



## TAI TUMU, TAI PARI, TAI AO - WAIKATO-TAINUI ENVIRONMENTAL PLAN

*“Hoki ake nei au ki tooku awa koiora me ngoona pikonga, He kura tangihia o te maataamuri” - The river of life, each curve more beautiful than the last.*

Assess the potential and actual adverse effects of the proposed activity against the vision of the plan (to restore and protect the environment), Chapter 7 - towards environmental enhancement, and the relevant objectives and policies in Section C and D, in particular Chapter 10. The assessment should be documented in the provided table. Ensure you reference and review the relevant sections of WTEMP that are specific to the proposed activity.

Clearly list the applicable objectives and policies and provide a thorough assessment of the proposed activity against each.

VISION OF THE PLAN – KIINGI TAAWHIAO, HE MAIMAI AROHA		
Vision		Assessment/ Comment
<b>He Maimai Aroha</b>	<p>The Vision of the Plan is taken from a maimai aroha of the second Maaori King, Taawhiao, where he laments with a heavy heart his longing for and adoration of the taonga; natural resources of his homeland.</p> <p>The maimai aroha of Kiingi Taawhiao is the key driver and indicator of environmental health and wellbeing in this Plan.</p> <p>Waikato-Tainui aspires to the restoration of the environment to the state that Kiingi Taawhiao observed when he composed his maimai aroha.</p> <p>Please provide commentary on how your project achieves the vision of the plan.</p>	<p>The project involves ecological restoration (daylighting) and improvements to the unnamed stream identified in the Drury Centre Precinct as Stream A. The proposed enhancements to Stream A include daylighting a large portion of the Stream, establishing a large stormwater wetland device at the head of the stream to ensure base flows can be maintained and native planting.</p>
SECTION B: KETE MAATURANGA – TOOLBOX		
Chapter		Assessment/ Comment
<b>Chapter 7: Whakapakari i te Taiao – Towards environmental enhancement</b>	<p>The goal of Waikato-Tainui is to ensure that the needs of present and future generations are provided for in a manner that goes beyond sustainability towards an approach that enhances the environment. Please review Chapter 7 and provide an assessment or commentary on how your project aligns with this goal.</p>	<p>The project involves ecological restoration and improvements to the unnamed Stream (Stream A) The proposed enhancements to will create a higher quality habitat.</p>
SECTION C: ISSUES, OBJECTIVES, POLICIES AND METHODS – GENERAL WAIKATO-TAINUI ENVIRONMENTAL MATTERS - NGAA TAKE, NGAA WHAAINGA, NGAA KAUPAPA HERE, NGAA TIKANGA AA-TAIAO WHAANUI		
Chapter	Identify and list relevant Objectives and Polices within this column	Assessment/ Comment
<b>Chapter 10: Whakatupuranga Waikato-Tainui 2050 - Tribal Strategic Plan</b>	<b>Collaboration and consistency</b>	<p>The project will be consistent with the vision, mission, values and strategic objectives of Whakatupuranga 2050 through undertaking consultation with Waikato Tainui which will ensure tribal aspirations can still be achieved.</p>
<b>Chapter 11: Te Ture Whaimana o te Awa o Waikato – The Vision and Strategy for the Waikato River</b>	<p><b>Te Ture Whaimana prevails</b></p> <p>Other catchments</p>	<p>N/A - the project site is not located within the Waikato River Catchment.</p> <p>Te Ture Whaimana will be used as a guide on the site with the restoration and enhancement initiatives proposed for the Hingaia Stream and its tributaries.</p>

Chapter 12: Right of first refusal on crown lands	Protecting the integrity of the RFR	N/A
	A 'sale' by another name	N/A - the site is not Crown land.
	Crown land administered by or transferred to local authorities	N/A - the site is not Crown land.
Chapter 13 Ngaa Papakaainga me ngaa Marae – Waikato-Tainui Communities	Papakaainga development in rural and urban areas	There is no papakaainga proposed through this development. The project is primarily for a new Metropolitan Centre, with retail, commercial and community activities, that will support the growing community in Drury East.
Chapter 14 - Ngaa Mahi Tuku Iho a Waikato-Tainui Customary Activities	Waikato-Tainui able to access and undertake customary activities	Waikato-Tainui will be able to access and undertake customary activities along the Hingaia Stream.
	Waikato-Tainui customary activities are protected and enhanced	Waikato-Tainui customary activities will be protected and enhanced through consultation.
Chapter 15 Ngaa Taonga Maaori tuku iho me te Aarai Taiao – Natural Heritage and Biosecurity	Indigenous Biodiversity	Indigenous biodiversity will be protected and enhanced at the project site.
	Landscape planning and natural heritage	There are no cultural, spiritual and ecological features of significance on the site.
	Control agents	Any control agents utilised will be effective in controlling target pests on the site.
	New organisms and genetically modified organisms	N/A - no new organisms and genetically modified organisms proposed.
Chapter 16 Ngaa Taonga tuku iho, ngaa Waahi Tapu, ngaa Waahi Tuupuna – Valuable historical items, highly prized sites, sites of significance	Site management protocols	Site management protocols will be implemented to be adhered to during site works.
	Managing waahi tapu and waahi tuupuna	No waahi tapu or waahi tuupuna have been identified at the site.
	Discovery of taonga (including archaeological sites)	Appropriate procedures will be put in place during site works and an accidental discovery protocol is proposed.
	Areas and sites of significance	There are no areas or sites of significance identified on the site.
Section 17 Ngaa Moorearea Ao Tuuroa – Natural Hazards	Land use and structures	The land use proposed will not increase the risk of flooding at the site. Appropriate stormwater management measures will be put in place.
	Risk management	The risk to human, cultural, spiritual or environmental wellbeing will be appropriately considered from flooding.
	Climate change	Flood modelling for the project has been considered together with the long term impacts of climate change.
<b>SECTION D: ISSUES, OBJECTIVES, POLICIES AND METHODS – SPECIFIC ENVIRONMENTAL AREAS - NGAA TAKE, NGAA WHAAINGA, NGAA KAUPAPA HERE, NGAA TIKANGA –TAIAO WHAAITI</b>		
Chapter 19 – Te Waai Maaori - Water	The relationship between Waikato-Tainui and water	This will be addressed through the consultation process.
	Water quality	Water quality will be maintained via a stormwater management strategy, and best practice erosion and sediment control measures.
	Water quality (integrated catchment management)	There will be an integrated and holistic approach to catchment management.
	Water quantity and allocation	N/A - there are no water takes proposed as part of this project.
Chapter 20: Ngaa Repo - Wetlands	Wetland mauri and condition, hauanga kai, habitat	A wetland which has been confirmed to have negligible ecological value will be reclaimed, and a new stormwater wetland will be constructed at the head of Stream A. The new proposed wetland will maintain base flows of Stream A, and will ensure that biodiversity can return to the poor quality stream.

	Access	
Chapter 21 Te Whenua - Land	Effectively manage soil erosion	Erosion and sediment control measures will be implemented to manage sediment loss across the site and maintain water quality.
	The life supporting capacity of land and soils	Erosion and sediment control measures will be implemented to manage sediment loss across the site and maintain water quality.
	Effectively manage land contamination	Contaminated land is proposed to be remediated.
	Achieve integrated catchment management, including floodplain and drainage management	The development will take an integrated catchment approach as will be detailed and confirmed within the relevant Stormwater Assessment.
Chapter 22 – He Mahinga Ika - Fisheries	Holistic and coordinated approach	N/A - there are no fisheries on the site.
	Taonga species	N/A - there are no fisheries on the site.
	Fisheries management tools	N/A - there are no fisheries on the site.
Chapter 23 – Te Ararangi – Air	Discharge Quality and Amenity	N/A - no air discharges are proposed.
Chapter 24 – Te Taiao Moana - Coastal Environment	Water quality	N/A - the site is not located within the coastal environment.
	Coastal erosion	N/A - the site is not located within the coastal environment.
	Coastal access	N/A - the site is not located within the coastal environment.
	Activities in the coast area	N/A - the site is not located within the coastal environment.
	Integrated management and relationships	N/A - the site is not located within the coastal environment.
Chapter 25 – Ngaa whakaritenga moo ngaa whenua o Waikato-Tainui – Land Use Planning	Approach to land use and development	The project is considered to deliver a high-quality metropolitan centre in a manner which improves the quality of freshwater ecosystems on the site, manages natural hazards and encourages re-use on-site of stormwater.
	Urban and rural development	As above.
	Positive environmental and cultural effects	As above.
Chapter 26 – Waihanga Matua – Infrastructure	Waikato-Tainui engagement	N/A - no development of infrastructure is proposed.
	Infrastructure development, upgrade and maintenance	N/A - no development of infrastructure is proposed.



	Liquid, solid and hazardous waste	N/A - no development of infrastructure is proposed.
	Transportation	N/A - no development of infrastructure is proposed.
Chapter 27 – Whakaputa hiko – Electricity Generation	Electricity generation and transmission	N/A - No electricity generation is proposed.
	Alternative electricity generation sources	N/A - No electricity generation is proposed.
	Local cost, local benefit	N/A - No electricity generation is proposed.
Chapter 28 – Keri Oopapa – Mining and Quarrying oil, gas, minerals	Mining	N/A - No mining is proposed
	Local cost, local benefit	N/A - No mining is proposed
Chapter 29 – Ngaa Mahi Paarekareka Me Te Manaaki Manuwhiri - - Recreation and Tourism	Adverse effects	N/A - No recreation and tourism is proposed.
	Authenticity	N/A - No recreation and tourism is proposed.

Is the project consistent with Tai Tumu, Tai Pari, Tai Ao – Waikato-Tainui Environmental Plan?

- Yes
- No

Please explain

The proposal can be constructed and operated in a manner that is consistent with the environmental outcomes sought.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Drury Metropolitan Centre Stage 2 Fast-Track application on behalf of Kiwi Property  
**Date:** Monday, 2 December 2024 11:18:00 am  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Waikato-Tainui Fast Track Consultation Form - Drury Centre \(Stage 2\) \(002\).pdf](#)

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Mōrena [REDACTED],

Thank you for sending through the attached form, and apologies for my slow reply.

Please find attached the form which we have completed on behalf of Kiwi Property in relation to the Drury Metropolitan Centre (Consolidated Stage 1 and Stage 2) Listed FastTrack project.

In the form I referred to an aerial image showing the area that this application applies to, please see properties shown in red below:



We note that you have listed the below mana whenua as Waikato-Tainui endorsed mana whenua for this project:

- Te Ahiwaru o Waiohū,
  - Ngaati Tamaoho,
  - Te Akitai o Waiohū,
  - Ngaati Te Ata,
  - Te Akitai Waiohū, and
  - Ngaai Tai ki Taamaki

Confirming that on behalf of Kiwi Property, we have been engaging with Ngaati Tamaoho, Te Akitai o Waiohū, Ngaati Te Ata, Ngaai Tai ki Taamaki and Ngaati Whanaunga on an ongoing basis since the Drury Centre Plan Change work commenced (2016) as well as throughout the Drury centre Stage 1 Fast-Track application, and now on the Drury Centre Stage 2 application.

We met with [REDACTED] on behalf of Ngaati Te Ata a few weeks back, and have project intro hui booked with representatives from Ngaati Tamaoho and Te Akitai o Waiohū this week.

Please let me know if you would like us to arrange a project introductory hui with Waikato Tainui as we are happy to arrange this.

Please let me know if you have any questions or feedback.

Ngā mihi | Kind regards,

---

[REDACTED]

[CosetteP@barker.co.nz](mailto:CosetteP@barker.co.nz)

[barker.co.nz](http://barker.co.nz)



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**From:** [REDACTED]  
**Sent:** Friday, 22 November 2024 3:17 pm  
**To:** Cosette Pearson <[CosetteP@barker.co.nz](mailto:CosetteP@barker.co.nz)>  
**Subject:** RE: Drury Metropolitan Centre Stage 2 Fast-Track application on behalf of Kiwi Property

Kia ora Cosette,

Yes, correct. However, I have re-sent you another email regarding the above matter with the correct attachment.

Mauri ora

Lorraine



**Lorraine Dixon** | Project Advisor - Taiao



**Address:** PO Box 648, 2 Bryce Street, 3204, Hamilton



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Please contact Waikato-Tainui for more information.

**From:** Cosette Pearson <[CosetteP@barker.co.nz](mailto:CosetteP@barker.co.nz)>  
**Sent:** Friday, 22 November 2024 2:35 pm  
**To:** Lorraine Dixon <[lorraine.dixon@tainui.co.nz](mailto:lorraine.dixon@tainui.co.nz)>  
**Cc:** Taysha Sangster <[Taysha.Sangster@tainui.co.nz](mailto:Taysha.Sangster@tainui.co.nz)>  
**Subject:** RE: Drury Metropolitan Centre Stage 2 Fast-Track application on behalf of Kiwi Property

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Kia ora Lorraine,

I have just received a few emails informing me you would like to recall the below email, just checking whether you would in fact like this recalled or whether that was an accident?

Ngā mihi | Kind regards,

COSETTE PEARSON  
Associate  
021 250 5055  
[CosetteP@barker.co.nz](mailto:CosetteP@barker.co.nz)

[barker.co.nz](http://barker.co.nz)



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## Appendix 7

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Minutes from Stream A focused Hui



Urban & Environmental

# Minutes

**Project:** Stream A – Drury Centre – On-site walkover and hui

**Date:** 21 May 2024

**Time:** 11:00-1:30pm

**Location:** On-site, 54 Flanagan Road (site walkover across Stream A) followed by hui over kai at Red Shed Cafe

**Attendees:**

Name	Role/Organisation
Lucie Rutherford (LR)	Ngāti Tamaoho
Edith Tuhimata (ET)	Ngāti Tamaoho
Gavin Anderson (GA)	Ngaati Whanaunga
David Fraser (DF)	Ngaati Te Ata Waiohua
David Schwartfeger (DS)	Kiwi Property
Elizabeth Davidson (ED)	Kiwi property
Emma McDonald (EM)	Pragmatix
Justine Quinn (JQ)	Tonkin + Taylor
Pranil Wadan (PW)	Woods
Colin Dryland (CD)	Woods
Cosette Pearson (CP)	Barker & Associates
Joseph McCready (JM)	Barker & Associates
Nick Roberts (NR)	Barker & Associates
Rod Cunningham (RC)	Kiwi Property
Apologies: Jeff Lee Zaelene Maxwell-Butler	

Item	Detail	Action
1	<p>The hui commenced on-site at the Drury Centre (Kiwi property) site, with a detailed site walkover of Stream A, in its entirety.</p> <p>Note, a number of people were late arriving due to an incident on the motorway, so minutes from this part of the hui are limited, however all attendees who did the walkover saw all parts of Stream A and the degraded wetland that they wished to see.</p>	

**Barker & Associates**

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2	Ongoing korero over kai at the Red Shed café over the different options at Stream A, and understanding mana whenua priorities with relation to Stream A.	
3	<p><b>Mana whenua Priorities:</b></p> <p>The following priorities were noted by the mana whenua representatives present, which are to be considered when the Kiwi Property specialist team, comprising engineering, ecology, stormwater and landscape go away and workshop a number of options which will be presented to mana whenua at the next scheduled hui on 13 June:</p> <ul style="list-style-type: none"> <li>• <b>Maintain base flows</b> – note this is priority 1. a shared goal for all</li> </ul> <p><i>Other Priorities:</i></p> <ul style="list-style-type: none"> <li>• Day lighting</li> <li>• Landscape - maintain natural route of the stream, maintain topography</li> <li>• Good stormwater outcomes</li> <li>• Amenity</li> <li>• Fish passage</li> <li>• Preventing further erosion</li> <li>• Water quality monitoring - over long period - need to start now</li> <li>• Native, riparian planting - this is a given, requirement from Plan Change</li> <li>• Strong preference to avoid reclamation and changing (realigning) Stream A</li> <li>• Recognise connectivity of planting/stepping stones across the planted areas of the site (Hingaia, Stream A, wetlands along Hingaia etc)</li> </ul>	
4	<p><b>KiwiRail</b></p> <p>LR queried whether engagement with KiwiRail is underway, and DS confirmed that Kiwi Property have and continue to try to engage with Kiwi Rail.</p> <p>Need to check the condition of KiwiRail Consent – Cultural Management Plan?</p>	B&A to check CMP condition in KiwiRail consent.
5	<p><b>Offset opportunities Discussed</b></p> <p>There are a number of opportunities for offsetting that were tabled and discussed, and which will need to be further developed:</p> <p>The existing Stream A is ~400m in length, and there is a daylighting opportunity for ~80m of the stream (some outside of KP). Recognise that there may be some change to baseflows, but can mitigate some</p>	

	<p>of those effects through in-stream habitat enhancements. For example, opportunity to oxygenate the water by introducing logs to encourage water movement over 'drops', to contribute to maintaining/improving the water quality and health of the stream.</p> <p><b>The wetland at Stream A</b></p> <p>The wetland was agreed to be highly degraded and unlikely to be able to be restored to a high value functioning wetland given the surrounding land use changes.</p> <p><b>Hingaia Planting</b></p> <p>Enhancement opportunity to plant out the other (motorway) side of the Hingaia. A lot of species were noted as being present in the Hingaia, enhancing this is very important.</p> <p><b>Wykita Lane</b></p> <p>Opportunity for similar length and form stream to be restored and enhanced (with wetland area) nearby to Hingaia.</p> <p><b>Drury Islands</b></p> <p>Drury islands - weed and pest management and planting opportunities, wetlands - island 3.</p> <p>Note DoC owns the land.</p> <p><b>Pa site</b></p> <p>On the other side - in negotiations with WK NZTA</p>	
6	<p><b>Archaeology</b></p> <p>It was noted that it will be important to look at the archaeology before the EW consent, it was reiterated that Clough are not mana whenua preferred archaeologist.</p>	
7	<p><b>Monitoring</b></p> <p>LR noted that cultural indicators and water quality monitoring will need to be undertaken by mana whenua – including a baseline prior to any works, to provide baseline information to enable ongoing monitoring over time.</p> <p>All agreed this could be done.</p> <p>LR also noted a preference that streams are not reclaimed.</p>	
8	<p><b>Fish Species in awa</b></p> <p>JQ provided an overview of the ecological value of the Stream. Mana whenua representatives identified that kokopu are taonga, as well as tuna. JQ identified that habitat enhancements could target these species. There are a lot of species in the Hingaia Stream and wider catchment, however only shortfin eel have been identified by eDNA in Stream A itself. JQ noted that daylighting the lower reach of Stream A could assist with improving fish passage into Stream A. Mana whenua representatives advised of the wider Healthy Waters fish passage remediation measures underway.</p>	

9	<p>Ngati Tamaoho Nursery</p> <p>ET noted that the nursery is getting a lot of orders, with ~400,000 plants required, extremely busy.</p> <p>ET mentioned a restoration plan associated with the Nursery which ET will circulate to the wider group, as this also relates the Wykita Lane opportunity discussed as an option.</p>	ET to circulate restoration plan to attendees
10	<p><b>Next Steps</b></p> <p>Next hui scheduled for <b>13 June</b>, Kiwi Property team to workshop a number of options that are prepared with the priorities listed at Item 2 above in mind.</p> <p>Also noted was a potential opportunity at a property on Wykita Lane, investigations into who owns this piece of land are required.</p>	B&A to undertake enquiries into the owners of the Wykita Lane opportunity site.

**Project:** Stream A – Drury Centre (Kiwi Property) Hui

**Date:** 26 June 2024

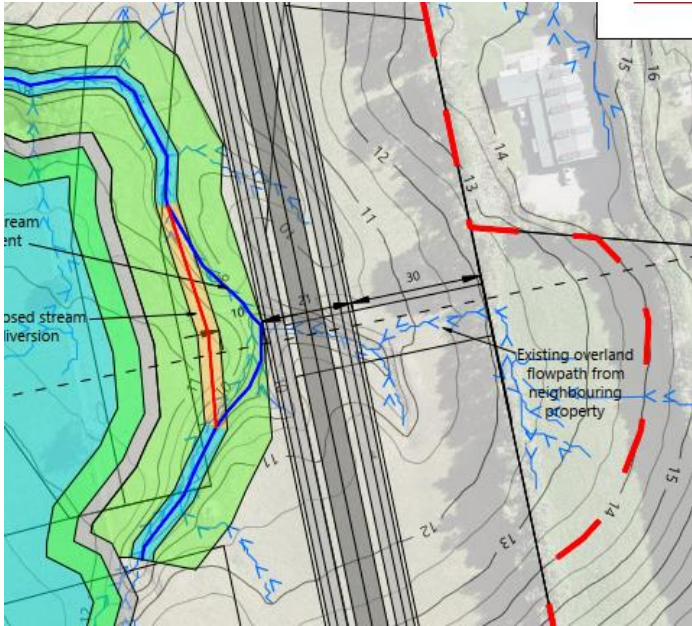
**Time:** 12:30-2:30pm

**Location:** Ngāti Tamaoho Offices & Online via MS Teams


**Attendees:**

Name	Role/Organisation
Lucie Rutherford (LR)	Ngāti Tamaoho
Edith Tuhimata (ET)	Ngāti Tamaoho
Gavin Anderson (GA)	Ngaati Whanaunga
Zaelene Maxwell-Butler (ZM) - Joined Online via MS Teams	Ngāi Tai ki Tāmaki
Pranil Wadan (PW)	Woods
Colin Dryland (CD)	Woods
Justine Quinn (JQ)	Tonkin + Taylor
David Schwartfeger (DS)	Kiwi Property
Elizabeth Davidson (ED)	Kiwi Property
Emma McDonald (EM)	Pragmatix
Cosette Pearson (CP)	Barker & Associates
Nick Roberts (NR) – Joined Online via MS Teams	Barker & Associates

Item	Detail	Action
1	ET opened the hui with a karakia. Those attendees who joined in person shared some kai to commence the hui.	
2	NR provided an overview of the Drury Centre precinct provisions which set a number of constraints on the site, in particular with the function and general locations of the Key retail road, 'Drury Boulevard', the connection between 'Drury Boulevard' the KiwiRail interchange facility site which has a confirmed roundabout location providing the clink with Waihoehoe Road, and the requirement for both the Key retail street and Drury Boulevard to have commercial frontages on both sides. NR confirmed that the Key retail street serves as the key pedestrian route, with reduced speed limits and limited traffic thoroughfare, whereas Drury Boulevard is a key collector road, with higher traffic volumes, forming the key route through the Drury Centre Precinct area to and from the Drury Centre train station.	

3	<p>CD presented the various options that were investigated over the past month (included in the hand-out at <b>Attachment 1</b>), the options were developed with the agreed mana whenua priorities front of mind, and with engineering, stormwater, ecology, landscape and urban design technical input.</p>	
4	<p><b>Stream A preferred option</b></p> <p>All discussed the option which was preferred, when taking into consideration all constraints associated with the site, the mana whenua priorities, in particular maintaining base flows of Stream A, exploring day lighting opportunities where possible, providing fish passage opportunities, allowing for native and riparian planting, and integrating this planting between the wetland as well the planted riparian margin of Stream A, amenity and landscape, and limiting stream reclamation as much as possible. Other constraints were associated with the location of Drury Boulevard, given the fixed connection point in the KiwiRail site, the topography of the land, Kiwi Property landholdings and ability to deliver key infrastructure required, along with providing developable space that will ensure the precinct requirements of active commercial frontages are provided either side of Drury Boulevard (where possible).</p>  <p>The preferred option aligns 'Drury Boulevard' with a 30m offset from the eastern boundary, and requires limited stream diversion and piping.</p> <p>The realigned portion of Stream A (as shown in the yellow and red section of the above figure), has been limited, and the new section will be designed to mimic the existing stream, provide habitat and passage. The eastern branch of the stream (shown by the blue arrows under the proposed road) will be piped. The overland flow from the neighbouring property will be directed to the realigned stream via the pipe.</p> <p>There is also a section of Stream A downstream that is currently culverted, that is going to be daylighted through this option. The preferred option is the best outcome with all outcomes balanced and considered.</p> <p>LR noted that it is important to not use the terminology of stream loss, rather that it is being piped. JQ noted that from an ecological perspective it is a 'loss' however this is</p>	



	offset by the daylighting opportunity that this option includes downstream, of a portion of the stream that is currently culverted.	
5	<p><b>Proposed Wetland</b></p> <p>The team of technical specialists have then developed a wetland that is of a size and in a location, that will ensure that Stream A maintains base flows, and has running water at all times, and is of a size and in a location that it will treat all public roads and hardstand run-off.</p> <p>The wetland is proposed to take inflow at the northern extent of the wetland, being the lowest level of the contributing road network, and directing the outlet to the upstream head of Stream A.</p>  <p>The preferred wetland location also allows for integration between wetland species planting and riparian margin planting. ET noted the importance of using whakapapa species that are from the area, as they have an 80% success rate of establishing in the local environment, as opposed to introduced species which have a much lower success rate of establishing.</p> <p>The wetland location and size has just been a sizing exercise and for discussion with mana whenua, and has not progressed through more detailed design, however through detailed design this location presents amenity and cultural opportunities, along with a focal point for the town centre, whilst maintaining base flows and life within Stream A. Kiwi Property team wish to further develop this preferred option with mana whenua input, in particular into the cultural opportunities and the species planted, to ensure the best outcome is achieved here.</p> <p>DS noted the challenge he has put to his team of experts, which is to create an award-winning wetland and stream environment, in the heart of the Drury Centre, and all</p>	

	<p>agreed there are opportunities with this option for amenity, cultural opportunities, education etc.</p> <p>LR and T noted that given all the options that were presented this is definitely the most palatable, and preferred.</p> <p>LR challenges the team to further develop this option while making it as least impactful as possible.</p> <p>LR and ET raised questions around who will maintain it (Kiwi Property to own or to be vested). DS noted that sometimes this is out of Kiwi's control, however ET and LR emphasised that Kiwi maintaining it for at least the first 5 years until the plants are established should be pushed for.</p>	
6	<p>ET and LR raised concern around the treatment of stormwater into the wetland, along with rubbish entering the wetland.</p> <p>PW provided an overview of the multi stage treatment train approach, which would allow for GPT, forebay and multiple stages of treatment. The water that enters Stream A will be treated multiple times. GPT devices are preferable from a perspective of keeping litter from entering the waterways, as these have very set maintenance schedules ensuring regular cleanouts.</p> <p>PW also noted that a deeper than usual wetland will be explored, so plant species selected will need to be able to survive in a deeper wetland environment as well.</p>	
7	<p><b>Daylighting opportunity (upstream)</b></p> <p>All agreed that the daylighting opportunity is an excellent outcome through this option, however keen to get confirmation of the length of stream extent that will be daylighted. Woods to provide CCTV information of existing piped section to JQ who can then confirm the extent of stream that can be daylighted.</p>	<p>Woods and JQ to confirm extent of proposed daylighting of Stream A.</p>
8	<p>LR emphasised that pipes will need to be PVC rather than concrete, as north in Takanini due to the land conditions, a number of pipes are cracking and being damaged, PVC will avoid this.</p>	
9	<p><b>DSL</b></p> <p>Discussion was had around flooding and wetlands in DSL, and how we can do better, and be an excellent example that is spoken about for all the right reasons.</p> <p>Key issue in DSL is that they are building within floodplains.</p> <p>DSL also changed the awa into a floodplain, including Ngāti Tamaoho's nursery, and around the onramp onto the motorway.</p> <p>The wetlands were challenged with plant establishment, there were issues with pukeko, however all agreed the wetlands are looking much better lately.</p>	
10	<p><b>Baseline Monitoring</b></p>	

	Baseline readings and monitoring to be undertaken within the next year, in particular focus on nitrate and to look at EDNA results and water quality testing.	JQ to share EDNA results with mana whenua.
11	<b>Flooding Discussion</b> ET shared the flooding report prepared by Ngāti Tamaoho which outlines the devastating impacts of Cyclone Gabriel on their whanau around the region. All agreed it was a devastating event, and want to ensure that development does not add to the impact, and given the location within the catchment, all agreed that not holding stormwater back and moving it quickly from the site into the Manukau Harbour is preferable in this location.	
12	<b>Mitigation Strategies</b> Next step for Kiwi Property team is to further develop the design, and to prepare a plan which clearly sets out all mitigation strategies on a map – for example, enhancement of the stream features, fish passage, daylighting, planting, culvert removal (helps fish passage). To include and confirm all distances and dimensions on the plan, for discussion at the next hui. Note: ET mentioned that mana whenua are currently in discussions with Auckland Council in relation to fish passage remediation of the Fitzgerald culvert (however this is outside of Kiwi Properties landholdings / control).	
13	<b>Restoration Plan</b> ET to send through Ngāti Tamaoho’s restoration plan.	ET to share restoration plan.
14	<b>Other matters – KiwiRail Parking Facilities</b> KiwiRail park and ride facility was discussed. ZM raised serious concern about this not being a multi-storey carpark building, how are people from remote areas meant to come in to park and use the public transport, if there are so limited carpark spaces and no connecting buses. All agreed, to be discussed at net monthly hui with KiwiRail.	
15	<b>Other matters – Road Naming and Stream A name</b> ET and GA queried would Drury Boulevard have a more appropriate name? CP confirmed that Drury Boulevard is included within the current road naming mahi as Road 25 (see road layout plan below) which has been allocated to Ngaati Te Ata Waiohua for naming. Once this has been named, it will be correctly referenced with its confirmed name rather than the placeholder name of ‘Drury Boulevard’. Naming of Stream A opportunity also discussed, and to be picked up at the next hui – could it be the Maketu Stream given the Maketu Station naming has not been passed due to nearby Maketu Road. Also for discussion at next hui, naming of the Drury Centre more generally, has been raised multiple times by mana whenua that Maketu is preferred name.	



15	<p><b>Next Steps</b></p> <ul style="list-style-type: none"> <li>ET and LR invited Kiwi property team out to the Ngāti Tamaoho nursery, commence the korero around what plants will be available and what species will thrive in the Stream A and wetland environment.</li> <li>Next hui – Kiwi Property team to further develop the preferred option (set out above), and to prepare a detailed plan with all mitigation and enhancement opportunities.</li> <li>Next hui to be scheduled for within 5-6 weeks, and to be combined with Kiwi property road naming hui to confirm road names (detailed re-circulated with these minutes).</li> </ul>	<p>CP to coordinate nursery visit with ET.</p> <p>CP to confirm next hui.</p>
16	GA closed the hui with a karakia.	

**Mana Whenua Priorities**, established at the on-site hui on 21 May 2024, for Stream A – for the Kiwi Property team of specialists to address and respond to when developing options for Stream A:

*Key priority:*

- **Maintain base flows** – note this is priority 1. a shared goal for all

*Other Priorities:*

- Day lighting
- Landscape - maintain natural route of the stream, maintain topography
- Good stormwater outcomes
- Amenity
- Fish passage
- Preventing further erosion
- Water quality monitoring - over long period - need to start now
- Native, riparian planting - this is a given, requirement from Plan Change
- Strong preference to avoid reclamation and changing (realigning) Stream A
- Recognise connectivity of planting/stepping stones across the planted areas of the site (Hingaia, Stream A, wetlands along Hingaia etc)



## Overview of the Drury Centre Precinct and Key Features

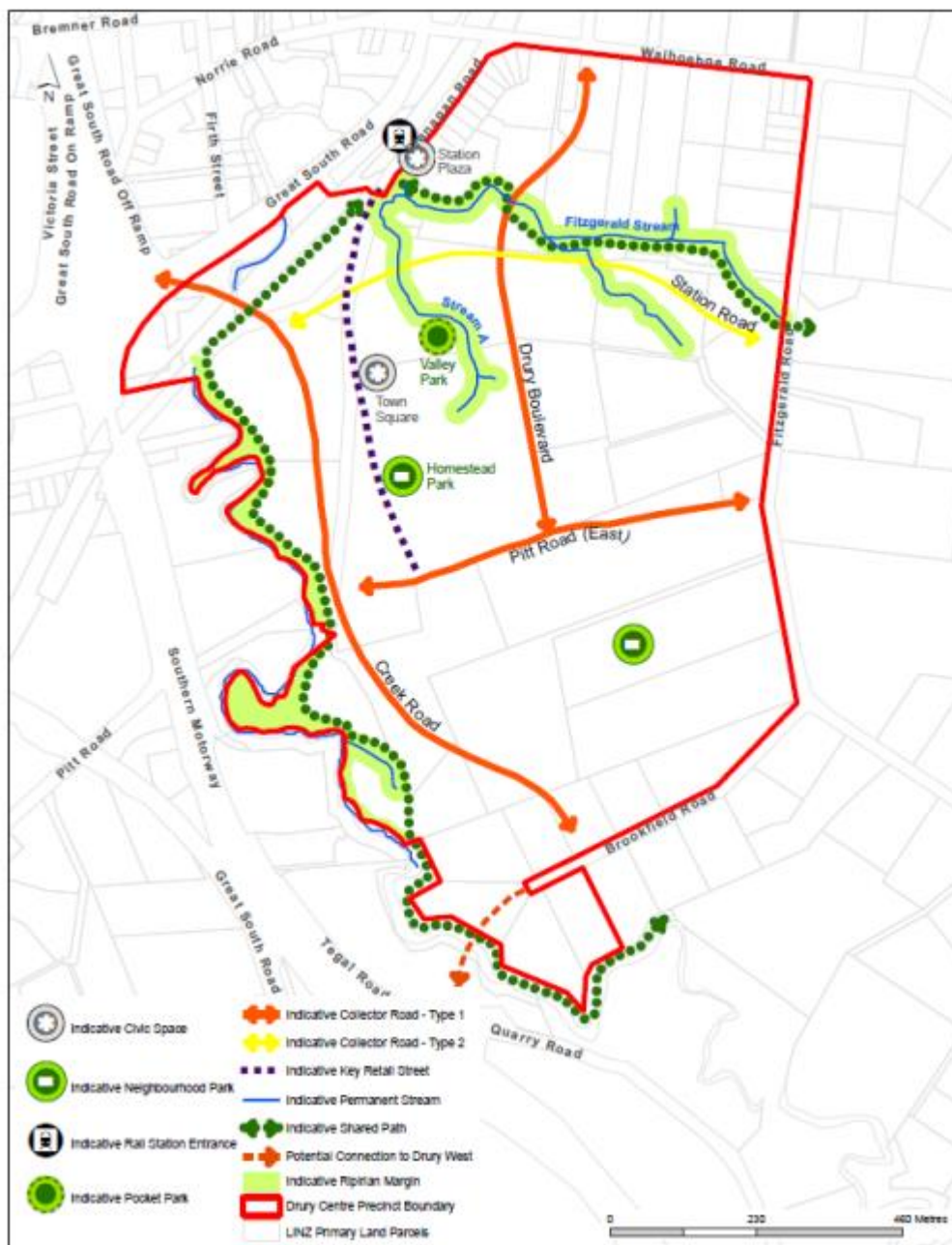
Spatial planning and key streets and features have been indicated in the Plan Change (Drury Centre Precinct).

Drury Boulevard- intention is to take traffic away from the metropolitan town centre roading as a more direct route to the train station, which allows the retail street (purple dashed) to be lower traffic and pedestrian friendly for the envisaged retail precinct.

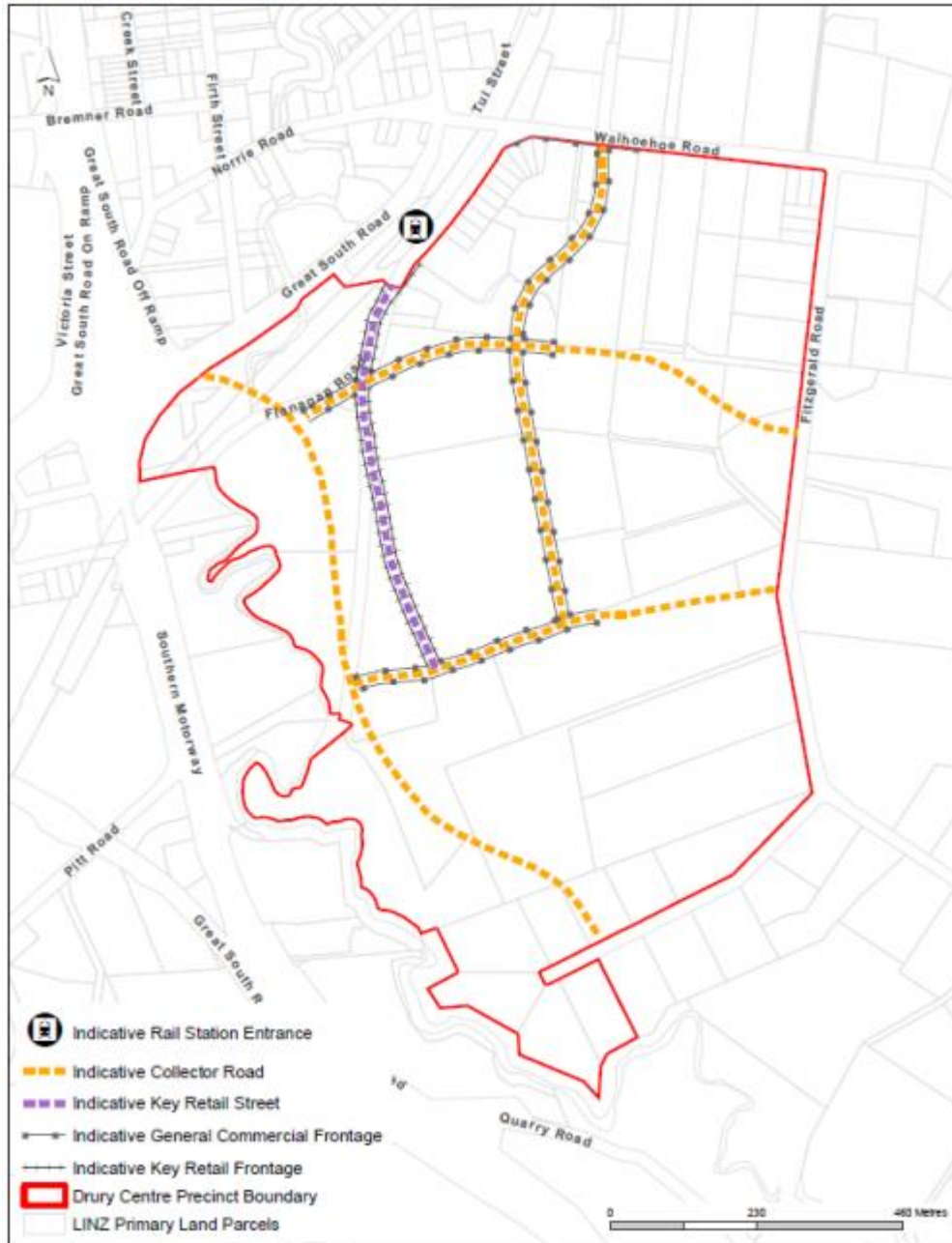
The Key Retail Street needs to be central between Creek Road and Stream A as a walking catchment spine road (its function is to be a key retail street, with retail frontage on both sides).

Drury Boulevard needs to be directed to the train station and the ultimate intersection with Waihoehoe Road (as shown in the Precinct Plan below).

### I450.10.2 Drury Centre: Precinct plan 2 – Structuring Elements

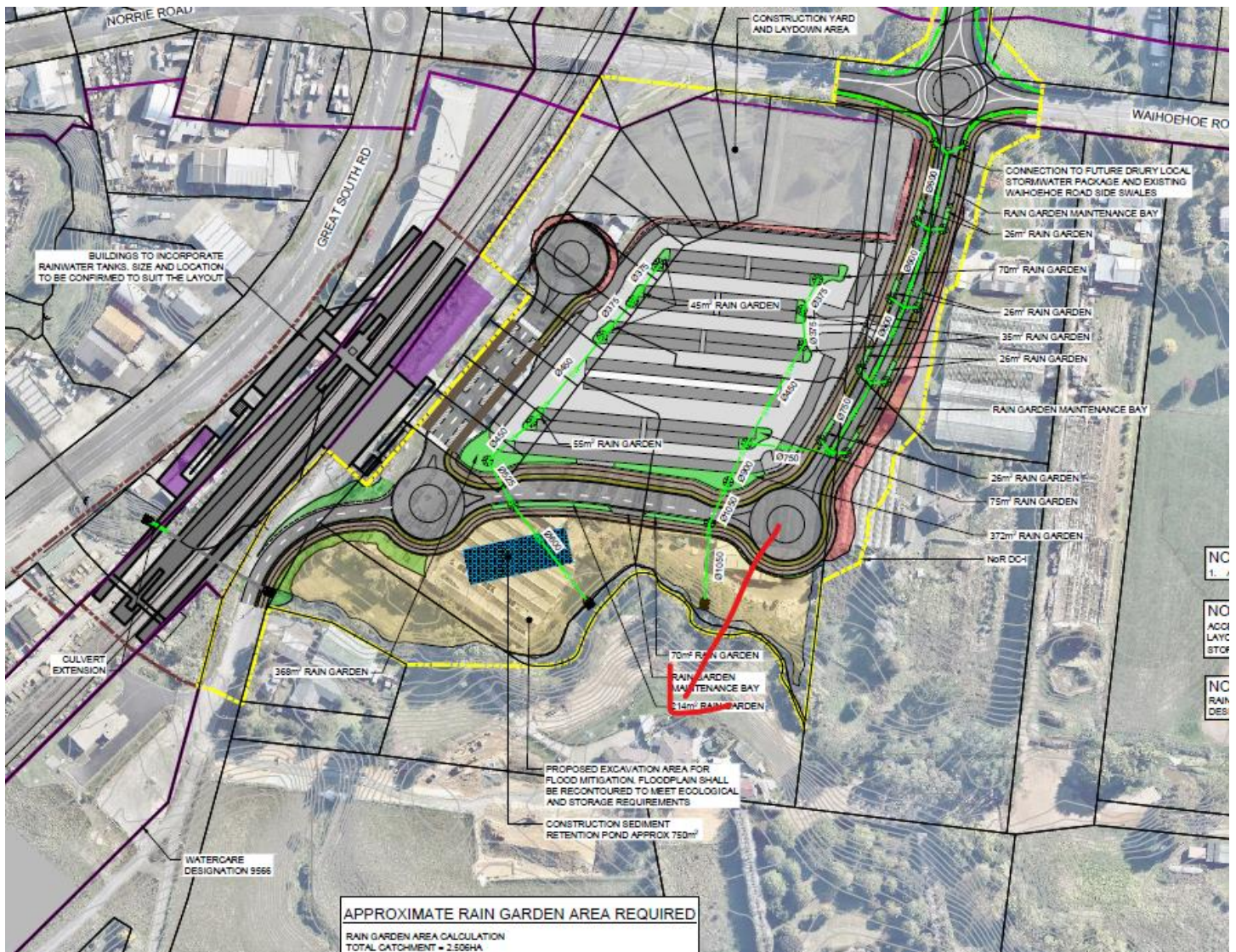


### I450.10.3 Drury Centre: Precinct plan 3 – Road Network and Key Retail and General Commercial Frontage controls



The above Drury Centre Precinct Plan details the intention for the key streets and frontages that activate commercial activities, or retail activities.





The above image of the train station indicates the connection points to the north for both Drury Boulevard and the Town Centre Key Retail Street.

## Considerations after On-Site Hui

At the on-site hui (on 21 May 2024), the Kiwi Property expert team were challenged to develop the Drury Centre Stage 2 area, in a manner least impactful to Stream A, with key priorities established by the Drury East Mana Whenua, which were to be addressed when the specialist team work through all options. There was meaningful discussion around co-location of wetlands and opportunities for stream daylighting and other areas of restoration.

Following the on-site hui, a number of alternatives and variations to the Precinct Plan Road configuration have been considered, and are discussed below:

### 1. Drury Boulevard relocated along Kiwi Properties Boundary

This option did not satisfy requirements within the Drury Centre Precinct with respect to enabling an immediate commercial frontage to the east. In addition, the neighbouring properties to the east do not have levels and grades complimentary to that of a road which would be prohibitive to accommodate and present barriers to maintenance of existing overland flow from the east to the west – which feeds Stream A.

### 2. Divert Drury Boulevard West of Stream A

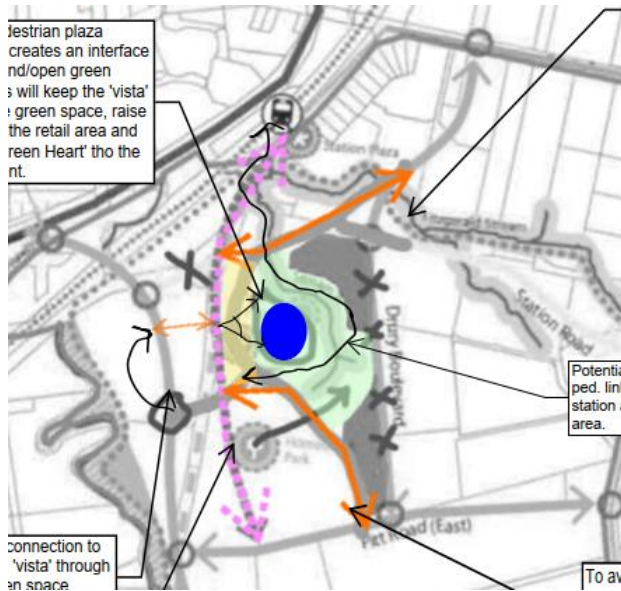
This option diverts Drury Boulevard to the west of stream A and a co-located wetland.



From a traffic engineering perspective, this option deviated the higher traffic route further away from the fastest route to the train station and squeezed retail street into the space between. There was concern that the character of the retail street would be lost as it then presented a faster route to the train station. In addition, pedestrians at the retail street would need to cross the Drury Boulevard collector road to access the open space, wetland and stream A.



### 3. Deviate Drury Boulevard West of Stream A on to and off the Retail Street



This option realigns Drury Boulevard to the Retail Street, and then away from the Retail Street to the train station. Concerns here were similar to Option 2, with the retail street frontage to the wetland and stream A becoming a high traffic area, which wouldn't meet the intention of the Drury Centre Precinct and traffic movements.

### 4. Deviate Drury Boulevard further west & realign the Key Retail Street to front Wetland



This option looked to overlap the road typologies and bring the retail street to front the wetland and Stream A to enable improved activation. It was considered that such a deviation of the high traffic collector road route would then make the retail street present as a faster and more direct route to the train station and out of the Drury Centre precinct.

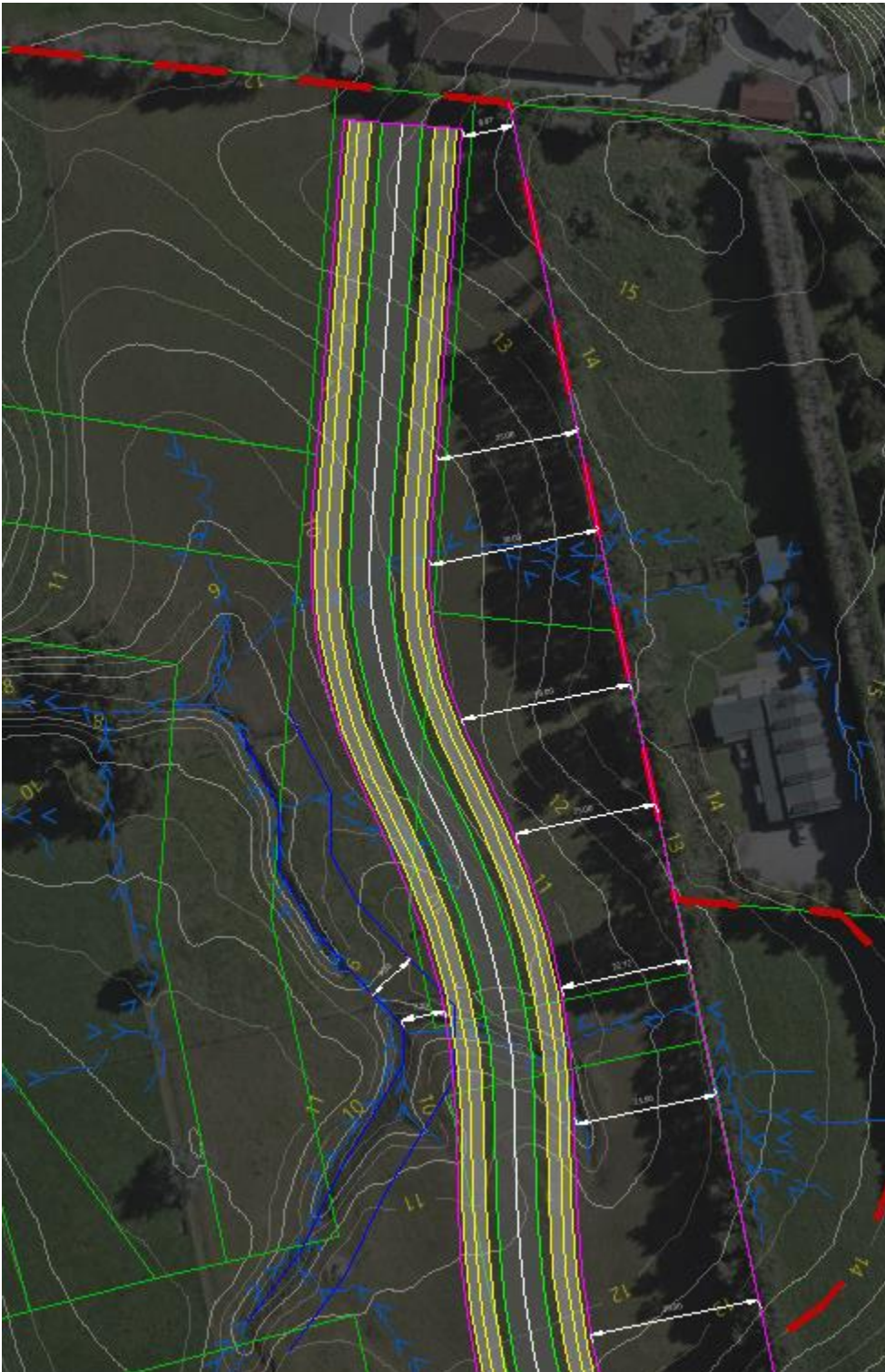
This option is made complicated as it relies upon acquisition of eastern landholdings by Kiwi Properties (or others at a later date) – made further difficult by the presence of a significant property with multiple significant structures.

The interim “lower order street” would become a high traffic street in the interim, for which the retail street could present a more direct route to the train station and out of the Drury Centre precinct.



## 6. Weaving of Drury Boulevard

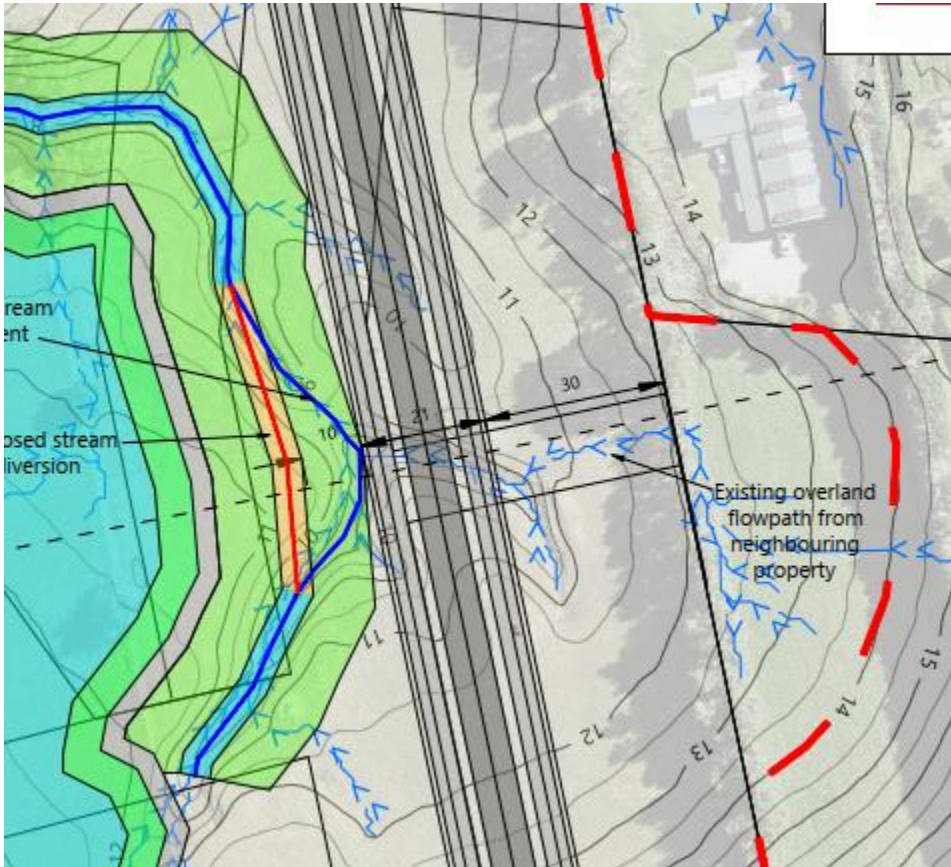
This option considered a location for Drury Boulevard similar to the Drury Centre precinct plan, with an alignment that weaved to avoid Stream A, in a manner that could accommodate road grading and geometry, avoid issues with levels at neighbouring boundaries to the east, and maintained overland flow from the east, to Stream A.



It was considered that taking the road this close to the stream would require the stream to be undercut and reinstated to provide foundation to the new road, given the low lying nature of the site and saturated soils that would require geotechnical remediation to support a key transport route.

In addition, the available space between neighbouring properties to the east and the pinch point of Stream A did not yield a lot depth that would enable the commercial frontage required through the Drury Centre Precinct.

7. Drury Boulevard offset 30m from eastern Boundary requiring limited stream loss and diversion (preferred option)



This option initially sought to provide a reasonable commercial lot depth to the East and accommodate the Drury Boulevard typology as required under the Drury Centre Precinct of a 24m wide corridor but meant that a significant portion of Stream A would be lost.

Refinement of this option reduced the commercial lot depth to 30m and reduced the width of the Drury Boulevard road corridor to just over 20m.

The result is the loss of the Eastern branch of Stream A, and the re-alignment of a localised section of Stream A. The realigned portion of Stream A (shown in red above) includes a section currently culverted – so incorporates daylighting (just not along original alignment).

Given that even the weaved option presented as #6 would require geotechnical remediation, stream re-construction and the loss of the Eastern branch of Stream A, this is the preferred option as it balances all outcomes considered.



## Proposed Wetland

An indicative wetland has been shown in the below image, bounded on almost three sides by Stream A.

It is intended that this wetland be sized to treat and mitigate more than the contributing road catchment, so that base flows can be maintained to the head of Stream A (ensuring that the number 1 priority of maintaining base flows is ensured).

This is proposed to be achieved by taking inflow at the northern extent of the wetland – being the lowest level of the contributing road network, and directing the outlet to the upstream head of Stream A.



The view is that this can also present amenity and cultural opportunities and provide a focal point to the town centre, whilst also maintaining flows and life within Stream A.

Additional discussion points for how the preferred Option achieves and addresses the priorities developed by the Drury east Mana Whenua group:

- Day lighting
- Landscape - maintain natural route of the stream, maintain topography
- Good stormwater outcomes
- Amenity
- Fish passage
- Preventing further erosion
- Water quality monitoring - over long period - need to start now
- Native, riparian planting - this is a given, requirement from Plan Change
- Strong preference to avoid reclamation and changing (realigning) Stream A
- Recognise connectivity of planting/stepping stones across the planted areas of the site (Hingaia, Stream A, wetlands along Hingaia etc)

Project: Drury Centre – Stream A Hui – Kiwi Property

Date: 1 August 2024

Time: 10:30-11:30am

Location: Online via MS Teams

Attendees:

Name	Role/Organisation
Lucie Rutherford (LR)	Ngāti Tamaoho
Edith Tuhimata (ET)	Ngāti Tamaoho
Gavin Anderson (GA)	Ngaati Whanaunga
Jeff Lee (JL)	Te Ākitai Waiohū
Emma McDonald (EM)	Pragmatix
Colin Dryland (CD)	Woods
Pranil Wadan (PW)	Woods
Justine Quinn (JQ)	Tonkin + Taylor
Nick Roberts (NR)	Barker & Associates
Cosette Pearson (CP)	Barker & Associates

Item	Detail	Action
1	GA opened the hui with a karakia.	
2	<p><b>Note:</b> mana whenua reps, in particular LR flagged concern that previous minutes recording discussions about Stream A (at the on-site and the hui to work through the options for Stream A) were not an accurate reflection of mana whenua feedback, and what has actually been discussed at previous hui.</p> <p>The option that was discussed at previous hui as “the best of a number of not very good options” has been referred to throughout these minutes as the “preferred option” however mana whenua reps have clearly indicated that they do not support stream reclamation, and as a whole are not in support of this project, however are unlikely to actively oppose it and recognise the work undertaken by the team of specialists to reach an option with all constraints associated with the site taken into consideration.</p> <p>LR noted that Ngāti Tamaoho do not support stream reclamation projects.</p>	

3	<p><b>1942 Aerial Image of Stream A</b></p> <p>LR noted Karl Flavell's apologies, and circulated a 1942 aerial image Karl shared with LR of Stream A, showing a very definitive and clear stream (and surrounds) which was walked over at the site visit, acknowledging that it is still highly recognisable as a stream (refer <b>Attachment A</b>).</p> <p>All agreed that in the 1942 aerial image Stream A was very definitive and clear, noting areas that have now been fenced off, piped (along road edge) and areas where weeds are present, but Stream A in this image is very clearly a definitive stream.</p>	
4	<p><b>Plan of 'Preferred Option' and Discussion of details</b></p> <p>CD shared earthworks plans of 'preferred option' (<b>Attachment B</b>). CD clarified area from 1942 image that has been piped from 40s. In terms of EWs - proposed wetland in design previously shown, contouring required, and model the short diversion detailed.</p> <p>Wetland - detailed with intent that stormwater can come in at northernmost point, capturing as much of the catchment, and discharge southern part of wetland into stream A to maintain stream base flows.</p> <p>Landform current status - re-looking at UD layout to make sure all sits nicely within finished development.</p> <p>The location of the roads are fixed based on topography, land parcels and the requirement to connect to train station ultimately.</p> <p>LR noted that there is a lot of stream removal in this option.</p> <p>CD confirmed two existing culverts removed, and some stream removal for road to come through. Main stream to be realigned, and tributary coming off is being removed.</p>	
5	<p><b>Ecological Values Discussion</b></p> <p>JQ explained that the proposed option for Stream A is likely to result in a measurable no net loss of ecological function (as determined using the Stream Ecological Valuation (SEV) and Environmental Compensation Ratio (ECR) tools) and a gain in length of open watercourse.</p> <p>JQ provided clarification on the extent of stream removal proposed through option being discussed. In summary (and on basis of several assumptions based on limited information at this stage):</p> <p>~140-150m (current figure is 143m) of stream being impacted. That being stream that is existing stream and that won't function as a stream in the same exact location afterwards.</p> <p>~160m of stream to be 'created' that being through re-alignment (where stream is diverted from old path to new path), or</p>	

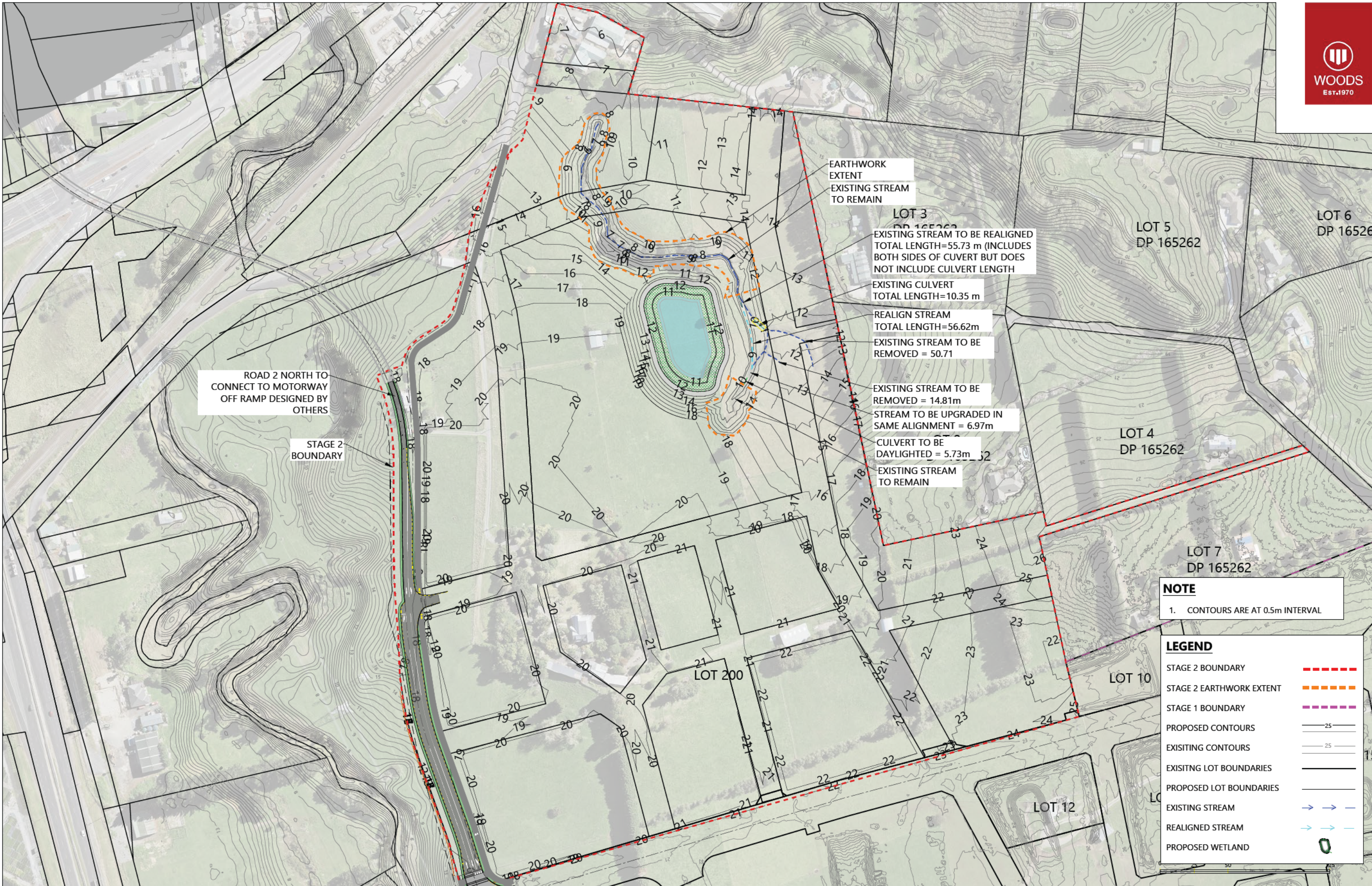


	<p>daylighting (creation of new stream where stream has historically been piped) to manage effects.</p> <p>Breakdown approximates: 76m reclaimed, 76m realigned and 11m of existing culvert realigned.</p> <p>62m new created stream (the diversion), 101m of daylighted stream.</p> <p>JQ noted that when using the SEV and ECR they all have different existing ecological values and 'points' assigned to them. The numbers referred to above are indicative and likely to change as the SEV/ECR modelling is updated once landscape plans and further design details are known.</p> <p>LR queried ratio of stream loss to offset.</p> <p>JQ confirmed on current numbers, looking at a 1.5-2 ratio on basis that the project will create new stream, therefore smaller figure than if the proposal was just riparian planting on existing stream. The calculation is also based on stream wetted area (rather than length) which varies as the stream width varies between 1.5-3m.</p> <p>LR emphasised that the expectation is for no net loss (that is a given to be expected), but there really must be a net GAIN when doing this sort of exercise. All mana whenua reps agreed that this project needs to result in a net gain and benefit rather than the minimum requirements being met.</p> <p>JQ agreed, anything above no net loss is net gain - that's where there is additional room for discussion: removal of pipes, fish passage provision, broader benefits associated with daylighting and planting that will bring net gain to the project. Many of these are not well captured in the SEV/ECR calculations, but the SEV/ECR is a very useful starting point to demonstrate no net loss.</p> <p>JQ emphasised the efforts to be more meaningful with the ecological benefits, especially with those benefits that are not measurable (where there is real ecological value benefit).</p> <p>JQ also noted the positive of opening up a stream that has been modified since 1940s.</p>	
6	<p>LR requested specialist team to demonstrate what is proposed on the 1942 image.</p> <p>CD marked up the image with what is proposed to provide context to all.</p>	
7	<p><b>Discussion about the 'Preferred Option' and different elements</b></p> <p>LR emphasised importance of ground water recharge, which seeps through the landscape. LR noted that she is waiting for groundwater reports to come back to make sure what is proposed won't dry up</p>	

	<p>the stream. Theoretically, with wetland formed, it will be discharged into top end of stream.</p> <p>JL queried how you divert the stream? CD clarified how this is done. JQ explained where stream is flowing (currently) CD will construct channel offline from main stream (flow continues) then water will be diverted into newly constructed channel, and then old channel (save fish before water removed).</p> <p>Entire stream system will be planted. Daylighted part, no barrier to fish passage, shaded by trees and planting.</p> <p>LR suggested the neighbouring property should be purchased to avoid a poor outcome. Suggestion to shift road further to the right (in a straight line down the boundary), which would avoid the need to do anything to Stream A.</p> <p>NR noted that from a planning and Plan Change perspective, it is a requirement to have development either side of the road, CD also clarified that the contours further to the right add difficulty to road re-alignment.</p> <p>LR said that while this is the 'preferred option' that is only due to it being the least average of a series of average options.</p> <p>NR noted that the design team has worked hard to produce an option with the best overall project outcome, balancing competing priorities and constraints.</p>	
8	<p><b>Kiwi Property's Vision for Stream A / Wetland feature</b></p> <p>GA sought clarity from Kiwi Property that the vision for this wetland and stream was a central feature in the heart of Drury centre and Kiwi Property want this to be an excellent outcome. NR confirmed that is correct, Kiwi Property are aspiring to an award-winning top tier project.</p>	
9	<p><b>Further Discussion and points of clarification</b></p> <p>JL sought further clarity from specialists - from a technical perspective, will this option result in a more ecologically enhanced Stream A than Stream A in its current state?</p> <p>JQ confirmed that in simple terms, yes. Based on all assessments, the package for Stream A proposed through this option is ecologically better than Stream A as it stands currently.</p> <p>JQ also noted that as an ecologist, she works on a lot of projects similar to this, and can back that the team of experts have tried extremely hard to protect the stream where at all possible with the known constraints associated with the site and stream area, and that a large number of options have been explored, and this is the best of those options.</p>	

	<p>GA sought clarification, in this option will the water once treated be the same, better or worse running into Stream A (existing farmland vs developed area)? CD confirmed that it will be better than currently.</p> <p>JL queried the timing for consent that needs to be lodged? EM confirmed no set timing, undergoing design first, along with these kinds of important discussions and workshops.</p>	
10	<p><b>General Position:</b></p> <p>JL noted that in principle Te Ākitai Waiohū don't support any loss of stream habitat. While JL acknowledges the work that has been done by the Kiwi Property team with the known constraints associated with the site, in particular supporting daylighting big section of piped stream. While Te Ākitai do not support the stream A proposal, they are unlikely to actively oppose it – to be tabled with management.</p> <p>LR agreed with JLs position, and noted that both Kiwi Property team and mana whenua have and continued to try for best outcome.</p> <p><b>Next Step:</b></p> <p>More design with input from Urban Design and Landscape experts to better understand project details. Mana whenua reps to be involved throughout.</p>	
11	GA closed hui with karakia.	





REVISION DETAILS					INT	DATE	SURVEYED	
1	ISSUED FOR DISCUSSION	JK	08/01/24	DESIGNED	JK			
2	ISSUED FOR DISCUSSION	JK	16/01/24	DRAWN	JK			
3	ISSUED FOR DISCUSSION	JK	07/02/24	CHECKED	GW			
4	ISSUED FOR DISCUSSION	MK	25/07/24	APPROVED	GW			

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WOODS.CO.NZ



DRURY CENTRE  
STAGE 2 PROPOSED CONTOUR PLAN (SHEET 1 OF 2)

	STATUS	ISSUED FOR DISCUSSION	REV
	SCALE	1:2500 @ A3	4
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P23-315-02-1100-EW	



## Appendix 8

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### Minutes and Presentation from NZTA Meeting



Urban & Environmental

Project: Drury Metropolitan Centre - Stage 2 - NZTA Meeting

Date: 31 January 2025

Time: 9:30-10:30am

Location: Online via MS Teams

Attendees:

Name	Role/Organisation
Evan Keating (EK)	NZTA
Dilip Datta (DD)	NZTA
Kevan Fleckney (KF)	NZTA
Tony Osborne (TO)	Kiwi Property
David Schwartfeger (DS)	Kiwi Property
Colin Dryland (CD)	Woods
Joanne Cochrane (JC)	Woods
Daryl Hughes (DH)	CKL
Pamela Santos (PS)	Barker & Associates
Cosette Pearson (CP)	Barker & Associates

Item	Detail	Action
1	Meeting started with a round of Introductions.	
2	<p>DS provided an overview of the works that have been consented under the Stage 1 Fast-Track consent, including 32,000m<sup>2</sup> retail GFA, along with an overview of all the infrastructure upgrades underway in the vicinity.</p> <p>DS noted that the stage 1 earthworks are nearing completion.</p> <p>DS made note of the Drury access ramp which is NZTA designated) and flies into the Drury centre development.</p> <p>Refer to slides at <b>Attachment 1</b>.</p> <p>DD queried whether the rail is live and running to the station? DS confirmed that the line has been electrified, and the Drury Station is being constructed by KiwiRail and while in theory it is supposed to open end of this year, this realistically could be nearer beginning of 2026.</p>	
3	DS provided an overview of the Stage 2 Development that is being progressed as a listed project under the new Fast Track Bill (refer to slides in <b>Attachment 1</b> ). DS provided an overview of all aspects,	



	<p>including the large format retail, the finer grained retail that forms the town centre heart, the community facilities (currently undergoing discussions with Council) located close to the train station and the off-ramp, residential, commercial, entertainment along with the new stormwater wetland in the heart of the development which will feed the re-aligned and daylighted Stream A.</p> <p>DS also provided an overview of how the Stage 2 development relates to both the approved zone layout and the structuring elements in the Drury Centre Precinct Plan, confirming that this design is generally consistent with the key structuring elements that were agreed through the Plan Change process.</p>	
4	<p>DD noted that any stormwater settlement pond should not be surrounded by trees otherwise the bottom of the pond will become impervious over time as a clay like layer builds up in the base of the pond.</p> <p>CD confirmed that the ponds are to be bathymetric wetlands, and will have impermeable clay liners due to low infiltration ability of natural soils and geotechnical stability. They will be privately owned and maintained.</p>	
5	<p>DS provided an overview of the new green outfall structure in the Hingaia Reserve which will flow to the Hingaia, DS noted that this has been through consultation with mana whenua and will be included in this Stage 2 consent.</p>	
6	<p>DD queried that would happen in a more than 1 in 10-year storm event. DS and CD confirmed that the Kiwi Property site has direct access to natural stream networks, and all modelling undertaken allows for climate change +3.8°C (there was a great deal of modelling done and agreed to through the plan change process).</p> <p>The ponds have been sized above a 100-year flood event, and the sizing of the devices was discussed, with 100-year events conveyed directly to the streams due to the sites low location within the catchment.</p> <p>DD queried whether there was a pinch point under the rail corridor? DS confirmed that there is a pinch point, however the Kiwi development does not make this pinch point any worse due to the stormwater management strategy being adopted and the location within the catchment. Flows will pass quickly from the Kiwi site and through downstream.</p>	
7	<p>KF queried whether the traffic modelling and figures have been revised, and whether the offramp will be sufficient to allow all traffic to safely and efficiently get off the State Highway?</p> <p>DS noted that the large format retail that has primarily been located in the Stage 1 area has an enhanced and unthrottled direct road</p>	

	<p>corridor provided by the offramp, which very efficiently links vehicles to the destination retail stores that people want to get to quickly (without weaving them through the finer grained retail streets). KF confirmed that that's the goal, taking the discharge direct to the destination, and filter it out well along the way without exit blocking – good outcome will be achieved here.</p> <p>DH confirmed that there is more capacity than what is required to move people quickly down into the Kiwi development area off the off-ramp.</p>	
8	<p>EK queried whether this development is additional (retail / housing) to what was anticipated and modelled through the Plan Change? DH confirmed that this is not additional to what is anticipated through the Plan Change.</p>	
9	<p>DD queried whether the modelling has taken into consideration the Fisher &amp; Paykel Healthcare Plan Change?</p> <p>DH clarified that the modelling looked at the land uses proposed through Councils Structure Plan, which identified the FPH site as medium density residential. FPH are proposing to rezone from FUZ to a Business zone as opposed to the Structure Plan anticipated Residential land use, so from a traffic perspective, the proposed rezoning by FPH will in fact turn traffic against peak flows. DH also noted that FPH are still progressing through the Plan Change process, and the outcome of that won't be known for ~18months.</p>	
10	<p>Discussion about the revisiting of the trigger table. DH noted that timings and a few of the road upgrades have been shuffled around as part of the stage 2 application, and this is all being looked at holistically again through this consent and the ITA prepared for this application. The new re-modelling has considered high trip movement, based on some potential large format retail tenants that may generate higher traffic volumes.</p> <p>DH confirmed that the trigger table agreed through the Plan Change and included within the Drury Centre Precinct has formed the base of testing timing and the mix of land uses, and the remodelling and how this has been re-shuffled will all be addressed in the ITA. NZTA required the ITA be shared prior to consent lodgement.</p>	Kiwi team to share ITA with NZTA prior to lodgement.
11	<p>KF noted that the space under the bridge has been future proofed for 4-lanes. DH noted this was helpful to know.</p>	
12	<p>Cross-sections and plans of the Drury off-ramp discussed. KF recommended some additional barriers to prevent vehicles travelling back up the off-ramp, as per the below sketch.</p>	



EK confirmed the NZTA team would discuss offline and end through comments, noting that the offramp is in fact an NZTA design.

NZTA to send through any comments on off-ramp design



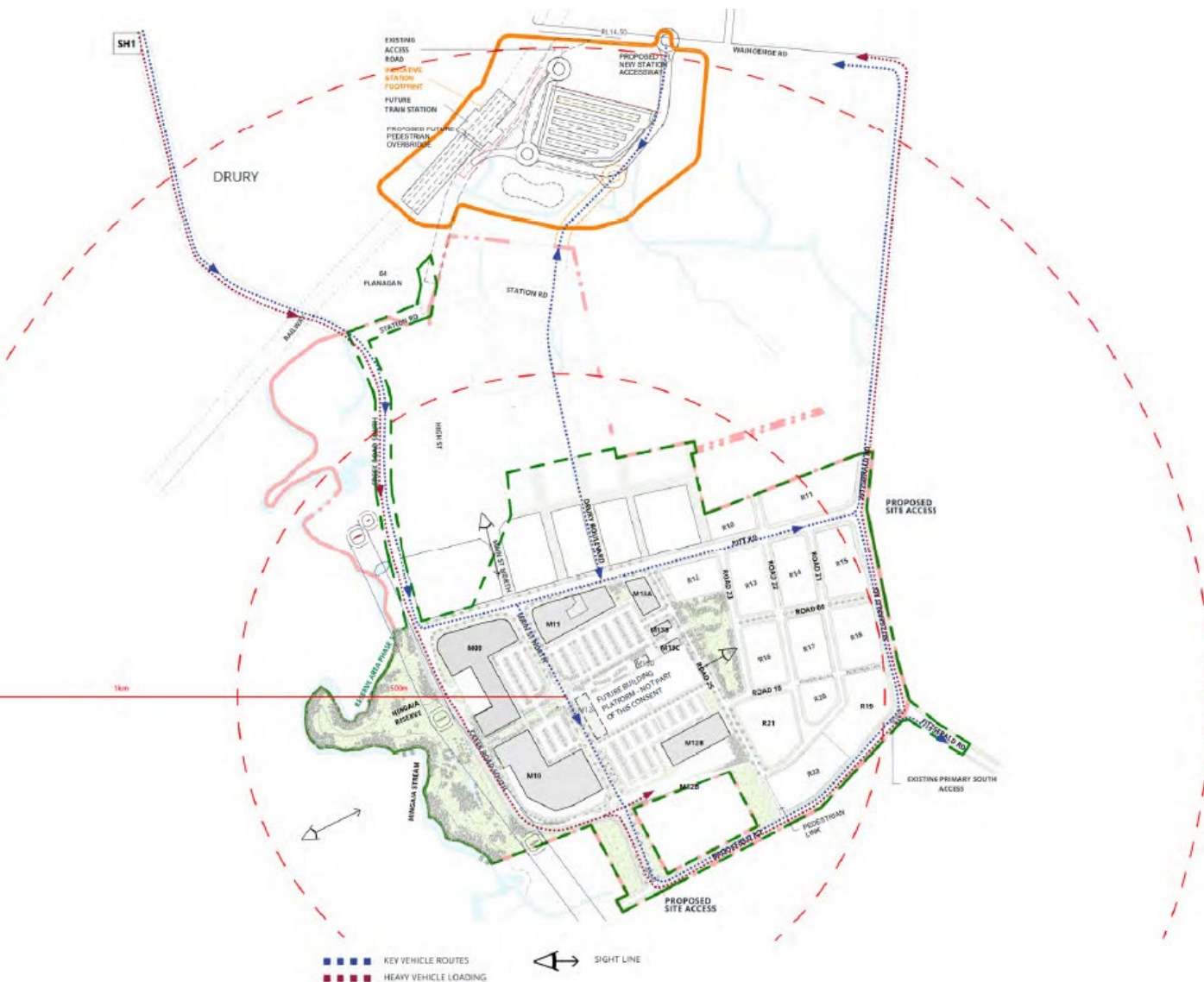


# Kiwi Property – Drury Metropolitan Centre (Stage 2)

NZTA Meeting  
31 January 2025

**B&A**  
Urban & Environmental





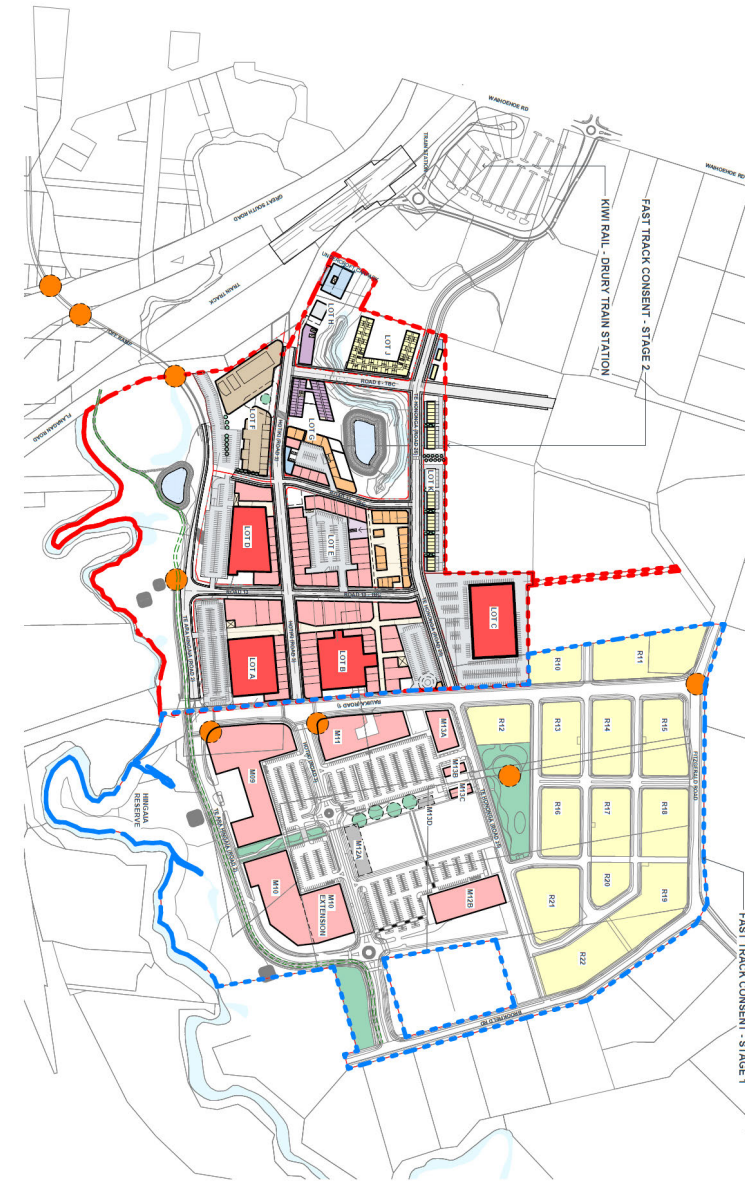
## Stage 1 Fast Track

- Development of 24,000m<sup>2</sup> LFR
- 13 vacant superlots
- Open Spaces – Hingaia Reserve and Community Park
- Series of transport upgrades per triggers

## Resource Consent

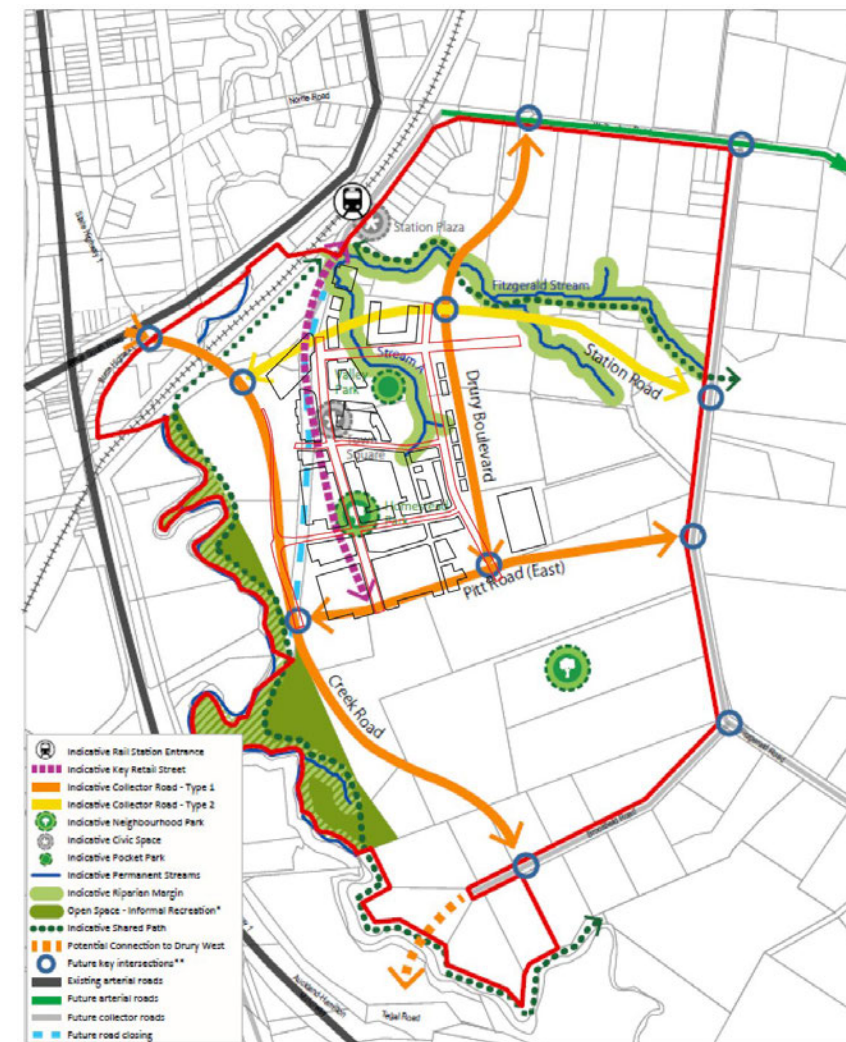
- Additional 8,000m<sup>2</sup> of LFR to M10 and M12B
- Total retail GFA to 32,000m<sup>2</sup>

- Stage 2 (red area) approximately 23ha 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).



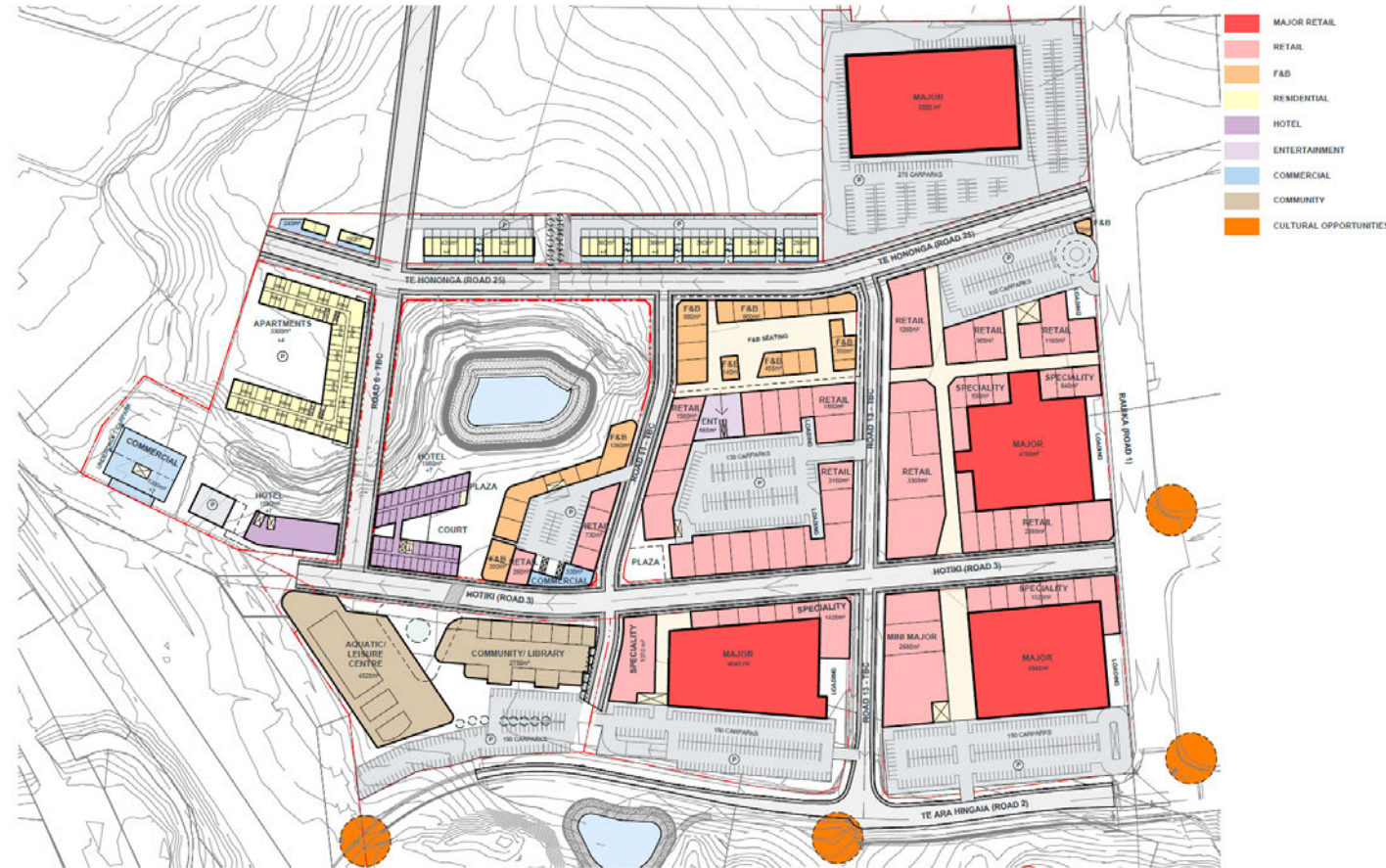
## Stage 2 Overview



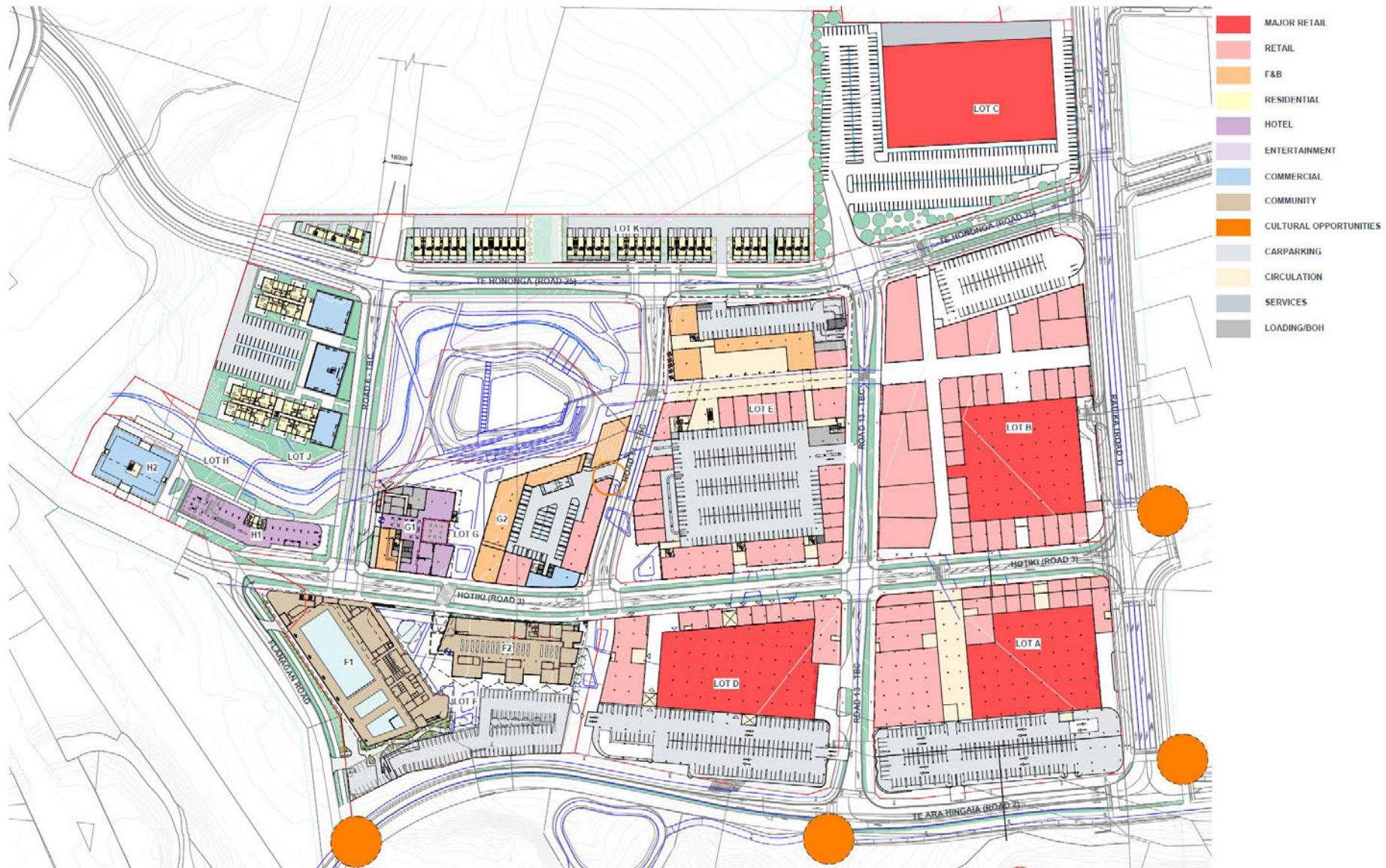


**Stage 2 indicative masterplan relative to Drury Centre - Precinct Plan 1**

- 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.







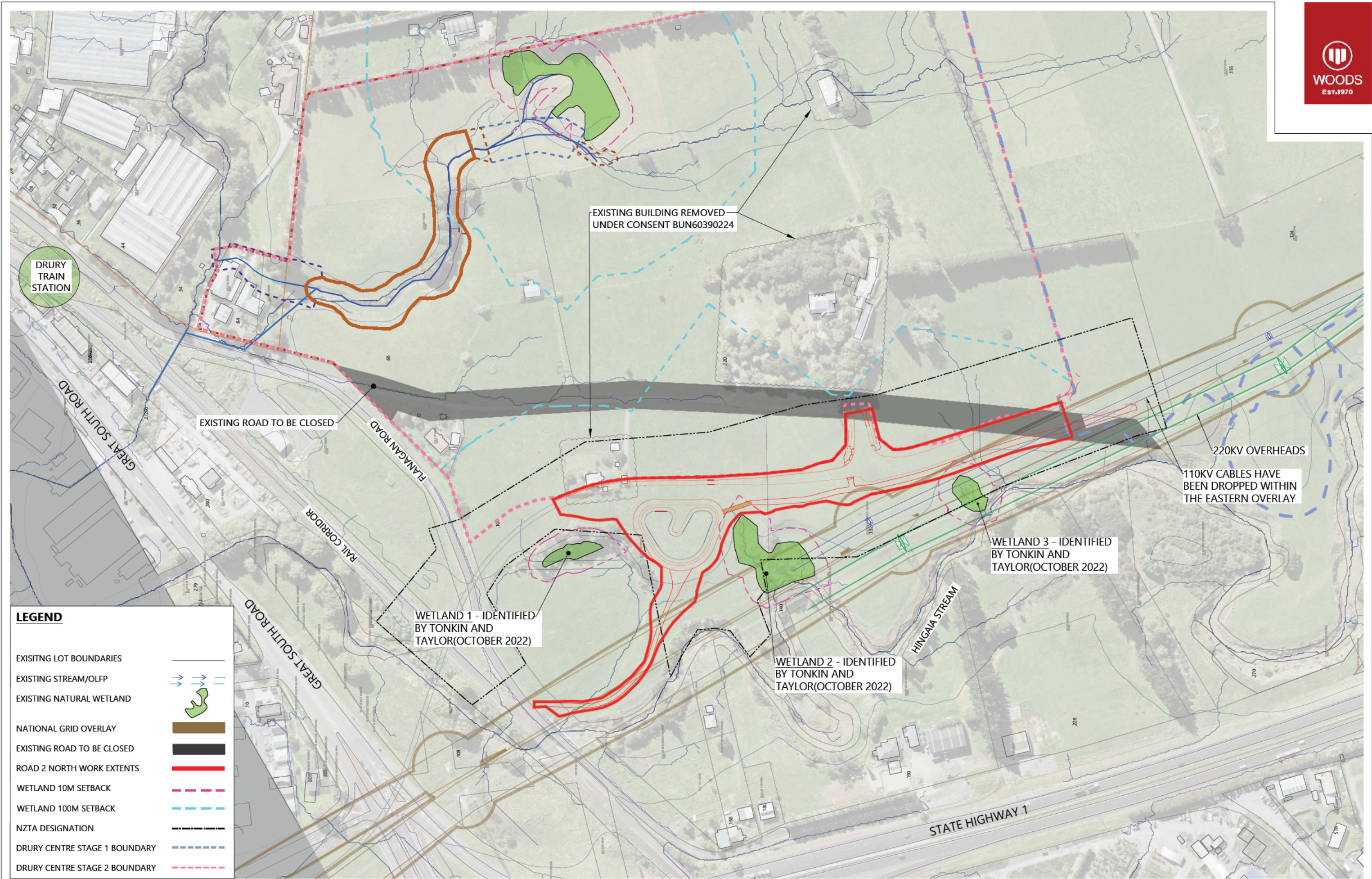
## Drury Centre Stage 2 – Masterplan





Drury Centre Stage 2 – WIP Render





# LEGEND

EXISTING LOT BOUNDARIES

EXISTING STREAM/OLFP

EXISTING NATURAL WETLAND

NATIONAL GRID OVERLAY

EXISTING ROAD TO BE CLOSED

ROAD 2 NORTH WORK EXTENTS

WETLAND 10M SETBACK

WETLAND 100M SETBACK

NZTA DESIGNATION

DRURY CENTRE STAGE 1 BOUNDARY

DRURY CENTRE STAGE 2 BOUNDARY



## REVISION DETAILS

1	DRAFT
2	

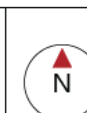
INT	DATE	SURVEYED	XXX
NS	22/11/24	DESIGNED	XXX
EW	10/02/25	DRAWN	NS
		CHECKED	GW
		APPROVED	CD



BUILDING B, LEVEL 1  
8 NUGENT ST, GRAFTON,  
AUCKLAND 1023  
+64 9 308 9229  
WOODS.CO.NZ



## DRURY CENTRE ROAD 2 NORTH SITE FEATURES PLAN



STATUS	FOR 85% DESIGN	REV
SCALE	1:2500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-315-04-0010-GE	

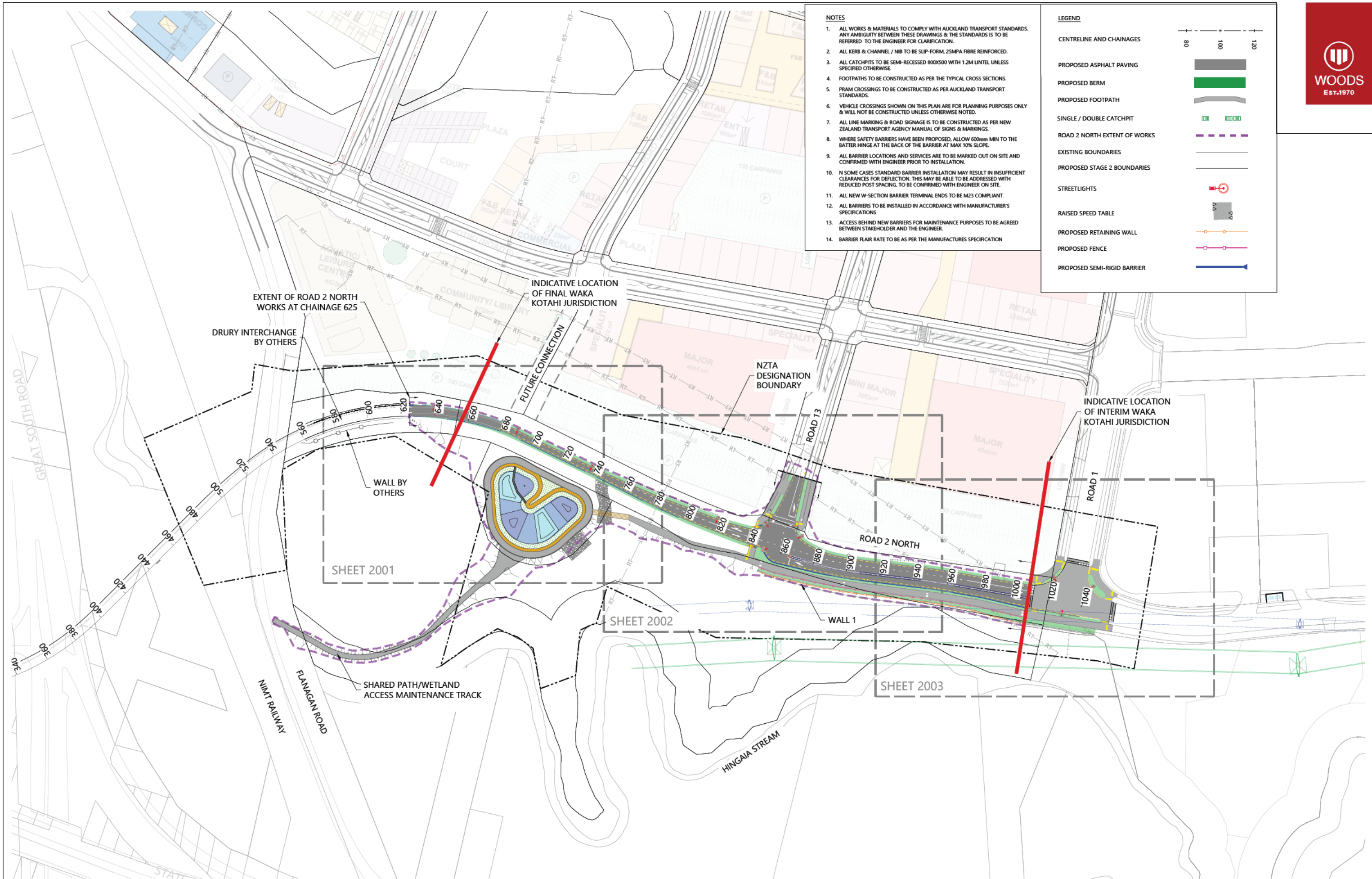
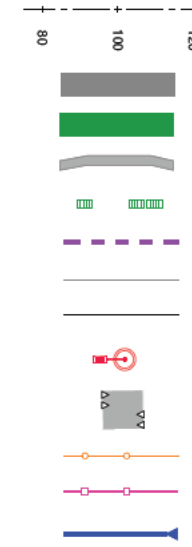


#### NOTES

1. ALL WORKS & MATERIALS TO COMPLY WITH AUCKLAND TRANSPORT STANDARDS. ANY AMBIGUITY BETWEEN THESE DRAWINGS & THE STANDARDS IS TO BE REFERRED TO THE ENGINEER FOR CLARIFICATION.
2. ALL KERB & CHANNEL / NIB TO BE SLIP-FORM, 25MPA FIBRE REINFORCED.
3. ALL CATCHPITS TO BE SEMI-RECESSED 800X500 WITH 1.2M LINTEL UNLESS SPECIFIED OTHERWISE.
4. FOOTPATHS TO BE CONSTRUCTED AS PER THE TYPICAL CROSS SECTIONS.
5. PRAM CROSSINGS TO BE CONSTRUCTED AS PER AUCKLAND TRANSPORT STANDARDS.
6. VEHICLE CROSSINGS SHOWN ON THIS PLAN ARE FOR PLANNING PURPOSES ONLY & WILL NOT BE CONSTRUCTED UNLESS OTHERWISE NOTED.
7. ALL LINE MARKING & ROAD SIGNAGE IS TO BE CONSTRUCTED AS PER NEW ZEALAND TRANSPORT AGENCY MANUAL OF SIGNS & MARKINGS.
8. WHERE SAFETY BARRIERS HAVE BEEN PROPOSED, ALLOW 600mm MIN TO THE BATTER HINGE AT THE BACK OF THE BARRIER AT MAX 10% SLOPE.
9. ALL BARRIER LOCATIONS AND SERVICES ARE TO BE MARKED OUT ON SITE AND CONFIRMED WITH ENGINEER PRIOR TO INSTALLATION.
10. IN SOME CASES STANDARD BARRIER INSTALLATION MAY RESULT IN INSUFFICIENT CLEARANCES FOR DEFLECTION. THIS MAY BE ABLE TO BE ADDRESSED WITH REDUCED POST SPACING, TO BE CONFIRMED WITH ENGINEER ON SITE.
11. ALL NEW W-SECTION BARRIER TERMINAL ENDS TO BE M23 COMPLIANT.
12. ALL BARRIERS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
13. ACCESS BEHIND NEW BARRIERS FOR MAINTENANCE PURPOSES TO BE AGREED BETWEEN STAKEHOLDER AND THE ENGINEER.
14. BARRIER FLAIR RATE TO BE AS PER THE MANUFACTURES SPECIFICATION

#### LEGEND

- CENTRELINE AND CHAINAGES
- PROPOSED ASPHALT PAVING
- PROPOSED BERM
- PROPOSED FOOTPATH
- SINGLE / DOUBLE CATCHPIT
- ROAD 2 NORTH EXTENT OF WORKS
- EXISTING BOUNDARIES
- PROPOSED STAGE 2 BOUNDARIES
- STREETLIGHTS
- RAISED SPEED TABLE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SEMI-RIGID BARRIER



#### REVISION DETAILS

	INT	DATE	SURVEYED	
1	FC	AC	29/08/2024	DESIGNED AC
2	FC	AC	09/12/2024	DRAWN AC
3	FC	EW	10/02/2025	CHECKED SF
				APPROVED TR

DRAFT



BUILDING B, LEVEL 1  
8 NUGENT ST, GRAFTON,  
AUCKLAND 1023  
+64 9 308 9229

WOODS.CO.NZ



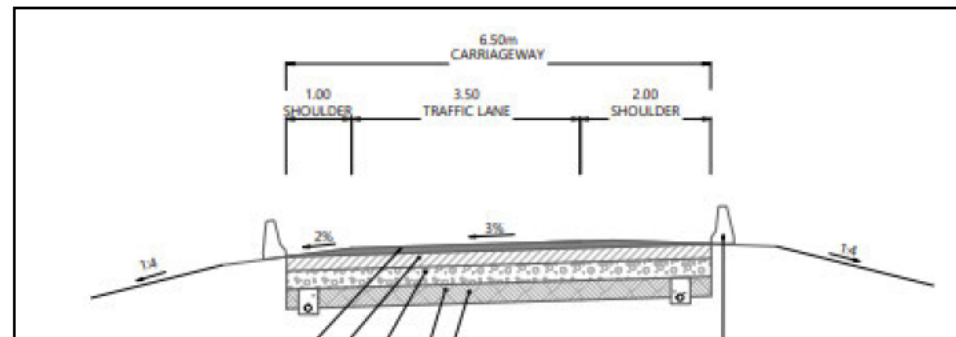
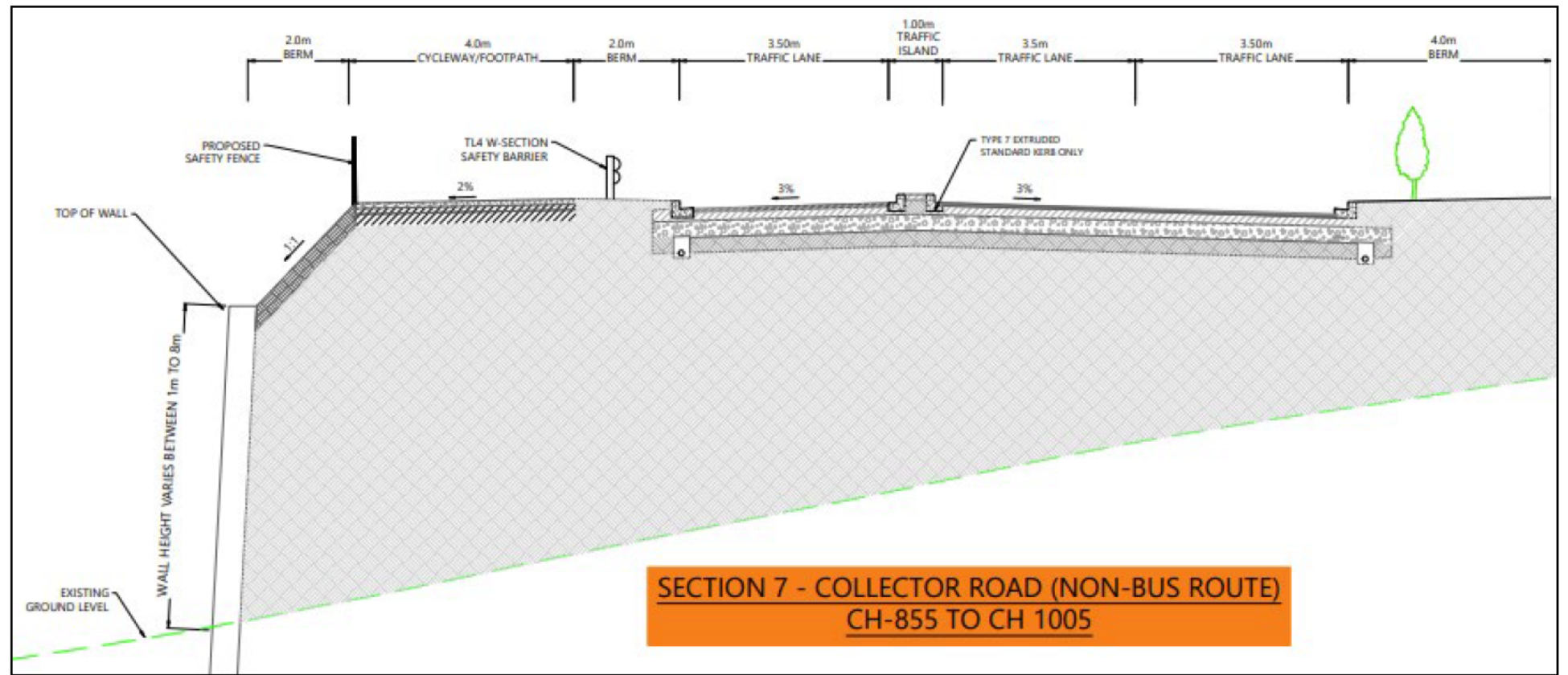
## DRURY CENTRE

### ROAD 2 NORTH

### OVERALL ROADING LAYOUT PLAN



STATUS	FOR INFORMATION	REV
SCALE	1:3000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-315-04-2000-RD	



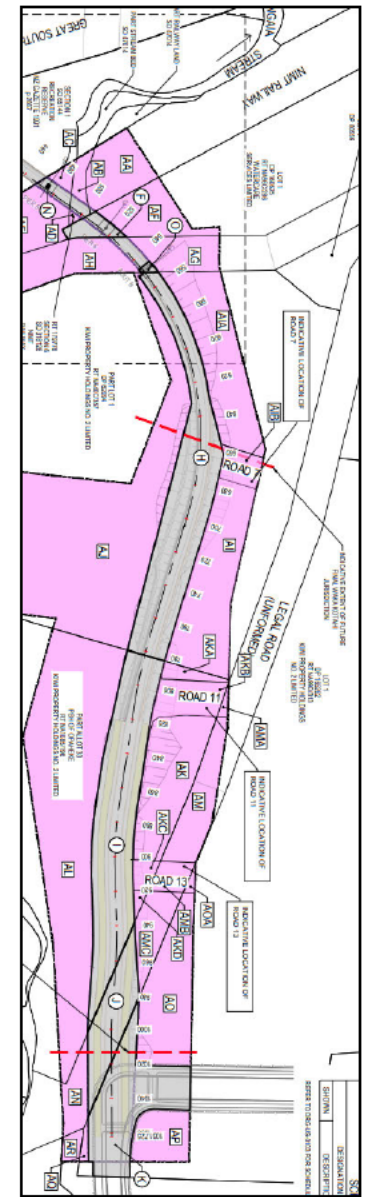
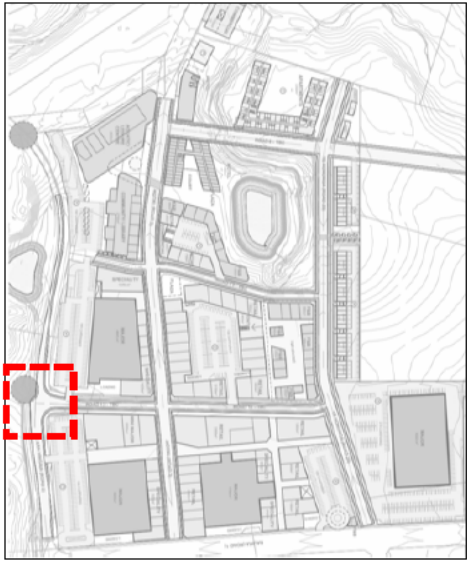
### SECTION 8 SLIP LANE SECTION (NORTH)

#### NOTE:

THIS ROAD IS PART OF THE NZTA SH1 OFFRAMP PROJECT AND IS NOT PART OF THIS CONSENT.  
DETAILS **PROVIDED FOR INFORMATION ONLY.**

## Cross Sections: Public Collector Road (Creek Road / Off-Slip)





## Intersections: Creek Road / Off-Slip Interface Concept



## Appendix 9

---

Heritage New Zealand Pouhere Taonga – Authority to Modify



Urban & Environmental

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Drury Stage 2 Fast Track Approvals HNZPTA authority no. 2025/112  
**Date:** Tuesday, 14 January 2025 2:17:29 pm

Some people who received this message don't often get email from gwalter@heritage.org.nz. [Learn why this is important](#)

Kia ora [REDACTED],

The authority covers any archaeological questions. I will cc to my colleagues in case they require any further information.

Nāku noa, nā  
Greg Walter

Available Monday - Thursday

[REDACTED] | Senior Archaeologist/Tuakana Poutairangahia | Heritage New Zealand Pouhere Taonga | Northern Regional Office, | SAP Tower, 10<sup>th</sup> Floor, 151 Queen Street | Private Box 105291, Auckland City 1143 | Ph: (64 9) 307 9920 | DDI: (64 9) 307 9924 | Cell: 027 243 9183. Visit [www.heritage.org.nz](http://www.heritage.org.nz) and learn more about New Zealand's heritage places.

*Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future*

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**From:** [REDACTED]  
**Sent:** Tuesday, 14 January 2025 2:05 pm  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Drury Stage 2 Fast Track Approvals HNZPTA authority no. 2025/112

Kia ora [REDACTED],

I am writing regarding the Drury Centre Stage 2 development project which has been accepted as an approved project under the proposed Fast Track Approvals Bill and will be submitted for resource consent under that Act. As I am sure you are aware, an authority application was submitted and an authority granted for this project under the HNZPTA (authority no. 2025/112) issued on 2 October 2024. As part of the proposed fast track approvals process, discussion with Heritage NZ is required as part of the consultation process, although it is understood that this is an unusual situation as the authority has already been granted under the HNZPTA.

I am writing to ask if you would like to request any further information on this fast track approval application from a heritage perspective.

Nga mihi





HERITAGE NEW ZEALAND  
POUHERE TAONGA

## **AUTHORITY**

### **Heritage New Zealand Pouhere Taonga Act 2014**

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**AUTHORITY NO:** 2025/112

**FILE REF:** 11013-006

**DETERMINATION DATE:** 2 October 2024

**EXPIRY DATE:** 2 October 2029

**AUTHORITY HOLDER:** Kiwi Property Holdings NO 2 Limited

**ARCHAEOLOGICAL SITES:** R12/1225 and possible subsurface sites, to be determined

**LOCATION:** 64, 68, 108, 114, 120 and 132 Flanagan Road, Drury, Auckland

**SECTION 45 APPROVED PERSON:** Ellen Cameron

**LANDOWNER CONSENT:** Landowner is applicant

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This authority may not be exercised during the appeal period of 15 working days or until any appeal that has been lodged is resolved.

This decision does not ascribe mana whenua status.

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#### **DETERMINATION**

Heritage New Zealand Pouhere Taonga grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site described above, within the area specified as Lot 1 DP 56120; Lot 7 DP 102224; Lot 8 DP 165262; Pt Lot 1 DP 62094; Lot 1 DP 80559; Part Lot 1 DP 62094; Lot 1 DP 165262; 1/6 share of Lot 10 DP 165262; and Lot 1 DP 580346 to Kiwi Property Holdings NO 2 Limited for the proposal to undertake earthworks for site formation platforms, a southbound offramp from SH1, wetland construction and associated planting and walkways as part of Stage 2 of the Drury Metropolitan Centre development at 64, 68, 108, 114, 120 and 132 Flanagan Road, Drury, Auckland, subject to the following conditions:

#### **CONDITIONS OF AUTHORITY**

1. The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, and contractors'



responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.

2. Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.
3. The authority must be exercised in accordance with the management plan (Cameron and Low, 2024, Archaeological Management Plan: Proposed Drury Centre Development Stage 2) attached to the authority application. Any changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.
4. Any earthworks that may affect any archaeological sites must be monitored by the s45 approved person who may appoint a person to carry out the monitoring on their behalf.
5. Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with current archaeological practice.
6. In addition to any tikanga agreed to between the authority holder and Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū, the following shall apply:
  - a) Access for Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū shall be enabled in order to undertake tikanga consistent with any requirements of site safety.
  - b) Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū shall be informed 48 hours before the start and finish of the archaeological work.
  - c) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police, Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains ([AGS8 2010](#)) and no further work in the area may take place until future actions have been agreed by all parties.
  - d) Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met.
  - e) Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.
7. That within 20 working days of the completion of the on-site archaeological work associated with this authority, the authority holder shall ensure that:
  - a) An interim report following the Archaeological Report Guideline ([AGS12 2023](#)) is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for

inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

- b) Site record forms are updated or submitted to the NZAA Site Recording Scheme.
8. That within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed following the Archaeological Report Guideline ([AGS12 2023](#)), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.
- a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist.
  - b) Digital copies of the final report must also be sent to: the NZAA Central Filekeeper, Auckland Council CHI, Auckland War Memorial Museum, Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū.

**Signed for and on behalf of Heritage New Zealand Pouhere Taonga,**



**Claire Craig**  
**Deputy Chief Executive Policy, Strategy and Corporate Services**  
**Heritage New Zealand Pouhere Taonga**  
**PO Box 2629**  
**WELLINGTON 6140**

**Date: 2 October 2024**

## **ADVICE NOTES**

### **Contact details for Heritage New Zealand Pouhere Taonga Senior Archaeologist**

Greg Walter  
Senior Archaeologist – Tuakana Poutairangahia  
Heritage New Zealand Pouhere Taonga, Auckland Office  
P O Box 105-291, Auckland 1143

Phone (09) 307 9924 Email ArchaeologistMN2@heritage.org.nz

### **Current Archaeological Practice**

Current archaeological practice may include, but is not limited to, the production of maps/ plans/ measured drawings of site location and extent; excavation, section and artefact drawings; sampling, identification and analysis of faunal and floral remains and modified soils; radiocarbon dating of samples; the management of taonga tūturu and archaeological material; the completion of a final report and the updating of existing (or creation of new) site record forms to submit to the NZAA Site Recording Scheme.

### **Reporting Conditions**

Reports required by authority conditions are to be prepared following the Archaeological Report Guideline (reference [AGS12 2023](#)).

Heritage New Zealand Pouhere Taonga supports transparent reporting processes. It therefore is expected that all relevant directly affected parties have reviewed the report in question, are happy with its contents, and understand that it will be made publicly available via the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

Heritage New Zealand Pouhere Taonga has the right to make available any report produced under an authority where the distribution of the report is for the purpose of providing archaeological information about the place in question for research or educational purposes.

### **Rights of Appeal**

An appeal to the Environment Court may be made by any directly affected person against any decision or condition. The notice of appeal should state the reasons for the appeal and the relief sought and any matters referred to in section 58 of the Heritage New Zealand Pouhere Taonga Act 2014. The notice of appeal must be lodged with the Environment Court and served on Heritage New Zealand Pouhere Taonga within 15 working days of receiving the determination and served on the applicant or owner within five working days of lodging the appeal.

### **Review of Conditions**

The holder of an authority may apply to Heritage New Zealand Pouhere Taonga for the change or cancellation of any condition of the authority. Heritage New Zealand Pouhere Taonga may also initiate a review of all or any conditions of an authority.

### **Non-compliance with conditions**

Note that failure to comply with any of the conditions of this authority is a criminal offence and is liable to a penalty of up to \$120,000 (Heritage New Zealand Pouhere Taonga Act 2014, section 88).

**Costs**

The authority holder shall meet all costs incurred during the exercise of this authority. This includes all on-site work, post fieldwork analysis, radiocarbon dates, specialist analysis and preparation of interim and final reports.

**Guideline Series**

Guidelines referred to in this document are available on the Heritage New Zealand Pouhere Taonga website: [archaeology.nz](http://archaeology.nz)

**The Protected Objects Act 1975**

The Ministry for Culture and Heritage ("the Ministry") administers the Protected Objects Act 1975 which regulates the sale, trade and ownership of taonga tūturu.

If a taonga tūturu is found during the course of an archaeological authority, the Ministry or the nearest public museum must be notified of the find within 28 days of the completion of the field work.

Breaches of this requirement are an offence and may result in a fine of up to \$10,000 for each taonga tūturu for an individual, and of up to \$20,000 for a body corporate.

For further information please visit the Ministry's website at <http://www.mch.govt.nz/nz-identity-heritage/protected-objects>.

**Landowner Requirements**

If you are the owner of the land to which this authority relates, you are required to advise any successor in title that this authority applies in relation to the land. This will ensure that any new owner is made aware of their responsibility in regard to the Heritage New Zealand Pouhere Taonga Act 2014.





HERITAGE NEW ZEALAND  
POUHERE TAONGA

## **SECTION 45 APPROVED PERSON**

### **Heritage New Zealand Pouhere Taonga Act 2014**

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AUTHORITY NO: 2025/112

FILE REF: 11013-006

APPROVAL DATE: 2 October 2024

---

This approval may not be exercised during the appeal period of 15 working or until any appeal that has been lodged is resolved.

---

#### **APPROVAL**

Pursuant to section 45 of the Act, **Ellen Cameron** is approved by Heritage New Zealand Pouhere Taonga to carry out any archaeological work required as a condition of authority 2025/112, and to compile and submit a report on the work done. Ellen Cameron will hold responsibility for the current archaeological practice in respect of the archaeological authority for which this approval is given.

Signed for and on behalf of Heritage New Zealand Pouhere Taonga,

Claire Craig  
Deputy Chief Executive Policy, Strategy and Corporate Services  
Heritage New Zealand Pouhere Taonga  
PO Box 2629  
WELLINGTON 6140

Date: 2 October 2024

## Appendix 10

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### Record of consultation attempts with the Ministry for the Environment



Urban & Environmental

**From:** [Pamela Santos](#)  
**To:** [Cosette Pearson](#); [Rachel Morgan](#)  
**Subject:** FW: Pre-application meeting with MfE  
**Date:** Tuesday, 18 February 2025 10:31:06 am  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image001.png](#)

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)

[barker.co.nz](http://barker.co.nz) 

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**From:** Pamela Santos  
**Sent:** Monday, 17 February 2025 2:20 pm  
**To:** [ftaimplementation@mfe.govt.nz](mailto:ftaimplementation@mfe.govt.nz)  
**Subject:** FW: Pre-application meeting with MfE

Hi there

We have been liaising with EPA for a couple of listed projects we will be lodging substantive applications shortly (see below). Ahead of lodgement, we are keen to get underway with the pre-lodgement consultation requirements under the Act in particular consultation with MfE.

Look forward to hearing from you.

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)

[barker.co.nz](http://barker.co.nz) 

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**From:** Pamela Santos  
**Sent:** Monday, 17 February 2025 10:49 am  
**To:** Fast-Track Info <[info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)>  
**Cc:** Nick Roberts <[nickr@barker.co.nz](mailto:nickr@barker.co.nz)>; Cosette Pearson <[CosetteP@barker.co.nz](mailto:CosetteP@barker.co.nz)>; Alex Parr <[AlexP@barker.co.nz](mailto:AlexP@barker.co.nz)>  
**Subject:** RE: Pre-application meeting with MfE

Thanks Daya

For Drury Centre, attendees will be (in addition to myself):

- Nick Roberts – B&A [nickr@barker.co.nz](mailto:nickr@barker.co.nz)
- Cosette Pearson – B&A [CosetteP@barker.co.nz](mailto:CosetteP@barker.co.nz)
- David Schwartfeger – Kiwi Property [David.Schwartfeger@kp.co.nz](mailto:David.Schwartfeger@kp.co.nz)
- Tony Osborne – Kiwi Property [tonyosborne@xtra.co.nz](mailto:tonyosborne@xtra.co.nz)
- Alex Devine – Ellis Gould [ADevine@ellisgould.co.nz](mailto:ADevine@ellisgould.co.nz) TBC

For Kings Quarry, attendees will be (in addition to myself):

- Nick Roberts – B&A [nickr@barker.co.nz](mailto:nickr@barker.co.nz)
- Alex Parr – B&A [AlexP@barker.co.nz](mailto:AlexP@barker.co.nz)
- Alexander Semenoff – Kings Quarry Limited [alex@semenoffgroup.co.nz](mailto:alex@semenoffgroup.co.nz)
- Daniel Minhinnick – Russell McVeagh [daniel.minhinnick@russellmcveagh.com](mailto:daniel.minhinnick@russellmcveagh.com)
- Sian Kilgour – Russell McVeagh [sian.kilgour@russellmcveagh.com](mailto:sian.kilgour@russellmcveagh.com)

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)

[barker.co.nz](http://barker.co.nz) 

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**From:** Fast-Track Info <[info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)>  
**Sent:** Monday, 17 February 2025 9:39 am  
**To:** Pamela Santos <[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)>  
**Subject:** Re: Pre-application meeting with MfE

Kia ora Pamela,

Thanks for your email.

We are currently awaiting responses from another applicant regarding placeholder times for pre-application meetings. As soon as they respond, we will send the available placeholders to you. Hopefully, we should be placed to send you the options today.

In the mean-time, please can you send through any contacts that will be joining the meeting with you.

Thank you,  
Daya

**Daya Thomson**

Senior Advisor



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**From:** Pamela Santos <PamelaS@barker.co.nz>  
**Sent:** Monday, 17 February 2025 8:28 am  
**To:** Fast-Track Info <info@fasttrack.govt.nz>  
**Subject:** RE: Pre-application meeting with MfE

Hi Daya

Just following up on this, we are keen to get the pre-app process underway for these listed projects.

Thanks!

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
PamelaS@barker.co.nz

barker.co.nz

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**From:** Pamela Santos  
**Sent:** Wednesday, 12 February 2025 9:56 am  
**To:** Fast-Track Info <info@fasttrack.govt.nz>; Magdalena Regnault <magdalenar@barker.co.nz>  
**Cc:** Rachel Morgan <rachelm@barker.co.nz>  
**Subject:** RE: Pre-application meeting with MfE

Thanks Daya

I have completed the details for the Kings Quarry and Drury Metropolitan Centre listed projects. Can you please advise next steps getting a preapplication meeting locked in?

Project Name	Unique Ref. No ↓	Applicant Organisation	Application Type	Status	
Drury Metropolitan Centre – Consolidated Stage 1 and Stage 2	FTAA-2502-1019	Kiwi Property Holding No. 2 Limited	Substantive Approval	Draft	▼
Kings Quarry Expansion - Stage 2	FTAA-2502-1018	Kings Quarry Limited	Substantive Approval	Draft	▼

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
PamelaS@barker.co.nz

barker.co.nz

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**From:** Fast-Track Info <info@fasttrack.govt.nz>  
**Sent:** Tuesday, 11 February 2025 1:01 pm  
**To:** Pamela Santos <PamelaS@barker.co.nz>; Magdalena Regnault <magdalenar@barker.co.nz>  
**Cc:** Rachel Morgan <RachelM@barker.co.nz>  
**Subject:** Re: Pre-application meeting with MfE



Kia ora Pamela and Magdalena,

Thank you for providing the information. I have left a voicemail for both of you regarding the next steps, which I have also summarised below:

1. **Log in to the portal.**
2. **Create a 'New Substantive Application' or 'New Referral Application'** under the applications banner in the header of the portal for all respective applications.
3. **Enter all requested information** under the 'General' page and click 'Next' at the bottom of the screen. This will save your information.

Please note that you do not need to fill out any further information at this stage, and your progress will be saved.

Once we have received this information, we can then progress to organising a pre-application meeting.

We look forward to helping you progress your applications.

Best regards,

**Daya Thomson**

Senior Advisor

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**From:** Pamela Santos <[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)>  
**Sent:** Monday, 10 February 2025 1:13 pm  
**To:** Fast-Track Info <[info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)>; Magdalena Regnault <[magdalenar@barker.co.nz](mailto:magdalenar@barker.co.nz)>  
**Cc:** Rachel Morgan <[RachelM@barker.co.nz](mailto:RachelM@barker.co.nz)>  
**Subject:** RE: Pre-application meeting with MfE

Thanks Daya,

I have just created an account. Please note I will be the main agent for Kings Quarry and Drury Metropolitan Centre. My colleague [@Magdalena Regnault](#) will be the main agent for Milldale and I understand that she already has an account.

We will wait to hear from you regarding the pre-application meeting for these listed projects.

Ngā mihi | Kind regards,

---

PAMELA SANTOS  
Senior Associate  
021 306 026  
[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)

[barker.co.nz](http://barker.co.nz) 

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**From:** Fast-Track Info <[info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)>  
**Sent:** Monday, 10 February 2025 1:00 pm  
**To:** Pamela Santos <[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)>  
**Cc:** Rachel Morgan <[RachelM@barker.co.nz](mailto:RachelM@barker.co.nz)>; Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Subject:** Re: Pre-application meeting with MfE

Kia ora Pamela,

Thanks for taking my call just now. As discussed, we have sent you an invitation to the portal. Once you have created your account, we will be in touch to set up a pre-application meeting.

If you have any troubles, please let me know.

Ngā mihi,

**Daya Thomson**

Senior Advisor

---

**From:** Pamela Santos <[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)>  
**Sent:** Monday, 10 February 2025 11:40 am  
**To:** Fast-Track Info <[info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)>  
**Cc:** Rachel Morgan <[RachelM@barker.co.nz](mailto:RachelM@barker.co.nz)>; Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Subject:** RE: Pre-application meeting with MfE

Hi there

Just following up on this and given that the Fast-track portal is now live, we are keen to start engagement with MfE in order to meet the pre-lodgement consultation requirements under the Act prior to us lodging substantive applications for the following listed projects.

- Kings Quarry Expansion—Stages 2 and 3;
- Drury Metropolitan Centre—Consolidated Stages 1 and 2; and
- Milldale—Stages 4C and 10 to 13

Can you please let us know process for getting a pre-app meeting locked in?

Thank you!

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
PamelaS@barker.co.nz

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**From:** Pamela Santos  
**Sent:** Thursday, 23 January 2025 9:39 am  
**To:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Cc:** Rachel Morgan <[rachelm@barker.co.nz](mailto:rachelm@barker.co.nz)>  
**Subject:** RE: Pre-application meeting with MfE

Hi there

Just sending a follow up email again, we are keen to lock in meetings to discuss the following listed projects:

- Kings Quarry Expansion—Stages 2 and 3;
- Drury Metropolitan Centre—Consolidated Stages 1 and 2; and
- Milldale—Stages 4C and 10 to 13

Look forward to hearing from someone in your team soon.

Thanks!

Ngā mihi | Kind regards,

PAMELA SANTOS  
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021 306 026  
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**From:** Pamela Santos  
**Sent:** Tuesday, 21 January 2025 7:37 am  
**To:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Cc:** Rachel Morgan <[rachelm@barker.co.nz](mailto:rachelm@barker.co.nz)>  
**Subject:** RE: Pre-application meeting with MfE

Morning

Just following up on this email again, keen to get the consultation underway with MfE prior to our planned lodgement shortly after 7 Feb.

Thanks!

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
PamelaS@barker.co.nz

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**From:** Pamela Santos  
**Sent:** Monday, 13 January 2025 9:04 am  
**To:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Cc:** Rachel Morgan <[rachelm@barker.co.nz](mailto:rachelm@barker.co.nz)>  
**Subject:** RE: Pre-application meeting with MfE

Hi there

Just following up on this again, we are keen to get underway with the pre-lodgement consultation requirements under the Act for a number of substantive applications we are looking towards lodging shortly after 7 Feb. Can you please let us know when MfE would be available for a pre-application meeting?

Thanks!

Ngā mihi | Kind regards,

PAMELA SANTOS  
Senior Associate  
021 306 026  
PamelaS@barker.co.nz

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**From:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Sent:** Wednesday, 18 December 2024 10:46 am  
**To:** Pamela Santos <[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)>; Ray Salter <[Ray.Salter@mfe.govt.nz](mailto:Ray.Salter@mfe.govt.nz)>  
**Cc:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Subject:** RE: Pre-application meeting with MfE

Mörena Pamela,

Thank you for your email requesting to meet to discuss your Fast Track application.

As you will be aware the Fast Track Approvals Bill is due to be enacted this week.

Our team is currently working at pace to develop necessary systems and processes, and to produce guidance and application material, in order that we are in a position to receive applications once the Fast Track Approvals Bill is enacted and applications are able to be lodged.

We will be able to meet with prospective applicants after enactment of the Bill, and finalisation of our guidance material. We anticipate this will be early in the new year and will make contact with you then.

Please keep an eye on this page for updates - [Fast-track approvals proposed process | Ministry for the Environment](#).

Thank you again for your patience while we get ready to stand up the new Fast Track Approvals process.

Ngā mihi,

Many thanks,  
**MfE Listed Projects Team**  
Ministry for the Environment | Manatū Mō Te Taiao



---

**From:** Pamela Santos <[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)>  
**Sent:** Wednesday, 18 December 2024 8:05 am  
**To:** Ray Salter <[Ray.Salter@mfe.govt.nz](mailto:Ray.Salter@mfe.govt.nz)>  
**Cc:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Subject:** RE: Pre-application meeting with MfE

**MfE CYBER SECURITY WARNING**  
This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Ray

I received an out of office from Stephanie, are you able to assist with the below please?

Thanks!

Ngā mihi | Kind regards,

---

PAMELA SANTOS  
Senior Associate  
021 306 026  
[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)

[barker.co.nz](https://barker.co.nz) 

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**From:** Pamela Santos  
**Sent:** Wednesday, 18 December 2024 8:03 am  
**To:** [stephanie.frame@mfe.govt.nz](mailto:stephanie.frame@mfe.govt.nz)  
**Cc:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Subject:** Pre-application meeting with MfE

Hi Stephanie

We have a number of listed projects we are lodging towards the end of February. Now that the bill has passed its third reading, is it possible to lock in pre-application meetings first thing in the new year?

Look forward to hearing from you.

Ngā mihi | Kind regards,

---

PAMELA SANTOS  
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