



8 August 2025

Environmental Protection Agency
Private Bag 63002, Wellington 6140

Email: substantive@fasttrack.govt.nz

Tēnā koe,

Re: Drury Metropolitan Centre Fast-Track Application – Te Ākitai Waiohūa comments

Te Ākitai Waiohūa Settlement Trust (TAWST) welcomes the opportunity to provide comment on the substantive application by Kiwi Property Holdings No.2 Ltd for approval of resource consents under the Fast Track Approvals Act (fast-track application).

1. Te Ākitai Waiohūa Structure

Te Ākitai Waiohūa Waka Taua Incorporated (TAWWTI) is a not-for-profit tribal organisation that aims to promote kaitiakitanga as well as cultural and environmental values with regard to the wider needs of the community. TAWWTI represents Te Ākitai Waiohūa in matters relating to the environment, sustainable resource management and the protection of wāhi tapu. Waiohūa are the tangata whenua of this region who traversed their tribal domain (rohe) in a seasonal cycle of shared harvesting, gathering and fishing.

TAWST is the main representative iwi entity that has an interest in resource management projects in the rohe with regard to redress received for settling Te Ākitai Waiohūa historical claims. An example of this includes vesting of ownership and co-management of the remnant maunga or volcanic cones of Auckland with the Ngā Mana Whenua o Tāmaki Makaurau Collective, of which the Trust is a member.

These comments are provided by TAWST and also represent the views of TAWWTI.

2. Cultural Values Assessment

In 2021, Te Ākitai Waiohūa provided a Cultural Values Assessment (CVA) for the Drury Centre Plan Change (PC48). This CVA outlined the important role of kaitiakitanga, and Te Ākitai Waiohūa's historical, spiritual and cultural associations with South Auckland and the Drury area.

In preparing a CVA, the main interests of Te Ākitai Waiohūa are set out:

- The recognition and acknowledgment of Te Ākitai Waiohūa and its history in Tāmaki Makaurau (Auckland);
- The opportunity for Te Ākitai Waiohūa to exercise its role as Kaitiaki in Tāmaki Makaurau;
- The ability for Te Ākitai Waiohūa to protect and preserve its interests, resources and taonga in Tāmaki Makaurau.

The project sits in the middle of a series of significant sites to Te Ākitai Waiohua based around the natural maunga and waterways of the wider region. Te Ākitai Waiohua have a strong spiritual (Taha wairua) association with the land which provides its people with a sense of meaning, connection and purpose. Drury is a region of significance to Te Ākitai Waiohua that provided access to the Manukau Harbour and its wealth of natural resources.

Te Ākitai Waiohua is not against development. However, when development occurs, the expectation is for restoration and enhancement of te taiao to restore the mauri and leave it in a better state than it was before the development occurred. This is particularly important where development creates adverse effects; the mitigation and remediation must be commensurate with the impacts of development.

3. Engagement on the fast-track application

TAWST acknowledges the ongoing engagement that has occurred on the plan change and fast-track application associated with the Project, including the pre-lodgement briefing in November 2024.

TAWST acknowledge and appreciates the resourcing of a planning consultant in July 2025 to assist with the review of the fast-track application. The scale of the Project and the timeframe for comments make it very difficult for us to engage with the application material meaningfully. It should be noted that TAWST is invited to make comments on several other applications under the FTAA at the same time, affecting our limited capacity.

4. Comments

Te Ākitai Waiohua does not oppose the development of Drury Metropolitan Centre. However, some concerns remain about the use of the fast-track process to approve such a significant amount of development and the 15-year duration for implementation of consents.

There are significant risks to approving the full suite of resource consents today for the full development over 15 years. It does not reflect changes that will occur in the planning system, changes in best practice, or changes in market demand. Approving these resource consents locks development into what may be considered appropriate today, but may not be appropriate in 5, 10 or 15 years. This is evident in the fact that the scale of development is significantly lower than what is provided for by the precinct.

Te Ākitai Waiohua has reviewed the draft conditions and those that provide for mana whenua input to management plans, and to exercise kaitiakitanga through cultural induction and cultural monitoring are supported.

Some minor amendments to the conditions are sought to better reflect the ongoing commitment to engage with Te Ākitai Waiohua and to enable us to exercise kaitiakitanga, as follows:

- Include an invitation for mana whenua to attend archaeological monitoring.
- Add a condition requiring maintenance of baseflow in Stream A.
- Add a condition for accidental discovery of lizards, particularly copper skinks to ensure sufficient mitigation is provided for.
- Add a condition for archaeology accidental discovery protocols similar to condition 78 of Stage 1 consent.

5. Conclusion

Te Ākitai Waiohūa have reviewed the fast-track application and does not oppose the Project because it is anticipated by the operative zoning of the Auckland Unitary Plan. Our concerns are outlined above, and some minor amendments are sought to the draft conditions to support the exercise of kaitiakitanga.

Ongoing commitment is sought from Kiwi Property Holdings No.2 Ltd to engage with Te Ākitai Waiohūa to ensure that development of Drury Centre respects and reflects the cultural values and aspirations of mana whenua.

Ngā mihi,

Te Ākitai Waiohūa Settlement Trust

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