

Urgent Decision of the Papakura Local Board

Local Board input on the Fast-track Approvals Act 2024 application for the Drury Metropolitan Centre – Consolidated Stages 1 and 2

This decision has been made under delegated authority by: Chairperson, Brent Catchpole and Deputy Chairperson, Jan Robinson, on 11 August 2025.

Urgent Decisions delegation resolution: PPK/2022/206

That the Papakura Local Board:

- a) *delegate authority to the chairperson and deputy chairperson, or any person acting in these roles, to make urgent decisions on behalf of the local board, if the local board is unable to meet*
- b) *confirm that the Local Area Manager, chairperson, and deputy chairperson (or any person/s acting in these roles) will authorise the use of the local board's urgent decision mechanism by approving the request for an urgent decision in writing*
- c) *note that all urgent decisions made, including written advice which supported these decisions, will be included on the agenda of the next ordinary meeting of the local board.*

The use of the Urgent Decisions delegation was authorised by the Chairperson, Deputy Chairperson and Manoj Ragupathy (Local Area Manager). The authorisers are satisfied that the decision is required urgently and it is not practicable in the circumstances to call an extraordinary or emergency meeting of the local board.

The following information was provided to the decision-makers to inform their decision:

Attachment 1: [Drury Metropolitan Centre – Consolidated Stages 1 and 2 under the Fast-track Approval Application documentation](#)

Subject: Papakura Local Board input on the Fast-track Approvals Act 2024 application for the Drury Metropolitan Centre – Consolidated Stages 1 and 2

The Papakura Local Board:

- a) provide the following feedback on the Fast-track Approvals Act 2024 application for the Drury Metropolitan Centre – Consolidated Stages 1 and 2:
 - i) Papakura Local Board is not opposed to the proposed development, and makes the following points:
 - Papakura commercial centre is zoned a metropolitan centre
 - New town centres need to complement existing town centres.

- ii) This is an intensive development that will change the face of the area. It is imperative that we are planning for good community outcomes, and find the balance between maximum yield and a quality environment to live, work and play.
- iii) Provision of greenspace is important within and nearby intensive developments. It is noted that the greenspace proposed often has a dual purpose in the blue/green network.
- iv) Ensure there is nearby green space/play space where children can kick a ball around and use play equipment. Esplanade reserves with steep banks are not always optimum spaces for the ability to kick a ball with children.
- v) The local board requests that the developer provides:
 - reserve areas that include playgrounds
 - multi-generational play opportunities
 - exercise equipment
 - green space for community gardens with an associated tool shed so the community can grow its own food.
- vi) Tree coverage is imperative to mitigate climate change and create vegetation corridors for native bird flight paths.
- vii) The board would like to see consideration given to appropriate tree planting and landscaping that provides a cooling effect on the environment
- viii) The board requests that the developer thinks innovatively about alternatives to public transport, such as planning for secure bike sheds, e-scooter, e-bike storage, city hop cars etc.
- ix) The board requests that consideration is given to road widths that allow for access for public transport, utility and emergency vehicles. The lived experience of the current road width guidelines is that emergency and utility vehicles face challenges in accessing premises due to road widths being too narrow and the inability for residents to park their vehicles off road. Input should be sought from the emergency services: Police, Fire and Ambulance.
- x) The board requests that the developer plans for accessibility, and off-road shared pedestrian / cycleways to connect to:
 - The State Highway One cycleway – southern pathway
 - Greenways / local paths plans
 - Connecting into existing and proposed parks and reserves, such as:
 - Drury Domain
 - Drury Sports complex
 - Connectivity into other developments
 - Plan changes 51 and 61
 - Auranga development
 - Ngakaroa Stream pathway
 - State Highway One cycle path
 - Mill Road cycleway.

- xi) With regards to stormwater, the local board requests that consideration be given to:
- appropriate stormwater treatments being installed to retain and treat stormwater to ensure the optimum discharge to the receiving environment
 - rain harvesting and the recycling of stormwater across residential and commercial developments.
- xii) It is noted the proposal is to pipe stream A and that the assessment is that the effect will be more than minor. The board does not support piping streams. It is the local board's understanding that the 'Making Space for Water' strategy is not to pipe streams thus allowing better management of flood water.



Brent Catchpole
Chairperson
Papakura Local Board



Jan Robinson
Deputy Chairperson
Papakura Local Board



Manoj Ragupathy
Local Area Manager
Papakura Local Board