

Memorandum – response to Te Ākitai Waiohū submission

Te Ākitai Waiohū

1. Thank you to Te Ākitai Waiohū Settlement Trust (TAWST) and Te Ākitai Waiohū Waka Taua Incorporated (TAWWTI) for the submissions to the Sunfield application. On behalf of the Applicant – Sunfield Developments Limited (SDL) - we provide comments below in response to comments raised in both submissions. Where appropriate, we also provide further additional information to contribute to a more detailed response to Te Ākitai Waiohū. There will also be points in our response where we will reference analysis or documentation within the broader suite of application documents.
2. We acknowledge that a contractor of the Iwi Authority and separately the Kaitiaki Manager have been engaged on Sunfield since its commencement through first contact by the Applicant via Navigator on 12 March 2021. We therefore presume that their response is via the TAWWTI submission. Both submissions have been signed by the Chairperson of TAWST.
3. We thank TAWWTI for their comments on the draft Sunfield conditions related to mana whenua, cultural outcomes and mechanisms for further engagement with the six Iwi Authorities in the activation of the conditions.

Structure of Response

4. Where we can, the structure of our response uses the same headings in the submission from both Te Ākitai Waiohū entities.

Introduction

5. My full name is Tiūmalu Lauvale Peter Fa'afiu. I am a Partner in Navigator Limited, a management consultancy.
6. I confirm that the report prepared for the Sunfield Fast-track Approvals Act 2024 (FTAA) Application, being the Sunfield Mana Whenua Engagement Report (and all its annexes), was prepared in accordance with the Environment Court Practice Note 2023 (Code of Conduct for Expert Witnesses).
7. The Cultural Values Assessments (CVAs) and Cultural Impact Assessment (CIA) that were part of the suite of documents related to engagement with mana whenua Iwi Authorities, were prepared by the respective Iwi representatives. Preparation of those CVAs and CIA were undertaken in accordance with the process set out for the Applicant by those respective Iwi Authorities. That process included site visits,

provision of the technical documents (via shared drive link), direct engagement with the Applicant, and engagement with me on points of clarification.

8. I have been asked by the Applicant to provide a response to submissions made by three Iwi Authorities. This Response is in relation to the submission from Te Ākitai Waiohū.

Qualifications and Experience

9. As requested by the Expert Panel in its Minute 5 (28 July 2025), details of my qualifications and relevant experience were provided to it by the Applicant and is publicly available online via the FTAA website.
10. In summary, Navigator Limited works with a variety of clients from corporate to charitable, local government and Government departments, and Iwi Authorities. Three of its five Partners are former CEOs of Iwi Authorities.
11. My experience as a former executive of a State-Owned Enterprise and Crown company entailed working closely with Iwi Authorities across Auckland / Tamaki Makaurau. Those roles included the design, development and activation of mana whenua engagement strategies. Since 2017 as a Partner and Co-founder of Navigator Limited, I have worked with numerous Iwi Authorities across Auckland, Far North, Northland, Wellington, Hutt City, Manawatu, Horowhenua, Waikato, Bay of Plenty, and the Coromandel.
12. I am also an Independent Commissioner for Fast-track Consenting under the Natural Built Environment and Spatial Planning (Repeal) and Interim-Fast Track Consenting Act 2023, currently sitting on one of the last Panels under this Act.
13. I have been supporting mana whenua engagement by SDL and its parent company, Winton Land Limited (Winton), across several projects in the Tamaki Makaurau region.

Background – Introduction of Sunfield project / landholding to Te Ākitai Waiohū

14. Thank you for the background to Te Ākitai Waiohū Waka Taua Incorporated (TAWWTI) and Te Ākitai Waiohū Settlement Trust (TAWST). We acknowledge the role that both entities play for the Iwi.
15. The Sunfield landholding is the same landholding which was first introduced to the Iwi's Kaitiaki Advisor (contractor) and Kaitiaki Manager by email on 12 March 2021 (as Auckland was heading into Level 1 under Covid restrictions). Emails were sent at that time to all 19 Iwi Authorities in line with the Auckland Council process. The Kaitiaki Advisor confirmed that Te Ākitai Waiohū has an interest in the Sunfield project.

16. During 2021, the Applicant engaged with the six Iwi Authorities on applying under the Urban Development Act (UDA). This engagement included updates on the assessment process and subsequent decision (November 2021) by Kainga Ora. During 2022 and 2023, the Iwi's Kaitiaki Advisor was engaged on two separate but related processes – a resource consent application for Awakeri Wetland Stage 2 and 3 and Cosgrave Plan Change (52HA of the Sunfield site designated Future Urban Zoned land under the AUP). The same Kaitiaki Advisor was involved during this period on two other Winton projects – Pier 21 / Cracker Bay and Northbrook Wynyard Quarter resource consent processes. The Iwi's representative (Kaitiaki Advisor) was therefore fully aware of the methodology, process, and opportunities for engagement with the Applicant over a four and half year period.
17. An in-person meeting with the Kaitiaki Advisor was held on 1 November 2023. During that discussion, Navigator confirmed that the Applicant would seek to apply under the new Fast-track Approval Act 2004 (FTAA) for Sunfield. At this meeting, a Sunfield wide CVA covering the entire 244 HA landholding for inclusion in SDL's FTAA application was requested. This CVA would complement the Iwi's Cosgrave Plan Change CVA which had already been provided.
18. On 15 November 2023, a substantive email was sent by Navigator Limited to all six Iwi Authorities outlining a number of substantive matters. The email covered the following:
- Re-cap on the number of engagements to date with the six Iwi Authorities and reaffirming the requirement (and SDL's willingness) for mana whenua engagement.
 - Providing an update on Winton engagement with mana whenua across Auckland on its other projects – Northbrook Wynyard Quarter, Pier 21 / Cracker Bay, Hobsonville, Awakeri Stage 2 and 3. Confirming however that this email was specifically about Sunfield's next planning direction.
 - Next steps for SDL which included continuing with the submission of a resource consent for Awakeri Stage 2 and 3.
 - SDL thinking to apply under the FTAA when it came into effect (reaffirming the 1 November 2023 discussion). In advance of that application, another request was made for a CVA for the whole landholding. Te Akitai Waiohūa had not provided a Sunfield-wide CVA at that point.
 - A follow up email from Navigator on 20 December 2023 provided links to the technical documents for Sunfield.
19. On 8 April 2024, a CVA for the "Sunfield Project" was provided by Te Ākitai Waiohūa. As the last paragraph of the CVA noted:

"As a mana whenua iwi of Tāmaki Makaurau, the people of Te Ākitai Waiohūa live

in and originate from Auckland by whakapapa (genealogy). This does not and will not change. Te Ākitai Waiohūa has a clear vested interest in how the local environment is preserved, how the neighbourhoods of Tāmaki Makaurau are shaped and how they evolve over time, especially in South Auckland. Our engagement so far with SDL / Winton expresses interest in the Sunfield Project. Further engagement is required as the project progresses.”

20. Our records show that engagement and communication about the Sunfield project with the Iwi Authority (or TAWWTI) had been regular throughout 2022 and 2023. This included the provision of CVAs by TAWWTI on the Cosgrave Plan Change and Awakeri Wetland Stage 2 and 3 Resource Consent application at SDL’s cost. The Iwi’s Kaitiaki Advisor (contractor) was also being resourced by SDL throughout this period. On 14 May 2024, the Kaitiaki Manager and Advisor were informed by email by Navigator that the Applicant had applied to be a listed project under the Fast-track Approvals Bill that was currently before Parliament. In a 14 November 2024 phone call update with the Kaitiaki Advisor, Navigator advised that SDL’s application for Sunfield to be a listed project under the FTAA had been successful and that the Sunfield CVA previously provided (8 April 2024) would be submitted as part of that FTAA substantive application in early 2025.
21. Subsequent emails of 21, 22, 26 November 2024 were sent to the Kaitiaki Manager and Advisor and requested that all information, including the intention to submit under the new FTAA, be provided by TAWWTI to its Settlement Trust Board. This was important given the Teams Hui held on February 2024 (earlier in the year) with the Chairperson of the Settlement Trust.

Intention of Sunfield Developments Limited

22. SDL can only speak to its intention when it comes to engagement with mana whenua and the Iwi Authorities in relation to the Sunfield landholding.
23. SDL has been consistent in its engagement with mana whenua that goes beyond the expectations set by each planning or legislative requirement.
24. The process and methodology for engagement since March 2021 has been underpinned by the RMA consultation principles in the *Land Air Water Association* Environment Court decision of 2001. That methodology is explained further in the Mana Whenua Engagement Report before the Expert Panel.
25. The importance of future mana whenua engagement (“consultation” across several draft conditions) on the Sunfield management plans (e.g. Stormwater, Ecology, Landscaping) will help ensure that people who will reside at Sunfield will have a community which they can be proud of, work in (given the large commercial area),

care for the environment and sustainable (through its renewable energy ambitions), and provide tangible acknowledgements to Iwi Authorities and their current and future whanau.

Cultural Values Assessment

26. Te Ākitai Waiohū provided three CVAs on this landholding at the Applicant's cost, being:

- Awakeri Wetland Stage 2 and 3 resource consent
- Cosgrave Road Plan Change (52 HA Future Urban Zone of the 244 HA total landholding)
- Sunfield Project CVA

27. The above CVAs were complemented by numerous emails, Teams Meetings, kanohi ki kanohi Hui, phone calls, text messages over a four and half year period. The Sunfield Project CVA provided in April 2024 reaffirmed the three "main interests" for the Iwi as noted in your two submission documents.

28. The Cosgrave Road Plan Change CVA was more detailed in its recommendations. Those recommendations were accepted by the Applicant and confirmed via its Letter of Response to the Kaitiaki Manager. As noted below, the draft Sunfield conditions reflect the multitude of comments expressed including as noted in your submission documents: *"....when development occurs, the expectation is for restoration and enhancement of te taiao to restore the mauri of the wai and whenua and leave it in a better state than they were before the development occurred. This is particularly important where development creates adverse effects; the mitigation and remediation must be commensurate with the impacts of development."*

29. The Applicant's technical documents and their responses to submitters reaffirm the above expectation has been and will be fulfilled.

Engagement on the fast-track application

30. The publicly available document (on the FTAA website) named '*Schedule of provisions relevant to Māori : 22 January 2025*' explains how provisions related to Māori under the FTAA have been satisfied. This document details the provisions of the FTAA relevant to Sunfield's Māori related considerations. In each case the relevant statutory provision is identified together with a statement of what that statutory provision provides for or requires. Under each heading, a response is provided which identifies whether the provision is applicable and therefore relevant, identifies what applicable heading requires to be identified, and provides any other information required by that heading.

31. The engagement with Te Ākitai Waiohua on the Sunfield landholding has been across various applications and planning strategies so the Applicant has provided for in the conditions further opportunities to engage with the relevant Iwi structures (along with the other five Iwi Authorities). These actions come directly from meaningful engagement. The draft conditions reflect the cultural recognition by SDL of the cultural significance of Takaanini to Te Ākitai Waiohua. But they also reflect the cultural significance of the site and surrounding area to five other Iwi Authorities.
32. We are aware that TAWST submitted in opposition to the Fast Track Approvals Bill 2024 because of *“the heavy emphasis on development over te taiao environment and the effects on Te Ākitai Waiohua customary rights, interests and responsibilities including iwi Tiriti o Waitangi settlement interests, and the ability for Te Ākitai Waiohua to exercise mana motuhake and kaitiakitanga within Tāmaki Makaurau.”*
33. We reaffirm the point made in your submission that a substantive update (via three emails) about the FTAA process was provided to the Iwi in November 2024 (also noted in para 21 above). An email of 19 December 2024 confirmed that the FTAB had passed its Third Reading and Sunfield remained a listed project as indicated in emails from November. Whilst the FTAA process is new, the engagement on the Sunfield landholding is not. The intention of the Applicant since March 2021, has been authentic engagement even during times there has been a lack of response due to capacity challenges at the Te Ākitai Waiohua end. That is why there has been several emails, text messages, and phone calls from Navigator Limited even when there are no responses to them.
34. An email to the Iwi Authorities on 14 May 2024 confirmed that the FTAA was the preferred consenting route for the Sunfield project. The technical documents in support of the Sunfield FTAA application were provided via shared drive to Iwi representatives.
35. Once the Environmental Protection Authority (EPA) accepted the Sunfield substantive application as being ‘complete’ in May 2025, the Applicant via Navigator has provided updates to the Kaitiaki Advisor and Manager. This has included:
- Development and emailing of a document explaining the process under the FTAA and the role of Māori and mana whenua within it (sent 11 June).
 - Teams Hui with COO of SDL (23 June)
 - Draft mana whenua / cultural outcomes conditions (emailed 7 July).
 - Various other progress updates via email during the months of June and July 2025.

36. Thank you for the acknowledgement from Te Ākitai Waiohū on the resourcing by SDL of a planning consultant in July 2025 to assist with the review of Sunfield's FTAA . We also note the capacity challenge given other FTAA applications are ongoing. However, it should be noted that we had engaged with the Kaitiaki Advisor (contractor) between March 2021 and July 2025 on Sunfield. Resourcing of a different planning consultant to look at the technical documentation – similar to those that were provided in December 2023 and December 2024 – does restrict fair assessment of the documentation as that new consultant does not have the benefit of the years of engagement which had already occurred.

Applicant responses to comments

Cosgrave Road Plan Change

37. We take note of your non approval of applying Cosgrave Plan Change CVA recommendations to the wider Sunfield development. The specific recommendations are still valuable, and we reaffirm acceptance of these. Most of these are reflected in the draft conditions. We note however that a CVA for the entire Sunfield landholding was requested of Te Ākitai Waiohū on numerous occasions by the Applicant and Navigator. As noted in paras 17 and 18 above, it was only after the Kaitiaki Advisor was informed in-person of SDL applying under the FTAA (1 November 2024) and follow up email (of 15 November 2024) that a scope for the wider Sunfield was provided to SDL for approval of costs, in December 2024.

Scale and Duration

38. We take note of Te Ākitai Waiohū's concerns here. The comments raised under this heading are for the Expert Panel to consider. The scale of the project is the same as when the Applicant first engaged with the Iwi Authorities in 2021. The technical reports have been updated over the four and half years to reflect the changes made to the project over this time. Each of the Iwi Authorities have been provided with these technical reports including shared drive links to updated reports.

Flood Risk

39. We take note of the Te Ākitai Waiohū's comments here. We note that this is the first time that this concern has been raised with the Applicant since engagement commenced in 2021 on the Sunfield project. In its Sunfield Project CVA, the TAWWTI response to the technical documents was:

“Te Ākitai Waiohū has been engaged with SDL on Cosgrave Plan Change (56 HA future urban of total site) and Awakeri Stage 2 & 3 Resource Consent processes.

There are numerous matters to address around transport and access routes, stormwater, urban design and expression of cultural values. Further discussions will occur with SDL and other Iwi stakeholders once Sunfield is effectively assessed by the Government.”

40. It's important to confirm that all the above elements noted in the Iwi's Sunfield CVA are covered extensively by the draft conditions including consultation with the six Iwi Authorities on some of the management plans.
41. We agree with your statement that Awakeri Wetlands Stage 1 has been a technical success for managing flooding effects for that area and clearly demonstrates that development can occur on flood prone areas.

Car-less community

42. Our suite of documents confirms the importance of a car-less community within Sunfield. However, we make a couple of observations in response to your submission.
43. The provision of employment will be significant. The area will be a commercial and industrial park to complement that provided by Ardmore Airport's industrial park located on the neighbouring property. This will also be supported by the retail hubs and three retirement villages within the site. Employment provision will be diverse. In addition to the residents of Sunfield, the need for a large localised employment hub in the area is exemplified by the amount of traffic leaving the Takaanini, Papakura and Ardmore area for work. Local employment is a game changer. This will have a major positive impact on the South Auckland region and was reaffirmed to us by community groups such as Papakura Marae and NZ Police who see the downsides of local people under or unemployed.
44. Significant green spaces are proposed throughout Sunfield, with the Wai Mauri Stream Park being a particular focus as Te Ākitai Waiohū has identified.

Ecological benefits

45. We agree with Te Ākitai Waiohū's statement under this heading in its submission. Our Ecology Report and Masterplan confirms our thinking around the ecological benefits including the mauri of the wai on the site. To that end, two key elements of the Sunfield masterplan are Awakeri Wetlands extension (Stages 2 and 3) and the Wai Mauri Stream Park. The former you know well. In terms of Wai Mauri Stream Park and Remediation Plan, this is a significant stream that will facilitate access and activation of a kilometre of waterway. As with the sustainability and kaitiakitanga themes of the Design Principles for the Sunfield Masterplan, the future health and wellbeing of water is a matter of utmost importance to the Applicant.
46. The Iwi has sought "*genuine partnership in water governance and planning*" to give effect to Te Ākitai Waiohū's customary stewardship of freshwater within their rohe. This has already been exemplified through the engagement around the resource

consent for the Awakeri Wetland Stage 2 and 3. A CVA was also provided under that process. There is a specific condition on the Applicant consulting with the six Iwi Authorities on its Ecological Management Plan.

47. Whilst Te Ākitai Waiohūa have an intergenerational responsibility to future-proof this natural resource (wai on the site) for future generations as kaitiaki, the expectation by all New Zealanders including those who will live in the Sunfield suburb, will also be about sustainability and inter-generational outcomes.

Cultural values

48. Thank you for confirming your position on the Mana Whenua Consultative Group structure within the draft conditions. We reaffirm that the Applicant is open to engaging with Te Ākitai Waiohūa on an individual basis.
49. We certainly understand the point about one Mana Whenua voice as every iwi has its own whakapapa and pūrakau, which may not be fully reflected in a collective arrangement between six Iwi groups. This is also reflected in how some Iwi Authorities have asked that we don't publicise the Mana Whenua Engagement Report, their File Notes from hui with the Applicant, their CVAs or CIA, and their names and contact persons (see further below from paragraph 52).
50. We welcome the confidence provided in terms of the proposed Wai Mauri Stream Park. This project is a key element of the development and likely to be part of the early stages of implementation.

Draft Conditions

51. Thank you to TAWWTI for their feedback on the draft conditions. Aspects of these have been accepted, with many of the suggestions considered to already be reflected in the proposed conditions. An updated set of proposed conditions is contained within the suite of information provided in response to the comments received.

Mana Whenua Engagement Schedule and Report

52. We do wish to take the opportunity to provide further background to why the Mana Whenua Engagement Report is not being made public on the FTAA website.
53. A Mana Whenua Engagement Report was provided by Navigator Limited to be part of the Applicant's suite of documents for the FTAA application.
54. Attached to the FTAA Mana Whenua Engagement Report were 22 annexes including agreed File Notes of meetings, three CVAs, and one CIA. The Report proper also summarised key aspects of those CVAs. In the case of the four Iwi Authorities who provided CVAs and CIA on the whole "Sunfield project" site – Ngaati Tamaoho, Ngaati

Te Ata Waiohū, Te Akitai Waiohū, Ngaati Whanaunga – three of the four did not wish for their CVAs/CIA to be made public nor did they wish for Sunfield Development Limited's "Response Letter to CVA" to also be public given they were confidential to that Iwi and SDL. We believe those are reasonable requests from those Iwi Authorities.

55. Whilst not available to the public, Response Letter to CVAs / CIA accepted the recommendations of each CVA and CIA. This in turn has been reflected in the draft conditions (as confirmed in paragraph 51 above.)
56. In the case of two of those Iwi Authorities mentioned in paragraph 54, they also did not wish for summation (within the Report) of their insights and advice to be made public. The summation was transferred from the agreed Minutes with each Iwi representative.
57. One of the four did not wish for their Minutes, Actions, or Notes of discussions to be made public notwithstanding their approval of their draft Minutes. Their view was that their insights in relation to cultural values were through the lens of their Iwi and they had previous experience of other Iwi Authorities taking public issue with those. **However, Navigator's Report has been made available to the Expert Panel in addition to the numerous annexes and CVAs.**
58. Given the diverse views on the Report, its annexes and CVAs, we took the view that we respect the requests made by some Iwi Authorities and ensure that all information was provided to the Expert Panel who are the decision makers in this process.
59. However, when your planning consultant was reviewing the conditions, a request was made for the Report. This was provided without the annexes, CVAs, and numerous File Notes. Your TAWWTI submission with feedback on the draft cultural outcomes conditions (Annex) reflects the review of that Mana Whenua Engagement Report. This was in addition to the draft cultural outcomes conditions document sent to your consultant, which was originally sent to the Kaitiaki Advisor on 7 July 2025.

Tiumalu Peter Fa'afiu

Partner

Navigator Limited

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