Ngaa Uri o Maahanga Trust Board
Ngaati Tamainupoo

17/06/26

Stillhaven Limited

Re: Support for Referral of the Stillhaven Development at Te Kowhai into the Fast-track Approvals Process

Teenaa koutou,

Ngaa Uri o Maahanga Trust Board, on behalf of Ngaati Maahanga, and Ngaati Tamainupoo have been engaging with Stillhaven Limited regarding the proposed Stillhaven Residential Masterplan at Te Kowhai.

On 16 June 2026, representatives of Ngaati Maahanga and Ngaati Tamainupoo attended a site visit with the developer to better understand the whenua, the opportunities presented by the site, and the developer's vision for the project. We appreciated the opportunity to walk the site, ask questions and begin building a working relationship at an early stage of the process.

Ngaati Maahanga and Ngaati Tamainupoo recognise that Te Kowhai, like many communities throughout the Waikato, is experiencing growth and increasing demand for housing. We acknowledge that well-planned development has the potential to provide homes for current and future generations while supporting local services, infrastructure and community wellbeing.

At the same time, growth must occur in a way that recognises and respects the cultural, environmental and historical values that make a place unique. As mana whenua, Ngaati Maahanga and Ngaati Tamainupoo have a long-standing relationship with this whenua and an enduring responsibility as kaitiaki to ensure that the health of the environment and the interests of future generations are carefully considered.

Based on the preliminary information provided to date and our engagement with the applicant, Ngaati Maahanga and Ngaati Tamainupoo support the referral of the Stillhaven Residential Masterplan into the Fast-track Approvals process.

Our support for referral reflects our view that the proposal warrants further investigation through the Fast-track process and provides an opportunity to work collaboratively with the developer, technical specialists and relevant agencies as additional information becomes available.

We acknowledge that further investigations, assessments and reporting are still being undertaken, including cultural, archaeological, ecological, engineering and environmental assessments. As additional information is received and reviewed, Ngaati Maahanga and Ngaati Tamainupoo reserve the ability to provide further comment, identify additional matters of interest or concern, and refine our views regarding the proposal.

Accordingly, this letter should not be interpreted as unconditional support for the development, nor as an endorsement of any future application, design outcome, assessment findings or approval. Our support is limited to the referral of the project into the Fast-track Approvals process and recognises that further assessment and engagement will be required as the project progresses.

Ngaati Maahanga and Ngaati Tamainupoo expect ongoing engagement as the proposal develops, particularly in relation to the protection and enhancement of waterways, stormwater management, ecological restoration, cultural values, highly productive land, infrastructure servicing and opportunities for positive outcomes for mana whenua. We also see value in exploring opportunities relating to cultural monitoring, native planting, local employment, business participation and housing opportunities for our whaanau where appropriate.

We appreciate the willingness of Stillhaven Limited to engage early with mana whenua and look forward to continuing constructive discussions as the project progresses.

Naaku iti noa, naa maaua



Jo Kukutai
Chairperson
Ngaa Uri o Maahanga Trust Board
(on behalf of Ngaati Maahanga)



Sonny Matenga
(on behalf of Ngaati Tamainupoo)

MEMORANDUM OF UNDERSTANDING

Between

Ngaa Uri o Maahanga Trust Board (on behalf of Ngaati Maahanga) and Ngaati Tamainupoo

and

Stillhaven Limited

1. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to establish a framework for ongoing engagement, collaboration and mutual understanding between Ngaati Maahanga, Ngaati Tamainupoo and Stillhaven Limited in relation to the Stillhaven Residential Masterplan.

The parties acknowledge their shared interest in achieving positive environmental, cultural, social and economic outcomes while supporting the successful delivery of the development.

2. BACKGROUND

A. Ngaati Maahanga and Ngaati Tamainupoo are mana whenua within the area in which the Stillhaven Residential Masterplan is proposed and exercise responsibilities as kaitiaki in relation to the whenua, wai, taonga species and wider cultural landscape.

B. Stillhaven Limited is the developer responsible for the planning, design, consenting, construction and implementation of the project.

C. The parties acknowledge the importance of early engagement and collaborative planning to identify and address cultural, environmental and community matters.

D. The parties recognise the opportunity to incorporate cultural values, environmental enhancement and community outcomes into the development.

3. GUIDING PRINCIPLES

The parties agree to:

- Engage in good faith, respectfully and in a timely manner.
- Recognise and respect the role of Ngaati Maahanga and Ngaati Tamainupoo as mana whenua and kaitiaki.
- Maintain open communication and transparency throughout the life of the project.
- Work collaboratively to identify practical and achievable solutions.
- Support environmental enhancement, cultural wellbeing, housing delivery and long-term community outcomes.
- Foster a relationship based on mutual respect, trust and shared understanding.

4. RELATIONSHIP COMMITMENTS

The parties commit to maintaining regular communication throughout the planning, consenting, construction and implementation phases of the project.

Stillhaven Limited will provide reasonable opportunities for Ngaati Maahanga and Ngaati Tamainupoo to review and comment on relevant plans, assessments and project documentation where cultural and environmental matters are involved.

The parties will seek to meet quarterly, or at other mutually agreed intervals, to discuss project progress and upcoming work programmes.

5. CULTURAL IMPACT ASSESSMENT

The parties acknowledge that a Cultural Impact Assessment may be prepared for the project.

Stillhaven Limited agrees to provide reasonable information necessary to support the preparation of any Cultural Impact Assessment commissioned by Ngaati Maahanga and Ngaati Tamainupoo.

The parties acknowledge that any Cultural Impact Assessment remains an independent assessment prepared by mana whenua.

6. INFORMATION SHARING AND EARLY ENGAGEMENT

Stillhaven Limited acknowledges the importance of providing information to Ngaati Maahanga and Ngaati Tamainupoo as it becomes available throughout the planning, assessment, consenting and implementation phases of the project.

Where practicable, Stillhaven Limited will provide relevant technical reports, assessments, concept plans and supporting information to Ngaati Maahanga and Ngaati Tamainupoo within reasonable timeframes to enable meaningful review and feedback.

The parties acknowledge that the views of Ngaati Maahanga and Ngaati Tamainupoo may evolve as additional information becomes available and as further investigations and assessments are completed.

7. CULTURAL MONITORING

Stillhaven Limited will engage Ngaati Maahanga and Ngaati Tamainupoo cultural monitors for agreed high-risk ground disturbance activities, including bulk earthworks, drainage works, waterway works and other agreed activities.

Cultural monitoring will operate in accordance with agreed project protocols, including Accidental Discovery and Koiwi Discovery Protocols.

8. ENVIRONMENTAL AND ECOLOGICAL OUTCOMES

The parties recognise the importance of protecting and enhancing waterways, indigenous biodiversity, ecological corridors and stormwater systems associated with the development.

The parties will work collaboratively to support ecological restoration, biodiversity enhancement, monitoring and long-term environmental stewardship.

9. RESTORATION, PLANT SUPPLY AND SERVICES

Where practicable and subject to commercial requirements and procurement processes, Stillhaven Limited will provide Ngaati Maahanga, Ngaati Tamainupoo, iwi-owned nurseries and affiliated businesses with reasonable opportunities to participate in:

- Native plant supply;
- Ecological restoration works;
- Environmental monitoring services;

• Cultural monitoring services; and
• Other project-related services.

Nothing in this clause creates an exclusive supply arrangement or procurement obligation.

10. EMPLOYMENT, TRAINING AND BUSINESS OPPORTUNITIES

Where practicable, Stillhaven Limited will seek opportunities to:

• Promote employment opportunities to members of Ngaati Maahanga and Ngaati Tamainupoo;
• Promote supplier and contractor opportunities to affiliated businesses;
• Explore training, internship and development opportunities associated with the project.

11. HOUSING OUTCOMES

The parties acknowledge the importance of housing outcomes for current and future generations.

Where practicable, the parties will explore opportunities that may support Ngaati Maahanga and Ngaati Tamainupoo whaanau participation in future housing opportunities, home ownership pathways, affordable housing opportunities or other housing initiatives arising from the development.

Nothing in this clause creates any obligation to provide housing allocation, discounted housing or preferential purchasing rights.

12. CULTURAL RECOGNITION

Stillhaven Limited will engage with Ngaati Maahanga and Ngaati Tamainupoo regarding opportunities for:

• Cultural naming of roads, reserves and public spaces;
• Interpretation of cultural history and landscape values;
• Recognition of the shared cultural landscape, histories and associations of Ngaati Maahanga and Ngaati Tamainupoo with the wider Te Kowhai area;
• Incorporation of cultural design elements where appropriate; and
• Recognition of mana whenua values within public spaces, restoration areas and community environments where appropriate.

13. INFORMATION SHARING

Stillhaven Limited will provide Ngaati Maahanga and Ngaati Tamainupoo with relevant environmental, ecological and cultural monitoring information associated with the project.

14. DISPUTE RESOLUTION

Any issue arising under this MOU will initially be addressed through direct discussions between authorised representatives of the parties.

Where a matter cannot be resolved through discussion, the parties may agree to engage an independent mediator.

15. TERM

This MOU will commence on the date of signing and remain in force until completion of the development unless varied or terminated by agreement of the parties.

16. STATUS OF MOU

This MOU records the intentions and commitments of the parties and does not create statutory approval rights, contractual obligations or fetter the legal rights, responsibilities or decision-making functions of either party.

17. SIGNATORIES

Signed for Ngaa Uri o Maahanga Trust Board
(on behalf of Ngaati Maahanga)



Jo Kukutai
Chairperson

Date: 17/06/2026

Signed for Ngaati Tamainupoo



Sonny Matenga

Date: 17/06/2026

Signed for Stillhaven Limited



Name: Caleb Pearson

Position: Developmenmt Manager, Unity, on behalf of Stillhaven Limited

Date: 28 July 2026