Attachment 2 – Written Proof of Iwi Engagement Evidence in relation to Wildlife Impacts

Minutes: Te Kowhai East (**TKE**) – Bluehaven Development Hui
Date: 12 May 2025
Time: 9:30 AM – 11:00 AM
Location: Robert Harris (conference room) Te Rapa

Present:

- Wayne Harris – Ngāti Wairere
- Harry Wilson – THAWK – Ngāti Koroki Kahukra
- Jo Kukutai – Ngāti Māhanga
- Sonny Matenga – Ngāti Tamainupo
- Nathan York (Bluehaven Group)
- Norm Hill – Facilitator – Ngāti Reko

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1. Karakia Timatanga – Sonny Matenga
2. Presentation: Nathan York

A. Project Overview

- Project located on the northern boundary of Hamilton City and currently in Waikato District Council area. Collaboration needed between Councils due to jurisdictional crossover.
- Originally the TKE project land-use was mixed-use zoning: predominantly residential, with some minor commercial.
- TKE project made a Fast-Track referral application in 2024. It was initially identified as fast track project (i.e. 2A list), but when the Fast-Track legislation TKE ended up on the 2B list.
- TKE is now looking to resubmit a new Fast-Track referral application this month, but as predominantly industrial land-use with minor commercial (2 small centres with playgrounds). Updated master-plans and staging were provided at the hui.
- TKE is approx.200 ha total land area between Te Kowhai Road and Onion Road, with approx. 140ha of net developable land.
- Engagement with HCC and WDC ongoing.

B. Land Use and Planning

- Initial proposal focused on residential development.
- HCC sees a higher need for Industry land in north of Hamilton, as Te Rapa and surrounding area are largely used up, and very limited new supply available.
- HCC supports the industrial use of TKE, which also aligns well with the Future Proof strategy.
- TKE also has good strategic benefit with adjacency/links to new Rotokauri area.
- If unsuccessful with Fast-Track, TKE will likely seek a Plan Change process, hopefully with the support of HCC.
- TKE are proposing no wet industrial users, or heavy industrial with high emitters.

C. Infrastructure and Environmental Considerations

- Wastewater: Connections to Pukete facility, and/or insitu.

- Water: hybrid model combining rainwater harvesting, bores, and council supply. Use of greywater proposed.
- Transport: Local roundabout and road upgrades will be required over time. Multimodal approach to transport design.
- Stormwater: On site and integrated as part of Mangaheka catchment.
- Existing land use: small-scale/uneconomic dairy (class 2 land).
- Ecology:
    - Mudfish identified in second round of surveys. Current proposition is to translocate to Rotokauri Lake, as demonstrated with other developments.
    - No bats or frogs or other species have been identified.
    - Being located in Mangaheka catchment, Tangirau wetland is a significant asset for Waikeri Marae (Ngāti Reko)
    - Preliminary ecological and engineering reports in draft form.

D. Cultural and Heritage Engagement

Mana Whenua Engagement:

- Ngāti Māhanga – desire to lead and complete own CIA.
- Ngāti Reko – heritage assessments undertaken within Mangaheka catchment and Tangirau wetland.
- Jo explained the partnership with Fonterra referencing the Mangaharakeke Pā (preservation and heritage design) as an example of what works well for mana whenua.
- Emphasis on early engagement and "no surprises" kaupapa.
- Advised that Waikato-Tainui are invited as of right to these hui, however the tribal authority typically reverts to mana whenua to address engagement.

Cultural Impact Assessment:

Key Themes Identified in previous reports within Rotokauri/Te Kowhai:

I. Whakapapa – Cultural identity, design principles, recognition of mana whenua.

II. Waahi Taonga – Heritage site protection, cultural monitors.

III. Ngā Wai Ora – Integrated management of three waters, wetlands.

IV. Mahinga Kai – Protection and restoration of taonga species and biodiversity.

V. Kotahitanga – Partnership outcomes such as procurement pathways, employment and training initiatives, scholarships and education

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E. High-level programme

- Fast Track referral application - May 2025.
- Preparation of Fast Track application (assuming positive referral application) – est. August 2025 – March 2026.
- Fast Track application to EPA – early/mid-2026.
- Commencement of earthworks – est. late 2026/early 2027 (summer season).
- Total project timeframe is 10+ years.

F. Next Steps / Actions

- Nathan York to confirm land ownership of landholdings in the area between Te Kowhai East and Fonterra (east side of SH1).

- Circulate plans, maps and technical reports to mana whenua representatives.
- Distribute hui minutes to all attendees.
- Draft and share the draft Terms of Reference (ToR) for ongoing mana whenua engagement.
- Provide examples of Memorandums of Understanding (MOUs).
- Schedule a site visit.
- Prepare an updated timeline covering Fast Track application, and high-level development programme.
- Contact details to be provided by the parties.
- Diarise future hui, maybe regular hui every 2 months as a catch-up opportunity.
- Mana whenua invited to participate in workshops when preparing Fast-Track application, assuming project is referred/accepted.

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3. Karakia Whakamutunga - Wayne Harris 11:00 AM

Te Kowhai East Agenda

7 July 2025

1. Karakia Timatanga.
2. Previous hui (6/5/25) meeting minutes
3. Actions:
    - Confirm land ownership of landholdings in the area between Te Kowhai East and Fonterra (east side of SH1)
    - Draft Terms of Reference (ToR) for ongoing mana whenua engagement
    - Schedule a site visit
    - Prepare an updated timeline covering Fast Track application, and high-level development programme
    - Contact details to be provided by the parties
    - Mana whenua invited to participate in workshops when preparing Fast-Track application, assuming project is referred/accepted
4. Update on Fast-Track Referral application
5. Proposed water take consent
6. Next Steps/Action
7. Karakia Whakamutunga

Minutes: Te Kowhai East (TKE) – Bluehaven Development Hui

Date: 7 July 2025

Time: 9:30 AM – 11:00 AM

Location: Robert Harris (conference room) Te Rapa

Present:

- Harry Wilson – THAWK – Ngāti Koroki Kahukura (THAWK)
- Kahurimu Flavel – Waikato Tainui
- Sonny Matenga – Ngāti Tamainupo
- Nathan York (Bluehaven Group)
- Norm Hill – Facilitator – Ngāti Reko

2. Apologies
Wayne and Jo.

3. Whakawhanaungatanga

4. Mana Whenua Engagement

- Engagement is underway regarding the water take application.
- RITS standard currently allows for 800,000m^3 per annum, but Te Kowhai East (TKE) only needs 50,000–100,000m^3.
- RITS assumes 45 people per hectare – not appropriate for TKE context.
- Options to scale consent to actual need and return excess to iwi were discussed.
- Discussion included rainwater harvesting, metering, and ensuring only necessary and consentable water is used.
- Suggestion: any unused allocation should return to iwi.
- Return on Investment (ROI) options were raised, including:
    - Water gifted back to the awa, tribes, marae, schools, nurseries.
    - Social procurement mechanisms.
    - Puna Pakihi opportunities, potentially supported via Whanake Team.

5. Environmental Considerations

- Mangaheka stormwater catchment and broader stormwater infrastructure were discussed.
- Connection to Hamilton reticulated wastewater system and implications.
- Far Western Interceptor updates.
- Current land use is dairy farming – contaminants present.
- Wetlands will be used for stormwater treatment.
- Mudfish relocation (Waiwhakareke) noted as part of environmental responsibilities.

6. Regulatory & Consent Process

- Application is now in the queue.
- Need to clarify approach to unused allocation.
- EPA is expected to respond within 3 months.
- Stakeholder engagement includes WDC, WRC, NZTA, and HCC, alongside mana whenua.

7. Governance & Documentation

- Terms of Reference (ToR) to be circulated for feedback.
- Wānanga and Kawenata (covenant) planning underway.

8. General Business

- Harry: Hosted Master Builders – interest in local profiles.
- Sonny: Update on Waingaroa Marae.
- Harry: Updates on Tauwhare Marae and Ruakiwi.
- Kahu: Provided overview of tribal activities, including educational opportunities CHI qualifications mentioned as relevant to project skills and workforce development.

Action Points / To Do:

- Schedule and organise wānanga and kawenata discussions.
- Circulate Terms of Reference for feedback.
- Finalise and send minutes to all attendees.

Karakia Whakamutunga
Closed by Harry at 11:30am.

Minutes: Te Kowhai East (**TKE**) – Tangata Whenua Working Party (**TWWP**) Hui
Date: 10 Nov 2025
Time: 9:30 AM – 11:00 AM
Location: Mathers Road, Te Kowhai and Coffee Club at The Base.

Present:

- Harry Wilson - THAWK – Ngāti Koroki Kahukura
- Sonny Matenga - Ngāti Tamainupo
- Kahurimu Flavell - Waikato-Tainui (WT)
- Nathan York - Bluehaven Group/TKE LP
- Norm Hill - Ngāti Reko & Facilitator

1. Apologies

    - Wayne Harris - Ngāti Wairere
    - Jo Kukutai - Ngāti Māhanga
    - Menzies Bradley - Ngāti Haua

2. Karakia Timatanga

    - Opened by Norm

3. Previous minutes

    - Meeting minutes of 8th September 2025 confirmed.

4. Site visit

    - Mana whenua met on site with Nathan to gain a better understanding of the scale, layout, and key features of the project area.
    - The visit helped provide context and a clearer perspective of the site in relation to its cultural and environmental values, and an understanding of the infrastructure requirements.
    - Nathan confirmed that TKE has now been referred as Fast-Track project and able to proceed to the substantive consenting phase.
    - This means the technical reports and the Cultural Impact Assessment (**CIA**) can now be progressed and further developed to support the next stage of the process.

5. Water take update

    - Nathan provided an update on the water-take application, including that Regional Council are continuing with the application now that TKE has been referred.
    - Options will be explored for returning unused water allocation to WT and HCC.

- Kahu confirmed that WT would like to return surplus water back to the awa. Although it was noted that any surplus could be used by other users.

Reaffirm points

- 3 mudfish and watercourse surveys have been undertaken at appropriate intervals over the past 3 years. A total of 11 mudfish were identified, which will require relocation and protection. TKE suggested an approach of relocating the mudfish on site into protected scallops on the stream edge.
- Draft stormwater design document has been submitted by TKE, as part of hui information for feedback.
- Reaffirming the development area is in the Mangaheka catchment.
- No archaeological sites identified thus far. Keen to receive feedback on archaeologists, as Warren Gumbley and Sian Keith's are busy with no capacity. May have to use others that will need to be managed.
- Partnership opportunities to be explored. It was noted that CDL / Te IAWAI: opportunities identified through iwi nurseries, supporting local employment, restoration, and kaitiakitanga.

6. Engagement

- Mana whenua would like to hold a final hui in December 2025 to map out next year's work plan/gantt chart including upcoming hui, technical report updates, and the progression of the CIA.
- Norm has the group's support to continue leading the development of the CIA.
- Karakia aromatawai (assessment of whenua) was undertaken by Harry to provide insights into the TKE site from a spiritual context.
- Mana whenua have expressed their satisfaction with the consultation carried out so far.

7. Next Steps

- Confirm other suitable external archaeologists.
- Progress Kawenata.
- Hui to be held in December 2025 to map out the year of work for 2026.
- Feedback on draft stormwater design document.

Karakia Whakamutunga

- Closed by Norm

Minutes: Te Kowhai East (**TKE**) – Tangata Whenua Working Party (**TWWP**) Hui
Date: 15 May 2026
Time: 9:00 AM – 11:00 AM
Location: Robert Harris, Te Rapa.

Present:

- Harry Wilson - THAWK – Ngāti Koroki Kahukura
- Sonny Matenga - Ngāti Tamainupo
- Kahurimu Flavell - Waikato-Tainui (WT)
- Jo Kukutai - Ngāti Māhanga
- Menzies Bradley - Ngāti Haua
- Nathan York - Bluehaven Group/TKE LP

1. Apologies

    - Wayne Harris - Ngāti Wairere
    - Norm Hill - Ngāti Reko & Facilitator

2. Karakia Timatanga

    - Opened by Harry.

3. Previous minutes

    - Meeting minutes of 11 November 2025 confirmed.

4. Project update

    - Project summary was provided by email covering updated stormwater strategy; water and wastewater solutions; roading / transport update; ecological summary including update on bats, lizards, and freshwater species; archaeological summary; HPL assessment; and next steps with a focus on CIA/further hui, noting a lodgement date likely July-August 2026.
    - Report was noted / received.

5. Water-take update

    - Nathan provided an update on the water-take application and will circulate latest draft conditions from Regional Council.
    - Nathan noted that the surplus water-take consent would require the receiving entity to have the infrastructure (such as extraction, processing, distribution networks) to be able to receive and address the actual water-take.
    - It was noted that IAWAI was in a transition process of being set-up.

6. Cultural Impact Assessment (CIA)

   The following elements, were noted as key matters to be included in the CIA:

   - Cultural induction of project contractors covering history/Raupatu and whakapapa.
   - Confirming (if any) cultural sites of significance. It was noted there are currently no sites registered.
   - Establishing appropriate protocols to address koiwi.
   - Cultural monitoring of earthworks.
   - Periodic reporting and updates of the project.
   - Name placing and acknowledgment of Mana Whenua though symbolism/pou.
   - Nathan was keen to get the CIA confirmed as soon as possible.

7. Other Mana Whenua matters.

   - Mana Whenua have views on contractors who have done good work / responded well to projects from a Mana Whenua perspective. Examples include CB Civil and Waipa Civil.
   - Procurement options of iwi nurseries and supporting iwi employment initiatives discussed. Nathan was keen to progress and learn from other experiences e.g. Ruakura.
   - Menzies / Jo were going to see if Warren Gumbley could be made available to support / review archaeological mahi.

8. Application

   - It was suggested that monthly, or as required hui be set up in light of application lodgement date of July-August, most likely August. Nathan to coordinate with Norm to set up.
   - Jo requested draft AEE when its available.
   - Ideally, letter of support or submission on the project application would be provided.

9. Next Steps

   - Set up monthly hui programme.
   - Confirm Warren Gumbley's availability.
   - Feedback on project summary welcomed.
   - Circulate draft AEE and water-take consent conditions.

Karakia Whakamutunga

- Closed by Harry.

Kathryn Drew

From: Nathan York[redacted]
Sent: Monday, 18 May 2026 3:23 pm
To: Norm Hill; Harry hihiti Wilson; menzies bradley(Guest User) (Guest); Kahurimu Flavell; Jo Kukutai; Sonny Matenga; Wayne Te Kerei Harris
Subject: Te Kowhai East hui
Attachments: TKE Iwi Engagement Summary - compiled 14 05 26.pdf; TKE TWWG minutes - 15 May Nov 2026.docx; TKE TWWG minutes 10 Nov 2025.docx; APP147743-Draft Conditions-89537.pdf

Tēnā tātou.

Thanks for your time last week, good korero.

Find attached the following:

1. Draft minutes of hui 15 May 2026 (as attached and happy to take feedback / amends).
2. Draft minutes of hui - 10 November 2025 (previously sent by Norm on 21.11.25).
3. TKE project summary updated (previously sent by Norm on 14.5.26).
4. Water-take consent draft conditions (as requested).

Ngā mihi,

Nathan J. York
Chief Executive
[redacted]
Level 1, Excelsa Centre,
1 Golden Sands Drive,
Pāpāmoa Beach

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Te Horopaki o te Kaupapa

Te Kowhai East (TKE) is an industrial development covering approximately 186ha on the north western border of Hamilton City. The key components of the development include:

- Approximately 130 hectares of industrial land, providing a range of site sizes to accommodate both small business activities and larger industrial operations.
- A centrally located neighbourhood centre to support the local workforce and surrounding community.
- Open space areas throughout the site, serving multiple functions including landscaping, stormwater management, amenity, and recreation.
- Restoration and enhancement of the Mangaheka Stream corridor.
- Construction of stormwater management features, including wetlands, raingardens, and swales, to treat and manage runoff.
- New roading connections to Te Kowhai Road (SH39) at the southern end, and Onion Road at the northern end, linking the site to the wider transport network.

The project will transform the site from its current use as a dairy farm into a planned urban environment. This includes the introduction of formal stormwater management systems and ecological restoration, which are expected to improve both on site conditions and the wider catchment.

Since earlier engagement, the masterplan and supporting technical assessments have been further developed. This document provides an update on the proposal and summarises the latest design and findings.

The updated masterplan is attached within **Attachment 1**.

Stormwater Management – Te Mana o te Wai

The site is primarily located within the Mangaheka catchment, with a smaller eastern portion draining toward the Te Rapa catchment. The Mangaheka Stream flows through the centre of the site from southeast to northwest and is currently modified as a rural farm drain within Waikato Regional Council's managed land drainage network.

Stormwater from the site drains to the Mangaheka Stream, which flows to the Waipaa River and ultimately the Waikato River. This connection means that stormwater management on site can influence downstream water quality, flooding, and ecological health. The development recognises these connections and is designed to manage stormwater in a way that maintains the performance of the wider drainage network, while improving environmental outcomes.

A key benefit of the project is the transition from an existing dairy farm, which relies on informal drainage, to a planned system that manages both the quality and quantity of stormwater. This will support improved water quality and more controlled flows within both the Mangaheka and Te Rapa catchments.

The proposal adopts a "treatment train" approach, where stormwater is managed in stages across the site. The stormwater solution includes the following components:

- **At source treatment:** Raingardens and on site controls capture and treat runoff close to where it is generated.
- **Conveyance:** Open vegetated channels (e.g. swales) and piped systems convey stormwater through the site while providing additional treatment.
- **Centralised treatment and storage:** Constructed wetlands provide further treatment and store stormwater before discharge to the receiving environment.

- **Mangaheka Stream restoration:** The Mangaheka Stream corridor will be lower, widened, reshaped, and replanted to improve flood conveyance and ecological function. This includes works on two properties downstream of the site.
- **Flow management (flood control):** Constructed wetlands and the Mangaheka Stream corridor will detain and slowly release stormwater, so that flows leaving the site are consistent with existing conditions. Overland flow paths are designed to safely convey water during larger storm events and reduce flood risk to buildings and infrastructure.
- **Climate resilience:** The stormwater system is designed to accommodate increased rainfall associated with climate change.
- **Land drainage and catchment integration:** The design recognises that the Mangaheka Stream forms part of a regionally managed drainage network and aims to:
    - Maintain the existing level of service of these drain.
    - Avoid increasing downstream flooding or ponding duration.
    - Work with the natural drainage patterns of the wider catchment.

Overall, the stormwater strategy is intended to improve water quality, maintain drainage performance, and support the health and wellbeing of downstream waterways, compared with the current farming use of the land. The Preliminary Stormwater Management Concept is included in **Attachment 2**.

Water Supply and Wastewater Solutions

The development will be delivered in stages. Where required, interim servicing solutions may be used to ensure each stage has reliable water supply and wastewater services. Any interim measures will be designed in accordance with relevant standards and will ensure no adverse effects on the wider network.

The long-term water and wastewater solutions are:

- Water supply will be provided through an extension of Hamilton City Council's (HCC) existing network. Security of supply will be supported by a new surface water take consent, from the Waikato Regional Council, which will ultimately be operated and maintained by HCC and will provide for abstraction at the HCC municipal plant. A water reservoir is also proposed to provide the area with long term continuity of supply.
- Wastewater from the development will connect to HCC's existing reticulation system. Assessments are underway to confirm whether any upgrades are needed to ensure the network continues to operate effectively. Upgrades may include storage chambers, increased pipe sizes etc.

Roading and Transport

Detailed transport modelling and assessment is currently being undertaken in coordination with HCC, using the Waikato Regional Transport Model. This work is assessing the effects of the proposal on the surrounding transport network. This assessment is ongoing, and final conclusions are not yet available. However, preliminary modelling indicates that some upgrades to the existing transport network will be required, including:

- Construction of a roundabout on SH39 at the proposed site access point.
- Urbanisation of SH39 between the site and the Koura Drive / Te Kowhai Road / Burbush Road roundabout.
- Urbanisation of Onion Road between the site access and Holmes Road.

These upgrades are intended to ensure the safe and efficient operation of the surrounding transport network as the development progresses.

Flora, Fauna and Freshwater

The proposal has been informed by ecological assessments of both terrestrial and aquatic habitats across the site, including bats, lizards, and freshwater species. The preliminary conclusions of the ecological investigations to date are:

- **Bats:** Surveys indicate a low likelihood of bat activity due to the highly modified pastoral environment and limited habitat. No bats were recorded, however precautionary measures (i.e. following of tree removal protocols) will be implemented where suitable roost trees are present.
- **Lizards:** Suitable habitat is present in grass margins and shelterbelts, with copper skinks expected in low numbers. While no lizards were observed during investigations, a capture and relocation programme will be implemented if required, with appropriate Wildlife Act authorisations to be obtained. Any lizards captured will be released to a suitable lizard release site.
- **Freshwater species (fish):** The site contains modified drain habitats that support black mudfish. The design seeks to avoid effects where practicable; however, some loss of habitat will occur. This will be addressed through the creation of new, purpose designed habitat areas within the site, including within stormwater channels and wetlands, as well as a dedicated black mudfish habitat area, to provide suitable long term habitat.
- **Habitat and ecological values:** The site is currently dominated by pasture and artificial drains, resulting in generally low ecological value. The proposal includes stream restoration, wetland creation, and new habitat areas (including for black mudfish), which are expected to improve ecological function over time.
- **Mangaheka Stream:** The Mangaheka Stream is currently a modified farm drain with limited ecological value. The proposal represents a shift to an actively managed and restored system, including lowering, widening, planting, and habitat enhancement within the stream corridor. From a kaitiakitanga perspective, this represents a positive environmental outcome over time.

Archaeology

An archaeological assessment, including site visits and soil testing, was undertaken across the site. No archaeological sites, features, or materials were identified, and there are no recorded archaeological sites within the development area. Construction activities will require training of contractors around potential discovery and thereafter will follow accidental discovery protocols.

Further, no mapped cultural sites of significance or waahi tapu have been identified within the site through available records.

Highly Productive Land

An economic assessment and a Highly Productive Land (HPL) assessment have been undertaken for the site. These confirm that the land is classified as highly productive, due to its rural zoning, soil characteristics (Land Use Capability Class 2), and its current use for dairy farming.

However, the assessment identifies that:

- There is a demonstrated need for additional industrial land in north west Hamilton, particularly in the Te Rapa area, to support future growth and employment.
- Alternative locations to accommodate this demand are limited, particularly within the same locality and market.
- The proposal represents a logical and consolidated extension of the existing Te Rapa industrial area, rather than dispersed development across rural land.

The loss of highly productive land is recognised. However, when assessed against the National Policy Statement for Highly Productive Land, the overall conclusion is that the economic, social, and infrastructure benefits of the development are considered to outweigh the long term costs associated with that loss.

Summary

From an environmental and Te Mana o te Wai perspective, the TKE development:

- Prioritises water health and ecological restoration.
- Protects and enhances wetlands, streams, and indigenous vegetation.
- Provides the ecological mitigation.
- Reduces downstream effects on the Mangaheka Stream, Waipaa and Waikato Rivers.

While development does change land use, the assessments conclude that the project delivers net positive environmental outcomes when compared with the existing baseline, consistent with the principles of kaitiakitanga, restoration, and intergenerational wellbeing.

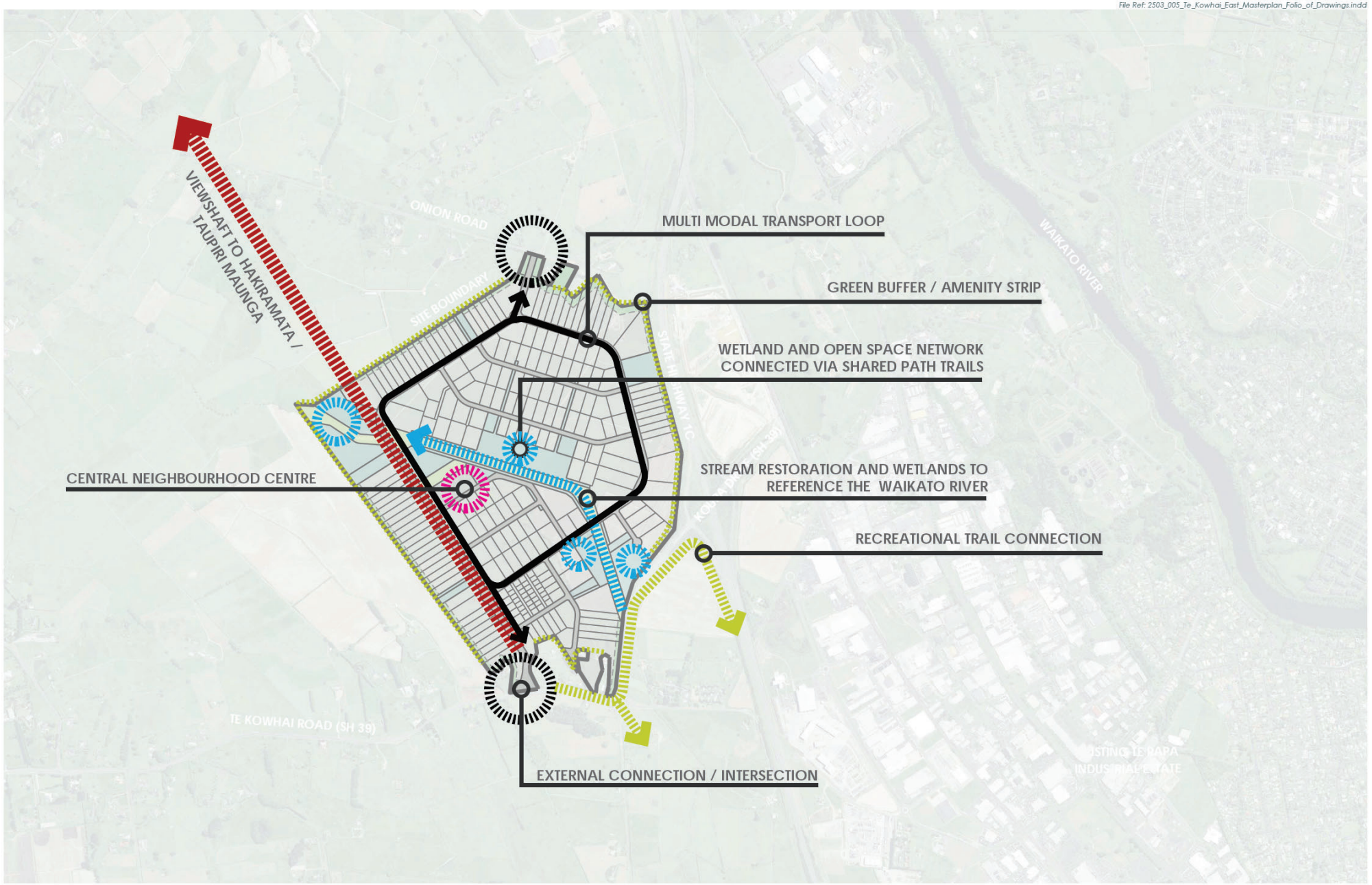
Next Steps

The following steps are proposed as the project continues to progress:

- Preparation of a Cultural Impact Assessment (CIA) and Memorandum of Understanding (MOU), as appropriate (May – June);
- Further hui with tangata whenua to discuss the proposal and findings (June – July); and
- Lodgement of the fast track consent application (July – August).

We look forward to continuing to engage with iwi as the project progresses and welcome any feedback or input during these next stages.

Attachment 1 – Updated Draft Masterplan



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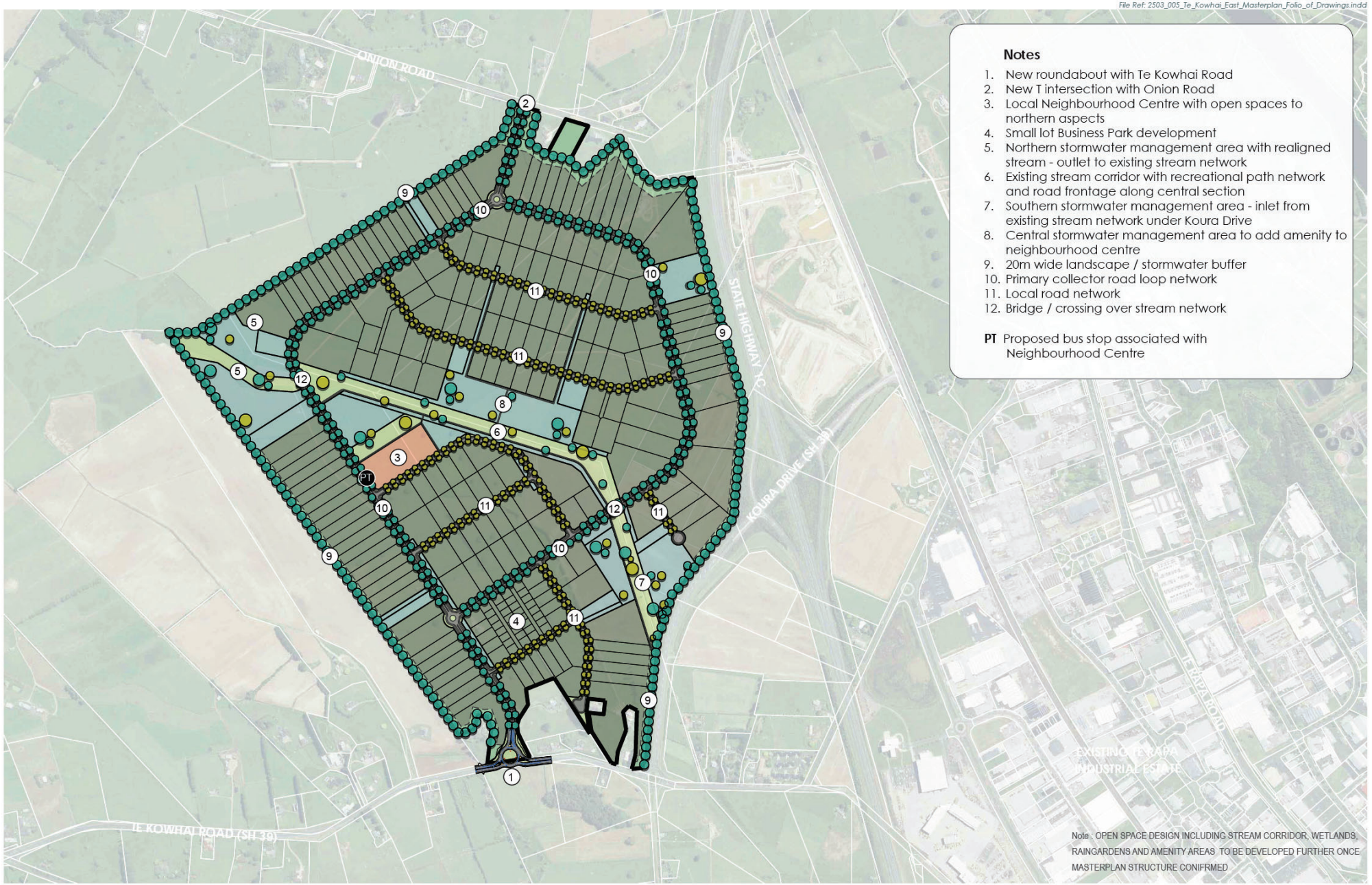
TE KOWHAI EAST MASTERPLAN

Figure 4 - Concept Diagram

Job Number: 2503 Drawing Number: 005d

| Date: 15 April 2026 | Revision: D |

Plan prepared for Te Kowhai East Limited Partnership by Adapt Studio Limited



Notes

1. New roundabout with Te Kowhai Road
2. New T intersection with Onion Road
3. Local Neighbourhood Centre with open spaces to northern aspects
4. Small lot Business Park development
5. Northern stormwater management area with realigned stream - outlet to existing stream network
6. Existing stream corridor with recreational path network and road frontage along central section
7. Southern stormwater management area - inlet from existing stream network under Koura Drive
8. Central stormwater management area to add amenity to neighbourhood centre
9. 20m wide landscape / stormwater buffer
10. Primary collector road loop network
11. Local road network
12. Bridge / crossing over stream network

PT Proposed bus stop associated with Neighbourhood Centre

Note : OPEN SPACE DESIGN INCLUDING STREAM CORRIDOR, WETLANDS, RAINGARDENS AND AMENITY AREAS TO BE DEVELOPED FURTHER ONCE MASTERPLAN STRUCTURE CONIFRMED

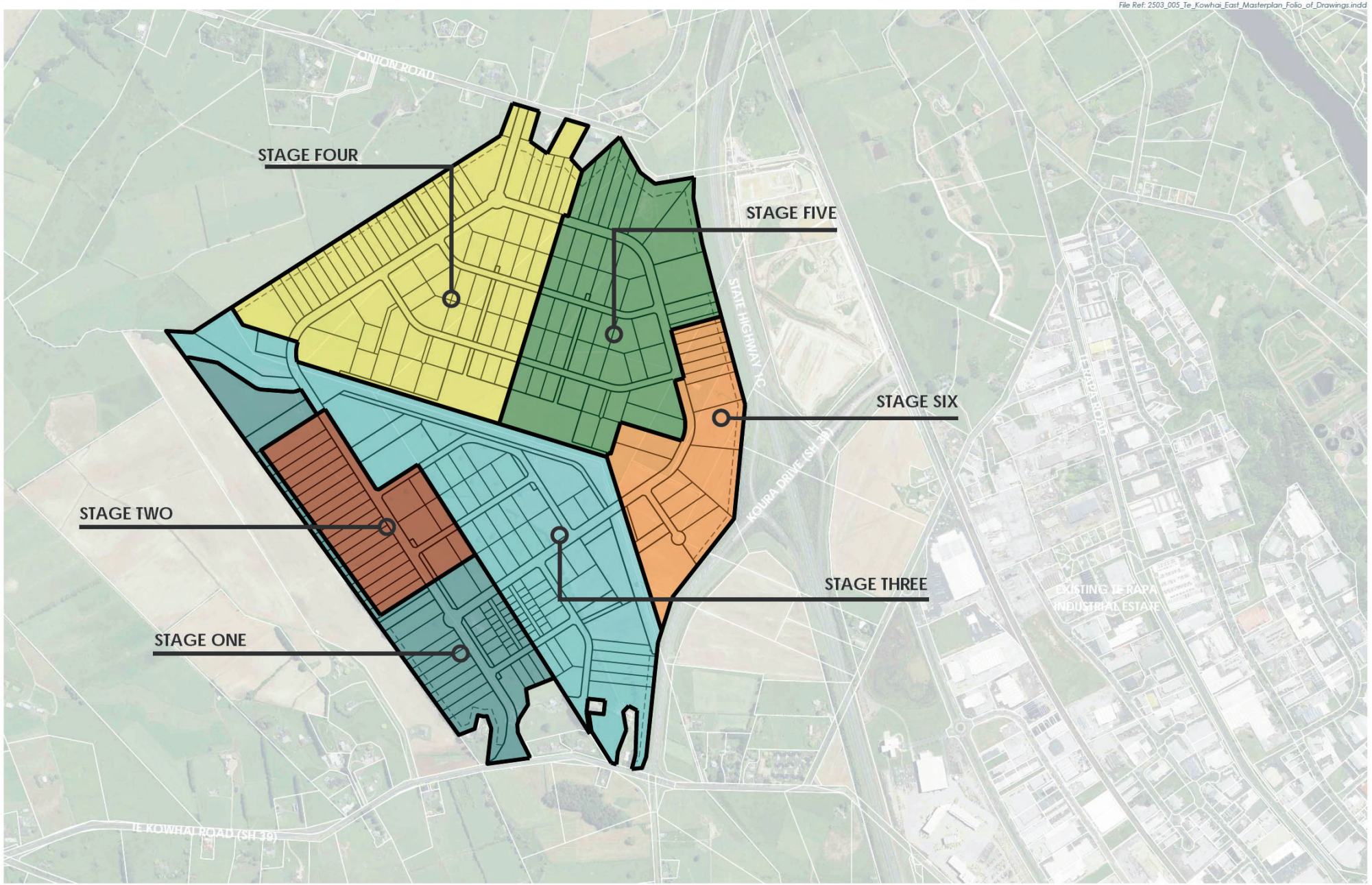
ADAPT STUDIO

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TE KOWHAI EAST MASTERPLAN

Figure 5 - Masterplan Concept

Job Number: 2503 Drawing Number: 005e
| Date: 15 April 2026 | Revision: D |
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ADAPT STUDIO

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TE KOWHAI EAST MASTERPLAN

Figure 6 - Staging Concept

Job Number: 2503 Drawing Number: 005f

| Date: 15 April 2026 | Revision: D |

Plan prepared for Te Kowhai East Limited Partnership by Adapt Studio Limited



Legend

- Primary Collector Road (28m wide and including dedicated walking / cycling paths) / Potential public transport network
- Secondary Local Road (20m wide and including dedicated wlaking paths and on road cycling)
- Laneway (12m wide - privately owned)
- Recreational Shared Path (3m wide)

Notes

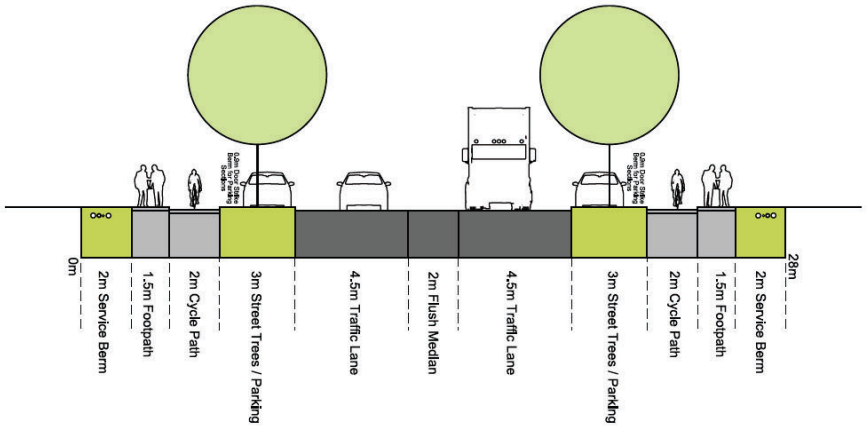
1. New T intersection with Onion Road
2. New roundabout with Te Kowhai Road
3. Proposed Recreational shared path network to connect to cross Te Kowhai Road at new roundabout. Design TBC
4. Potential at grade or seperated shared path crossing

PT Proposed bus stop associated with Neighbourhood Centre
RA Proposed Roundabout

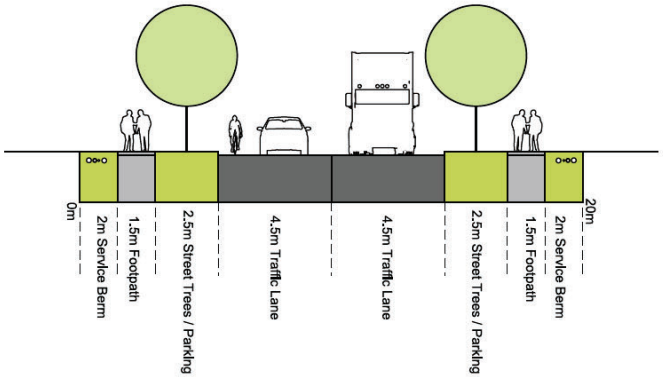
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TE KOWHAI EAST MASTERPLAN
Figure 7 - Movement Network Concept
Job Number: 2503 Drawing Number: 005h
| Date: 15 April 2026 | Revision: D |
Plan prepared for Te Kowhai East Limited Partnership by Adapt Studio Limited



Collector Road



Local Road

0 5m

1:200 @ A3

TE KOWHAI EAST MASTERPLAN

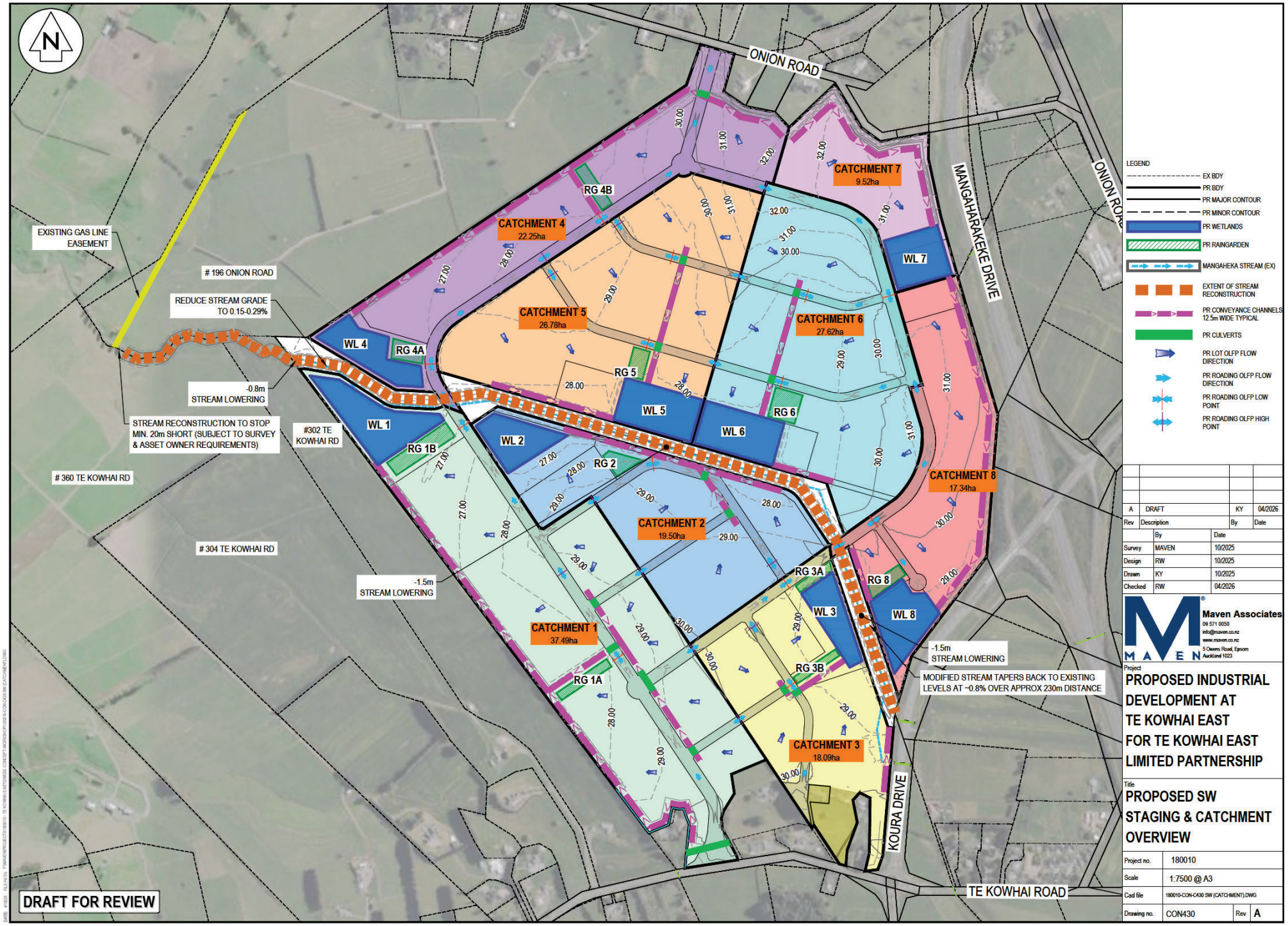
Figure 8 - Road Cross Sections

Job Number: 2503 Drawing Number: 005i

| Date: 15 April 2026 | Revision: D |

Plan prepared for Te Kowhai East Limited Partnership by Adapt Studio Limited

Attachment 2 – Preliminary Stormwater Management Concept Plan



Rev	Description	By	Date
A	DRAFT	KY	04/2026

	By	Date
Survey	MAVEN	10/2025
Design	RW	10/2025
Drawn	KY	10/2025
Checked	RW	04/2026

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Project

PROPOSED INDUSTRIAL DEVELOPMENT AT TE KOWHAI EAST FOR TE KOWHAI EAST LIMITED PARTNERSHIP

Title

PROPOSED SW STAGING & CATCHMENT OVERVIEW

Project no.	180010
Scale	1:7500 @ A3
Cad file	180010-CON-C430 SW (CATCHMENT).DWG
Drawing no.	CON430 Rev A