Ministry for the Environment
Manatū Mō Te Taiao

Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2512-1155 Ardmore Business Park

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	27 March 2026

Number of attachments: 6	Attachments: 1. Provisions of section 18 of the Fast-track Approvals Act 2024 2. Project location map 3. List of relevant Māori groups 4. Wairoa River and tributaries statutory acknowledgement 5. Comments received from invited Māori groups 6. Comments received from the Minister for Māori Development and Minister for Māori Crown Relations: Te Arawhiti

Ministry for the Environment contacts:

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Key points

1. The Ministry for the Environment (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2512-1155 Ardmore Business Park referral application.
2. The applicant, Knight Investments Limited, proposes to develop a business park on approximately 511 hectares surrounding and including Ardmore Airport, north-east of Papakura. The project includes provision for upgrades to existing roads and intersections, new roading connections, and infrastructure works including stormwater management and wastewater disposal. The applicant is seeking approvals under the Act that would otherwise be sought under the Resource Management Act 1991 (RMA).

3. Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. Auckland has a complex Treaty settlement landscape with many overlapping interests. Some groups have settled while others are still in settlement negotiations with the Crown for both individual group and collective redress. Accordingly, there are a significant number of relevant Māori groups for this project area, which we have listed at **Attachment 3**.
4. The Treaty settlements and other arrangements relevant to the project area are: Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014; Ngāi Tai ki Tāmaki Claims Settlement Act 2018; Ngāti Tamaoho Claims Settlement Act 2018; Ngāti Pāoa Claims Settlement Act 2025; and Te Ākitai Waiohua deed of settlement.
5. The Ngāi Tai ki Tāmaki Claims Settlement Act 2018 provides for a statutory acknowledgement over the Wairoa River and its tributaries, which incorporates part of the project area. Under the RMA and the relevant Treaty settlements, a consent authority must have regard to a statutory acknowledgement when deciding whether an iwi is an 'affected person' for the purposes of notification decisions and must provide a summary of any consent applications relevant to the statutory area to a statutory acknowledgement holder. We consider the process of inviting comment (including providing information about the application) from Ngāi Tai ki Tāmaki under the Act is comparable to the requirements for statutory acknowledgements under the RMA and Treaty settlements.
6. In response to the invitation for Māori groups to comment under section 17(1)(d) of the Act, you received comments from Ngāti Tamaoho Settlement Trust. Their comments centre on three matters: stormwater discharge, wastewater discharge, and expectations for how Ngāti Tamaoho's views should inform the project. The Ngāti Tamaoho Settlement Trust note that the project area is an already sensitive and degraded environment, and their comments on stormwater and wastewater discharges focus on designing systems that go beyond minimum compliance to mitigate risk and actively restore waterways. The Ngāti Tamaoho Settlement Trust expect their views to shape the design, construction, and monitoring of these aspects of the project, and that their relationship with the applicant should be ongoing.
7. The Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti support the application for referral.
8. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature

Ben Bunting
Acting Manager – Fast-track Operations

Introduction

9. Under section 18 of the Act, you must obtain and consider a report on Treaty settlements and other obligations for each referral application, prepared by the responsible agency (Secretary for the Environment).

10. The information which must be provided in this report includes:

    a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;

    b. relevant principles and provisions in Treaty settlements and other arrangements;

    c. a summary of comments and further information received from invited Māori groups; and

    d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.

11. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

12. The applicant, Knight Investments Limited, proposes to develop a business park on approximately 511 hectares surrounding and including Ardmore Airport, north-east of Papakura. The net developable area will be between 193-276 hectares, with the remainder dedicated to significant ecological areas, streams, stormwater management areas, and part of the Ardmore Airport either used for existing operations or already under construction. The project includes provision for upgrades to existing roads and intersections, new roading connections, and infrastructure works including stormwater management and wastewater disposal. The project area is adjacent to the proposed Mill Road corridor and the proposed Sunfield development.

13. The applicant is seeking approvals under the Act that would otherwise be sought under the RMA (including land use, earthworks, subdivision, diversion of water, discharges to water). No other approvals are being sought under the Act.

14. The applicant (or its affiliate companies) owns, or has agreements with the owners of, the properties comprising 84% of the project area. The applicant is working with the remaining landowners, but should further agreements not be reached prior to making a substantive application this will not affect the ability to deliver the project. The project area comprises Areas A to E, incorporating properties on Mullins Road, Papakura-Clevedon Road, Bullens Road, Clevedon-Takanini Road, Burnside Road, Airfield Road, and Hamlin Road.

15. We have provided a location map at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

16. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

17. Under section 4(2) of the Act, ‘iwi authority’ has the same meaning as in section 2(1) of the RMA:

the authority which represents an iwi and which is recognised by that iwi as having authority to do so.

18. We consider the following groups to be the relevant iwi authorities for the project area:

    a. Ngāi Tai ki Tāmaki Trust, representing Ngāi Tai ki Tāmaki;
    b. Ngāti Tamaoho Settlement Trust, representing Ngāti Tamaoho;
    c. Te Ākitai Waiohua Waka Taua Inc, representing Te Ākitai Waiohua;
    d. Ngāti Pāoa Iwi Trust, representing Ngāti Pāoa;
    e. Ngāti Maru Rūnanga Trust, representing Ngāti Maru;
    f. Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā;
    g. Ngaati Whanaunga Incorporated Society, representing Ngaati Whanaunga;
    h. Ngāti Te Ata Claims Support Whānau Trust, representing Ngāti Te Ata; and
    i. Hako Tūpuna Trust, representing Hako.

Treaty settlement entities

19. Under section 4(1) of the Act, "Treaty settlement entity" means any of the following:

    (a) a post-settlement governance entity (PSGE):

    (b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:

    (c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:

    (d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):

    (e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

20. Under the Act, a PSGE:

    (a) means a body corporate or the trustees of a trust established, for the purpose of receiving redress in the Treaty settlement of a claimant group,—

        (i) by that group; or

        (ii) by or under an enactment or order of a court; and

    (b) includes—

        (i) an entity established to represent a collective or combination of claimant groups; and

        (ii) an entity controlled by an entity referred to in paragraph (a); and

        (iii) an entity controlled by a hapū to which redress has been transferred by an entity referred to in paragraph (a).

21. In keeping with the procedural principles outlined at section 10 of the Act, we only identify those PSGEs which are specified in the relevant Treaty settlement Act or Treaty settlement deed.[1]

22. We have identified the following relevant Treaty settlement entities for this project area:

    a. Ngāi Tai ki Tāmaki Trust, PSGE for Ngāi Tai ki Tāmaki Claims Settlement Act 2018;

    b. Ngāti Tamaoho Settlement Trust, PSGE for Ngāti Tamaoho Claims Settlement Act 2018;

    c. Ngāti Pāoa Iwi Trust, PSGE for Ngāti Pāoa Claims Settlement Act 2025; and

    d. Tūpuna Taonga o Tāmaki Makaurau Trust/Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, PSGEs for Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014.

23. A PSGE may be established ahead of finalising a deed of settlement and/or enactment of Treaty settlement legislation. The following PSGEs in this category are also relevant:

    a. Te Ākitai Waiohua Settlement Trust, PSGE for Te Ākitai Waiohua deed of settlement (signed November 2021);

    b. Ngāti Tamaterā Treaty Settlement Trust, PSGE for Ngāti Tamaterā deed of settlement (initialled September 2017);

    c. Ngāti Maru Rūnanga Trust, PSGE for Ngāti Maru deed of settlement (initialled September 2017);

    d. Ngaati Whanaunga Ruunanga Trust, PSGE for Ngaati Whanaunga deed of settlement (initialled August 2017);

    e. Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership, PSGEs for Marutūāhu collective redress deed (initialled July 2018);

    f. Hako Tūpuna Trust, PSGE for Hako settlement (deed of on-account signed October 2014, agreement in principle signed July 2011); and

    g. Te Whakakitenga o Waikato, PSGE for Waikato-Tainui remaining claims (terms of negotiation signed December 2020).

Groups mandated to negotiate Treaty settlements

24. In addition to the PSGEs identified at paragraph 23, the following groups have recognised mandates to negotiate a Treaty settlement over an area which may include the project area, and are in the early stages of negotiating their Treaty settlements with the Crown:

    a. Ngāti Te Ata Claims Support Whānau Trust, representing Ngāti Te Ata; and

    b. Ngāti Koheriki Claims Committee, representing Ngāti Koheriki.

Takutai Moana groups and ngā hapū o Ngāti Porou

25. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.

[1] Should a panel be made aware of a Treaty settlement entity established after the Treaty settlement Act is enacted (e.g. on the advice of a PSGE), then there would appear to be nothing to prevent the panel from inviting that entity to comment on the application under section 53(2)(c) of the Act.

26. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws

27. The project area does not include a taiāpure-local fisheries area, mātaitai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

28. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:
    a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
    b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
29. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

30. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.
31. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there no parties to these arrangements to identify. We understand that in 2018, Ngāi Tai ki Tāmaki initiated negotiations with Auckland Council to develop a Mana Whakahono ā Rohe, but an agreement has yet to be reached.

Any other Māori groups with relevant interests

32. In addition to consulting with most of the groups identified above, the applicant advises they have also consulted with Papakura Marae. Accordingly, we have included the marae as another Māori group with relevant interests.

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

33. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.

34. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:

Treaty settlement Acts

a. Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014;
b. Ngāi Tai ki Tāmaki Claims Settlement Act 2018;
c. Ngāti Tamaoho Claims Settlement Act 2018;
d. Ngāti Pāoa Claims Settlement Act 2025; and

Treaty settlement deeds

e. Te Ākitai Waiohua deed of settlement (signed November 2021).

Relevant principles and provisions

35. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

Crown acknowledgements and apologies

36. The Crown offers acknowledgements and an apology to relevant groups as part of Treaty settlement redress to atone for historical wrongs that breached te Tiriti o Waitangi/the Treaty of Waitangi, to restore honour, and begin the process of healing.

37. As part of its apologies to Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Ngāti Pāoa, and Te Ākitai Waiohua, the Crown stated that it looked forward to building a new relationship with these groups based on co-operation, mutual trust, and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The redress mechanisms provided for in Treaty settlements should be viewed in the context of these intentions.

Statutory acknowledgement

38. A statutory acknowledgement is an acknowledgement by the Crown of a 'statement of association' between the iwi and an identified area (the ‘statutory area’). The Ngāi Tai ki Tāmaki Claims Settlement Act 2018 provides for a statutory acknowledgement over the Wairoa River and its tributaries. The southeastern portion of ‘Area B’ of the project area incorporates a tributary of Taitaiā Stream that originates in the Hunua Ranges, which is within the Wairoa River catchment (i.e. the statutory area).

39. The applicant is proposing to manage stormwater attenuation through devices such as detention basins, and to treat stormwater via communal raingardens, wetlands, and lot-specific devices, before runoff is discharged to streams. A stormwater management plan will be prepared to support a substantive application. Wastewater solutions include an onsite private wastewater treatment plant, with wastewater treated to a high standard and discharged to land, or via wetland/land contact prior to discharge into the freshwater environment. The applicant is also proposing riparian planting to restore streams and wetlands, minimising sediment discharge through the use of erosion and sediment control measures, and generally avoiding development within streams and wetlands.

40. Under the RMA and the relevant settlement Acts, a consent authority must, when considering a resource consent for a proposed activity that is within, adjacent to, or directly affecting a statutory area:

a. provide a summary of the application to the holder of the statutory acknowledgement. The summary of the application must be the same as would be given to an affected person by limited notification under the RMA. The summary must be provided as soon as is reasonably practicable after the relevant consent authority receives the application, but before they decide whether to notify the application; and

b. have regard to the statutory acknowledgement when deciding whether the holder (generally a PSGE) is an 'affected person' for the purposes of notification decisions under the RMA. [2]

41. The holder of a statutory acknowledgment may also cite this as evidence of their association with a statutory area in any submission before a relevant consent authority (or the Environment Court, Heritage New Zealand Pouhere Taonga, the Environmental Protection Authority, or a board of inquiry), which may, in turn, take that statutory acknowledgement into account.

42. We consider the process of inviting comment (including providing information about the application) is comparable to the process under a Treaty settlement and the RMA of providing those who hold statutory acknowledgements with a summary of the application. You have already invited the Ngāi Tai ki Tāmaki Trust, as a relevant iwi authority and Treaty settlement entity, to comment on the application. Should you accept this referral application, they will also be invited for comment by the panel on a substantive application under section 53(2)(c) of the Act.

43. For your reference, we have provided the relevant statutory acknowledgement provisions, including the statement of association and deed plan, at **Attachment 4**.

Right of first refusal

44. The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 provides for a right of first refusal (RFR) in favour of Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership should certain Crown land be disposed of.

45. We note that ‘Area A’ of the project area adjoins two University of Auckland properties on Mullins Road that are subject to the Tāmaki Collective RFR provisions. As far as we are aware, the RFR has yet to be triggered in relation to these properties.

46. ‘Area D’ of the project area includes a property at 140 Hamlin Road (Lot 3 DP 53384) which the title records as being owned by Housing New Zealand (now Kāinga Ora–Homes and Communities). Based on the documentation provided by the applicant, this is one of the sites for which there is currently no agreement to purchase. While this property is held by a Crown entity, it is not subject to the Tāmaki Collective RFR provisions as it is not specifically identified in the collective redress deed.

47. Finally, we note that iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

[2] In addition to consent authorities, the Environment Court and Heritage New Zealand Pouhere Taonga must also have regard to statutory acknowledgements in relation to some of their processes.

Customary Marine Title/Protected Customary Rights

48. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

49. As noted above, the project area does not include a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

Mana Whakahono ā Rohe/Joint management agreement

50. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

Summary of comments received and advice

Comments from invited Māori groups

51. Pursuant to section 17(1)(d) of the Act, on 5 February 2026 you invited written comments from the Māori groups identified above in paragraphs 16-32, from a list we previously provided you. These groups were provided with access to the application material and had 20 working days from receipt of the copy of the application to respond.

52. You received comments on the application from Ngāti Tamaoho Settlement Trust, which can be summarised as follows:

    a. Ngāti Tamaoho Settlement Trust note that the project area is an already sensitive environment characterised by poorly drained soils, extensive artificial drainage networks, shallow flooding, degraded tributaries of Papakura Stream and Taitaiā Stream, and wetlands. Further intensification poses significant risks for Te Taiao and for Ngāti Tamaoho's relationship with Te Taiao;

    b. Ngāti Tamaoho Settlement Trust's interests in the application centre on three matters:

        i. *stormwater discharge* – the nature of the project area increases the risk of contamination and flooding of the Papakura Stream and Wairoa River, and ultimately the Manukau Harbour and Tāmaki Strait. Stormwater management should go beyond minimum compliance and actively restore the waterways within and downstream of the site;

        ii. *wastewater discharge* – while the proposed approach provides a high level of treatment, the environmental conditions of the project area mean that land-based disposal systems can still risk contamination of waterways. The Trust have included a number of recommendations to mitigate this risk. They also expect to be involved in the development of constructed wetlands to mitigate the effects of discharges to water;

        iii. *expectations for how Ngāti Tamaoho's views should inform the project* – the Trust expect their views to shape the design of the project, including best practice standards that exceed minimum compliance, integration of mātauranga Māori into stormwater and wetland design, and iwi oversight of construction and environmental monitoring. The relationship between Ngāti

Tamaoho and the applicant should be ongoing, extending beyond construction, to uphold the health of Te Taiao over the long-term.

Consultation with departments and Ministers

53. In preparing this report, we are required to:
    a. consult relevant departments; and
    b. provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti (for response within 10 working days).
54. We sought advice from Te Puni Kōkiri and the Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau regarding the relevant Māori groups, and have incorporated their views into this report.
55. The Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti support the application for referral. We have included this comment at **Attachment 6**.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

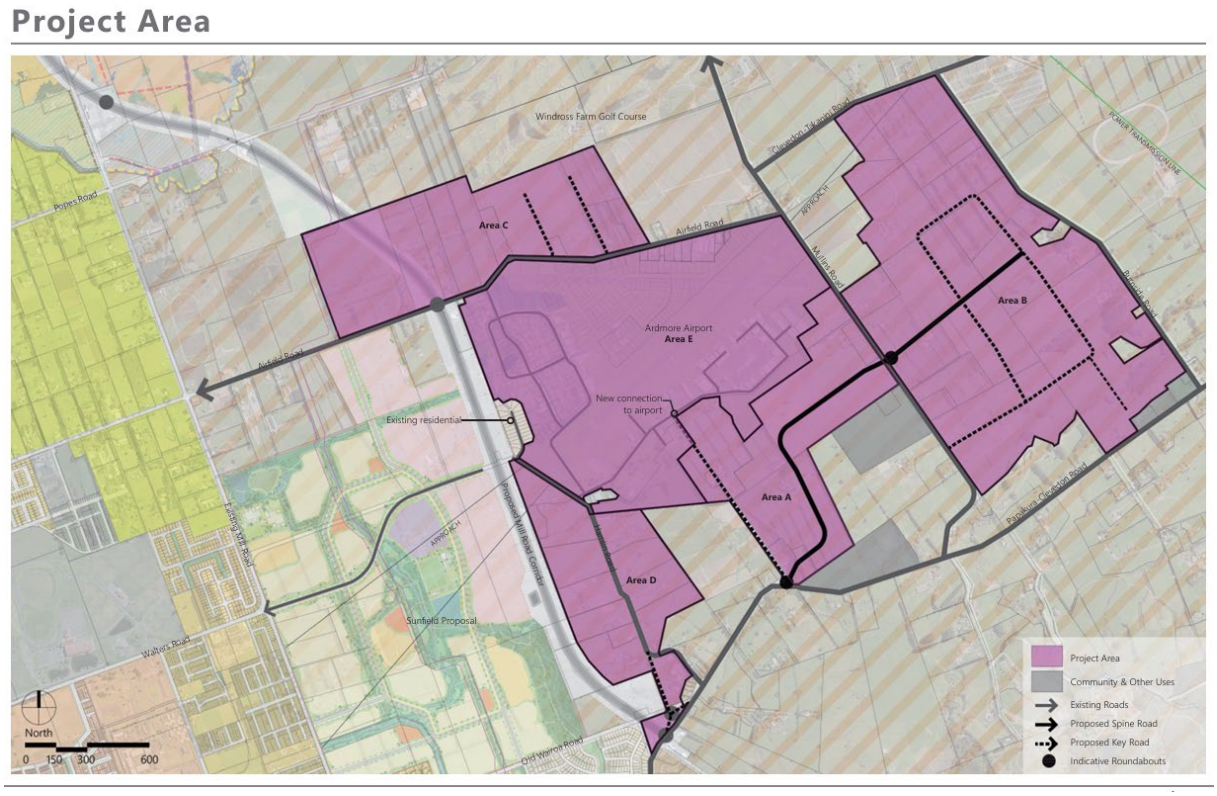
56. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
57. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, obtain and consider a report that is prepared by the responsible agency in accordance with this section.	9-11
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	17-23
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	33-34
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	35-47
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	24
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	25, 48
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	25, 48
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	26, 48
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaitai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	27, 49
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	28-29
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), (i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.	30-31, 50

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	32
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	51-52
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	56-57
18(3)	In preparing the report required by this section, the responsible agency must— (a) consult relevant departments; and (b) provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti.	53-54
18(4)	Those Ministers must respond to the responsible agency within 10 working days after receiving the draft report	55

Attachment 2: Project location map

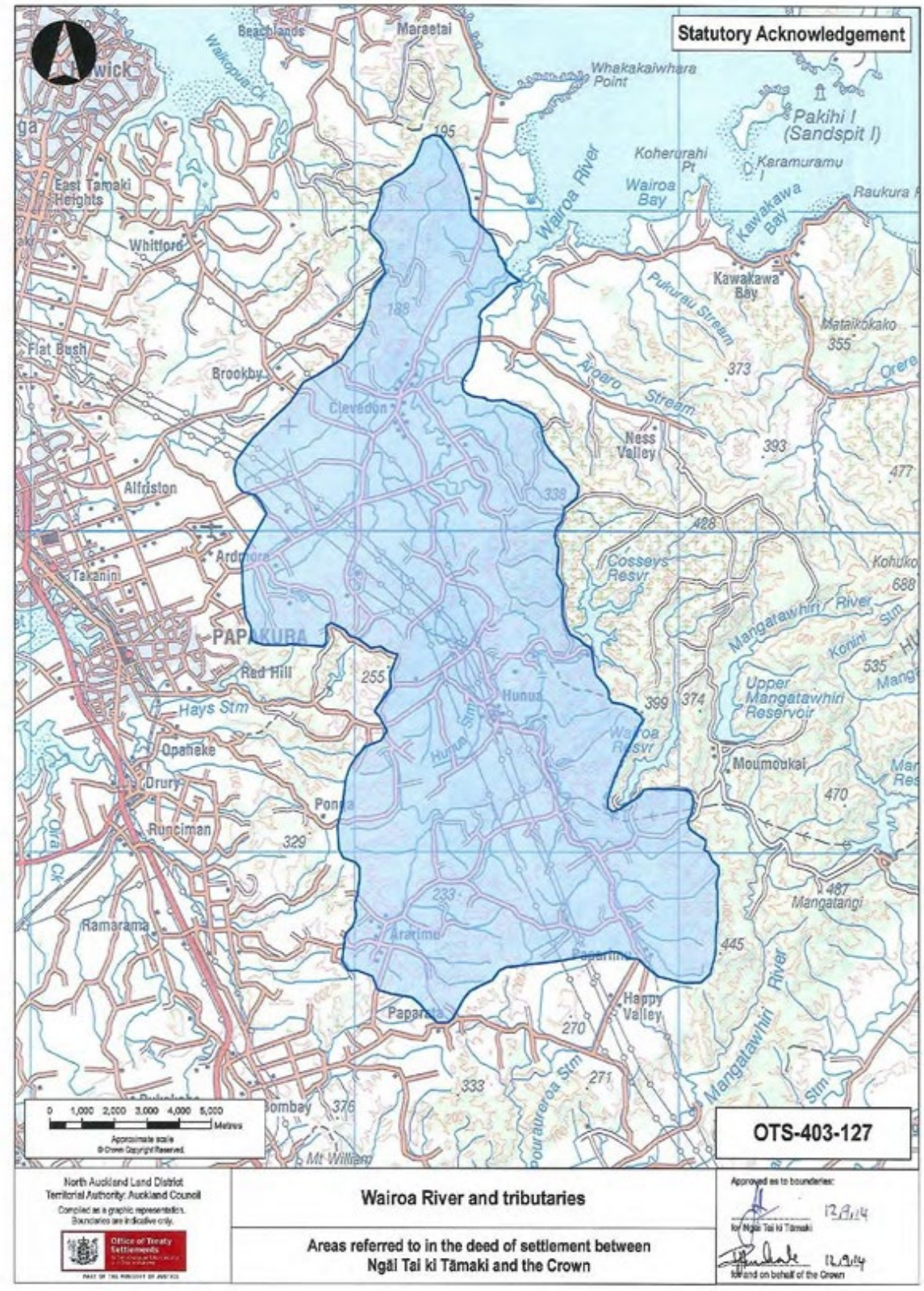


Attachment 3: List of relevant Māori groups

Name of group	Type of group (section of Act)
Ngāti Tamaoho Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)
Te Ākitai Waiohua Waka Taua Inc	iwi authority (s18(2)(a))
Ngāi Tai ki Tāmaki Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)
Ngāti Pāoa Iwi Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a))
Ngāti Maru Rūnanga Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Tamaterā Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngaati Whanaunga Incorporated Society	iwi authority (s18(2)(a))
Hako Tūpuna Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Te Ata Claims Support Whānau Trust	iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Te Whakakitenga o Waikato Incorporated	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership	Treaty settlement entity (s18(2)(a))
Ngaati Whanaunga Ruunanga Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Papakura Marae	any other Māori groups with relevant interests (s18(2)(k))

Attachment 4: Wairoa River and tributaries statutory acknowledgement

Deed plan for statutory area (attachments schedule to deed of settlement)



Excerpt from statement of association (documents schedule to deed of settlement)

1: STATEMENTS OF ASSOCIATION

Wairoa River and tributaries (as shown on deed plan **OTS-403-127**)

Papepape Marginal Strip (as shown on deed plan **OTS-403-122**)

The Wairoa River is central to the identity, heritage, mauri and mana of the Ngāi Tai people, as exemplified by the Ngāi Tai pēpehā "Ko Te Wairoa Te Awa". Te Wairoa is continually referred to by Ngāi Tai elders as being the life-source, and life-blood of the people.

Ngāi Tai occupation of the Wairoa River has been continuous and unbroken from the time of the arrival of Tainui waka to the present day. Ngāi Tai's earliest association with the Wairoa stems from Tainui's anchorage inside the Whakakaiwhara Peninsula, where crew members went ashore and established Ngāti Tai manawhenua. Ngāi Tai of the Wairoa Valley were also part of the wider grouping known as Ngā Iwi, later confederated as Te Wai o Hua. Ngāi Tai and Ngā Iwi established many pā, kāinga, and other sites of significance along the river, illustrated by the map on the next page.

By the mid–late 17th Century, Te Wairoa was controlled by Te Uri o Te Ao; a hapū of Ngāi Tai and Te Wai o Hua. Ngāi Tai/Te Uri o Te Ao rangatira of Te Wairoa from this period included Tāmaki Te Ao and his son Te Whataatau. The principal homes of the Uri o Te Ao leadership were at Whakakaiwhara and Te Oue Pā near the river's mouth. They also controlled the inland territories between Papakura and Manukau, the Maraetai coastline, and its outlying islands.

At the time of Te Hekenga Tokotoru (late 1600s–early 1700s) the Ngāi Tai people of Te Raukohekohe and her sisters from Tōrere were gifted lands up the river and along the Maraetai coastline, due to the marriage of Te Whataatau to Te Raukohekohe and her sister Te Mōtū ki Tāwhiti. The Ngāi Tai hapū, Ngāti Te Rau evolved from this union and settled along the Wairoa River and Maraetai districts.

By the early 1800s, the Wairoa River, Valley and Embayment remained the core territory of Ngāi Tai (particularly Ngāti Te Rau and Te Uri o Te Ao). Along the west bank, Te Irirangi built new pā at Te Tōtara and Te Nīkau prior to the 1820s. Heavy loss of life occurred at Te Tōtara Pā and other locations along the river's west bank during the Musket War invasions. Despite these depredations, Ngāi Tai continued to occupy the upper reaches of the river and the forested high country of the surrounding valley throughout this period. By the 1830s, if not before, they had resettled the lower reaches of the Wairoa and adjacent coastline of Umupuia under the chiefs Tara Te Irirangi, Nuku, Te Waru and Wī Te Haua.

Statutory acknowledgement provisions (Ngāi Tai ki Tāmaki Claims Settlement Act 2018)

Subpart 2—Statutory acknowledgement and deed of recognition

73 Interpretation

In this subpart,—

relevant consent authority, for a statutory area, means a consent authority of a region or district that contains, or is adjacent to, the statutory area

statement of association, for a statutory area, means the statement—

(a) made by Ngāi Tai ki Tāmaki of their particular cultural, historical, spiritual, and traditional association with the statutory area; and

(b) set out in part 1 of the documents schedule

statutory acknowledgement means the acknowledgement made by the Crown in section 74 in respect of the statutory areas, on the terms set out in this subpart

statutory area means an area described in Schedule 2, the general location of which is indicated on the deed plan for that area

statutory plan—

(a) means a district plan, regional coastal plan, regional plan, regional policy statement, or proposed policy statement as defined in section 43AA of the Resource Management Act 1991; and

(b) includes a proposed plan, as defined in section 43AAC of that Act.

Statutory acknowledgement

74 Statutory acknowledgement by the Crown

The Crown acknowledges the statements of association for the statutory areas.

75 Purposes of statutory acknowledgement

The only purposes of the statutory acknowledgement are—

(a) to require relevant consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga to have regard to the statutory acknowledgement, in accordance with sections 76 to 78; and

(b) to require relevant consent authorities to record the statutory acknowledgement on statutory plans that relate to the statutory areas and to provide summaries of resource consent applications or copies of notices of applications to the trustees, in accordance with sections 79 and 80; and

(c) to enable the trustees and any member of Ngāi Tai ki Tāmaki to cite the statutory acknowledgement as evidence of the association of Ngāi Tai ki Tāmaki with a statutory area, in accordance with section 81.

76 Relevant consent authorities to have regard to statutory acknowledgement

(1) This section applies in relation to an application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area.

(2) On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to the statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustees are affected persons in relation to the activity.

(3) Subsection (2) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.

77 Environment Court to have regard to statutory acknowledgement

(1) This section applies to proceedings in the Environment Court in relation to an application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area.

(2) On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to the statutory area in deciding, under section 274 of the Resource Management Act 1991, whether the trustees are persons with an interest in the proceedings greater than that of the general public.

(3) Subsection (2) does not limit the obligations of the Environment Court under the Resource Management Act 1991.

78 Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement

(1) This section applies to an application made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area.

(2) On and from the effective date, Heritage New Zealand Pouhere Taonga must have regard to the statutory acknowledgement relating to the statutory area in exercising its powers under section 48, 56, or 62 of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to the application.

(3) On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to the statutory area—

(a) in determining whether the trustees are persons directly affected by the decision; and

(b) in determining, under section 59(1) or 64(1) of the Heritage New Zealand Pouhere Taonga Act 2014, an appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application.

(4) In this section, **archaeological site** has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014.

79 Recording statutory acknowledgement on statutory plans

(1) On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover a statutory area.

(2) The information attached to a statutory plan must include—

(a) a copy of sections 74 to 78, 80, and 81; and

(b) descriptions of the statutory areas wholly or partly covered by the plan; and

(c) the statement of association for each statutory area.

(3) The attachment of information to a statutory plan under this section is for the purpose of public information only and, unless adopted by the relevant consent authority as part of the statutory plan, the information is not—

(a) part of the statutory plan; or

(b) subject to the provisions of Schedule 1 of the Resource Management Act 1991.

80 Provision of summary or notice to trustees

(1) Each relevant consent authority must, for a period of 20 years on and from the effective date, provide the following to the trustees for each resource consent application for an activity within, adjacent to, or directly affecting a statutory area:

(a) if the application is received by the consent authority, a summary of the application; or

(b) if notice of the application is served on the consent authority under section 145(10) of the Resource Management Act 1991, a copy of the notice.

(2) A summary provided under subsection (1)(a) must be the same as would be given to an affected person by limited notification under section 95B(4) of the Resource Management Act 1991 or as may be agreed between the trustees and the relevant consent authority.

(3) The summary must be provided—

(a) as soon as is reasonably practicable after the relevant consent authority receives the application; but

(b) before the relevant consent authority decides under section 95 of the Resource Management Act 1991 whether to notify the application.

(4) A copy of a notice must be provided under subsection (1)(b) not later than 10 working days after the day on which the consent authority receives the notice.

(5) The trustees may, by written notice to a relevant consent authority,—

(a) waive the right to be provided with a summary or copy of a notice under this section; and

(b) state the scope of that waiver and the period it applies for.

(6) This section does not affect the obligation of a relevant consent authority to decide,—

(a) under section 95 of the Resource Management Act 1991, whether to notify an application:

(b) under section 95E of that Act, whether the trustees are affected persons in relation to an activity.

81 Use of statutory acknowledgement

(1) The trustees and any member of Ngāi Tai ki Tāmaki may, as evidence of the association of Ngāi Tai ki Tāmaki with a statutory area, cite the statutory acknowledgement that relates to that area in submissions concerning activities within, adjacent to, or directly affecting the statutory area that are made to or before—

(a) the relevant consent authorities; or

(b) the Environment Court; or

(c) Heritage New Zealand Pouhere Taonga; or

(d) the Environmental Protection Authority or a board of inquiry under Part 6AA of the Resource Management Act 1991.

(2) The content of a statement of association is not, because of the statutory acknowledgement, binding as fact on—

(a) the bodies referred to in subsection (1); or

(b) parties to proceedings before those bodies; or

(c) any other person who is entitled to participate in those proceedings.

(3) However, the bodies and persons specified in subsection (2) may take the statutory acknowledgement into account.

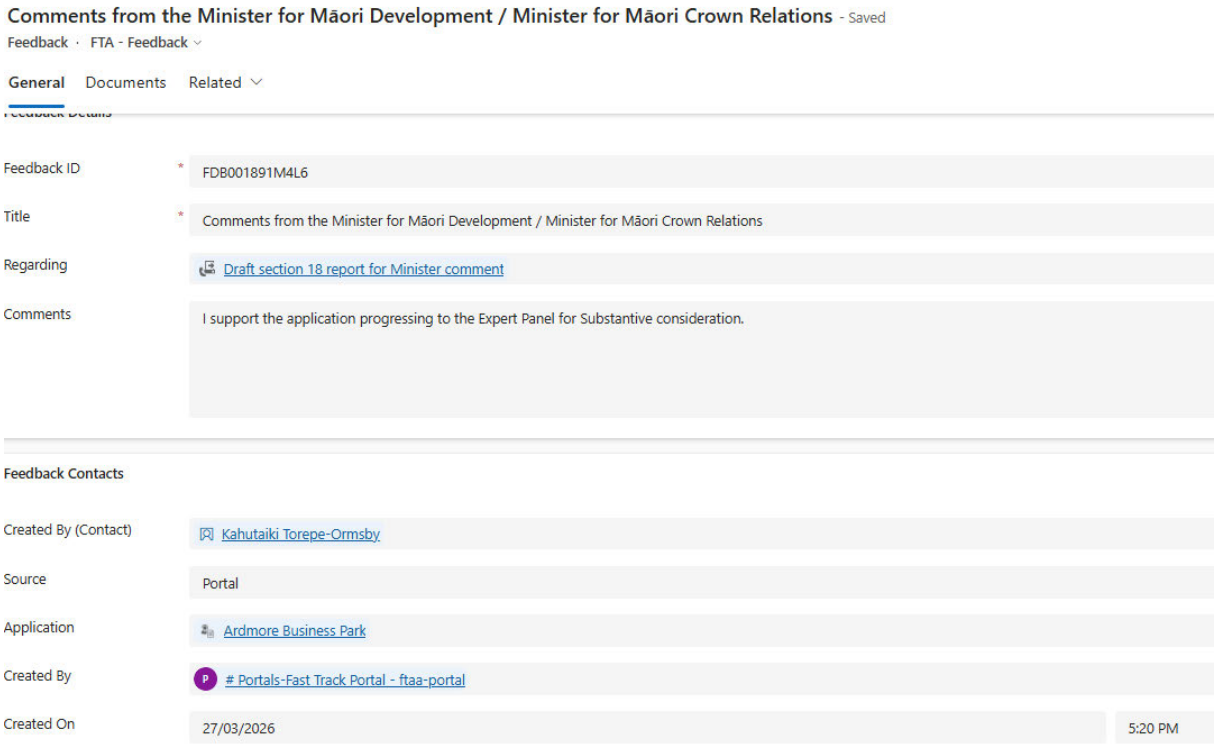
(4) To avoid doubt,—

(a) neither the trustees nor members of Ngāi Tai ki Tāmaki are precluded from stating that Ngāi Tai ki Tāmaki has an association with a statutory area that is not described in the statutory acknowledgement; and

(b) the content and existence of the statutory acknowledgement do not limit any statement made.

Attachment 5: Comments received from invited Māori groups

Attachment 6: Comments received from the Minister for Māori Development and Minister for Māori Crown Relations



Comments from the Minister for Māori Development / Minister for Māori Crown Relations - Saved

Feedback · FTA - Feedback

General Documents Related

Feedback ID *	FDB001891M4L6	
Title *	Comments from the Minister for Māori Development / Minister for Māori Crown Relations	
Regarding	Draft section 18 report for Minister comment	
Comments	I support the application progressing to the Expert Panel for Substantive consideration.	

Feedback Contacts

Created By (Contact)	Kahutaiki Torepe-Ormsby	
Source	Portal	
Application	Ardmore Business Park	
Created By	# Portals-Fast Track Portal - ftaa-portal	
Created On	27/03/2026	5:20 PM

NGĀTI TAMAOHO SETTLEMENT TRUST

6 March 2026

Ministry for the Environment
Attention: Helen Willis
referral@fasttrack.govt.nz
Cc: helen.willis@mfe.govt.nz

Comments on the application for referral of the Ardmore Business Park project under the Fast-track Approvals Act 2024

Ko Te Mānukanuka o Hoturoa te moana

Ko Tainui te waka

Ko Mangatangi, Whātāpaka me Ngā Hau e Whā ngā marae

Introduction

1. These comments have been prepared by the Ngāti Tamaoho Settlement Trust. As the post-settlement governance entity for Ngāti Tamaoho, the Settlement Trust was established to advocate for the rights and interests of Ngāti Tamaoho. We welcome the opportunity to make comments on the application for referral of the Ardmore Business Park project (the Project). The application is by Knight Investments Limited (the Applicant).

Background to Ngāti Tamaoho

2. Ngāti Tamaoho descend from the first peoples of Tāmaki Makaurau. And, since the arrival of our tūpuna – the earliest inhabitants of this land who formed groups, including Te Tini o Toi, Ngā Oho, Ngā Iwi, Ngā Ririki – we have exercised rangatiratanga across our takiwā. Our tūpuna also included members of the Tainui waka, including Taikehu, Poutūteka and Rakataura. We are the descendants of the union of these great peoples, brought together under the leadership of our eponymous tupuna, Tamaoho. And the whenua, including Te Mānukanuka o Hoturoa (Manukau Harbour), Āwhitu and Te Pūaha o Waikato, is our takiwā.

3. Our tūpuna never ceded sovereignty. Our people were once prosperous. Since prior to 1840, our tūpuna sought to develop commercial relationships with Pākehā settlers by entering into land transactions with them and the Crown. However, in 1863, Ngāti

Tamaoho were unfairly labelled as 'rebels'; their homes were burned and looted, they were evicted from their settlements, and their remaining land was confiscated. By 1900, our tūpuna were virtually landless, leading to generations of Ngāti Tamaoho suffering severe deprivation, which was further compounded by calamitous environmental degradation to serve Auckland's growth that Ngāti Tamaoho had no control over.

4. Our tūpuna never gave up on re-establishing our mana, within ourselves and across our takiwā. Since the middle of the 19th century, Ngāti Tamaoho has sought redress for its historical grievances with the Crown. The responsibility for seeking redress passed down through generations of Ngāti Tamaoho, and this journey saw our people engage in successive attempts to address the hurt of the past and to find a pathway forward for our people. This journey culminated in the realisation of:

    4.1. the Waikato Raupatu Claims Settlement Act 1995;

    4.2. the Waikato River Settlement Act 2010;

    4.3. the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014; and

    4.4. the Ngāti Tamaoho Claims Settlement Act 2018 (the Act).

Relevant Provisions of the Ngāti Tamaoho Claims Settlement Act 2018

5. The Deed of Settlement reflects on the historical relationship of the Crown and Ngāti Tamaoho, which we have developed into the following principles to guide decision-making on the Project:

    5.1. Ngāti Tamaoho's customary interests, including those across the takutai, should be adequately considered (cl.3.2.1;

    5.2. Ngāti Tamaoho retains adequate reserves for their own use (cl. 3.4);

    5.3. Provision for and protection of the special relationship of Ngāti Tamaoho with wāhi tapu, culturally significant sites and environmental reserves in their rohe (cl.3.14.3);

    5.4. The Crown honours its obligations to Ngāti Tamaoho under te Tiriti o Waitangi/the Treaty of Waitangi and recognising that not doing so would be harmful to successive generations of Ngāti Tamaoho (cl.3.31);

    5.5. The Crown's honour should be restored, relieving Ngāti Tamaoho of its justified sense of grievance, and a new relationship with Ngāti Tamaoho based on cooperation, mutual trust and respect for te Tiriti o Waitangi/the Treaty of Waitangi (cl.3.35).

6. Our relationship with the project area should not be viewed as constrained by the Deed of Settlement; rather, the Deed of Settlement should constitute a starting point for a conversation. We retain the expertise required to articulate our association with the project area and the impacts that the project may have on that relationship.

Comments

Anticipated effects on the environment

7. As mana whenua with longstanding cultural, historical, and spiritual connections to Ardmore and its surrounding area, we approach our engagement with the Project through a commitment to ensuring that development occurs in a manner that protects the mauri of te taiao and the relationship of our iwi with te taiao.

8. We anticipate that the Project, if placed on to the fast-track and subsequently approved, will interact with an already sensitive environment characterised by poorly drained soils, extensive artificial drainage networks, shallow flooding, degraded tributaries of Papakura Stream and Taitaia Stream, and areas identified as putative wetlands. The environmental pressures within its landscape are longstanding, and further intensification poses significant risks to te taiao and to our relationship with te taiao.

9. Our interests in the Project centre on three matters:

    9.1. stormwater discharge;

    9.2. wastewater infrastructure;

    9.3. sediment and erosion.

Stormwater discharge

10. Stormwater management is integral to achieving Ngāti Tamaoho's aspirations for te taiao. Within the Ardmore Business Park footprint, stormwater currently moves through a network of farm drains, modified channels, and naturalised reaches of the Papakura and Taitaia tributaries, many of which are already at or above capacity during storm events. Flooding during 1% AEP events is widespread across all areas of the Project, and much of this flooding is shallow but persistent, reflecting the low-gradient topography and peat and alluvial soils that drain poorly. These conditions heighten the risk of stormwater carrying contaminants and sediments into downstream receiving environments, including the Papakura Stream, Wairoa River system, and ultimately the Manukau Harbour and Tāmaki Strait.

11. For Ngāti Tamaoho, these receiving environments are not abstractions: their mauri directly underpins our kaitiakitanga responsibilities and ability to exercise cultural

practices. Inadequate stormwater treatment or insufficient attenuation will exacerbate existing pressures on aquatic ecosystems already compromised by historical drainage and land-use change. Although the Project proposes constructed wetlands, detention basins, raingardens, and hydrology mitigation in accordance with GD01, these must not merely offset the effects of impervious surfaces; they must actively restore the health of the waterways and wetlands present within and downstream of the site.

12. Our expectation is that stormwater management for the Project goes beyond minimum compliance and reflects best-practice, climate-resilient infrastructure. Given the scale of land modification proposed and the high flood susceptibility across all sub-areas, robust design will be required to ensure post-development peak flows do not worsen flooding, scouring, or downstream sedimentation. This includes:

    12.1. treatment devices capable of significantly improving discharge quality;

    12.2. extended detention and retention to support groundwater recharge of peat soils;

    12.3. design that maintains and enhances overland flow paths;

    12.4. stormwater features that also support habitat creation and cultural outcomes.

13. In short, stormwater should be managed as a taonga – not simply a hazard – to uphold the ecological integrity and cultural significance of the receiving environments.

Wastewater discharge

14. Wastewater management is another critical area where Ngāti Tamaoho requires the Project to demonstrate cultural and environmental responsibility. The Project relies on a centralised Membrane Bioreactor (MBR) or hybrid MABR/MBR system, capable of high levels of nutrient, solids, and pathogen removal. While we acknowledge the technical capability of these systems, the risks associated with any discharge – whether to land or water – remain significant in this sensitive setting.

15. The soils across the site are characterised by deep peat deposits, seasonal high groundwater, and low permeability. These conditions inherently challenge the long-term performance of land-based disposal systems, particularly during winter months or prolonged wet periods. Inadequately managed discharges risk mobilising nutrients, pathogens, or contaminants into surface waterways and groundwater, compromising downstream water quality and cultural values.

16. Where land disposal is proposed, the design must demonstrate that irrigation fields or PCDI systems:

    16.1. are sized using conservative loading rates;

16.2. avoid winter saturation, seepage, or runoff;

16.3. protect wetland remnants, watercourses, and groundwater from contamination;

16.4. are resilient during extreme rainfall events, which are increasing under climate change.

17. If wastewater must be discharged to water, the use of polishing wetlands or land contact devices must be co-designed with mana whenua to ensure that both cultural and ecological functions are met. For Ngāti Tamaoho, the presence of constructed wetlands alone is not sufficient; their form, planting, operation, and monitoring must reflect tikanga, mātauranga, and long-term commitments to restoring and enhancing mauri.

18. We expect that wastewater management for this Project not only avoids adverse effects but demonstrates leadership: infrastructure that is resilient, future-proofed, and aligned with iwi expectations for upholding the health of waterways.

Expectations for how Ngāti Tamaoho's views should inform the project

19. Our expectations for how the Project incorporates Ngāti Tamaoho's views are guided by the principles of partnership, recognition of cultural values, and active kaitiakitanga. Engagement cannot be peripheral or retrospective. It must ensure that the voice of Ngāti Tamaoho is embedded in decision-making, design, and implementation; not simply acknowledged.

20. Our views on stormwater, wastewater, and sediment/erosion management must directly shape the plans and technical designs that accompany this Project. This includes:

20.1. best-practice standards that exceed minimum compliance;

20.2. integration of mātauranga Māori into stormwater and wetland design;

20.3. real-time monitoring, transparent reporting, and adaptive management;

20.4. meaningful iwi oversight of construction, discharge performance, and environmental monitoring.

21. Finally, the relationship between Ngāti Tamaoho and the Applicant must extend beyond construction. Long-term stewardship is essential to uphold the health of te taiao. We expect enduring collaboration in monitoring, maintenance, restoration, and in addressing any unforeseen impacts. This Project must embody continuous improvement and uphold the mauri of the waterways, wetlands, and landscapes it affects.

Conclusion

22. In the interest of creating the space for engaging further with the Applicant on that assessment, we have intended to set out the elements above that we anticipate will need to be considered as part of our ongoing engagement with the Project. These comments do not seek to constrain the scope of that engagement.