Tonkin+Taylor

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Kiwi Property Group Limited
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PO Box 2071
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Attention: David Schwartfeger

Dear David

Drury Centre Fast Track Referral Application

Ecology

1 Introduction

Kiwi Property Holdings No.2 Limited ("Kiwi Property") propose to lodge an application for a referred project under the Covid-19 Recovery (Fast-track Consenting) Act 2020 (the "Act") to utilise the fast-track consenting process via an expert consenting panel. This application relates to the development of a contiguous landholding at bound by Fitzgerald and Flanagan Road in Drury which includes 139, 155, 173 and 189 Fitzgerald Road; 108, 116, 120, 124, 128 and 132 Flanagan Road; and 61 Brookfield Road ("the site"). This landholding forms part of a larger land area within Drury East that is currently subject to a private plan change process Drury Centre Precinct Private Plan Change ("PC48") to rezone the land from Future Urban to a combination of Business – Metropolitan Centre, Business – Mixed Use and Open Space – Informal Recreation under the Auckland Unitary Plan ("AUP") which will enable quality urban development and well-functioning urban environments.

This proposal for a referred project will give effect to the purpose of the Act to promote employment and New Zealand's recovery to the economic and social impacts of Covid-19 by enabling the construction and delivery of a comprehensive development that offers employment opportunities and an accelerated supply of quality housing choice and diversity.

To support the application for a referred project, this letter provides a high-level review of the ecological aspects of the proposal, including:

- Summary of the proposal;
- Summary of work completed to date;
- Site description and high level ecological assessment of proposal; and
- Overview of works required to achieve the proposal.

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2 Site Description and Proposal

2.1 Site Description

The project area comprises approximately 26.2 hectares of land bound by Fitzgerald and Flanagan Road in Drury which is currently zoned Future Urban Zone("FUZ") under the AUP as identified by the red boundary in Figure 2.1.

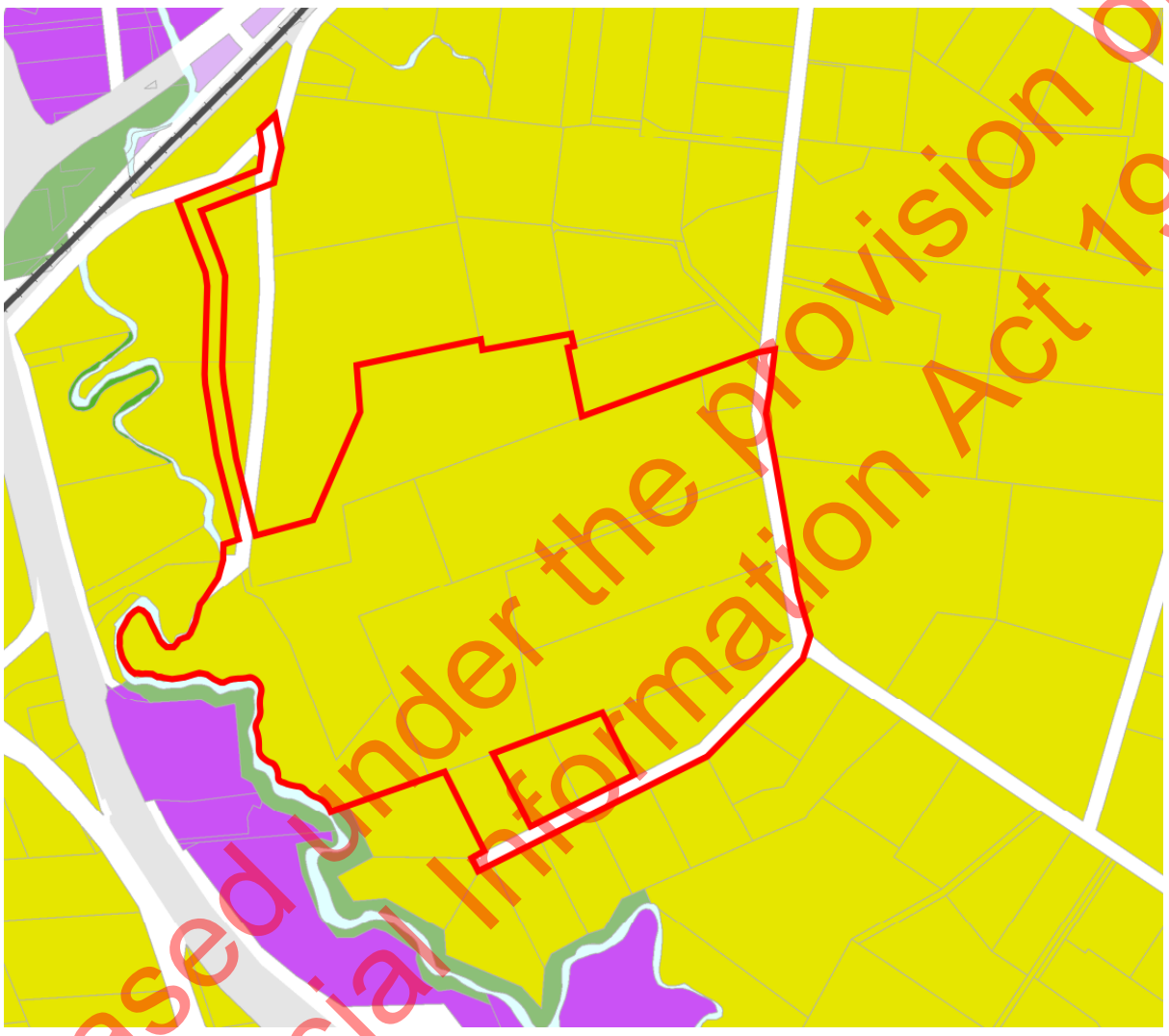

Figure 2.1: Extent of the referred project application (shown red).

2.2 Proposal

Kiwi Property are proposing the subdivision and development of this land as the first stage of Drury Centre which will include large format retail (LFR) and superlots enabling residential development. A total of six superlots for large format retail amounting to 45,200m² GFA is proposed on the western portion of the site and surrounding the ancillary car parking areas for this retail space. Planned immediately to the east of the LFR are 13 superlots totalling 7.597ha of land for residential development which will enable the construction of 400-600 dwellings. During construction, excess cut from the Stage 1 residential area will be placed immediately to the north of the Stage 1 area and within the site. A wastewater pipe will be trenched in a south to north direction, likely along the proposed Creek Road (parallel to the Hingaia Creek).

The proposal also includes the creation of a 4.14 hectare open space in the form of Hingaia Reserve directly adjacent to the Hingaia Stream and a series of roads to vest. Riparian planting of native species is proposed along the Hingaia Stream (to at least 10 m width) and two tributaries (named Stream B and Stream C). This will contribute to improved outcomes for freshwater and indigenous biodiversity.

Figure 2.2 shows the proposed development.

Figure 2.2: Plan of proposed development.

3 Background Analysis and Ecological Values

Several site walkovers and ecological assessments have been undertaken on the subject land since 2018. A review of the ecological features of the site against the National Environmental Standards for Freshwater Regulations (NES-F) and National Policy Statement for Freshwater Management (NPS-FM) has been undertaken.

The key ecological features of the land subject to the application area are shown on Figure 3.1 and briefly described below. Full detail will be presented in the technical reports which will accompany the final application, if accepted as a referred project.

The site has been subject to historic modification, such that the existing landscape is dominated by agricultural land use. Historical agricultural and horticultural land use has resulted in the modification and degradation of many of the tributaries of Hingaia Stream. All watercourses showed habitat modifications that are typical of a rural environment.

Within the project area:

- The Hingaia Stream runs along the western boundary of the site in a northerly direction and is a 5th order stream with a contributing catchment of approximately 5440 ha[1]. The Hingaia Stream provides an important link between the marine environment and an array of freshwater ecosystems located within the upper catchment. The stream is therefore an important migration pathway for diadromous native fish species and provides for the movement of water, sediment and organics downstream to the marine environment.
- Stream B and Stream C are located to the immediate west of the proposed residential area:
  - Stream B is approximately 120 m in length and comprises intermittent and permanent stream reaches. The entire area is fenced and there is no stock access to stream channel. A culvert is present in the lower 20 m of the reach which has modified the hydrologic regime of the stream. Stream B discharges to the Hingaia Stream.
  - Stream C is an intermittent stream approximately 40 m long, which has been straightened along a fence line. The stream appears to be spring fed. While the stream lacks a riparian margin, it is fenced, and some shading is provided in the upper reach. Stream C discharges to the Hingaia Stream.
- An overland flow path is present in the southern portion of the fast-track application area. No stream characteristics have been observed within the bounds of the project area, however there may be more confined flows resulting in a stream channel downstream of the site.
- Habitat for native fauna (birds, bats, lizards) within the project area is limited to the shelterbelts and isolated trees in paddocks. Two small areas of native vegetation are presented within the gardens of the Homestead, outside the Stage 1 area.
- Two wetlands are present along the Hingaia Stream, outside of the proposed residential area but within 100 m of the proposed wastewater pipeline.
  - Wetland 1 and wetland 2 are located on the eastern margin of the Hingaia Stream. Both are degraded wetlands, having been impacted by stock access and modification of their margins.
- Outside of the project area, but within the catchment and serving as a receiving environment for the Stage 1 area, are Stream A and Fitzgerald Stream:
  - Stream A commences to the north of the proposed Stage 1 area and flows in a northerly direction for approximately 400 m, where it enters a pipe. The stream comprises permanent and intermittent reaches, with several farm access culverts restricting fish passage. Where riparian vegetation is present, the stream has a higher degree of ecological value and instream stability.
  - Fitzgerald Stream is a main tributary of the Hingaia Stream located just to the north of Kiwi Property Landholdings, within the wider PCA. As for much of the wider area, the stream is degraded, resulting from agricultural land-use and an absence of riparian margins.

[1] https://shiny.niwa.co.nz/nzrivermaps/

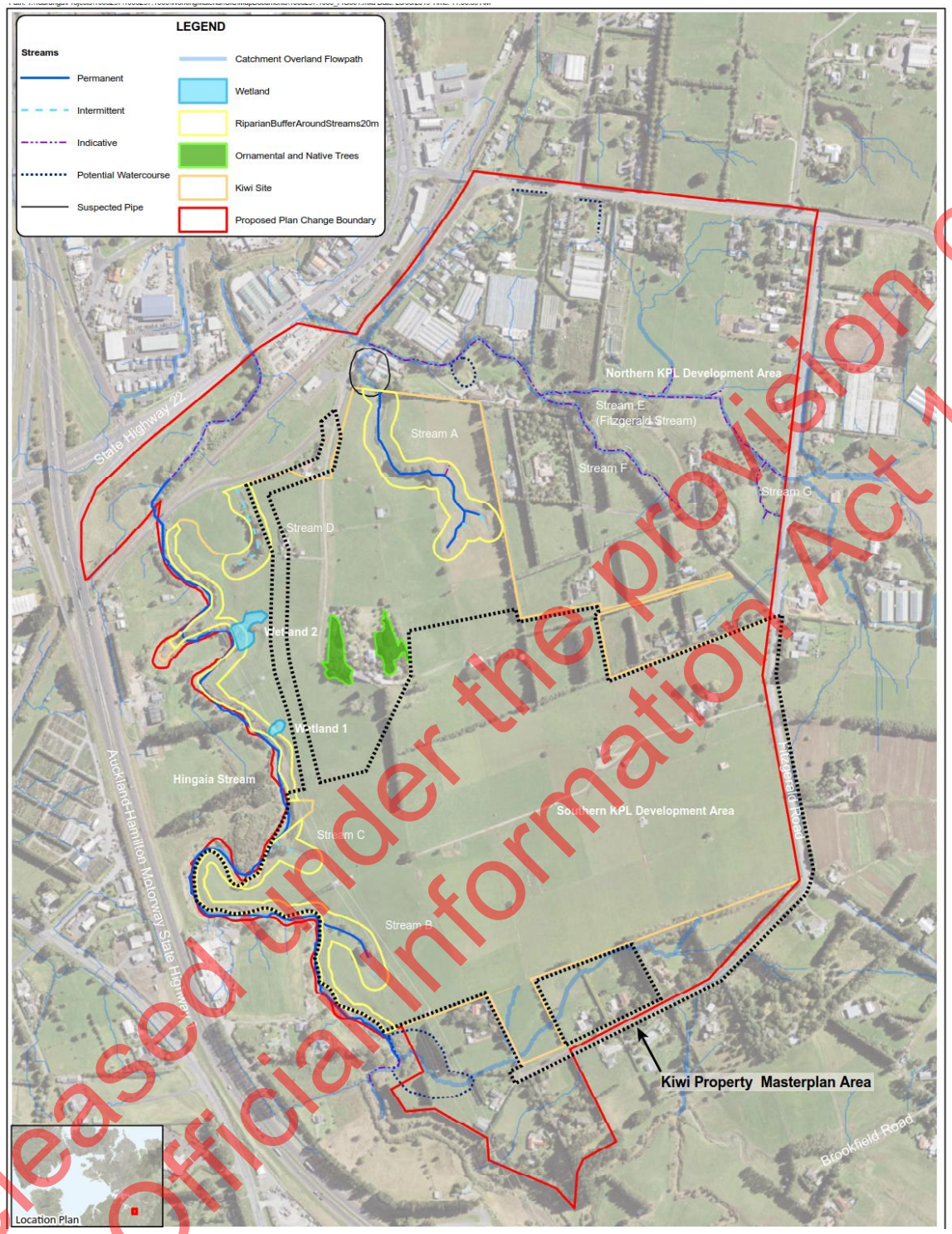

Figure 3.1: Ecological features of the referred project area (outlined with thick red dashed line) and ecological features within Kiwi Property Landholdings and close to the referred project area (boundary shown in by thin red line).

4 The Masterplan and Assessment

The project as illustrated on the masterplan forms the scope of this application for a referred project under the Act. That masterplan identifies a large area of open space referred to as the Hingaia Reserve along the Hingaia Stream margin. The remainder of the Masterplan area provides for residential and retail land use, with small reserves providing greenspace. Stream margins will be planted to provide a Blue-Green Network.

The project illustrated on the masterplan avoids physical impacts on wetlands and watercourses, consistent with the direction of the Auckland Unitary Plan, NES-F and NPS-FM. The proposed wastewater pipeline is expected to be located within 100 m of Wetland 1 and Wetland 2, but can be managed to avoid 'partial or total drainage' of the wetland systems.

The proposed planting along the Hingaia Stream and Stream B and C along the margins will be beneficial as it will provide shade and organic matter input. It is considered that the planting will contribute to improved ecological values within and adjacent to the streams resulting in improved outcomes for freshwater and indigenous biodiversity.

A water sensitive stormwater management approach is proposed[2] which will work to preserve, protect and enhance streams within the Blue-Green Network of the Hingaia Stream. Water quality treatment will be provided to eliminate and minimise generation of contaminants and hydrological management will reduce potential for in-stream erosion. There will likely be some changes to the size and direction of contributing catchments for Streams A, B and C, however will be managed to ensure significant adverse effects on the streams will be avoided.

Earthworks will be undertaken across the project area, including to the north of the proposed residential development area. Management of potential discharges of sediment to the environment will be managed through implementation of best practice sediment and erosion controls.

There are minimal terrestrial ecological values within the project area due to historic modification. The removal of any vegetation (i.e. shelterbelts) can be managed to avoid impacts on native fauna. This would be achieved by management plans and subject to the provisions of the Wildlife Act 1953 but this does not present any practical issues for physical implementation. The enhancement of the Hingaia Stream margin will contribute to improved native biodiversity value compared to the current degraded situation.

There are no fundamental issues with the proposed Masterplan in terms of ecological matters. Potential effects on fauna can be avoided or minimised. Existing ecological values will be protected and enhanced, consistent with the policy direction of the Unitary Plan and National Policy Statement for Freshwater Management 2020.

5 Conclusion

Based on the preliminary investigations undertaken to date, the Masterplan proposed for the this referred project application avoids significant adverse effects on areas of ecological value and further, will enable existing degraded areas to be improved restoring ecological function and biodiversity value across the site. It is overall considered that the project can be undertaken without any fundamental concerns relating to ecology. A more detailed ecological assessment will be included in the resource consent application, should the application be accepted as a referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

[2] Refer to Drury East Fast Track Referral Application – Stormwater, dated 12 February for further detail.

6 Applicability

This report has been prepared for the exclusive use of our client Kiwi Property Group Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement. We understand and agree that this report will be used by Ministry for the Environment in undertaking its regulatory functions in connection with the consent application.

Tonkin & Taylor Ltd

Environmental and Engineering Consultants

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