

Drury Metropolitan Centre Fast-track

Auckland Council Specialist Memo

Annexure 5:

Development Engineering

Maria Baring

11 August 2025

Development Engineering Memo

Prepared by: Maria Baring, Project Manager Regulatory Engineering, Auckland Council

Date: 11 August 2025

1. This memo addresses development engineering aspects of the Drury Metropolitan Centre proposal.

Qualifications and Experience

2. My name is Maria Baring, and I currently hold the position of Project Manager at Auckland Council. I hold a bachelor's degree in civil engineering from the University of San Carlos in the Philippines. I am a member of Engineering New Zealand [1010183].
3. I am a project manager for premium applications at Regulatory Engineering South and have held this position for approximately three years. I was a senior development engineer prior and held the position for five years and a development engineer for eleven years.
4. I have approximately 19 years of professional experience in Resource Consents processing. In this position I have processed the following applications of a similar nature:
 - a. The major upgrade, including enabling works of State Highway 20A and associated local roads.
 - b. Earthworks and stormwater controls associated with the enabling works for the Manukau Rail at Hayman Park, Manukau City
 - c. Auckland Transport for Eastern Busway Stages EB2, EB3R, EB3C, and EB4L Link Road
 - d. Hindu Temple at 378 Ararimu Road, Drury
5. In this capacity, I also process Engineering Plan Approval applications. The engineering plan approvals involve installing an infrastructure asset like public stormwater and wastewater drainage and public water supply. The Engineering approval process will consult with the asset owners [Healthy Waters, Watercare Services, Transpower, Auckland Transport] and other asset owners, to ensure that any connections or changes to public infrastructure are undertaken appropriately and maintain the effectiveness and efficiency of all the public infrastructure assets.

Code of Conduct

6. I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (**Code**) and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Specialist Assessment

Land disturbance – District

7. All work will be supervised by a suitably qualified engineering professional. In supervising the work, the suitably qualified engineering professional will ensure that they are constructed and otherwise completed in accordance with Drury Centre Stage 2 Addendum Geotechnical Investigation Report prepared by CMW Geosciences reference no. AKS2023-0072 V3 dated 21 March 2025.
8. Certification from a suitably qualified engineering professional responsible for supervising the works will be provided to Council confirming that the works have been completed in accordance with the above, within twenty working days following completion. The written certification will be in the form of a geotechnical completion report acceptable to the council.
9. The land disturbance will not result in any instability of land at or beyond the boundary of the properties where the land disturbance occurs.
10. The subject sites will be recontoured and the overland flows/flood plains will be redirected to the proposed roads. The applicant will provide Final Overland Flow Path plan prepared by a suitable qualified professional to the satisfaction of the Council identifying the following:
 - A lay-out plan of the overland flow path for the site with 1% AEP flood level
 - As-built plans for the cross-sections and long sections of the overland flow path showing the 1% AEP flood level
11. The filling of the overland flow paths and flood plains must not result in adverse changes in flood hazards beyond the site. Healthy Waters of Auckland Council reviews the flood modelling and will include in their memo that the earthworks will not increase flooding on land not owned by developer Kiwi Property.

Natural Hazards

12. Healthy Waters of Auckland Council reviews the flood modelling and will provide their assessment. The proposed condition 80 will ensure that the proposed development covers the requirements of E36. The mitigation proposed will minimise the risk of adverse effects to other people, property, and the environment.

Infrastructure (Three Waters, Power and Telecommunications)

13. Watercare Services Limited (wastewater and water supply) provided their memo and in general supported the development subject to upgrades of pump stations and extension of supply of water to service the development. The wastewater and supply of water will be with Veolia for engineering approval.
14. Healthy Waters who are the asset owners of stormwater and communal devices will provide a memo and ownership of the vested assets is subject to their approval.

15. The applicant must make provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground.

Subdivision – Urban

16. The function of flood plains and overland flow paths will be able to safely convey flood waters subject to Healthy Waters review of the flood modelling. The development will enable to mitigate flooding to people and property upstream or downstream of the Precinct at the Engineering Plan Approval stage.

Recommended additional conditions

Ensure supervision and certification of geotechnical works.

DE.1. The construction of permanent earth bunds, retaining walls and building foundations and the placement and compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance Drury Centre Stage 2 Addendum Geotechnical Investigation Report prepared by CMW Geosciences reference no. AKS2023-0072 V3 dated 21 March 2025.

DE.2 Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with above condition, within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.