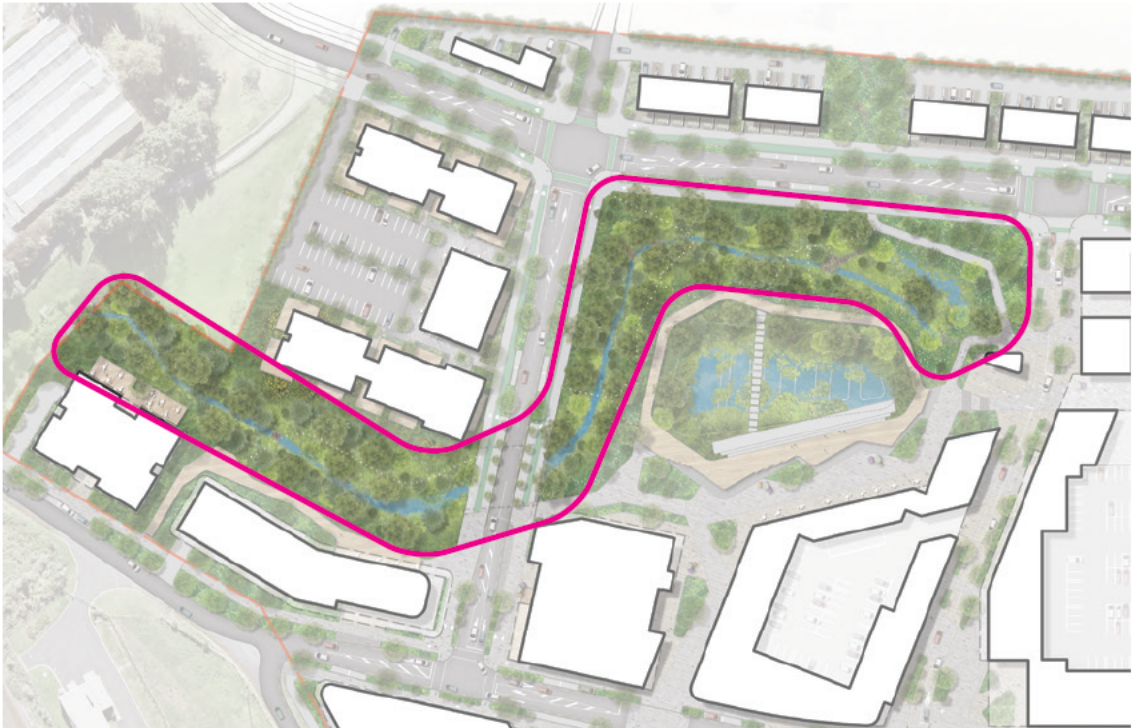


STREAM EDGE LANDSCAPE



Drury Centre Stage 2 - Stormwater

Kiwi Property Group Ltd

Agenda

- Stormwater management requirements
- Proposed stormwater management
 - Area 1
 - Area 2



Stormwater management requirements



Water quality treatment

- Eliminating and minimising the generation of contaminants for all contaminant generating impervious areas
- Treatment of all impervious areas by a stormwater management device designed in accordance with GD01/TP10

Stream hydrology:

- The site is located within a Stormwater Management Area Flow (SMAF) overlay
- Achieve equivalent hydrology to pre-development (grassed state) level
 - Provide retention (volume reduction, stormwater re-use)
 - Provide detention (temporary storage)

Flooding - Property/pipe capacity 10% AEP event

- Ensure sufficient capacity in downstream network
- Proposed network within development area will be designed in accordance with Auckland Council Stormwater Code of Practice

Flooding - Building 1% AEP event

- Ensuring development manages flooding effects so as to not worsen flood risk to people and property upstream or downstream of the Precinct
- To be developed to Auckland Council Stormwater Code of Practice

Proposed stormwater management



WOODS
EST.1970

- Stormwater requirements are in accordance with the NDC, AUP and the Drury Centre and Drury East SMP
- Two stormwater management Areas
 - Area 1 drains to Stream A / Fitzgerald Stream (~14.6ha)
 - Area 2 drains to Hingaia Stream (~9.7ha)
- Two private wetlands, 8 private raingardens and on public raingarden are proposed for Water Quality treatment and SMAF 1 Hydrology Mitigation
- A mix of at source treatment is proposed for remaining hardstands and roofed areas

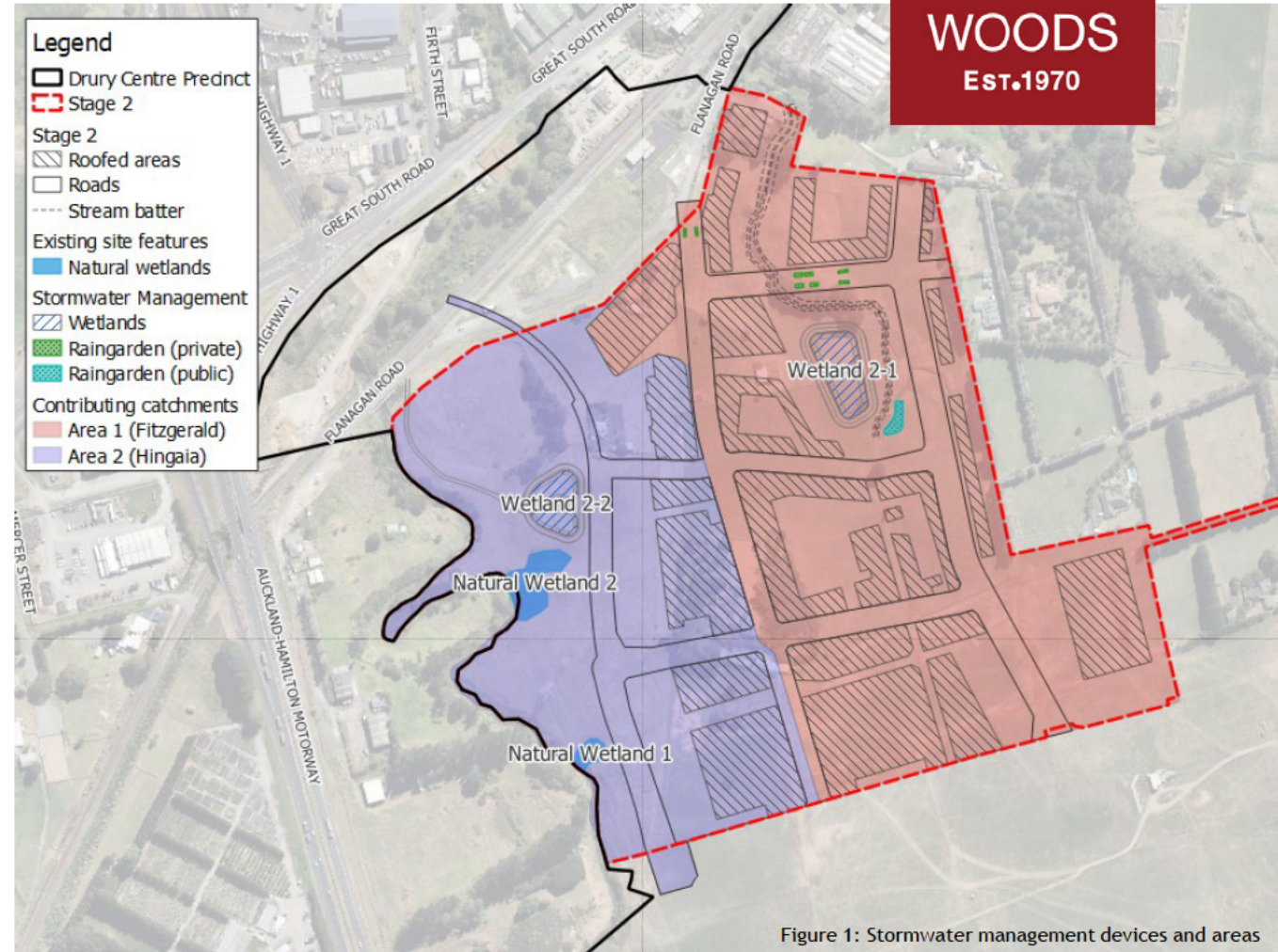
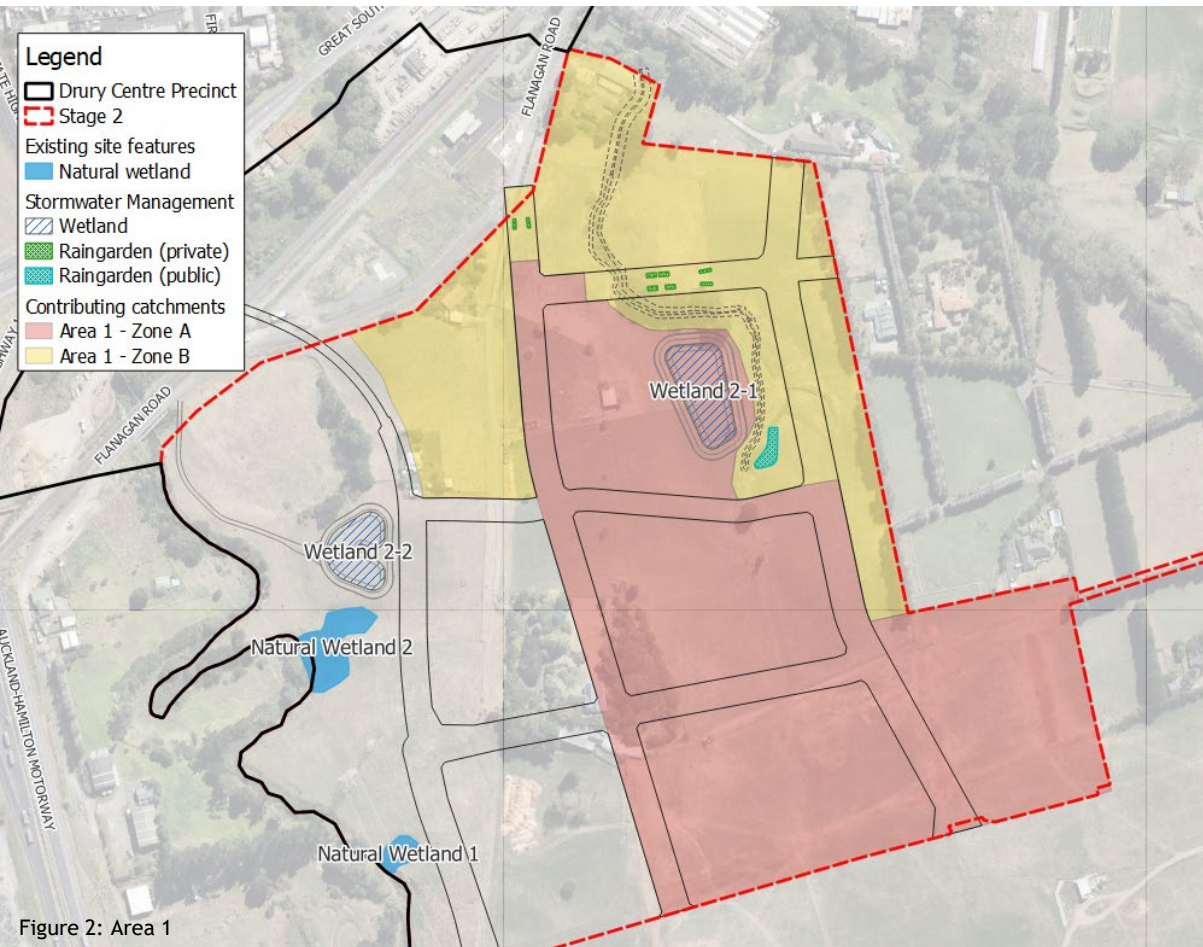


Figure 1: Stormwater management devices and areas

Proposed stormwater management



Area 1

- Drains to Stream A/Fitzgerald Stream

Zone A

- Private and public roads, hardstands and roofed areas to be treated in private Wetland 2-1

Zone B

- Private roads to be treated in private Raingardens
- Public roads to be treated in communal public Raingarden
- Hardstands and roofed areas to be treated at source

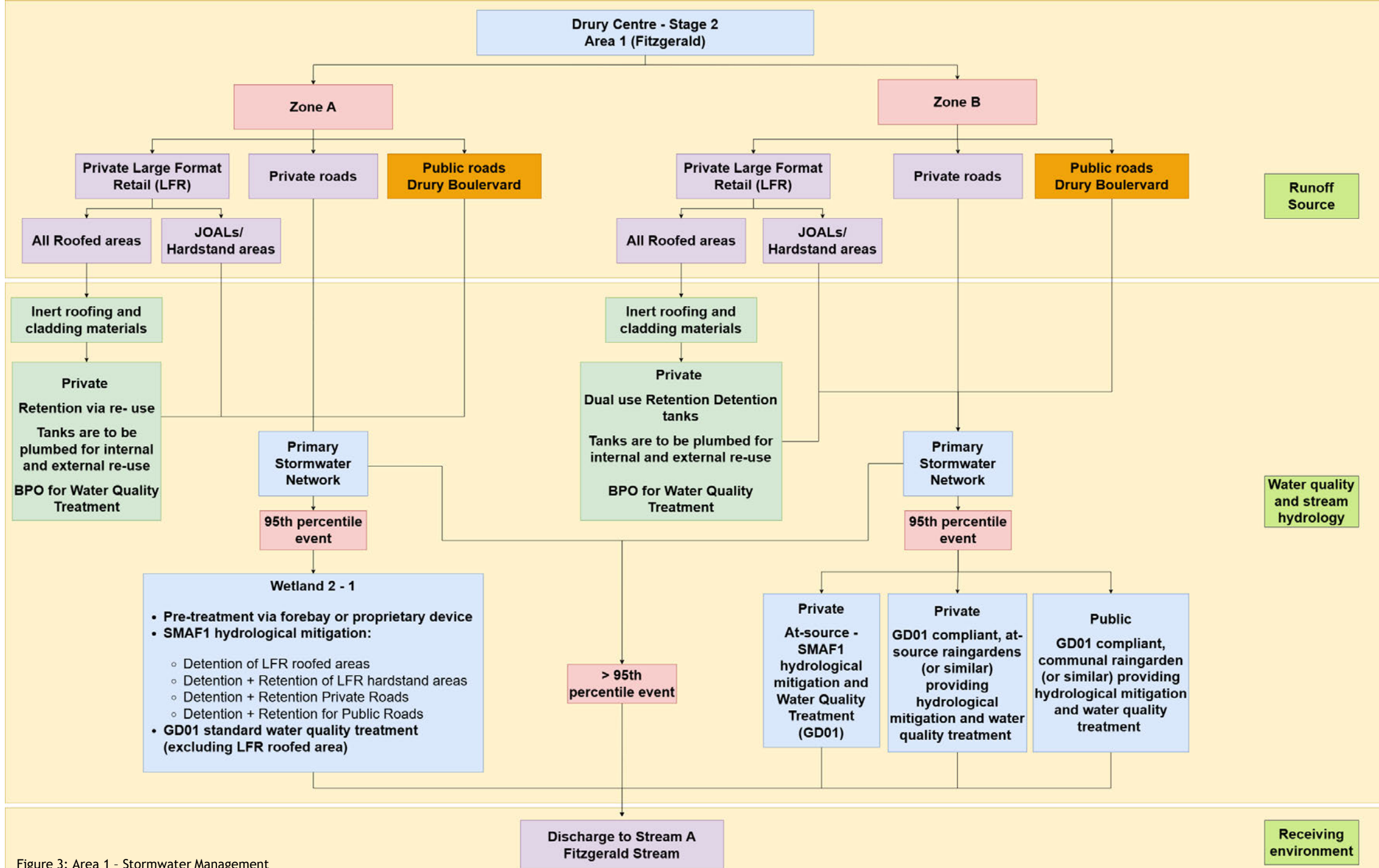


Figure 3: Area 1 - Stormwater Management

Proposed stormwater management

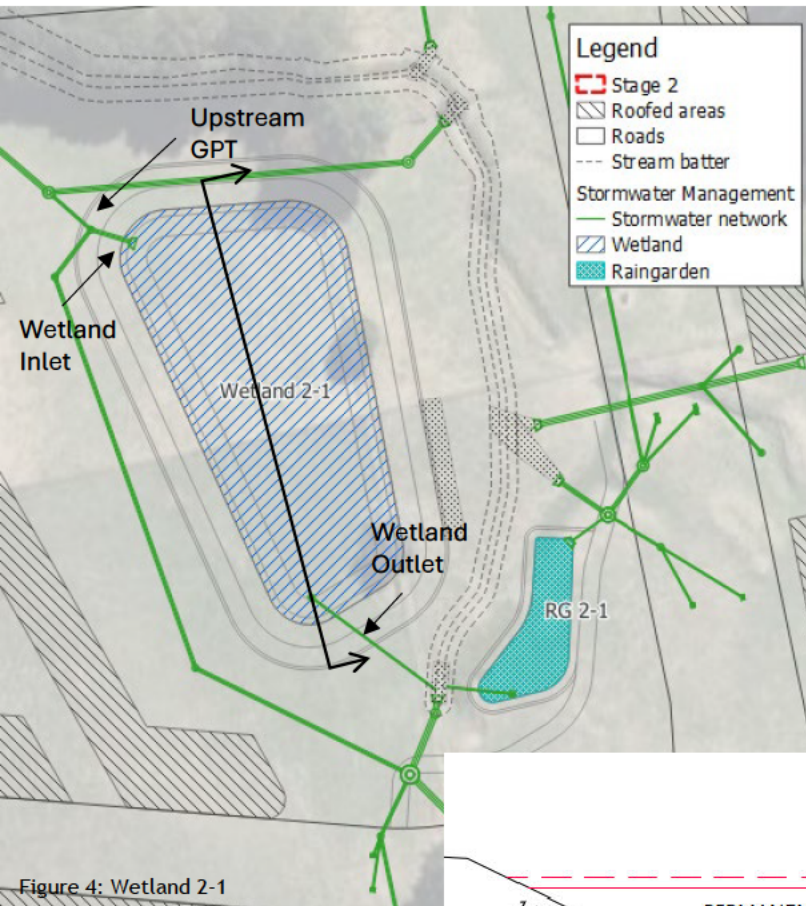


Figure 4: Wetland 2-1

Wetland 2-1

- Sized to provide water quality and SMAF 1 mitigation volumes for Zone A (Area 1) in accordance with GD01
- Upstream Gross Pollutant Trap (GPT) proposed
- Wetland outlet discharges to the top of Stream A up to the 95th percentile storm event
- Storm events >95th percentile bypass the wetland and discharge straight to Stream A

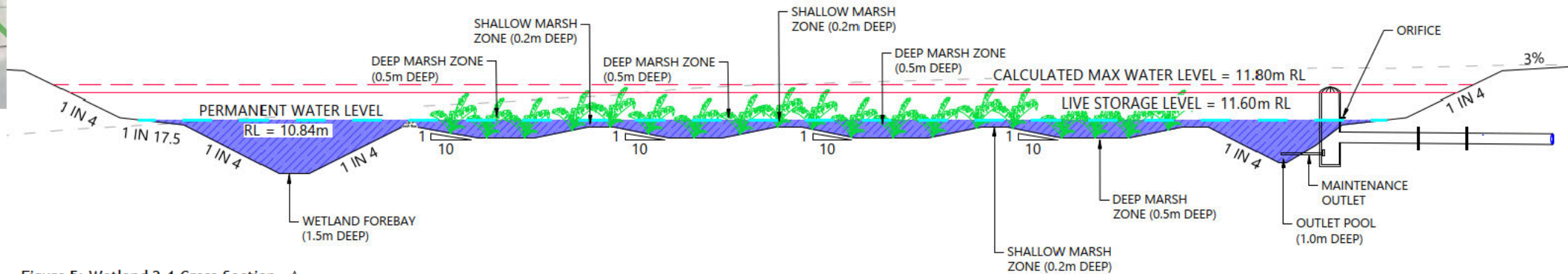
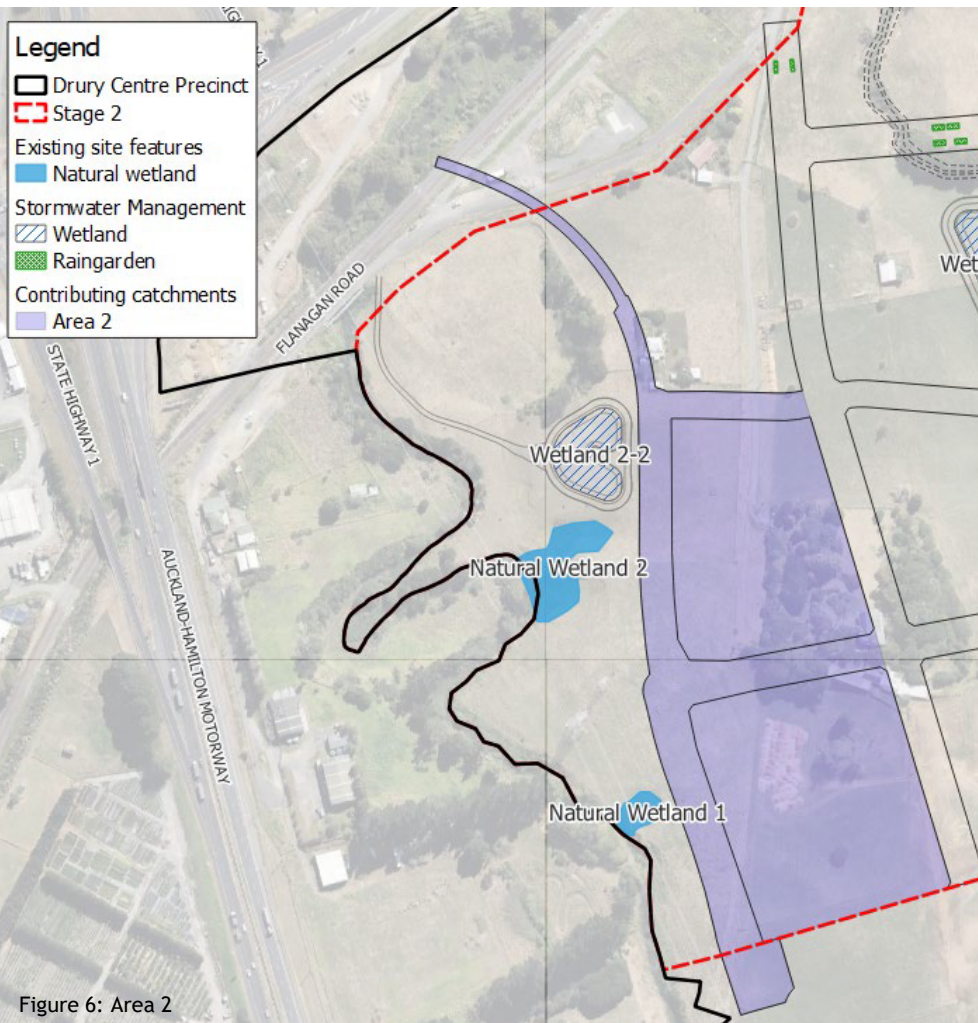


Figure 5: Wetland 2-1 Cross-Section - A

Proposed stormwater management



Area 2

- Drains to Hingaia Stream
- Private and public roads and hardstands to be treated in private Wetland 2-2
- Roofed areas to be treated at source

Figure 6: Area 2

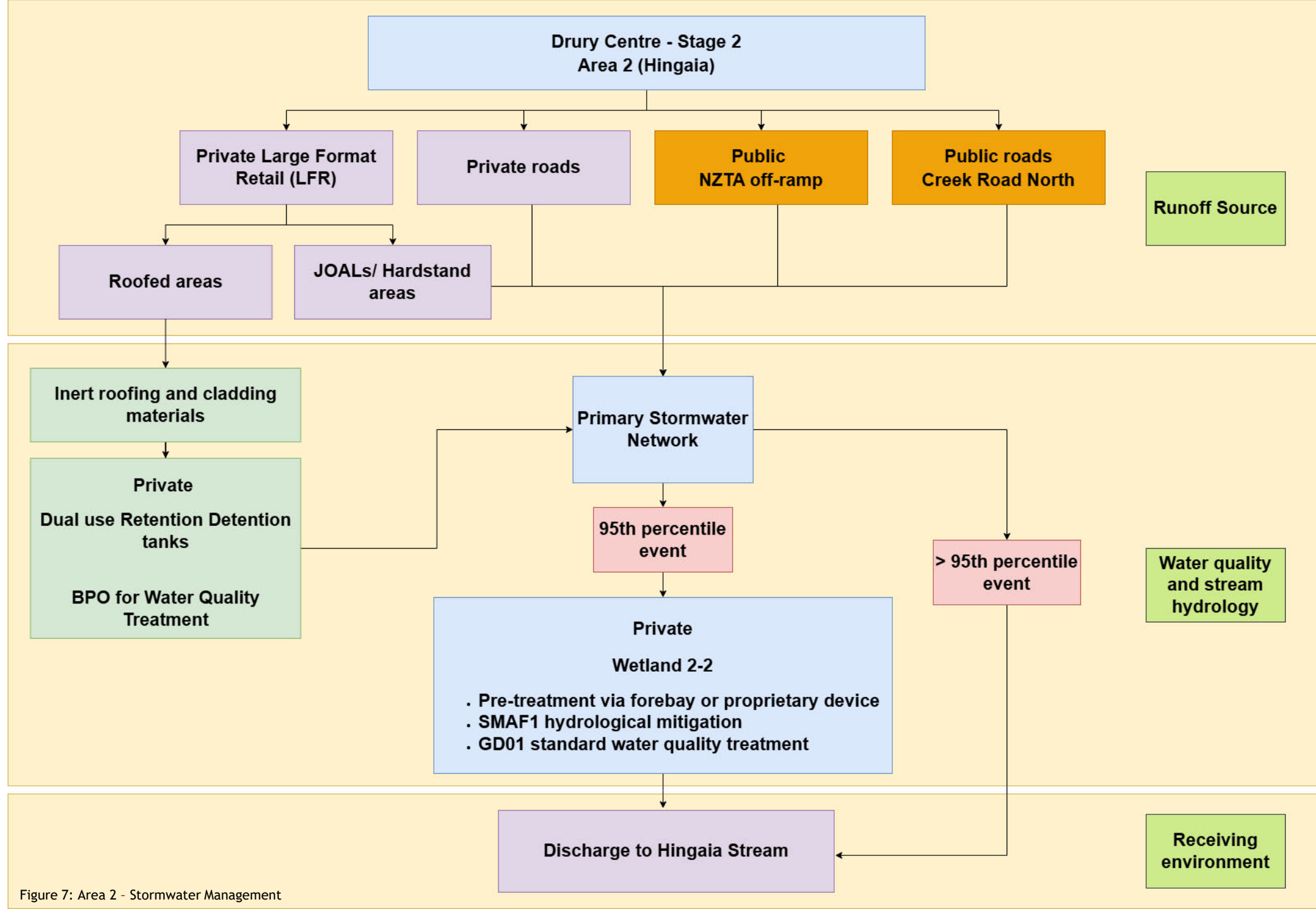
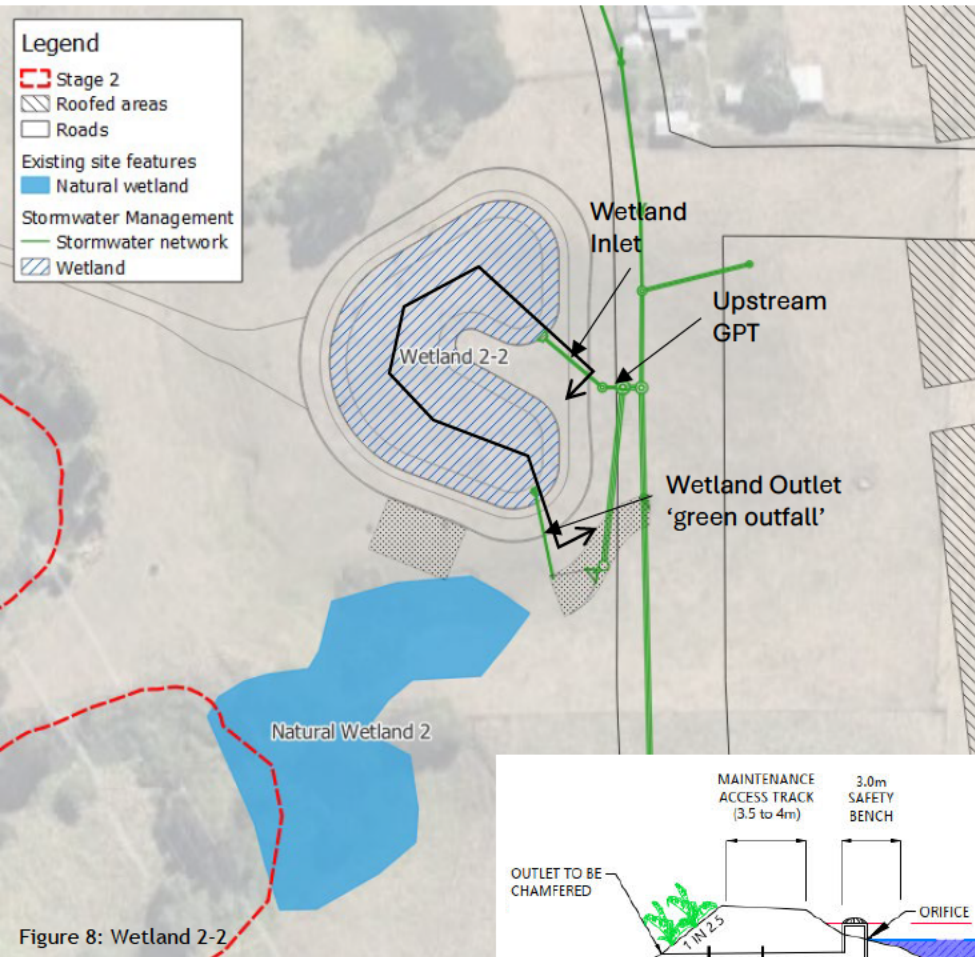


Figure 7: Area 2 - Stormwater Management

Proposed stormwater management



WOODS
EST.1970



Wetland 2-2

- Sized to provide water quality and SMAF 1 mitigation volumes for Area 2 in accordance with GD01
- Upstream Gross Pollutant Trap (GPT) proposed
- Wetland outlet discharges to the existing natural wetland up to the 95th percentile storm event
- 'Green outfall' is proposed
- Storm events >95th percentile bypass the wetland and discharge directly to existing natural wetland

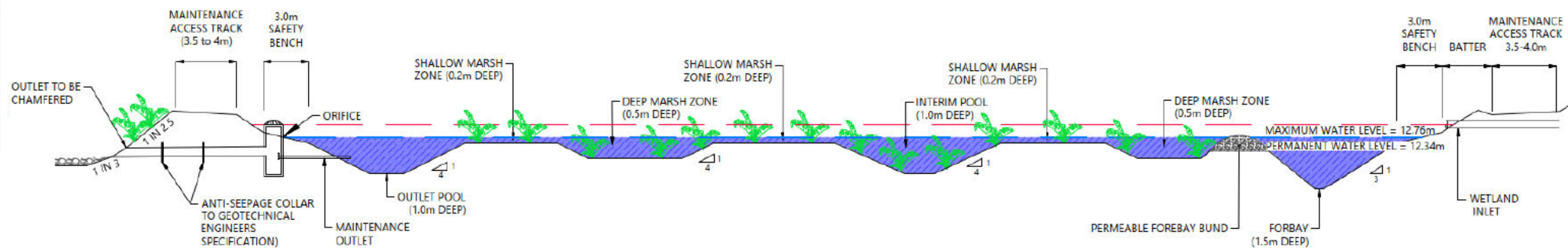


Figure 9: Wetland 2-2 Cross-Section - C

Drury Metropolitan Centre Stage 2 - Ecology

Kiwi Property Group Ltd





Ecological features

- Site assessments 2018 – 2024
- Agricultural land, minimal areas of terrestrial vegetation
- Located in lower reaches of Hingaia Stream catchment.
- Discharges to Drury Creek and the Pāhurehure Inlet (marine SEAs)

Hingaia Stream



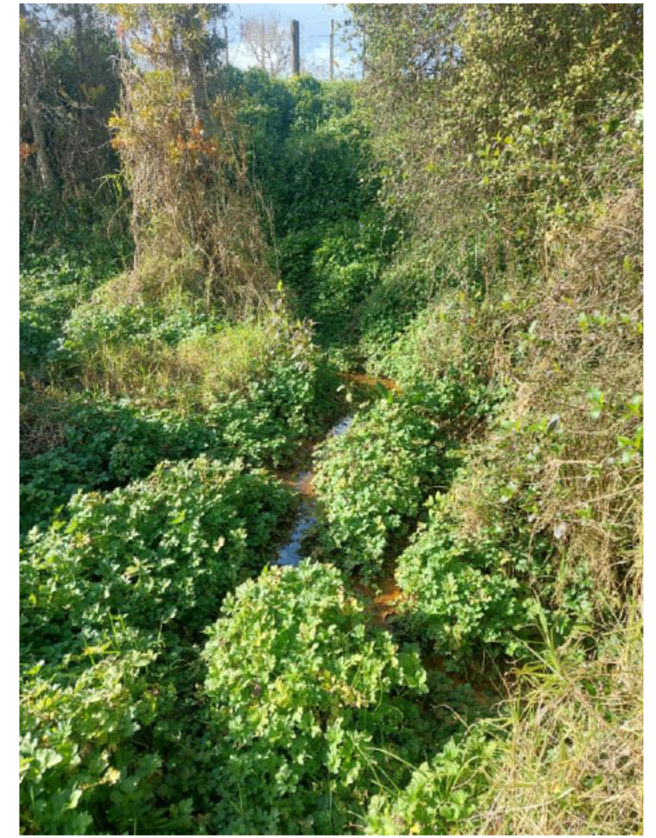
Wetlands along Hingaia Stream



Wetland 1



Wetland 2



Channel D Wetland

Headwaters - Stream A



Upper Stream A



Stream A - mid reaches



Stream A - lower reaches



Stream A Wetland



Proposed Works

- Works within/within proximity of wetlands
 - Earthworks within 10 or 100 m of Hingaia Stream Wetlands
 - Reclamation of Stream A Wetland
- Stream modification
 - Daylighting lower reaches of Stream A
 - Re-aligning upper reaches of Stream A
 - Reclamation of tributaries of upper Stream A
- Modification of flows to Stream A



	STATUS	FOR FAST TRACK CONSENT	REV
	SCALE	1:1500 @ A3	6
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P24-447-01-1151-DR	

Effects management measures

- Erosion and sediment controls
- Removal of existing fish passage barriers within Stream A and arch culvert for new road crossing
- Creation of new stream length (176 m/247 m²) comprising realigned and daylighted open channel
- Riparian planting along stream length
- Stormwater quality and quantity management via stormwater devices
- Baseflow provision to Stream A via subsoil drainage and stormwater devices
- Native Fish Relocation Plan, Bat Management Plan, Avifauna Management Plan and Lizard Management Plan
- Overall low or very low level of ecological effect for most ecological values
- Residual adverse effects not addressed:
 - Loss of 2,172 m² natural inland wetland
 - 48 m² open stream channel and 56 m² piped stream

Stream A

- The proposal does result in a net loss of ecological values and extent of Stream A.

Mana Whenua Principles achieved by the proposal:

- Base Flows maintained;
- Maintain natural route of the stream and topography;
- Excellent stormwater outcomes;
- Native riparian planting;
- Enhanced amenity; and
- Improved fish passage.

Stream A Wetland

- The proposal includes the reclamation of 2172 m² of degraded natural inland wetland, which was agreed at on-site with mana whenua to have low ecological value.
- This wetland could not be retained due to the location of the road, required by the Drury Centre Precinct.
- In addition, the change of impervious surface across the site would have impacted the hydrological function of this wetland if retained.
- The proposal includes a new stormwater wetland at the head of Stream A, which will be planted, provide high amenity to the heart of the centre and will ensure base flows are maintained within Stream A. This will provide some ecological function (however it is a treatment device as opposed to ecological offset).
- In addition, wetland 1 and wetland 2 along the Hingaia Awa are being restored and enhanced.

Appendix 5

Minutes and Presentation from Te Ākitai o Waiohū Hui



Urban & Environmental

Project: Drury Metropolitan Centre Stage 2 (Kiwi Property) Fast-Track Project – Te Ākitai o Waiohūa Hui

Date: 4 December 2024

Time: 3:00-3:45pm

Location: Online via MS Teams

Attendees:

Name	Role/Organisation
Chloe Trenouth (CT)	Te Ākitai o Waiohūa
David Schwartfeger (DS)	Kiwi Property
Cosette Pearson (CP)	Barker & Associates
Nick Roberts (NR)	Barker & Associates

Item	Detail	Action
1	Round of Introductions	
2	<p>DS provided a high-level overview / background if the work done at Drury Centre to date, including:</p> <ul style="list-style-type: none"> • Drury Centre Precinct; • Drury Stage 1 (approved under the Fast-Track consenting process) – approved and under construction; • Drury Centre train station (consented and under construction) • Drury Access Off-ramp (consented and due to commence construction in 2027); and • P2B SH1 widening to 6 lanes. 	
3	<p>Drury Centre Stage 2 Overview (presentation attached as Attachment 1)</p> <p>DS provided an overview of Stage 2 and how it connects the dots between the SH1 off-ramp, Stage 1 and the Drury Centre train station.</p> <p>Drury Centre Stage 2 has been successfully listed as a referred project under the new Fast-Track Bill. Kiwi Property's intent is not to change anything that has been agreed or worked through previously, rather to get on and get development consented and underway.</p> <p>Stage 2 provides the more fine-grained retail (integrated between the LFR and train station) – DS confirmed this is for a Town Centre as opposed to a large mall.</p>	

	<p>DS provided an overview of the different components of the masterplan (refer Attachment 1).</p> <p>DS provided a high-level summary of the Drury East cultural narrative framework which was collaboratively developed by the Drury east Mana whenua group- they theme for the Kiwi site is a place of connection and meeting place.</p>	
4	<p>Maintenance of stormwater devices</p> <p>DS noted that the stormwater devices and all roads (except for the two main north-south roads) will remain in Kiwi Property ownership to ensure ongoing maintenance.</p> <p>DS noted that all runoff is pre-treated before going to the wetland devices.</p>	
5	<p>Stream A / Wetland area</p> <p>DS provided an overview of the wetland area and stream enhancement opportunity (Stream A) that is in the heart of the development. DS noted there are plenty of examples of stormwater devices that have not been maintained and activated that are bad examples and Kiwi Property are targeting a world-class award-winning wetland and stream at this site.</p> <p>Daylighting portion of Stream A was discussed – connecting to Fitzgerald Stream – will result in an improved stream with enhanced ecological value.</p> <p>DS noted that a road needs to cross Stream A at one small section – this needs to be worked through however will either be a bridge or culvert for small section.</p>	
6	<p>CT queried how Stage 2 integrates with the Drury Centre train station. DS spoke to the two connections at the northern boundary of stage 2 – 1 being primarily pedestrian focused along Flanagan Road to the station, the other being more vehicular and connecting with the Interchange facility – noting the site between the station and Kiwi Property site is third party owned, however the acquisition of this site has been included in the new DC Policy.</p>	
7	<p>Hingaia Reserve</p> <p>DS noted there will be ongoing opportunities along Hingaia Reserve, in particular where there is an existing degraded wetland – could bring more water to this via the rock outfall. Hingaia Reserve will be activated and enhanced through walkways/ cycleways, artwork, play areas etc.</p>	
8	<p>Next Steps:</p> <ul style="list-style-type: none"> • DS offered to take CT back out on-site if that would be helpful; • NR/DS noted that we are targeting an early 2025 lodgement under the Fast-Track Bill as a listed project; 	

- Opportunities to work with CT and Te Ākitai o Waiohua in particular on Stage 2 cultural opportunities; and
- Relationship and collaborative working relationship with mana whenua remains ongoing and continuous – the lodgement of the Stage 2 application doesn't represent an opportunity for Te Ākitai o Waiohua to be involved or not, work and involvement is ongoing and B&A will ensure that Te Ākitai o Waiohua remain across all updates and involved where they wish to be.



Kiwi Property – Drury Metropolitan Centre (Stage 2)

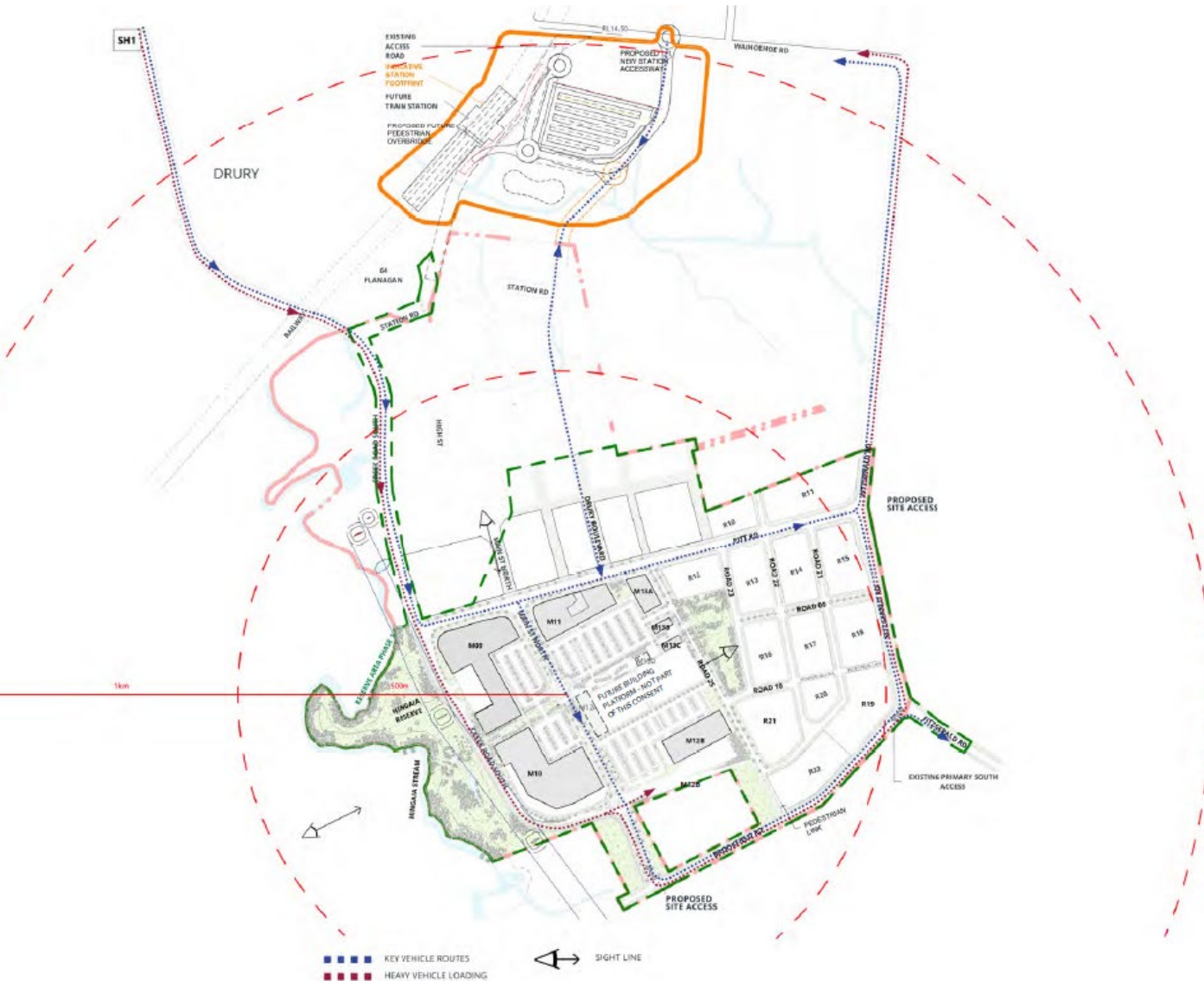
Te Ākitai o Waiohūa Hui

4 December 2024

B&A

Urban & Environmental

- Introductions
- Context and Background
- Project and Masterplan Overview
- Project Team & Programme
- Next steps



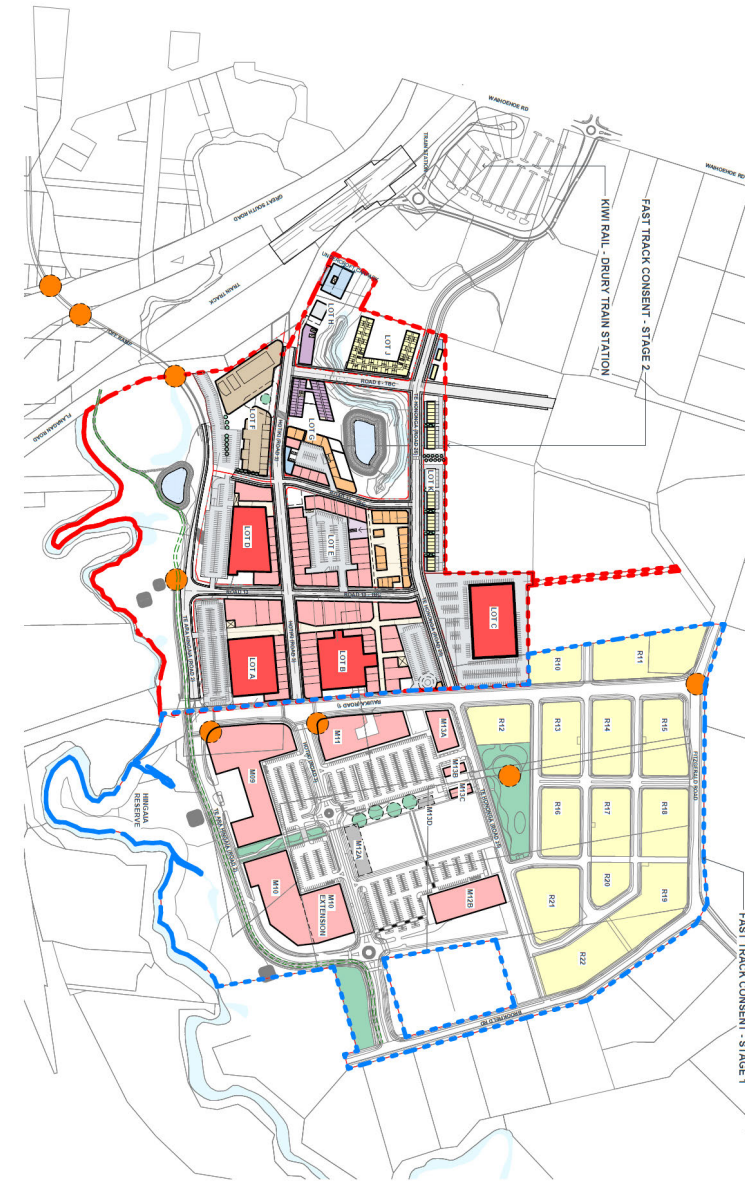
Stage 1 Fast Track

- Development of 24,000m² LFR
- 13 vacant superlots
- Open Spaces – Hingaia Reserve and Community Park
- Series of transport upgrades per triggers

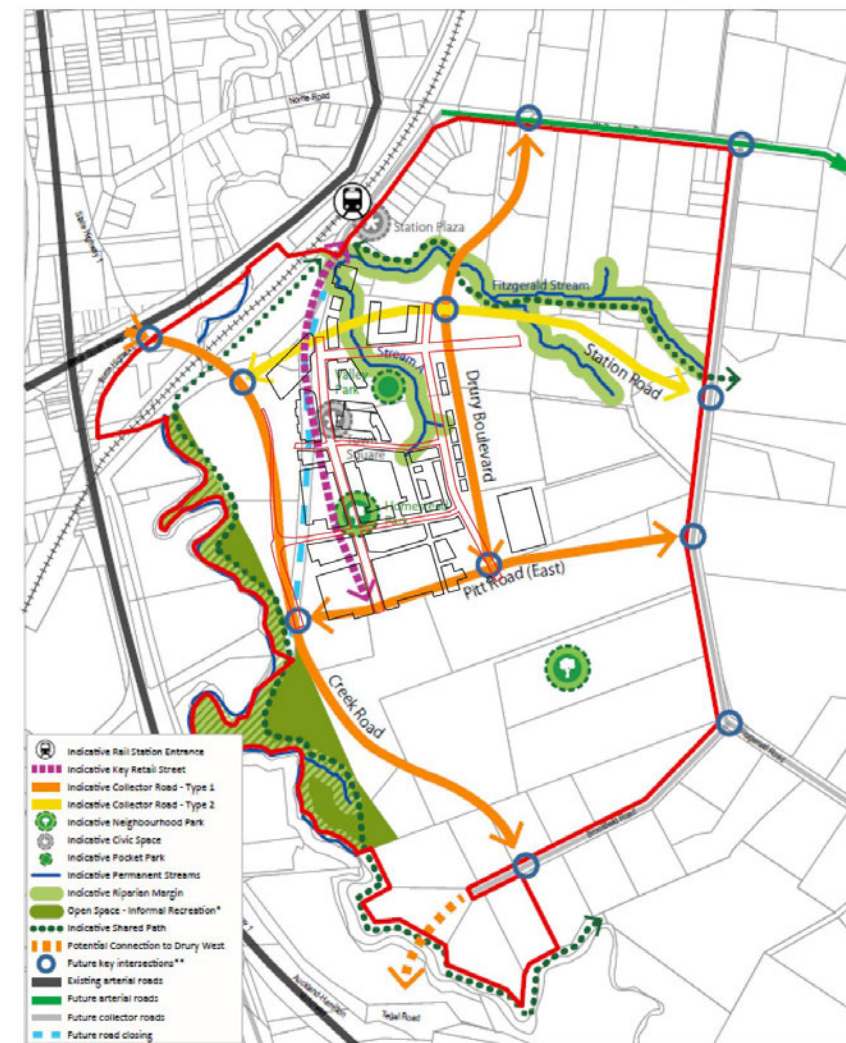
Resource Consent

- Additional 8,000m² of LFR to M10 and M12B
- Total retail GFA to 32,000m²

- Stage 2 (red area) approximately 52ha in size.
- Located south of Drury Central Rail Station and east of the Drury Access Ramp.
- Designed to integrate with Stage 1 consented development (shown in blue).

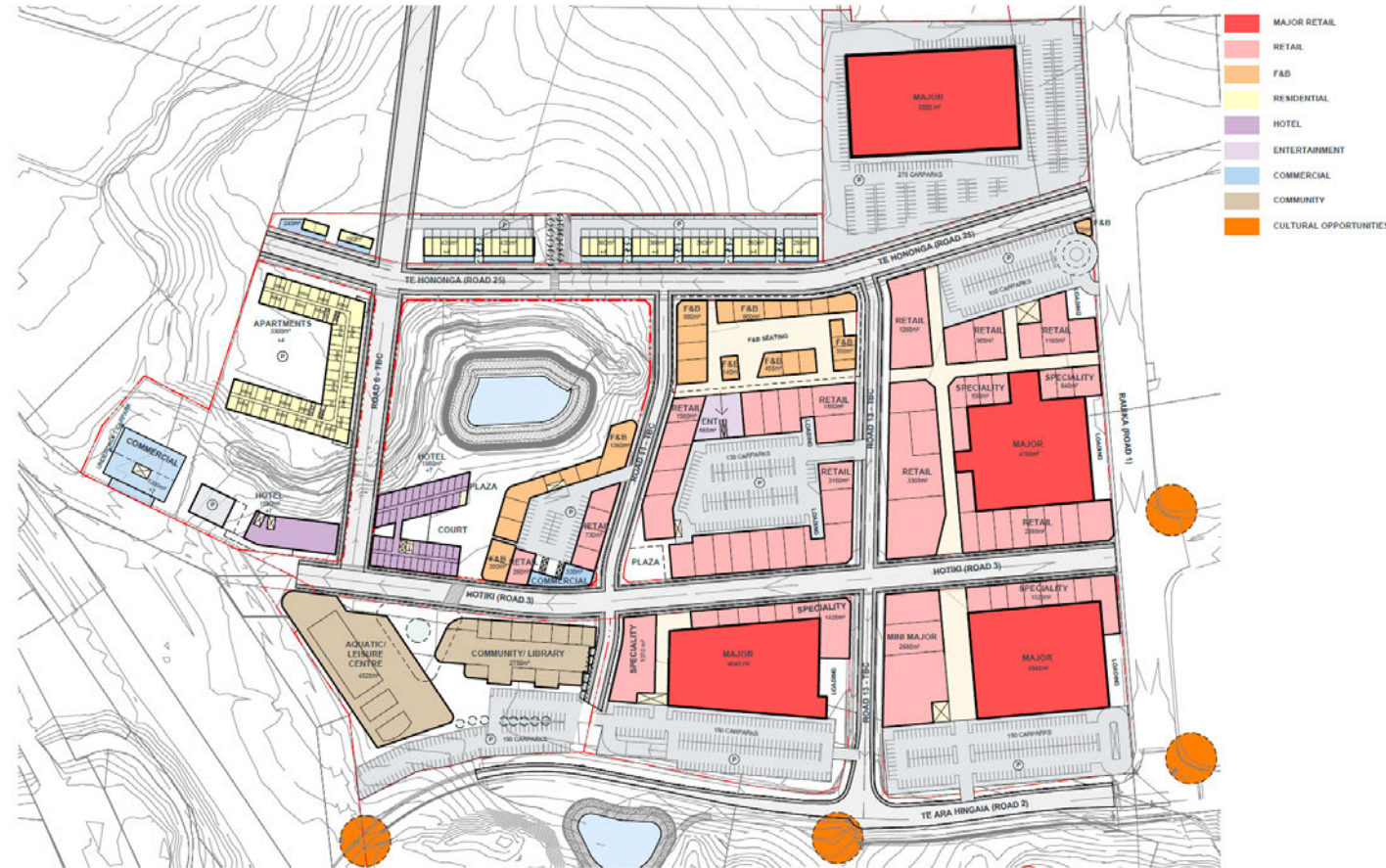


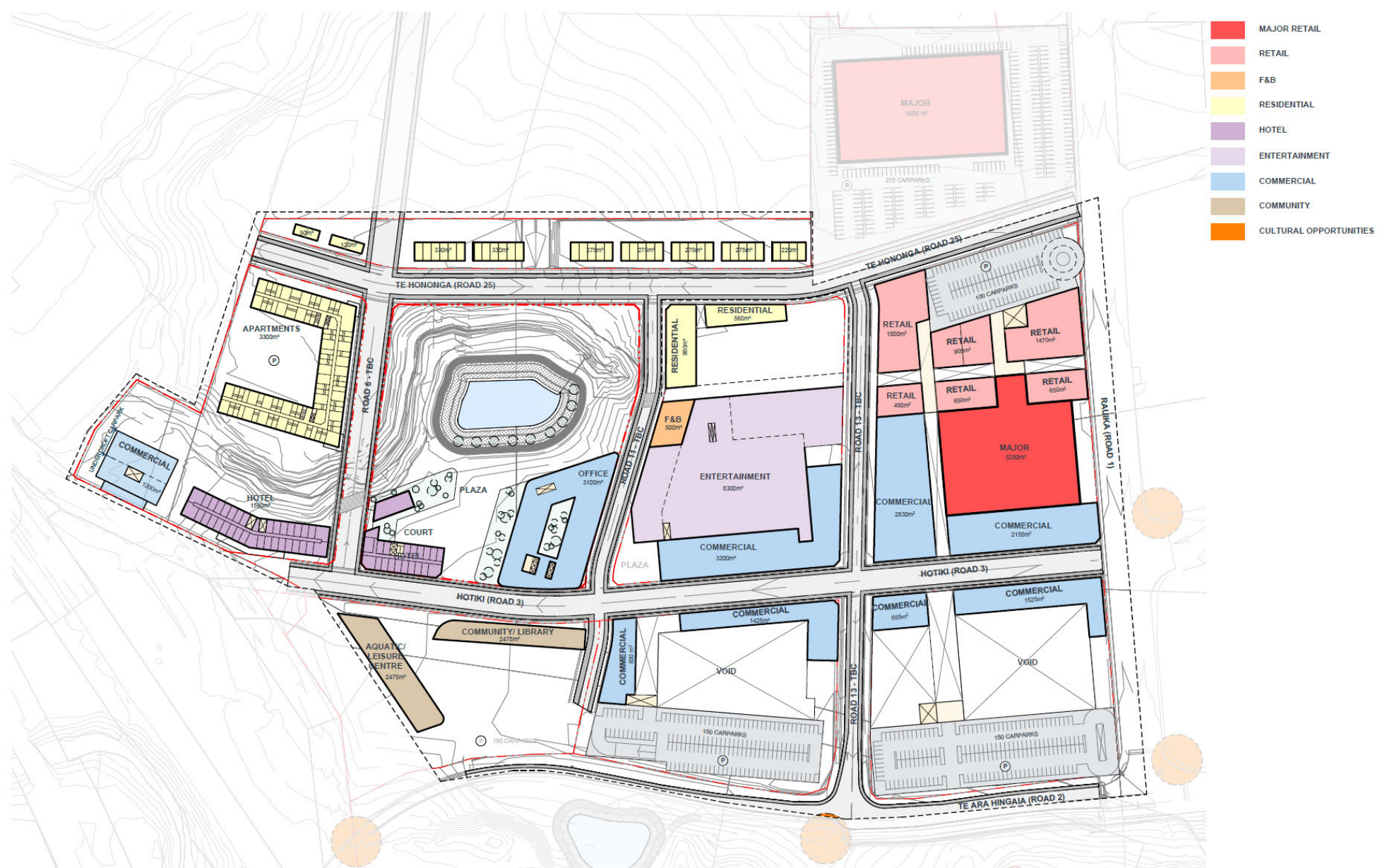
Stage 2 Overview



Stage 2 indicative masterplan relative to Drury Centre - Precinct Plan 1

- Development of a Metropolitan Centre comprising of:
 - Retail (mix of large format and small retail) including food and beverage and entertainment facility
 - Commercial
 - Accommodation including apartments and townhouses (work/live)
 - Community facilities including leisure centre and library
 - Open spaces including public plaza centred around wetland
 - Ecological restoration and improvements
- Cultural Opportunities integrated throughout.

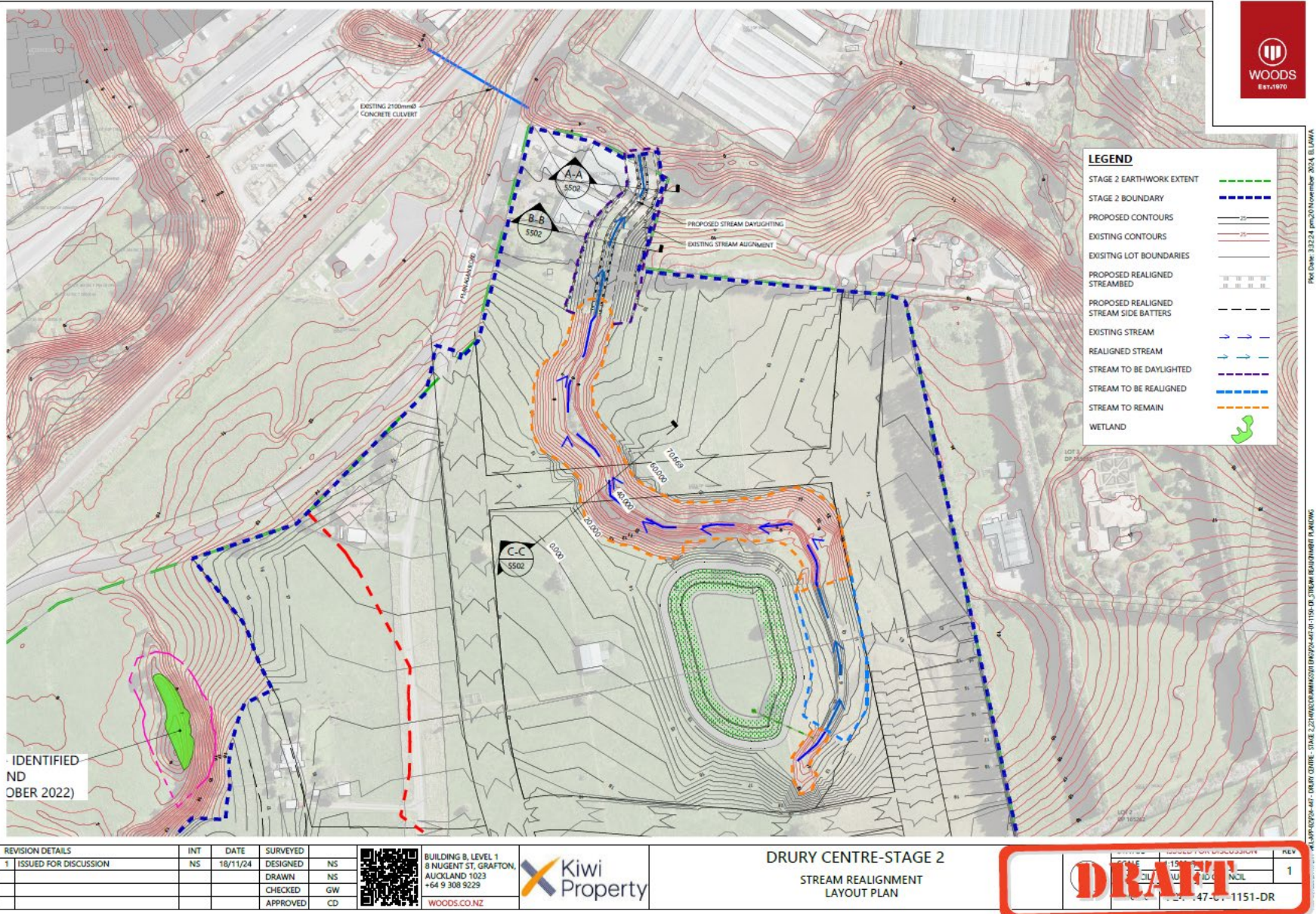




Drury Centre Stage 2 – Upper Level

Stream A realignment and daylighting integrated with the proposed stormwater / open space network and wetland reclamation – subject to Stream A walkover and hui to discuss options over past 6 months.

Offsetting options still being explored and discussed.



Stream A Realignment

- Architecture - Ignite
 - Engineering and Earthworks – Woods
 - Stormwater – Woods
 - Ecology – Tonkin + Taylor
 - Landscape – Boffa Miskell
 - Transport – CKL
 - Acoustic – Styles Group
 - Geotech / Contam – CMW / Engeo
 - Archaeology – Clough & Associates
 - Economics – Property Economics
 - Planning and Urban Design – B&A
- Listed Project under Fast Track Bill
 - Bulk earthworks; and
 - Combined Land Use subdivision
 - Specialist reports tracking to mid-December.
 - Lodgement January 2025.

Appendix 6

Correspondence with Waikato Tainui



Urban & Environmental



Waikato-Tainui Fast Track Application Consultation Form

Section 1: Applicant details

Is this Fast-Track application listed under Schedule 2, Part A or applying to be referred under Schedule 2, Part b? (Select option)

- Listed 2a: Listed
- Referred 2b:

1. Applicant name (individual or organisation name)

Kiwi Property Holdings No. 2 Limited

2. Contact person (name)

Cosette Pearson

3. What is your job title

Associate

4. What is your email address?

CosetteP@barker.co.nz

5. What is your phone number

021 250 5055

6. What is your postal address?

PO Box 1986, Shortland Street, Auckland 1140

Section 2: Project location

Site address or location

Provide a cadastral map and/or aerial imagery to clearly show the project location.

Add the address or describe the location.

07 858 0430 • 0800 TAINUI • wtcomms@tainui.com • waikatotainui.com

4 te ara o Bryce, Pouaka Taapeta 648, Kirikiriroa 3204, Aotearoa

Please refer to aerial image in email: 64, 68, 108, 116, 120, and 132 Flanagan Road, Drury

Who are the registered legal land owner(s)?

Please write your answer here

Kiwi Property Holdings No. 2 Limited

Section 3: Project details

This part provides the details to the project.

What is your project name?

Please write your answer here

Drury Metropolitan Centre - Consolidated Stage 1 and Stage 2

Is the project Regionally or Nationally significant?

Please write your answer here

This project is considered to be Regionally significant.

What is the project summary?

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

Please write your answer here

The project is to subdivide 53.2 hectares land and develop these sites for a commercial retail Metropolitan Centre (including commercial, retail and community activities) and future residential activities in accordance with the underlying Metropolitan Centre and Mixed-Use zones.

What are the project details?

Please provide details of the proposed project, its purpose, objectives, and the activities it involves (only a general level of detail is required).

Please write your answer here

Please refer to the project summary above.

Have you engaged with mana whenua?

- Yes
- No

if yes, please describe your engagement (please attach any evidence for this engagement)

Engagement has been ongoing since the commencement of the Drury Centre Plan Change with Te Akitai o Waiohau, Ngaati Whanaunga, Ngaati Te Ata Waiohau, Ngati Tamaoho and Ngai Ta ki Tamaki. An introduction hui for this Stage 2 application has been held with Ngati Te Ata Waiohau, and introductory hui are scheduled with Te Akitai o Waiohau and Ngati Tamaoho for 4 December.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here

Stage 1 for the Drury Metropolitan Centre was approved on 17 July 2023 under the COVID-19 Recovery (Fast-track Consenting) Act 2020. Kiwi Property applied for the Drury Metropolitan Centre (Consolidated Stage 1 and Stage 2) to be

listed on Schedule 2 of the Fast-Track Approvals Bill earlier this year. The project was successfully listed and Kiwi Property are now commencing with Stage 2 of the Drury Metropolitan Centre.

Stage 2 will be built out gradually (and staged appropriately) however the programme of development is still being developed. This will be included in conditions of consent.

What are the details of the regime under which approval is being sought?

The different regimes are:

- Resource Management Act 1991
 - resource consent
 - notice of requirement
 - certificate of compliance
 - coastal permit that authorises aquaculture activities to be undertaken in the coastal marine area and requires decisions under Part 9A of the Fisheries Act 1996
- Wildlife Act 1953
 - authority to do anything otherwise prohibited
- Conservation Act 1987
 - approval
- Reserves Act 1977
 - approval
- Freshwater Fisheries Regulations 1983
 - approval
- Heritage New Zealand Pouhere Taonga Act 2014
 - archaeological authority
- Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
 - marine consent
- Crown Minerals Act 1991
 - land access arrangement under section 61 or 61B
- Public Works Act 1981
 - proclamation under section 26 to take or deal with land

Please write your answer here

Resource Consent under the Resource Management Act 1991, Archaeology Authority under Heritage New Zealand Pouhere Taonga Act 2014 and Authority under the Wildlife Act 1953

What applications have you already made for approvals on the same or a similar project?

Please provide details and any decision made of:

- Applications
- Notices

Please write your answer here

Stage 1 for the Drury Metropolitan Centre has been approved.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please provide a high-level timeline outlining key milestones:

Please explain your answer here

- TBC.

Section 4: Treaty settlements

What treaty settlements apply to the geographical location of the project?

Include a summary of the relevant principles and provisions in those settlements and any statutory acknowledgement areas.

Please write your answer here

- Please refer to the assessment undertaken in Section 10.2 of the Drury Metropolitan Centre (Stage 1) Fast Track Application, appended to this form.

Are there any identified parcels of Maaori land within the project area, marae, and identified waahi tapu?

- Yes
- No

If yes, what are they?

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Maaori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

- Yes
- No

If yes, what are they?

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

- Yes
- No

Please explain your answer here:

Will the project deliver regionally or nationally significant infrastructure? (Select option)

- Regional significant infrastructure
- National significant infrastructure

Please explain your answer here

No nationally or regionally significant infrastructure will be delivered.

Section 5: Assessment

Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River and Tai Tumu, Tai Pari, Tai Ao – Waikato Tainui Environmental Plan

Please assess the proposal against Te Ture Whaimana objectives A – M, and Tai Tumu, Tai Pari, Tai Ao – Waikato Tainui Environmental Plan. The assessment of the likelihood and, or magnitude of the effect should be undertaken from a Waikato-Tainui perspective.

The assessment should be undertaken prior to engagement and consultation with iwi and manawhenua. Ideally consultation aims to seek agreement between the applicant and iwi/manawhenua toward ensuring protection and restoration of Te Awa o Waikato and her environs. **The ultimate objective should be to avoid all detrimental effects.** All consents should demonstrate betterment over time. We recommend assessment against **all other relevant** Iwi an hapuu environmental plans.

Note: Te Tumu, Tai Pari, Tai Ao – Waikato Tainui Environmental Plan provides an overarching Waikato-Tainui perspective and, within the Waikato-Tainui rohe, marae and hapuu may have different perspectives on the relative importance of components of the Plan. It is critical to understand the perspectives of hapuu and marae as it relates to specific issues and matters and effective engagement with hapuu and marae will lead to this understanding. There is simply no ‘one-size-fits-all, uniform’ Waikato-Tainui wide view of environmental matters. However, the Plan provides key guidance for external and internal users and should serve as a baseline for approaching environmental matters of importance to Waikato-Tainui

TE TURE WHAIMANA O TE AWA O WAIKATO – VISION AND STRATEGY FOR THE WAIKATO RIVER

Please review Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River and provide an assessment within the following table:

Please fill if the project is within the Waikato River catchment, additionally, if you think this adds value feel free to fill out as it aligns to your project.

Te Ture Whaimana – Objectives	Assessment
A: The restoration and protection of the health and wellbeing of the Waikato River.	N/A - the site is not located within the Waikato River Catchment
B: The restoration and protection of the relationships of Waikato-Tainui with the Waikato River, including their economic, social, cultural and spiritual relationships.	
C: The restoration and protection of the relationships of Waikato River Iwi according to their tikanga and kawa with the Waikato River, including their economic, social, cultural and spiritual relationships.	
D: The restoration and protection of the relationships of the Waikato Region's communities with the Waikato River, including their economic, social, cultural and spiritual relationships.	
E: The integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River.	
F: The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River, and in particular those effects that threaten serious or irreversible damage to the Waikato River.	
G: The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.	
H: The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.	
I: The protection and enhancement of significant sites, fisheries, flora and fauna.	
J: The recognition that the strategic importance of the Waikato River to New Zealand's, social, cultural, environmental and economic wellbeing requires the restoration and protection of the health and wellbeing of the Waikato River.	



K: The restoration of water quality within the Waikato River, so that it is safe for people to swim in and take food from over its entire length.	
L: The promotion of improved access to the Waikato River to better enable sporting, recreational and cultural opportunities.	
M: The application to the above of both maatauranga Maaori and latest available scientific methods.	

Is the project consistent with Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River?

- Yes
- No

Please explain your answer here:

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