

Application 2021-054 Melia Place (Melia Development Ltd)

To:	Required action:
Hon David Parker, Minister for the Environment	Consider this report prior to making a decision under section 24 of the FTCA
Date submitted: 5 August 2021	

Ministry for the Environment contacts

Position	Name	Cell Phone	1 st Contact
Principal Author	Pip Lee		
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Director	Sara Clarke	s9(2)(a)	

Introduction

1. The Ministry for the Environment has prepared this report in consultation with the Office for Māori Crown Relations – Te Arawhiti and in accordance with section 17 of the Covid-19 Recovery (Fast-track Consenting) Act 2020 (the FTCA).
2. To satisfy obligations under section 6 of the FTCA, you must consider this report before you make any decision under section 24 of the FTCA to accept the application to refer the Melia Place project to an expert consenting panel (a panel).

Proposed project

3. The applicant proposes to construct an integrated residential development¹ on a 1.8 hectare site accessed from Melia Place, in the suburb of Stanmore Bay, Whangaparāoa, Auckland.
4. The project comprises 59 residential dwellings in a range of housing typologies, a community hall and a communal recreation area. A general location map is in Attachment 1.

¹ Defined in the Auckland Unitary Plan as a residential development on sites greater than 2,000m² which includes supporting communal facilities.

Essential information

5. The following information is required under section 17(3) of the FTCA for the project area.

Section of the FTCA	Information required	Detail
s17(3)(a)	Relevant iwi authorities	<p>Te Rūnanga o Ngāti Whātua Ngāti Manuhiri Settlement Trust Te Kawerau Iwi Settlement Trust Ngāi Tai ki Tāmaki Tribal Trust Te Patukirikiri Iwi Trust Ngāti Paoa Iwi Trust Ngāti Paoa Trust Board Ngāti Maru Rūnanga Trust Ngāti Tamaterā Treaty Settlement Trust Te Ākitai Waiohūa Iwi Authority Ngaati Whanaunga Incorporated Society Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohūa</p> <p><i>Contact details are in Attachment 2</i></p>
s17(3)(b)	Relevant Treaty settlements	<p>Ngāti Manuhiri Claims Settlement Act 2012 Te Kawerau ā Maki Claims Settlement Act 2015 Ngāi Tai ki Tāmaki Claims Settlement Act 2018 Te Patukirikiri Deed of Settlement signed 7 October 2018 Ngāti Paoa Deed of Settlement signed 20 March 2021</p>
s17(3)(a)	Relevant Treaty settlement entities	<p>Ngāti Manuhiri Settlement Trust Te Kawerau Iwi Settlement Trust Ngāi Tai ki Tāmaki Trust Te Patukirikiri Iwi Trust Ngāti Paoa Iwi Trust Hako Tūpuna Trust Ngāti Maru Rūnanga Trust Ngāti Tamaterā Treaty Settlement Trust Te Ākitai Waiohūa Settlement Trust Ngaati Whanaunga Ruunanga Trust</p> <p><i>Contact details are in Attachment 2</i></p>
s17(3)(c)	Relevant principles & provisions of the Treaty settlements	<i>See below</i>
s17(3)(d)	Negotiation mandates recognised by the Crown	Ngāti Te Ata Claims Support Whānau Trust

Section of the FTCA	Information required	Detail
s17(3)(d)	Current Treaty settlement negotiations	Hako (Ngāti Hako Treaty Settlement Negotiators) Ngāti Maru ki Hauraki (Ngāti Maru Treaty Settlement Negotiators) Ngāti Tamaterā (Ngāti Tamaterā Negotiators) Te Ākitai Waiohū (Te Ākitai Waiohū Settlement Trust) Ngaati Whanaunga (Ngaati Whanaunga Ruunanga Trust) Marutūāhu Iwi Collective
s17(3)(e)	Court orders recognising customary marine title or protected customary rights under the Marine & Coastal Area (Takutai Moana) Act 2011 or another Act	None that are relevant and the project does not occur in the coastal marine area.

Supporting material

Project area

- The project site involves two privately owned properties that cover 2.8 hectares in total. As shown in Attachment 3, the property at 20 Melia Place is currently undeveloped, while the property at 43A Vipond Road is occupied by the Hibiscus Coast Community Returned Services Association (RSA). The latter facility includes a building, parking area and bowling club.
- The site generally slopes in a southerly direction from Vipond Road toward Melia Place, with the lowest contours located at the boundary with a public reserve (Shadon Reserve) at the south-east corner.
- The project site lies within the areas of interest² for Ngāti Manuhiri, Te Kawerau ā Maki, Ngāi Tai ki Tāmaki, Te Patukirikiri and Ngāti Paoa, and within the indicative areas of interest³ for Ngāti Maru (Hauraki), Ngāti Tamaterā, Te Ākitai Waiohū, Ngaati Whanaunga, Ngāti Te Ata, Hako and Ngāti Whātua.

² In this context, ‘area of interest’ means the area over which the iwi exercises kaitiakitanga for Resource Management Act 1991 (RMA) purposes that is based on the area of interest in a signed deed of settlement, as recorded on Te Kāhui Māngai (TKM), an online directory of iwi and Māori organisations maintained by Te Puni Kōiri.

³ In this context, ‘indicative area of interest’ means the area over which the iwi exercises kaitiakitanga for RMA purposes is not recorded in a signed deed of settlement, but is identified via other means, according to information on TKM.

Project details

9. A boundary adjustment has been undertaken between the two properties to separate the RSA building and parking area into a lot covering 0.9793 hectares (to be retained by the RSA) and leaving the remaining part (1.8257 hectares) for the proposed integrated residential development.
10. Access to the project site is to be from Melia Place, leaving the access to the RSA from Vipond Road unchanged.
11. The layout of the new lots and the development is shown in Attachment 4. The project will remove the existing bowling green and associated facilities. The residential dwellings will include both semi-detached houses and terrace houses and will provide a mix of 2 level units (27) and 3 level units (32). Every unit will have a space to park a car (either a garage or a separate car park).
12. There will be a community facility building for occupants of the development, and the site will also include a communal recreation area providing for a range of activities. This area will connect to Shadon Reserve to the south-west.

Statutory matters relating to this report

13. No parts of the proposed project will occur in the coastal marine area, meaning:
 - a. pursuant to section 16(1) of the FTCA you are the sole party required to consider this report
 - b. the project is unaffected by the provisions of the Marine and Coastal Area (Takutai Moana) Act 2011 (MACAA) or any other Act pertaining to the grant of protected customary rights or customary marine title.
14. There are therefore no court orders granted under the MACAA or another Act that you need to consider in your referral decision for this project.⁴

Iwi and iwi authorities

Information sources

15. Under section 7(1) of the FTCA, a relevant iwi authority for a referred project means an iwi authority whose area of interest includes the area in which a project will occur.
16. The FTCA does not define iwi authority, so under section 7(2) of the FTCA, it has the same meaning as in the Resource Management Act 1991 (RMA): the authority which represents an iwi and which is recognised by that iwi as having authority to do so.
17. To identify the iwi authorities for RMA purposes which are relevant to the project area, information was sourced from:
 - a. The Iwi Areas of Interest viewer, an online application managed by the Ministry of Māori Development – Te Puni Kōkiri (TPK)
 - b. Te Kāhui Māngai (TKM), an online directory of iwi and Māori organisations maintained by TPK

⁴ Section 17(3)(e) of the FTCA requires this report to identify any court orders granted under the MACAA or another Act which recognise, in relation to the project area, customary marine title or protected customary rights.

- c. Ministry for the Environment
- d. Auckland Council as the relevant local authority.

Iwi authorities relevant to project

18. Twelve iwi authorities identified via the TPK viewer and TKM website are relevant to the area in which the proposed project site lies:
- a. Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua iwi
 - b. Ngāti Manuhiri Settlement Trust, representing Ngāti Manuhiri
 - c. Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki
 - d. Ngāi Tai ki Tāmaki Tribal Trust, representing Ngāi Tai ki Tāmaki
 - e. Te Patukirikiri Iwi Trust, representing Te Patukirikiri
 - f. Ngāti Paoa Iwi Trust, representing Ngāti Paoa
 - g. Ngāti Paoa Trust Board, also representing Ngāti Paoa
 - h. Ngāti Maru Rūnanga Trust, representing Ngāti Maru (Hauraki)
 - i. Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā
 - j. Te Ākitai Waiohua Iwi Authority, representing Te Ākitai Waiohua
 - k. Ngaati Whanaunga Incorporated Society, representing Ngaati Whanaunga
 - l. Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua, representing Ngāti Te Ata.
19. Auckland Council identifies the following additional three iwi authorities for the project site on its online tool:⁵
- a. Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara
 - b. Ngāti Whātua Ōrākei Trust, representing Ngāti Whātua Ōrākei
 - c. Ngāti Wai Trust Board, representing Ngāti Wai.
20. The project site lies within the area over which Ngāti Whātua exercises kaitiakitanga for RMA purposes⁶, but lies outside the areas of interest in the deeds of settlement with both Ngāti Whātua o Kaipara⁷ and Ngāti Whātua Ōrākei⁸. It also lies outside the Ngāti Wai rohe boundaries as described by Ngāti Wai and shown on the TKM website.⁹ On this basis, Auckland Council's identification of the three iwi authorities in paragraph 19 as relevant to the project site appears to be incorrect.
21. We note as an aside that the applicant has advised that Ngāti Whātua o Kaipara have confirmed to them that they defer to mana whenua on the Melia Place project.

⁵ <https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/find-hapu-iwi-contacts-for-your-area.aspx>

⁶ https://www.tkm.govt.nz/rohe/ngati_whatua.png

⁷ <https://www.tkm.govt.nz/rohe/AOI-NgatiWhatuaoKaipara.jpg>

⁸ <https://www.tkm.govt.nz/rohe/AOI-NgatiWhatuaoOrakei.jpg>

⁹ <https://www.tkm.govt.nz/rohe/ngatiwai.pdf>

Treaty settlements and Treaty settlement entities

22. Information from the first two sources listed in paragraph 17, the [NZ Government Treaty settlements website](#), and the Office for Māori Crown Relations – Te Arawhiti was used to identify relevant Treaty settlements and any associated Treaty settlement entities of relevance to the proposed project.

Treaty settlements relating to the project area

23. Under the FTCA, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and the representative Māori group.

24. The project site falls within the area of interest covered by Treaty settlements with the following iwi/groups:

- a. Ngāti Manuhiri
- b. Te Kawerau ā Maki
- c. Ngāi Tai ki Tāmaki
- d. Te Patukirikiri
- e. Ngāti Paoa.

25. The Ngāti Manuhiri Claims Settlement Act 2012 gave effect to certain provisions of the deed of settlement signed by Ngāti Manuhiri and the Crown on 21 May 2011. Deeds to amend the settlement deed were signed in February and June 2012. [Relevant documents](#) are available on the NZ Government Treaty settlements website.

26. Te Kawerau ā Maki Claims Settlement Act 2015 gave effect to certain provisions of the deed of settlement signed on 22 February 2014. Amendment deeds were signed in August 2015 and October 2019. [Relevant documents](#) are available on the NZ Government Treaty settlements website.

27. The Ngāi Tai ki Tāmaki Claims Settlement Act 2018 gave effect to certain provisions of the deed of settlement signed on 7 November 2015, and amendment deeds signed in 2016, 2017 and 2018. [Relevant documents](#) are available on the NZ Government Treaty settlements website.

28. The Crown and Te Patukirikiri signed a deed of settlement on 7 October 2018. Legislation to give effect to the deed has yet to be enacted. [The deed and associated documents](#) are available on the NZ Government Treaty settlement website.

29. Ngāti Paoa, the Ngāti Paoa Iwi Trust and the Crown signed a deed of settlement on 20 March 2021. [The deed and associated documents](#) are available on the NZ Government Treaty settlement website.

Relevant Treaty settlement entities

Post-settlement governance entities

30. Under the FTCA, a Treaty settlement entity includes a post-settlement governance entity, which is defined as a body corporate or trustees of a trust established by a claimant group for receiving redress, or for participating in arrangements established under a Treaty settlement Act.

31. The respective post-settlement governance entities associated with the three Treaty settlement Acts noted above are:

- a. Ngāti Manuhiri Settlement Trust

- b. Te Kawerau Iwi Settlement Trust
 - c. Ngāi Tai ki Tāmaki Trust.
32. A post-settlement governance entity may exist ahead of finalisation and enactment of a Treaty settlement. The following post-settlement governance entities in this category are:
- a. Te Patukirikiri Iwi Trust, which was ratified as the post-settlement governance entity for the Treaty settlement with Te Patukirikiri on 2 September 2013.
 - b. Ngāti Paoa Iwi Trust, which was ratified as the post-settlement governance entity for the Ngāti Paoa Treaty settlement on 25 September 2013.
 - c. Hako Tūpuna Trust, which was established and confirmed as the post-settlement governance entity for Hako on 26 August 2014.
 - d. Ngāti Maru Rūnanga Trust, which was ratified as the post-settlement governance entity for the Ngāti Maru (Hauraki) Treaty settlement in August 2012. Ngāti Maru (Hauraki) initialled a deed of settlement with the Crown on 8 September 2017.
 - e. Ngāti Tamaterā Treaty Settlement Trust, which was ratified as the post-settlement governance entity for the Ngāti Tamaterā Treaty settlement in August 2012. The Crown and Ngāti Tamaterā initialled a deed of settlement on 20 September 2017.
 - f. Te Ākitai Waiohua Settlement Trust, which was ratified as the post-settlement governance entity for the Te Ākitai Waiohua Treaty settlement in June 2014. Te Ākitai Waiohua initialled a deed of settlement with the Crown on 23 December 2020.
 - g. Ngaati Whanaunga Ruunanga Trust, which was ratified as the post-settlement governance entity for the Ngaati Whanaunga Treaty settlement in December 2017, following the initialling of a deed of settlement by Ngaati Whanaunga and the Crown on 25 August 2017.
 - h. the Marutūāhu Rōpū Limited Partnership, which was established to receive the collective commercial redress provided in the Marutūāhu Iwi Collective Redress Deed initialled by the Crown and the Marutūāhu Iwi Collective on 27 July 2018.
33. The Marutūāhu Iwi Collective represents Te Patukirikiri, Ngāti Paoa, Ngāti Maru (Hauraki), Ngāti Tamaterā and Ngaati Whanaunga. The Marutūāhu Iwi Collective area of interest¹⁰ covers parts of the Auckland, Waikato and Bay of Plenty Regions, and includes the project site.
34. The Marutūāhu Iwi Collective Redress Deed also provides for establishment of the Taonga o Marutūāhu Trustee Limited, to receive the Marutūāhu Iwi collective cultural redress. This redress entity would also qualify as a post-settlement governance entity under the FTCA, however it is yet to be established.
35. The cultural and commercial redress provided under the Marutūāhu Iwi Collective Redress Deed forms part of the individual settlements with each of the Collective's five iwi. None of this redress, to be managed by the two redress entities named above (once the redress deed is signed and given effect through legislation), is affected by the Melia Place project.

Other bodies recognised or established under a Treaty settlement Act

36. A Treaty settlement entity is also defined for the purposes of the FTCA as including a board, trust, committee, authority, or other body, recognised in, or established under a Treaty settlement Act.

¹⁰ The area of interest is shown on the map attached to the [Marutūāhu Collective Redress deed summary](#).

37. No such entities established by any of the three above-named Treaty settlement Acts are relevant to the proposed project.

Relevant principles and provisions of the Treaty settlements

Ngāti Manuhiri, Te Kawerau ā Maki, Ngāi Tai ki Tāmaki, Te Patukirikiri and Ngāti Paoa Treaty settlements

Crown acknowledgements and apologies

38. The Crown offers an apology as part of Treaty settlement redress to atone for historical wrongs, restore its honour, and begin the process of healing.
39. In the settlement with Ngāti Manuhiri, the Crown states it profoundly regrets its breaches of the Treaty of Waitangi and its principles which left Ngāti Manuhiri with few landholdings by 1865. The Crown says it is deeply sorry for its failure to protect the remaining lands of Ngāti Manuhiri, the loss of which had devastating consequences for the cultural, spiritual, economic, and physical well-being of Ngāti Manuhiri that continue to be felt today.
40. The Crown also unreservedly apologises for not having honoured its obligations to Ngāti Manuhiri under the Treaty of Waitangi. It also expresses the desire to build a new relationship with Ngāti Manuhiri based on the Treaty of Waitangi and its principles, so that Ngāti Manuhiri and the Crown can work together to revitalise Ngāti Manuhiri.
41. To Te Kawerau ā Maki, the Crown unreservedly apologises for not having honoured its obligations to them under the Treaty of Waitangi. The Crown states it seeks through the apology and the settlement to atone for its wrongs and lift the burden of grievance so that the process of healing can begin. The Crown says it hopes to form a new relationship with the people of Te Kawerau ā Maki based on mutual trust, co-operation, and respect for the Treaty of Waitangi and its principles.
42. To Ngāi Tai ki Tāmaki, the Crown unreservedly apologises for its breaches of te Tiriti o Waitangi/the Treaty of Waitangi and its principles, and for the prejudice its acts and omissions have caused. The Crown says it hopes the settlement will lead to a new relationship that fulfils the expectations of the tūpuna and mokopuna of Ngāi Tai ki Tāmaki, marked by cooperation, partnership, and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles.
43. In the Te Patukirikiri Deed of Settlement, the Crown apologises to the people of Te Patukirikiri for the prejudice they have suffered as a result of its actions, and its breaches of te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The Crown states it hopes that the settlement will mark the beginning of a new relationship with Te Patukirikiri based on good faith and cooperation.
44. In the Ngāti Paoa Deed of Settlement the Crown apologises to Ngāti Paoa for the suffering it has inflicted through its acts and omissions, and for the laws and policies enacted in Aotearoa/New Zealand that have led to the loss of Ngāti Paoa whenua and taonga te reo Māori. The Crown apologises to the tupuna and mokopuna of Ngāti Paoa for its failure to uphold its obligations under te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The Crown seeks to atone for these injustices and hopes that through this settlement it can rebuild the relationship that it established with Ngāti Paoa in 1840, begin the process of healing and enter a new age of co-operation with Ngāti Paoa.
45. Respect for both the individual views of each iwi on resource management matters, and enabling their meaningful participation as Treaty partners in decision-making relating to the management

and use of natural and physical resources, are important ways in which the Crown can give effect to these acknowledgements and uphold its relationship with each iwi.

Other redress

46. No cultural or commercial redress provided in the settlements would be directly affected by the Melia Place project. None of the settlements create new co-governance or co-management processes which would affect decision-making under the RMA for projects such as the one proposed.
47. Importantly however, cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga – regardless of whether they are specifically identified in a Treaty settlement or affected by a statutory acknowledgement - are deemed to be matters of national importance that must be recognised and provided for in decision-making under Part 2 section 6(e) of the RMA.

Current negotiation mandates and settlement negotiations

48. As noted in paragraph 32, Treaty settlement negotiations have commenced but are yet to be concluded with Hako, Ngāti Maru (Hauraki), Ngāti Tamaterā, Te Ākitai Waiohua, Ngaati Whanaunga and the Marutūāhu Iwi Collective.
49. The project area also falls within the indicative area of interest for Ngāti Te Ata. The Crown recognised the mandate of the Ngāti Te Ata Claims Support Whānau Trust to negotiate a Treaty settlement in May 2011 and signed terms of negotiation with this Trust in June 2011. Negotiations have paused, but Crown-recognition of the mandate has not been withdrawn. Ngāti Te Ata has yet to establish a post-settlement governance entity to receive redress under their settlement.

Details in this report affect certain provisions of the FTCA

Notices of referral decision

50. Under section 25 of the FTCA, you must give notice of the decisions made on an application for referral of a project to a panel, and the reasons for your decisions, to the applicant and anyone invited to comment under section 21 of the FTCA.
51. You did not invite comment on the referral application from iwi authorities or other Māori groups. However, if you decide to refer this project to a panel, the notice of decisions and associated reasons must be given to:
 - a. the relevant iwi authorities and Treaty settlement entities identified in this report
 - b. any other iwi authorities or Treaty settlement entities you consider have an interest in the matter
 - c. any group that is or party to either a joint management agreement or Mana Whakahono ā Rohe under the RMA that relates to the project area.
52. The 12 relevant iwi authorities and 10 relevant Treaty settlement entities for receipt of the notice are identified in paragraph 5; contact details are in Attachment 2.
53. We have not identified any other relevant iwi authorities or Treaty settlement entities who may have an interest in the project, and there are no relevant joint management agreements or Mana Whakahono ā Rohe to consider.

Expert consenting panel membership

54. If a project is referred to a panel, the appointed panel must include one person nominated by the relevant iwi authorities under clause 3(2)(b) of Schedule 5 of the FTCA.
55. In the event iwi authorities nominate more than one person, the panel convener must decide which nominee to appoint. The panel convener has discretion to increase the panel membership to accommodate the matters specified in clause 3(6)(a) – 3(6)(e), which include matters unique to any relevant Treaty settlement Act.
56. Relevant iwi authorities for the project are identified in paragraph 5; contact details are in Attachment 2.

Panel invitations to comment

57. A panel must invite comments on a resource consent application or notice of requirement for a referred project from the parties listed in clause 17(6) of Schedule 6 of the FTCA. This includes:
 - a. the relevant iwi authorities, including those identified in this report
 - b. a Treaty settlement entity relevant to the referred project, including an entity that has an interest under a Treaty settlement in an area where a referred project is to occur, and an entity identified in this report.
58. The 12 relevant iwi authorities and 10 relevant Treaty settlement entities for the proposed project are listed in paragraph 5; contact details are in Attachment 2.
59. A panel may also invite comments from any other person it considers appropriate. We have not identified any further parties.

Provision of Cultural Impact Assessment

60. Any resource consent application that is submitted to a panel for determination must include a cultural impact assessment prepared by or on behalf of the relevant iwi authority or a statement of any reasons given by the relevant iwi authority for not providing that assessment.¹¹ The Environmental Protection Authority (which provides support services to a panel) will not confirm an application as complete and ready for consideration by a panel until this requirement has been satisfied.
61. Where there is more than one relevant iwi authority, it will be necessary for the project applicant to engage with each to determine their requirements for a cultural impact assessment, including whether they wish to prepare one individually or jointly, or whether they may wish to defer to another iwi in respect of the matter. The 12 relevant iwi authorities for the Melia Place project are listed in paragraph 5.

¹¹ Clause 9(5) of Schedule 6 of the FTCA.

Attachment 1 – Location



Attachment 2 - Contact information

Iwi/hapū	Representative body	Contact details	RMA Iwi authority	Treaty settlement entity	Other	Contact person	Copies to
Ngāti Whātua	Te Rūnanga o Ngāti Whātua	PO Box 1784 Whangarei 0140	Represents Ngāti Whātua as an iwi authority for RMA purposes			Manahautū / CE: Alan Riwaka	RMA Contact: Antony Thompson s9(2)(a)
Ngāti Manuhiri	Ngāti Manuhiri Settlement Trust	PO Box 117 Warkworth 1910	Represents Ngāti Manuhiri as an iwi authority for RMA purposes	Post-settlement governance entity under Ngāti Manuhiri Claims Settlement Act 2012		Chair: Terrence (Mook) Hohneck info@ngatimanuhiri.iwi.nz	RMA Kaitiaki kaitiaki@ngatimanuhiri.iwi.nz
Te Kawerau ā Maki	Te Kawerau Iwi Settlement Trust		Represents Te Kawerau ā Maki as an iwi authority for RMA purposes	Post-settlement governance entity under Te Kawerau ā Maki Claims Settlement Act 2015		Executive Chair: Te Warena Taua s9(2)(a)	Kaitiaki: Robin Taua-Gordon s9(2)(a)
Ngāi Tai ki Tāmaki	Ngāi Tai ki Tāmaki Tribal Trust	PO Box 141 Clevedon Auckland 2248	Represents Ngāi Tai ki Tāmaki as an iwi authority for RMA purposes			Chairperson: James Brown c/- s9(2)(a) (office manager)	Kaitiaki Unit kaitiaki@ngaitaitamaki.iwi.nz
	Ngāi Tai ki Tāmaki Trust			Post-settlement governance entity under the Ngāi Tai ki Tāmaki Claims Settlement Act 2018		Jacque Lindsay s9(2)(a)	
Te Patukirikiri	Te Patukirikiri Iwi Trust	103 Herewaka Street Thames 3500	Represents Te Patukirikiri as an iwi authority for RMA purposes	Post-settlement governance entity [deed of settlement signed 07 Oct 2018]		CEO: William Peters s9(2)(a)	

Ngāti Paoa	Ngāti Paoa Iwi Trust	Level 12 Britomart Place Auckland	Represents Ngāti Paoa as an iwi authority for RMA purposes	Post-settlement governance entity [deed of settlement signed 20 March 2021]		Kaiarahi: Haydn Solomon kaiarahi@ngatipaoaiwi.co.nz	Taiao Manager: Crystal Cherrington kaitiaki@ngatipaoaiwi.co.nz environment@ngatipaoaiwi.co.nz
	Ngāti Paoa Trust Board	PO Box 204 144 Highbrook Auckland 2161	Represents Ngāti Paoa as an iwi authority for RMA purposes			Principal Officer: Dave Roebeck nptb@ngatipaoatrustboard.co.nz	
Hako	Hako Tūpuna Trust			Post-settlement governance entity [confirmed 26 August 2014]	In Treaty settlement negotiations	Contact: Josie Anderson s9(2)(a)	
Ngāti Maru (Hauraki)	Ngāti Maru Runanga Trust	PO Box 37 Thames 3540	Represents Ngāti Maru as an iwi authority for RMA purposes	Post-settlement governance entity [deed of settlement initialled 8 Sep 2017]	In Treaty settlement negotiations	Manager: David Taipari office@ngatimaruiwi.nz	
Ngāti Tamaterā	Ngāti Tamaterā Treaty Settlement Trust	PO Box 28 Thames 3540	Represents Ngāti Tamaterā as an iwi authority for RMA purposes	Post-settlement governance entity [deed of settlement initialled 20 Sep 2017]	In Treaty settlement negotiations	Chair: Antony Royal chair@tamatera.iwi.nz	RMA Kaitiaki rma@tamatera.iwi.nz
Te Ākitai Waiohū	Te Ākitai Waiohū Iwi Authority	PO Box 59 185 Māngere Bridge Auckland 2151	Represents Te Ākitai Waiohū as an iwi authority for RMA purposes			Chairperson: Karen Wilson tawia@teakitai.com	RMA Contact: Nigel Denny kaitiaki@teakitai.com
	Te Ākitai Waiohū Settlement Trust			Post-settlement governance entity deed of settlement initialled 23 Dec 2020]	In Treaty settlement negotiations		
Ngaati Whanaunga	Ngaati Whanaunga Incorporated Society		Represents Ngaati Whanaunga as an iwi authority for RMA purposes			Boni Renata General Manager s9(2)(a)	

	Ngaati Whanaunga Ruunanga Trust			Post-settlement governance entity deed of settlement initialled 25 Aug 2017]	In Treaty settlement negotiations		
Ngāti Te Ata	Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohū		Represents Ngāti Te Ata as an iwi authority for RMA purposes			Manager: Karl Flavell	RMA Kaitiaki taiao@ngatiteata.iwi.nz
	Ngāti Te Ata Claims Support Whānau Trust				Mandate recognised by the Crown for Treaty settlement negotiations	Chair: Josie Smith s9(2)(a) [REDACTED]	

Attachment 3 – Project area details



Attachment 4 – Project concept

PROPOSED OVERALL DEVELOPMENT - GROUND FLOOR

