to discuss any matters relating to this project where appropriate.

Jaedyn/Kahurimu - please be assured that Ngaati Wairere will maintain open and transparent communication with the Taiao Team, and we stand ready to support and collaborate in any way as the project progresses.

If any clarification or discussion is required ahead of submission, I am happy to connect.

On behalf of the Ngaati Wairere Taiao Trust,

Ngaa mihi maahaki,

Wayne Te Kerei Harris

POUWHENUA CONSULTANCY LIMITED

Ngaati Wairere

Environmental Policy / Planning, Mana Whenua Cultural Advice

Phone: s 9(2)(a)

Email: s 9(2)(a)





Date: 29 October 2025

To: The Ministry for the Environment / Fast-Track Approvals Secretariat

From: Ngaati Wairere Taiao Trust

Re: Orchard Grove Project – Memorandum of Understanding with Gordon Litt Farms Limited

Teena Koe,

Please accept this correspondence as a formal record of the engagement and understanding reached between Ngaati Wairere Taiao Trust and Gordon Litt Farms Limited in relation to the proposed Orchard Grove development, currently proceeding under the Fast-Track Approvals process.

On 8 September 2025, representatives of Ngaati Wairere Taiao Trust and Waikato Tainui attended a site visit and hui at 155 Kay Road, where the project overview and early design concepts were presented. Following that hui, the parties agreed that while a full and final Cultural Values Assessment (CVA) could not yet be completed (pending receipt of final planning and technical documentation), an interim Memorandum of Understanding (MOU) would be prepared to accompany the Fast-Track referral.

The attached MOU records:

- The support in principle of the Ngaati Wairere Taiao Trust for inclusion of the iwi in the application process;
- The commitment by all parties to prepare a comprehensive CVA once the required technical information is available; and
- A shared intent to uphold the principles of Te Ture Whaimana o Te Awa o Waikato, the Waikato-Tainui Environmental Plan (Tai Tumu, Tai Pari, Tai Ao), and Ngaati Wairere's Strategic Framework – Te Wai e Rere Nei.

This understanding reflects the values of aroha, pono, and tika, providing a platform for ongoing collaboration and transparent communication between the developer and mana whenua throughout the life of the project.

We request that this letter and the attached MOU be appended to the Orchard Grove Fast-Track Referral Application as evidence of active iwi engagement and partnership, with the CVA to follow in accordance with the process and timeframes agreed between the parties.



Ngaati Wairere
Taiao Trust

Naaku me ngaa mihi,

Wayne Te Kerei Harris
Lead Environmental & Cultural Consultant
Ngaati Wairere Taiao Trust

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



Ngaati Wairere Taiao Trust

- 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

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

From: Rebecca Shaw
Sent: Thursday, 10 July 2025 10:37 am
To: Carol Henry
Cc: Briar Belgrave; Kasey Zhai
Subject: RE: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Wairere

Morning Carol,

The HT-1 project team would like to invite you to our offices in about 5 weeks' time to discuss the master plan for the HT-1 project (note the master plan is still being drafted). This meeting is a preliminary discussion with yourself and the project team prior to a formal presentation to Ngati Wairere members.

The early invite is to make sure everyone calendars align as I know you are busy with a lot of other matters so didn't want to expect a time to meet that wasn't workable for you.

Can you let me know which of the dates and time suit yourself and I can send out an invite:

- Wednesday 10th September 9am or 1pm
- Thursday 18th September – anytime between 9am – 5pm

Any questions or concerns please let me know.

Ngā mihi | Kind regards,

REBECCA SHAW
Senior Planner
s 9(2)(a)
s 9(2)(a)

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From: Carol Henry s 9(2)(a)
Sent: Tuesday, 24 June 2025 11:24 am
To: Rebecca Shaw s 9(2)(a)
Subject: Re: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Wairere

Kia or Rebecca,

At the very least we would expect a letter of support from Ngaati Hauaa for the exclusive right of Ngaati Wairere as mana whenua at Horsham Downs. Other than a whakapapa relationship to Wairere, we have no record of Hauaa interest in this area.

Once the concept plan is available I will then work with our team to determine a date for you to present.

Ngaa mihi

Name | Carol Henry

Contacts: Mobile s 9(2)(a) | Email: s 9(2)(a) |

On Tue, Jun 24, 2025 at 9:28 AM Rebecca Shaw s 9(2)(a) wrote:

Morning Carol,

I hope this email finds you well and you had a fantastic Matariki weekend?

I wanted to get your thoughts on a matter, as part of the Fast Track process the application has to demonstrate consultation with relevant mana whenua as such we have reached out to Ngāti Haua & Waikato Tainui to register their interest. Which they have done so through Norm Hill and Te Makarini Mapu.

I acknowledge from our meeting a few weeks ago that Ngāti Wairere have the authority and key interest in the application site, but to ensure due process as per the fast track processes consultation with these additional iwi must also be undertaken.

As such I would like to know your preference for overall iwi engagement, would presentations and workshops with all iwi parties be preferably to Ngati Wairere or would you prefer a more individualized approach with any feed back and comments from other mana whenua being circulated to Ngati Wairere for your own response?

Knowing Ngāti Wairere preferred approach will help me set up the right meeting format and workshops going forward.

Any questions or concerns please let me know,

Ngā mihi | Kind regards,

REBECCA SHAW

Senior Planner

s 9(2)(a)

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From: Carol Henry s 9(2)(a)

Sent: Wednesday, 11 June 2025 7:47 am

To: Rebecca Shaw s 9(2)(a)

Subject: Re: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Wairere

Ka pai,

You can expect me about 10.30am.

See you then

Name | Carol Henry

Contacts: Mobile s 9(2)(a) | Email: s 9(2)(a) |

On Wed, 11 Jun 2025 at 7:44 AM, Rebecca Shaw s 9(2)(a) wrote:

Morning Carol,

Apologies for the late reply have been out of action due to a head cold.

If you have availability Friday still to pop into the office that would be appreciated.

I can run you through the site locality.

Ngā mihi | Kind regards,

REBECCA SHAW

Senior Planner

s 9(2)(a)

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From: Carol Henry s 9(2)(a)

Sent: Monday, 9 June 2025 11:00 am

To: Rebecca Shaw s 9(2)(a)

Cc: Carolyn Hopa s 9(2)(a)

Subject: Re: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Ngati Wairere

Atamaarie Rebecca,

I'm in town on Wednesday and Friday. Is there a time we can meet between 10 - 12pm on either of those days? I'm happy to come to your office.

It's difficult to gage exactly where the development is proposed from the map you sent.

Only I will attend.

Ngaa mihi

Name | Carol Henry

Contacts: Mobile: s 9(2)(a) | Email: s 9(2)(a) |

On Fri, 6 Jun 2025 at 4:41 PM, Carol Henry s 9(2)(a) wrote:

Kia ora Rebecca,

Carolyn and I will discuss which other iwi should be included and get back to you next week with their contacts.

Ngaa mihi

Name | Carol Henry

Contacts: Mobile: s 9(2)(a) | Email: s 9(2)(a)

On Fri, 6 Jun 2025 at 2:08 PM, Rebecca Shaw s 9(2)(a) wrote:

Good Afternoon Carol & Carolyn,

Barker & Associates (B&A) are working with a client to undertake Fast Track Application in Horsham Downs – Flagstaff area of Hamilton (knowns as HT-1 within Future Proof & other Growth Strategy Documentation) and are in the initial stages of pulling together and seeking to confirm the relevant consultation groups including iwi.

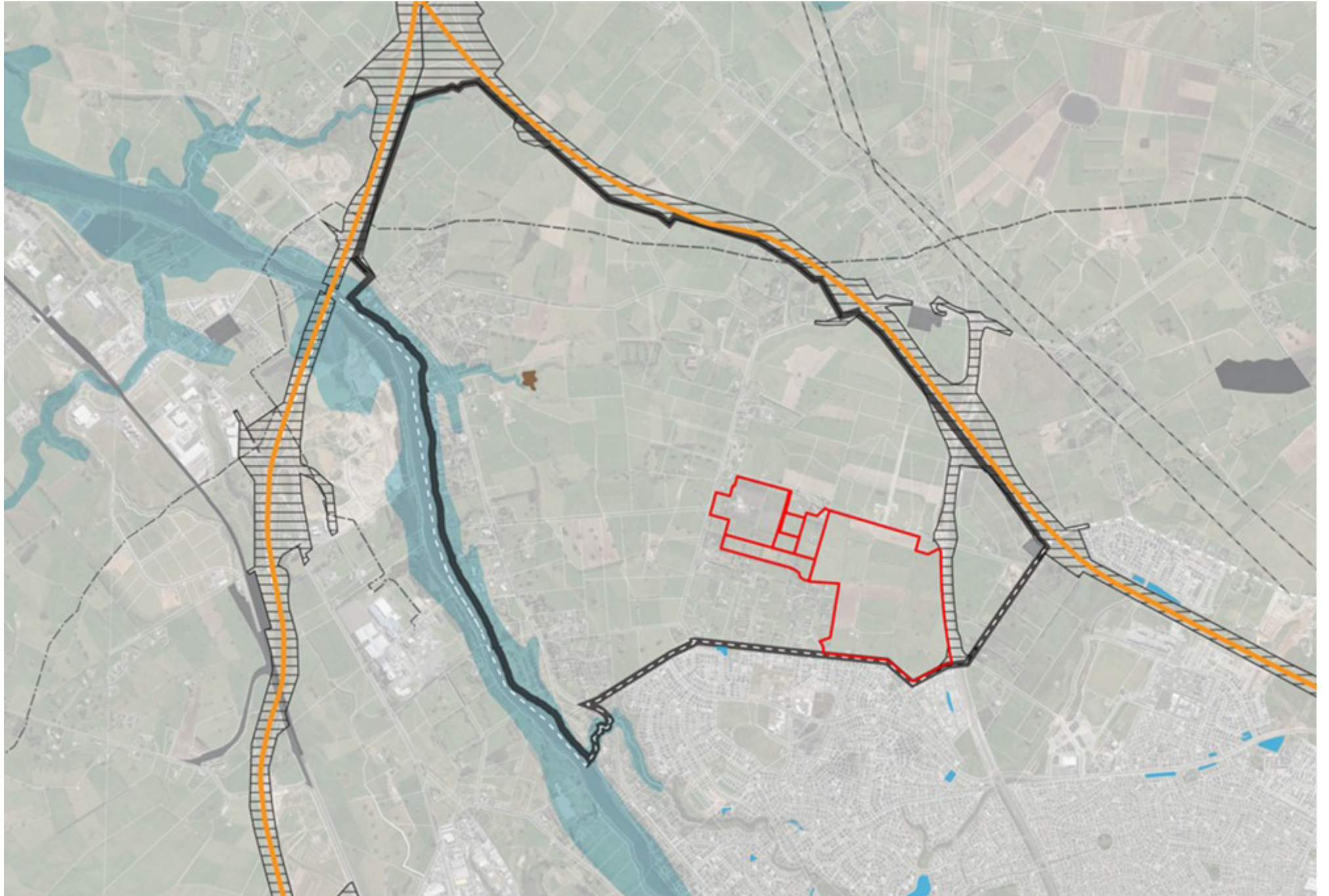


Figure 1 Application Site (in Red) in relation to Hamilton City and HT-1 Growth Cell Boundary (outlined in Black).

I have been made aware by Waikato Regional Council Ngati Wairere may have interest within the sites locality and as such wish to confirm your interest in this project and confirm the relevant contact details to ensure iwi are properly kept updated and have input from the beginning of this process.

The next steps upon the confirmation of the main contact person will be to have the opportunity to come present to Ngati Wairere and discuss the project with you when an concept plan is prepared. We anticipate the concept plan to be ready in 5-6 weeks.

Any issues or concerns please let me know.

Ngā mihi | Kind regards,

REBECCA SHAW

Senior Planner

s 9(2)(a)

s 9(2)(a)

[298 Victoria Street, Hamilton 3204](#)

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Waikato Tainui

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Urban & Environmental

From: Kahurimu Flavell s 9(2)(a)
Sent: Tuesday, 11 November 2025 10:27 am
To: Wayne Harris; Fraser McNutt
Cc: Briar Belgrave; Jaedyn Falwasser; Lisa Gardiner; Haydn Solomon; Carolyn Hopa; Carol Henry; tari@waireretaiao.co.nz; Te Makarini Mapu
Subject: RE: Orchard Grove – Ngaati Wairere Taiao Trust MOU and Cover Letter for Fast-Track Referral (Applicant: Gordon Litt Farms Ltd)

Kia ora Wayne

Thank you for sharing the correspondence and supporting documents from Ngaati Wairere Taiao Trust for inclusion with the Orchard Grove Fast-Track Referral.

Waikato-Tainui acknowledges and supports the proactive engagement undertaken by Ngaati Wairere with Gordon Litt Farms Ltd and the clear articulation of kaupapa and principles within both the Cover Letter and Memorandum of Understanding, recognizing *Te Ture Whaimana o Te Awa o Waikato*, the Waikato-Tainui Environmental Plan – Tai Tumu, Tai Pari, Tai Ao, and *Te Wai e Rere Nei* embedded in this mahi.

We also acknowledge the commitment to transparency, good-faith partnership, and upholding the shared tikanga values that guide the relationships between our iwi and hapuu. Ngaati Wairere approach reflects mana whakahaere in action and contributes to the collective aspiration of ensuring that development within the rohe gives effect to the Vision and Strategy for the Waikato River.

E tautoko ana.

Ngaa mihi,
Kahurimu Flavell



Kahurimu Flavell | Project Advisor - Taiao



Mobile: s 9(2)(a) | Tel: 0800TAINUI

Email: s 9(2)(a) | Web: www.waikatotainui.com

Address: 4 Bryce Sreet, 3204, Hamilton



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Please contact Waikato-Tainui for more information.

From: Wayne Te Kerei Harris s 9(2)(a)

Sent: Friday, 31 October 2025 10:54 am

To: Fraser McNutt s 9(2)(a)

Cc: Briar Belgrave s 9(2)(a); Jaedyn Falwasser s 9(2)(a); Kahurimu Flavell s 9(2)(a); Lisa Gardiner s 9(2)(a); Haydn Solomon s 9(2)(a); Carolyn Hopa s 9(2)(a); Carol Henry s 9(2)(a); s 9(2)(a)

Subject: Orchard Grove – Ngaati Wairere Taiao Trust MOU and Cover Letter for Fast-Track Referral (Applicant: Gordon Litt Farms Ltd)

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Kia ora Fraser,

Please find attached two documents from Ngaati Wairere Taiao Trust for inclusion with the Orchard Grove Fast-Track Referral for Gordon Litt Farms Ltd, as reviewed and agreed to by the applicant for signing:

1. Cover Letter – Fast-Track Referral (Ngaati Wairere Taiao Trust):
 - Confirms *support in principle* for the referral and records engagement to date.
 - Notes that a Cultural Values Assessment (CVA) will follow once all relevant planning and technical information is available and the timeframe is jointly agreed.
2. Memorandum of Understanding (MOU) – Ngaati Wairere and Gordon Litt Farms Ltd
 - Serves as an interim placeholder capturing the agreed principles of partnership between the parties.
 - Recognises Te Ture Whaimana o Te Awa o Waikato, the Waikato-Tainui Environmental Plan (Tai Tumu, Tai Pari, Tai Ao), and alignment with Te Wai e Rere Nei, the Ngaati Wairere Strategic Framework.
 - Affirms that the parties will act with aroha, pono, and tika, maintaining open communication, transparency, and good-faith engagement throughout the project lifecycle.
 - Confirms that detailed mitigation, taonga species considerations, and kaupapa will be addressed in the forthcoming CVA.

Please sign and append both documents to the applicant's Fast-Track Referral for submission to the Fast-Track Approvals Committee.

For transparency under our whanaungatanga whakapapa, I have copied in Lisa Gardiner (Ngaati Hauaa Iwi Trust), Jaedyn Falwasser (Waikato-Tainui Taiao Team Manager) and Kahurimu Flavell (Waikato-Tainui Taiao Project Advisor), and our Ngaati Wairere Taiao Trust team members Haydn Solomon (Ngaati Wairere Taiao Trust Trustee Chair), Carolyn Hopa (Ngaati Wairere Taiao Trust Taiao Manager), Carol Henry (Ngaati Wairere Taiao Trust Project Advisor) and Ihipera Heke-Sweet (Ngaati Wairere Taiao Trust Administration and Projects Co-ordinator)

Lisa - This email serves as confirmation that Ngaati Wairere maintain our tuakana/teina whanaungatanga relationship with Ngaati Hauaa, ensuring transparency in this kaupapa. We will continue to uphold our shared tikanga values and meet to discuss any matters relating to this project where appropriate.

Jaedyn/Kahurimu - please be assured that Ngaati Wairere will maintain open and transparent communication with the Taiao Team, and we stand ready to support and collaborate in any way as the project progresses.

If any clarification or discussion is required ahead of submission, I am happy to connect.

On behalf of the Ngaati Wairere Taiao Trust,

Ngaa mihi maahaki,

Wayne Te Kerei Harris

POUWHENUA CONSULTANCY LIMITED

Ngaati Wairere

Environmental Policy / Planning, Mana Whenua Cultural Advice

Phone: s 9(2)(a)

Email: s 9(2)(a)



From: Rebecca Shaw
Sent: Tuesday, 15 July 2025 1:38 pm
To: Te Makarini Mapu
Cc: Taysha Sangster; Kahurimu Flavell; Jaedyn Falwasser
Subject: RE: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Waikato Tainui

Afternoon,

Thank you for reaching out, to date we have identified Carol Henry as Ngati Wairere main point of contact going forward for this project and Norm Hill has indicated he is Ngati Hauaa main point of contact.

Noting Carol has indicated Ngati Wairere is the main hapu to have authority over the project area, none the less it is my intention to ensure any and all relevant iwi and hapu are kept informed as the project continues.

That being said the master plan is still being prepared but a meeting is scheduled mid-August with Carol to discuss, with the intention of then presenting to Ngati Wairere members and also circulating the master plan to yourself (Waikato Tainui) and Norm for Ngati Hauaa.

Any questions or concerns with the steps outlined above please let me know.

Ngā mihi | Kind regards,

REBECCA SHAW

Senior Planner

s 9(2)(a)

s 9(2)(a)

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From: Te Makarini Mapu s 9(2)(a)
Sent: Tuesday, 15 July 2025 1:10 pm
To: Rebecca Shaw s 9(2)(a)
Cc: Taysha Sangster s 9(2)(a); Kahurimu Flavell s 9(2)(a); Jaedyn Falwasser s 9(2)(a)
Subject: Re: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Waikato Tainui

Hi Rebecca, just following up on this one - do you have any updates available to share, particularly around engagement with Ngaati Wairere and/os Ngaati Hauaa?

Ngaa mihi e hoa



Te Makarini Mapu | Senior Planner

Mobile: s 9(2)(a) | **Tel:** 0800TAINUI

Email: s 9(2)(a) | **Web:** www.waikatotainui.com

Address: PO Box 648, 4 Bryce Street, 3204, Hamilton



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Please contact Waikato-Tainui for more information.

From: Te Makarini Mapu s 9(2)(a)
Sent: Friday, June 6, 2025 2:27 PM
To: Rebecca Shaw s 9(2)(a)
Cc: Taysha Sangster s 9(2)(a) Kahurimu Flavell s 9(2)(a) Jaedyn Falwasser s 9(2)(a)
Subject: Re: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Waikato Tainui

Tena koe Rebecca,

Happy to assist on behalf of Waikato-Tainui. Look forward to your presentation on the concept plan.

Ngaa manaakitanga



Te Makarini Mapu | Senior Planner

Mobile: s 9(2)(a) | **Tel:** +64 7 858-0430

Email: s 9(2)(a) | **Web:** www.waikatotainui.com

Address: PO Box 648, 4 Bryce Street, 3204, Hamilton



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Please contact Waikato-Tainui for more information.

From: Jaedyn Falwasser s 9(2)(a)
Sent: Friday, June 6, 2025 2:21 PM
To: Rebecca Shaw s 9(2)(a) Te Makarini Mapu s 9(2)(a)
Cc: Taysha Sangster s 9(2)(a) Kahurimu Flavell s 9(2)(a)
Subject: RE: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Waikato Tainui

Teena koe thanks for reaching out,

I'm just referring you to our senior planner [@Te Makarini Mapu](#).

He'll be able to assist moving forward

Ngaa mihi

Jaedyn Falwasser



Jaedyn Falwasser | Pou Taiao / Environment Manager

Mobile: s 9(2)(a) | **Tel:** 0800TAINUI

Email: s 9(2)(a) | **Web:** www.waikatotainui.com

Address: PO Box 648, 4 Bryce Street, 3204, Hamilton



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Please contact Waikato-Tainui for more information.

From: Rebecca Shaw s 9(2)(a)
Sent: Friday, 6 June 2025 2:12 pm
To: Jaedyn Falwasser s 9(2)(a)
Subject: Iwi and Hapu Engagement Opportunity - Residential Development - Fast Track Referral - Waikato Tainui

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Good Jaedyn,

Barker & Associates (B&A) are working with a client to undertake Fast Track Application in Horsham Downs – Flagstaff area of Hamilton (knowns as HT-1 within Future Proof & other Growth Strategy Documentation) and are in the initial stages of pulling together and seeking to confirm the relevant consultation groups including iwi.

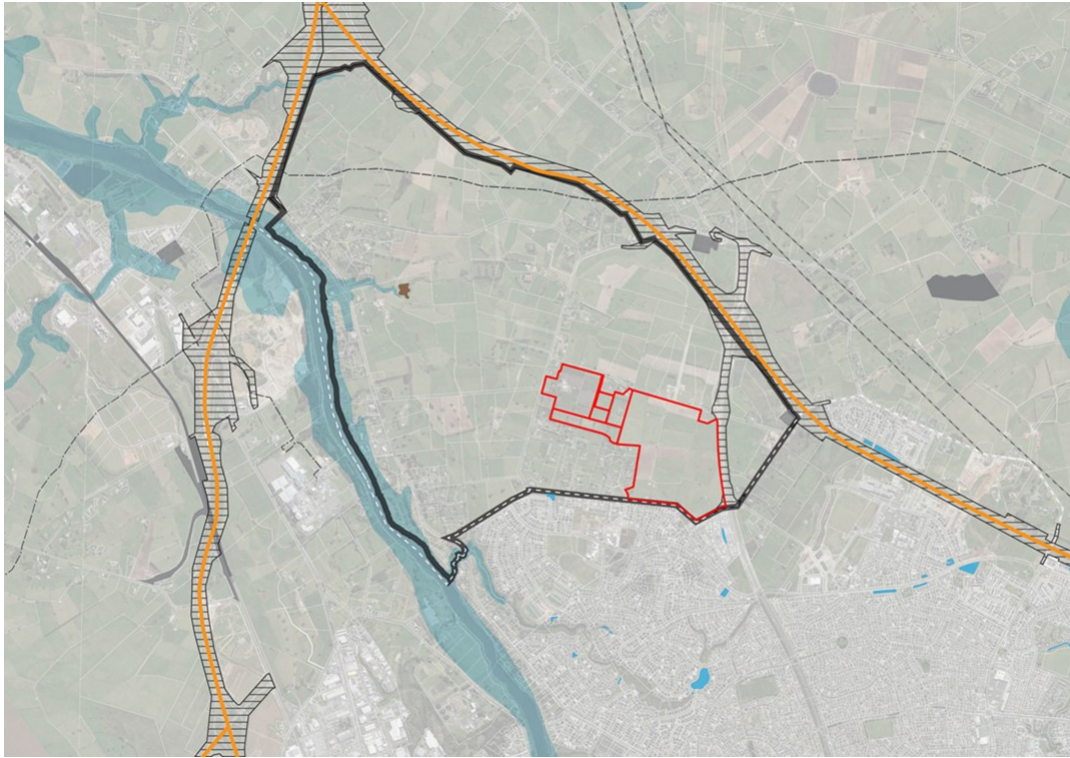


Figure 1 Application Site (in Red) in relation to Hamilton City and HT-1 Growth Cell Boundary (outlined in Black).

I have been made aware by Waikato Regional Council Waikato Tainui may have interest within the sites locality and as such wish to confirm your interest in this project and confirm the relevant contact details to ensure iwi are properly kept updated and have input from the beginning of this process.

The next steps upon the confirmation of the main contact person will be to have the opportunity to come present to Waikato Tainui and discuss the project with you when an concept plan is prepared. We anticipate the concept plan to be ready in 5-6 weeks.

We have also looked to engage with the other iwis/ hapu:

- Ngāti Wairere (Hukanui Marae)
- Ngāti Hauā

Any issues or concerns please let me know.

Ngā mihi | Kind regards,

REBECCA SHAW

Senior Planner

s 9(2)(a)

s 9(2)(a)

298 Victoria Street, Hamilton 3204

barker.co.nz 

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REBECCA SHAW

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