

Kiwi Property Mana Whenua Consultation Summary Timeline

Session	Date	Mana Whenua Groups Represented	Overview
1	18/12/17	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū	Introductory meeting between the Drury Developers Group and Mana Whenua Groups. Developers preferred structure plan presented.
2	21/2/18	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū	Updated structure plan presented, including any changes recommended in last Hui. Presentation on proposed stormwater strategy by T+T.
3	7/3/18	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki	Presentation to discuss structure plan design elements and an overview of work to date. Discussions around key elements such as links to PT and motorway.
4	18/10/18	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki	Kiwi Property master planning team introduced to Mana Whenua. Including Civitas, Oculus and Ignite. Examples of works done overseas presented, in addition to questions being asked of Mana Whenua of their understanding of the local area.
5	1/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki	Joint masterplan of Drury East Developers presented. Boundaries clearly explained and draft masterplans presented. Mana Whenua requested site visit, and desire to show Kiwi Property the Te Maketu Paa site in Drury.
-	10/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki	Cultural Values Assessments received from each of the interested parties.
6	30/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki Ngaati Whanaunga	Visit to Kiwi Properties site. Walking from the location of the proposed train station (Watercare site) up to the homestead at 120 Flanagan Road. Visit to Te Maketu Paa to visit reserve, cemetery and waterfall.
-	17/7/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki Waikato Tainui Ngaati Whanaunga	Final drafts of specialist reports sent to interested parties to review.
7	29/7/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki	Hui to discuss draft specialist reports with specific focus on stormwater and ecology. Another site visit requested.
8	14/8/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki	Site visit to examine remnant streams and any wetlands on site.
9	18/11/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki Ngaati Whanaunga	Pre-lodgement hui to discuss consultation memo and final decisions on the Drury East plan changes

10	8/4/20	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki Ngaati Whanaunga	Post-lodgement hui to discuss the precinct provisions and zoning changes that were lodged. Discussions around riparian's, train station location, and restoration planting.
11	3/8/20	Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki Ngaati Whanaunga	Update on on-going plan change process. Discussion around riparian's, rain gardens, stream erosion, streams, mana whenua input, MOU's and submissions.
12	11/2/21	Ngāti Tamaoho	Update on Plan Change, and introduction to fast track applications. Discussion on PC submissions, trains station, Mill Road and NoRs. Introduction to FT process and continued discussions with Mana Whenua.
13	1/3/21	Ngāti Tamaoho Ngāti Te Ata Ngaitai ki Tamaki Ngaati Whanaunga	Joint Hui which looking at the design principals agreed and any ideas that Mana Whenua may have which could be incorporated going forward - All developers and some of their designers in attendance. This is to ensure some consistency across the three development areas.
14	15/3/21	Ngāti Tamaoho Ngāti Te Ata Ngaitai ki Tamaki Ngaati Whanaunga	Present initial thinking of Kiwi site, opportunity for designers to ask Mana Whenua specific questions relating to the site
15	29/3/21	Ngāti Tamaoho Ngāti Te Ata Ngaitai ki Tamaki Ngaati Whanaunga	Report back to Mana Whenua on design ideas and opportunities for establishing a cultural narrative on the site

MEETING MINUTES



Urban & Environmental

Project: Drury Structure Plan

Date: 18/12/17

Time: 10:30am

Location: Papakura Library

Attendees:

Karl Flavell	KF
Lucie Rutherford	LR
Nigel Denny	ND
Elizabeth Davidson	ED
Jarrold Thompson	JT
Nick Roberts	NR
Nick Mitchell	NM
Mark Tollemache	MT
Kiwi Property	
Kiwi Property	
B&A	
B&A	
Auranga	

Item	Detail	Action	Date
1	Introductions, and presentation of the concept Drury structure plan prepared by the Drury Developers Group (DDG).	-	-
2	LR identified that Mana Whenua reps have been working with council on their version by identifying 'no go' areas and looking at the vision statement.	-	-
3	KF asked that consultation be right through the process as high level cultural values can be included in the high level structure planning.	-	-
4	JT gave overview of Kiwi "Town Centre" and stating it would be an interactive style centre as a "traditional" mall would no longer be attractive to consumers.	-	-
5	LR questioned the impact on existing small business and the use of existing Drury Village industrial area, specifically if any of the land had been purchased to stopped discharge pollution. MT/JT confirmed that land has not been bought at this stage.	-	-
6	Lucy stressed that stormwater quality will be expected to be above the minimum standard and "drinkable". NR reiterated that stormwater design has not yet reached the treatment stage and was still assessing any potential flooding impacts.	-	-
7	Manu Whenua reps would like to have seen some vision statement ideas form the DDG with the idea of potentially integrating them into the council statement. DDG to start emailing through some ideas.	B&A to email ideas through to group	Before next hui

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8	Monthly Hui starting Wednesday 7 th Feb 2-4pm at Papakura Library Buchan (architects), Ian Munro (Urban Designer) to also be invited	NM to send invite	ASAP
9	Additional meeting for 21 st of Feb to look at stormwater – T+T to be invited	NM to send invite	ASAP
10	KF to send Auckland Council documents to MT	KF to send	ASAP

MEETING MINUTES



Urban & Environmental

Project: Drury Structure Plan

Date: 21/2/18

Time: 10am

Location: Papakura Library

Attendees:

Karl Flavell	Ngāti Te Ata Waiohū	KF
Lucie Rutherford	Ngāti Tamaoho	LR
Elizabeth Davidson	Kiwi Property	ED
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM
Euan Williams	Woods	EW
Pranil Wadan	Woods	PW
Tim Fisher	Tonkin + Taylor	TF
Josh Hodson	Tonkin + Taylor	JH

Item	Detail	Action	Date
1	Apologies for Nigel Denny and Mark Tollemache being absent.	-	-
2	NR introduced the draft structure plan, including any updates since last hui. Key points include the connected town centres, a central railway station, a park n ride, and a connected green and blue cycle and walking network. LR would like a large 4-5 storey park n ride, as currently park n rides that service rural environments such as Pukekohe and Papakura are full before 6:30am.	-	-
3	KF query about how process fits with that of council. NR identified that the process is currently running parallel to council and will provide an alternative structure plan option to council in the future. Also reiterated that the town centre will not be a traditional shopping mall, however it will be an interactive engaged space for the community.	-	-
4	Raised that Ngai Tai representative Jonathon Billington has been attending the council meetings, and may be worth extending an invite to the next DDG Hui	NM	22/2/18
5	NR introduced the draft principle statements, explanation that they had predominantly been taken from the Auckland Unitary plan. LR stated that the treatment train approach was desirable, with final device prior to green outfall, such as a "dry basin" or a small man made wetland. TF/JH said treatment trains will be provided consisting of source control rain garden (or alternate treatment) and a green outflow. TF mentioned that within the treatment train we will design for extra resilience such as areas swales prior to treepits (as used in Drury South for Spine Road).	-	-

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6	KF addressing the cultural principles identified that Cultural Values Assessments had been completed for many developments in the surrounding area. Obtain copies and check for knowledge gaps before next Hui.	NM	8/3/18
7	Point raised that council is only doing a desktop archaeology study. Council and Mana Whenua would like to see the developers reports once complete	-	-
8	KF asked which streams hold the most significant value – LR reaffirmed that any stream or intermittent stream should be treated the same. EW clarified that the structure plan is still at a high level stage and not every stream has been walked/studied. There is a commitment to caring for the streams and improving there ecological value.	-	-
9	KF would like to see a one or two-line overarching vision statement from the DDG	DDG	8/3/18
10	T+T presentation on stormwater. Please refer to attached presentation for key points. Discussion points: ○ LR asks about using reuse of water for industrial areas too – TF clarified some business would not have the capacity to reuse such as a large logistics warehouse with few operators ○ Infiltration may be possible in some location such as under the Kiwi site where there is Basalt (still under geological investigation). Discharges to ground would be treated first. ○ KF would like to know which aquifers and how big they are ○ LR would like to see native planting in swales ○ Discussion around providing resilient water treatment devices that will be able to be easily maintained by council ○ LR asked for secondary treatment devices such as Stormwater360 filters because the maintenance of raingardens was not well done. TF replied that duplication of stormwater treatment was costly and not likely to be accepted by Auckland Council as extra maintenance for them. TF said that clear operation and maintenance requirements needed to be included in consents and transferred to Council. ○ KF mentioned the possible use of permapave as a type of permeable paving	-	-
11	Both LR and KF expressed a desire to get council, DDG and themselves together for a discussion in order to get better outcomes for everyone	-	-
12	KF to send through letter of agreement between Ngāti Te Ata and DDG	KF	8/3/18

MEETING MINUTES

B&A

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Project: Drury Structure Plan

Date: 7/3/18

Time: 2pm

Location: Papakura Library

Attendees:

Karl Flavell	Ngāti Te Ata Waiohua	KF
Edith Tuhi Mata	Ngāti Te Ata Waiohua	ET
Lucie Rutherford	Ngāti Tamaoho	LR
Nigel Denny Senior	Te Ākitai	ND
Nigel Denny Junior	Te Ākitai	NDJ
Jonathon Billington	Ngāitai ki Tamaki	JB
Elizabeth Davidson	Kiwi Property	ED
Greg Dewe	Fulton Hogan	GD
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM

Item	Detail	Action	Date
1	NM went through action points from previous meeting. Overarching statement is remaining point.	-	-
2	NR would like formal agreements for each representative. NM to email details.	LR, ND, JB	17/3/18
3	NR opened the meeting with welcome and brief recap of the unique position of having the land owners agreeing one plan. Explained council was presented the DDG option and further work was to be done.	-	-
4	NR gave presentation 'Structure Plan Design Elements and Overview' (attached).	-	-
5	KF believes that Clough & Associates have already done a historic heritage report analyzing the area around the rural urban boundary – KF to send though	KF	17/3/18
6	LR questioned the proximity of the town centre to the waterway. NR explained the large riparian margin (at least 100m) and the fact that the Kiwi land was selected for the topography. Also, best practice stormwater management will also be used.	-	-
7	Mana Whenua reps have had a meeting with Cathy Chin from AT about SH22. KF to send through her contact details and any information.	KF	17/3/18
8	Collective email from DDG and Mana Whenua reps to council to express collective desire to have a Hui together.	NR	17/3/18

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	NR to send email on behalf of the group, try and use scheduled April 4 th Hui for this purpose.		
9	KF to send through cultural landscapes document that was prepared under the Papakura District Council	KF	17/3/18
10	Cultural landscapes, viewshafts and geological landscapes to be included in the overarching framework and principles document.	NM	17/3/18
11	LR would like to see sustainable energy principles included and potentially the use of sustainable energy generation such as solar. ED stated that Kiwi now include solar on many of their assets.	NM	17/3/18
12	Hard copy of presentation to be posted to KF	NM	17/3/18

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B&A

Urban & Environmental

Project: Drury Metropolitan Centre - Introductory Hui

Date: 18/10/18

Time: 9am – 10:10am

Location: Papakura Library

Attendees:	Karl Flavell	Ngāti Te Ata Waiohua	KF
	Lucie Rutherford	Ngāti Tamaoho	LR
	Nigel Denny	Te Ākitai	ND
	Gabriel Kirkwood	Ngaitai ki Tamaki	GK
	Elizabeth Davidson	Kiwi Property	ED
	Sarah Bougen	Kiwi Property	SB1
	Joe Hruda	Civitas	JH
	Sok Ng	Civitas	SN
	Bob Earl	Oculus	BE
	Keith Stead	Oculus	KS
	Simon Bond	Oculus	SB2
	Grant Armstrong	Ignite	GA
	Frank Alvarez	Ignite	FA
	Nick Roberts	B&A	NR
	Nick Mitchell (Minutes)	B&A	NM

Item	Detail
1	NR – General overview that Kiwis approx. 50ha of FUZ land next to the Drury interchange. Mentioned that Kiwi had prepared its own structure plan and are now embarking on the masterplanning process. Kiwi have appointed an international and local master planning team comprising of Civitas (Canada), Oculus (Australia), and Ignite (NZ/Aotearoa & Australia). The team is in the first month of the process and is aiming to create a new community heart in Drury (a Town Centre with a main street).
2	Round table of introductions
3	JH – Introduced the Civitas, and the approach of incorporating the natural landscape as much as possible. They liked to spend time on the land and get a feel for it as much as possible.
4	SN – Civitas try to balance environmental, economic, and social goals so that none are sacrificed at the expense of others. Civitas have previously worked on Alexandra Park (NZ) and Rouse Hill (Australia). SN confirmed that Water Sensitive Design is considered throughout the design process.
5	KF – Wants to have the character of Drury integrated
6	BE – Confirmed that the character would be fully considered and that Oculus use a ground up approach when assessing a site. BE referred to successful projects they had worked on

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	such as New Acton in Canberra and Victoria Harbour. These places linked key elements of the site with a strong sense of public spaces and community.
7	GA – Introduced Ignite and their role as supporting the project from a local retail perspective. GA talked about Ignites experience in working with Waikato Tainui and Kiwi on the Base in Hamilton and how they have integrated culture as a strand of their design.
8	NR – Goal is to create a robust masterplan that keeps the site for future generations
9	ED – Kiwi are long term holders of the site and won't just develop to sell off
10	LR – wanted to confirm that backyards wont back onto streams
11	GK – High cultural landscapes and responsibility to raise the bar and show council how it is done
12	JH – Focus on living and playing in the area
13	SN – Cultural facilities such as libraries will need to be integrated into the development
14	NR – Goal is to fully consult with Iwi during masterplanning process. Meetings to be scheduled when masterplanners are in NZ.
15	NM to send presentation via OneDrive with minutes.

Minutes

B&A

Urban & Environmental

Project: Drury Metropolitan Centre – Kiwi Property Masterplanning Hui

Date: 1/4/19

Time: 10am – 11:30am

Location: Papakura Library

Attendees:	Karl Flavell	Ngāti Te Ata Waiohua	KF
	Edith Tuhi Mata	Ngāti Te Ata Waiohua	ET
	Lucie Rutherford	Ngāti Tamaoho	LR
	Nigel Denny (Apol)	Te Ākitai	ND
	Jeff Lee	Te Ākitai	JL
	Gabriel Kirkwood (Late)	Ngaitai ki Tamaki	GK
	Elizabeth Davidson	Kiwi Property	ED
	Emma McDonald	Pragmatix	EM
	Nick Roberts	B&A	NR
	Nick Mitchell	B&A	NM

Item	Detail	Action	Date
1	Introductions - Apologies from Nigel Denny, Jeff Lee attended meeting on behalf of Te Akitai	-	-
2	Presentation on Draft Masterplan - NR introduced the joint masterplan and how Kiwi, Oyster Capital and Fulton Hogan are working together to form a cohesive vision for Drury - Three individual plan changes due to the different nature of each piece of land - Kiwi Plan Change (PC) incorporated some surrounding land in order to provide a clear boundary - Flanagan ♦ heritage ♦ building to be retained and incorporated in the Hill Top park - Main Road will follow the ridgeline and be approximately the same gradient as lower Queen Street - NR confirmed that the project will be a true town center and not a mall like Sylvia Park	-	-
3	LR questioned whether there would be any streams or tributaries removed. NR confirmed none would be removed on the Kiwi owned land.	-	-
4	General request for copy of the presentation and archaeology report. NM to send copies along with minutes. - Discussion around releasing other reports. Not finalized/ready to be released yet as the CVAs will be feeding into these reports.	NM	3/4/19

Minutes



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	- JL noted that Te Akitai CVA will be sent on 5/4/19		
5	LR requested on-site. - 10am 30th April decided as agreed time to meet at Papakura Library (NM to send meeting invite) - Discussion around being able to include Maori design principles within the Town Centre development – potential to visit Maketu Marae during the site visit for some design inspiration.	ALL	30/4/19
6	NR – train station is fundamentally important to the development and will enable a bus transit station, kiss and ride and has the capacity to provide for a park and ride too. - LR confirmed that in her opinion a Park n Ride would be instrumental to the development of the town center - Agreement from the train station that a train station in Kiwis desired position is extremely important	-	-
7	LR – would like noted that Ngati Tamaoho are seeking a two-stage treatment process for stormwater – not eager to see rain gardens	-	-
8	JL – questioned if the green space adjacent to the Ngakoroa would be vested to council. NR said that vesting in Council is not the only option and other ways could be explored. Drury South set up a trust for their greenspaces	-	-
9	LR – would like to see Natives in the town center that don't drop leaves in winter. NR clarified that dropping leaves in winter was good as it allowed in more light. ED clarified that specific species of street trees hadn't been decided yet. LR point noted. - JL requested to see some examples of Oculus (Landscape Architect) work. NM to attach to minutes distribution.	NM	3/4/19
10	JL questioned if there would potentially be future commercial opportunities within the Kiwi site for Mana Whenua groups. Yes – Kiwi would be open to future discussions around commercial partnerships.	-	-

Minutes

B&A

Urban & Environmental

Project: Drury Developers

Date: 30/4/19

Time: 10am – 2pm

Location: Papakura Library

Attendees:

Edith Tuhi Mata	Ngāti Te Ata Waiohua	ET
Hero Potini	Ngāti Tamaoho	HP
Lucie Rutherford	Ngāti Tamaoho	LR
Jeff Lee	Te Ākitai	JL
Gabriel Kirkwood	Ngaitai ki Tamaki	GK
Elizabeth Davidson	Kiwi Property	ED
Bob Earl	Occulus	BE
Andrew McCarthy	Oyster Capital	AM
Greg Dewe	Fulton Hogan	GD
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM

Item	Detail
1	Introductions
2	NR presented three individual masterplans and how they could be combined into the joint masterplan.
3	NR presented developer's views on the council draft structure plan, including the best location for a train station, park'n ride and bus interchange. Also referred to the best staging for Drury. LR requested presentation material in order to incorporate into submissions where appropriate.
Site Visit	
4	Kiwi Site Visit Group walked from the watercare pump station on Flanagan Road up to the old homestead at 120 Flanagan Road for an overview of the site
5	Oyster Site Visit Visit to 116 Waihoehoe Road and walked into the field behind existing engineering sheds.
6	Fulton Hogan Site Visit Visit to the corner of Drury Hills Road and Waihoehoe Road to inspect the stand of native Puriri Trees
7	Te Maketu Pa – visit reserve, Urupa (cemetery) and waterfall

Minutes

Flanagan Road:



Te Maketu Paa Site



Minutes

B&A

Urban & Environmental

Project: Kiwi Property Plan Change

Date/Time: 29/7/19 – 9.30am

Location: Papakura Library

Attendees:	Edith Tuhi Mata	Ngāti Te Ata Waiohū	ET
	Lucie Rutherford	Ngāti Tamaoho	LR
	Jeff Lee	Te Ākitai	JL
	Gabriel Kirkwood	Ngaitai ki Tamaki	GK
	Elizabeth Davidson	Kiwi Property	ED
	Nick Roberts	B&A	NR
	Nick Mitchell	B&A	NM
	Justine Quinn	Tonkin + Taylor	JQ
	Krish Nagendran	Tonkin + Taylor	KN

Item	Detail
1	NR – Recapped the outcomes from the Councils Structure plan and that it was generally consistent with the developers thinking. Train station is still up in the air as to a final outcome, but working with council on developing a final solution. NR noted that PWC is currently conducting a business case for electrification.
2	LR – would like to see tree pits installed so that they are sunken into ground. Engineer to check – potentially redesign AT standards. Well thought out in detailed design. Green outfalls are essential (Rip rap with native planting). Woods doing a good job in Paerata rise with a rain garden flowing into a secondary swale. Don't support permeable pavers in accessways or places where pollutants will have seepage.
3	KN – recapped T+T SMP and how stormwater will be dealt with on site, including stormwater treatment devices
4	JQ – streams wont be removed on Kiwi site – potentially might be a crossing on stream A. Everything will be able to be offset on site if there are infringements. Wetlands have potential, however not fenced yet.
5	LR – potentially provide forebays for any wetland. Could use raingardens to push water to wet lands
6	ET – can we keep wetlands. Wants to fence off Stream A and have some riparian. Daylight streams where possible.
7	LR – would like to see planting happening now. ED confirmed that there is investigation going into suitable location at the moment.
8	JL – confirmed that 20m setback for permanent and 10m for intermittent would be acceptable to Iwi
9	JL - Oppose any reclamation and any loss of stream habitat and culverting. Wants MW to continue to discuss. Want input into enhancement plan and visit some of the streams.
10	JL – would like continued discussions as to how the parks will be vested. Would also like to know if a PSI will be completed.
11	Agreed to a site visit on August 14 to examine streams on both sites again. Close examination of remnant stream on Kiwi Site expected.

Minutes



Urban & Environmental

Project: Oyster Capital and Kiwi Property Site Visit

Date/Time: 14/8/19 - 10am – 11am (Oyster Site), 11am-12pm (Kiwi Site)

Location: 116 Waihoehoe Road and 120 Flanagan Road

Attendees:	Edith Tuhi Mata	Ngāti Te Ata Waiohua	ET
	Lucie Rutherford	Ngāti Tamaoho	LR
	Jeff Lee	Te Ākitai	JL
	Gabriel Kirkwood	Ngaitai ki Tamaki	GK
	Andrew McCarthy	Oyster Capital	AM
	Rachel Morgan	B&A	RM
	Nick Mitchell	B&A	NM
	Nick Carter	Freshwater Solutions	NC
	Justine Quinn	Tonkin + Taylor	JQ

Item	Detail
1	Met at Drury Hall – Introductions
2	NM outlined site visit and recapped what was proposed to be retained on the Oyster Site
Oyster Capital Site (116 Waihoehoe Road)	
3	Visit to 116 Waihoehoe Road – walked to the front of the property (adjacent to Waihoehoe Road) and examined existing pond and wetland. NC and AM explained that the culvert will be expanded so that the pond is able to become a naturalised wetland.
4	Walking to the rear of the site, the 'artificial' drainage network was identified. Blocked culverts and ponding was able to be seen in the field. It was agreed that a vegetated swale would be a suitable outcome. Flood plain were no development will occur was also noted in the distance.
5	It was agreed that Oyster's approach was acceptable and that the plan was developing as suited. ET identified that cultural monitoring would be required during earthwork.
6	JL noted that as a collaborative approach has been taken so far it would be good to come to an agreement surrounding key points that have been discussed to date. B&A to send through summary of plan change process, agreed outcomes and next steps.
Kiwi Property Site (120 Flanagan Road)	
7	Visit to 120 Flanagan Road. Site was accessed adjacent to remnant stream. Mana Whenua all established that there was cultural significance in relation to the remnant stream as it was the original path of the Hingaia Stream.
8	Generally agreed that the cliff was situated in a prime development location that would be in close proximity to the main street. Potential for detailed design to incorporate reference to the original route for the Hingaia. A Karakia and cultural monitoring officers would need to be present for earthworks. Further hui will be had to establish a finalised agreed outcome.
9	An agreed outcomes document will also be prepared for Kiwi Plan Change

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B&A

Urban & Environmental

Project: Drury East Pre-lodgement Hui

Date: 18/11/19

Time: 10am-12pm

Location: Papakura Library

Attendees:	Edith Tuhi Mata	Ngāti Te Ata Waiohua	ET
	Lucie Rutherford	Ngāti Tamaoho	LR
	Zach Rutherford	Ngāti Tamaoho	ZR
	Jeff Lee	Te Ākitai	JL
	Gabriel Kirkwood	Ngaitai ki Tamaki	GK
	Gavin Anderson	Ngaati Whanaunga	GA
	Andrew McCarthy	Oyster Capital	AM
	David Schwartfeger	Kiwi Property	DS
	Rod Cunningham	Kiwi Property	RC
	Emma McDonald	Pragmatix	EM
	Nick Roberts	B&A	NR
	Rebecca Sanders	B&A	RS
	Nick Mitchell	B&A	NM

Item	Detail
1	- Opening karakia/mihimihi: GA, response: ET - Group introductions
2	NR recap of the joint plan changes over the last 2 years. Explained the integrated movement network which incorporates the green and blue space. Walking and cycling networks centre around a true town centre with a main street. Linking back to the main roads, motorways, and train station. Mill Road also shown on maps. Structure Plan is now complete and plan change lodgements have been prepared. Detailed design of the site has not been undertaken, will be confirmed at resource consent stage.
3	LR clarification on riparian margins and planting within first 10m. NR confirmed that first 10m of riparian margins will be planted in all cases – with cycleways and paths likely to follow bigger streams.
4	Kiwi Property - NR reviewed location of the town centre - Fronted that some reclamation of streams will now be required based on further investigation of streams and road network – most likely headwaters of Stream A - LR referred to national policy statement on freshwater management - GK mentioned that conceptual plans can be altered. NR confirmed no finalized or detailed design work has taken place yet and efforts would be made to reduce reclamation. - JL doesn't support reclamation or modification of water courses. Will have adverse cultural effects and does not support in principle. Agreed by everyone.

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	- JL – how does reclamation relate to the Plan Change. DS – submissions can be made as to the protection of the stream. Reality is that plan change is needed for zoning and then RC needs to be applied for to alter the stream. - LR would like Kiwi to come back and work through design options prior to resource consent. DS open to this idea. - NR – Remnant stream D cannot be retained. Could be reflected in the design. - DS to check on ability for Iwi to assist with naming roads – based on sale and purchase
5	Oyster - NR – no intention to reclaim or alter streams - 4 artificial ponds will be removed and naturalised
6	Fulton Hogan - NR tabled the offer from FHLD to create a mitigation fund instead of doing reclamation of a like for like stream (like what happened in Auranga). Fund can be used by agreement of Iwi for projects in the local area. - o JL thought Opaheke and Te Maketu Paa off the top of his head. - o GK - Eco enhancement fund would have to be over and above what would be required for what would be required for a like for like stream. - Two proposed stormwater treatment trains – agreed for both parties to petition council in order to get agreed treatment train with appropriate maintenance.
7	General Discussion - JL – FHLD – Taonga – would like it to be amended to (include Oyster and Kiwi). Expansion of the cultural monitoring meaning. - o Kiatiaki to assist with the relocation of the taonga. Cultural monitoring expands to toona and mokomoko. Into animals as well and beyond earthworks. - Discussion of archaeologists and site investigations that have happened so far. Iwi would like to work with any archaeologists on any further work that is proposed and especially to investigate any further cultural sites of cultural significance - LR – where does protecting a cultural landscape site sit in relation to protecting an archaeological site. - o NR – debate in courts. Could potential be reflected on the site. - o JL – each client recognises there is potential adverse effects. Commitment to avoid, remedy and mitigate. If it is culturally sensitive there will be a commitment to have discussions to avoid, remedy and mitigate. - GK – conversation needs to be ongoing to arch. If there were more mapping done as to cultural landscapes. How can there be accountability if there are no reports etc - o NR – no specific expert. Need MW to map and work together to create an ongoing conversation. Still don't know what that actually means just yet. - ET – wants to workshop on the cultural landscapes and continue to be included. - DS – if there is more inspections by archaeologists then can let Iwi know so that they can come along for the site visit and have input as to who the expert is
8	Recap • Cultural monitoring has to be inclusive of relocation of Taonga (living species) and treasure (define Taonga)

MEETING MINUTES

B&A

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	• Mitigation fund – include in stream loss section on memo ◦ Combined fund that would be for • <u>Mana enhancement agreement</u> – prefer binding obligation and agreement ◦ ET believes it may be a better type of agreement – can take place after PC lodgement • LR – can we put a commitment to put in something that will encourage council to adopt the treatment train approach to stormwater management and commit to ongoing and regular maintenance. ◦ Try and stipulate – augier principle • Kiwi support the principle of applying consent conditions on an augier basis. • JL wants it noted that there is potentially agreement to work on raingarden or consultation in the future with lwi involvement • Agreement to get memos signed with lwi supporting the Plan Change in principle
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MEETING MINUTES



Urban & Environmental

Project: Drury East Post-lodgement Hui

Date: 8/4/20

Time: 9-10:30am

Location: Video Conference

Attendees:	Edith Tuhi Mata	Ngāti Te Ata Waiohua	ET
	Lucie Rutherford	Ngāti Tamaoho	LR
	Jeff Lee	Te Ākitai	JL
	Gabriel Kirkwood (late) Gavin Anderson	Ngaitai ki Tamaki	GK
	Andrew McCarthy	Ngaati Whanaunga	GA
	Greg Dewe	Oyster Capital	AM
	David Schwartfeger	Fulton Hogan	GD
	Emma McDonald	Kiwi Property	DS
	Nick Roberts	Pragmatix	EM
	Rachel Morgan	B&A	NR
	Rebecca Sanders	B&A	RM
	Nick Mitchell	B&A	RS
			NM

Item	Detail
1	- Update on Plan Change process – June Planning Committee for clause 25 decision. - Updated Mana Whenua (MW) on precinct provisions and zoning changes.
2	<i>Development in Flood Plains</i> - LR queried whether Fulton Hogan and Oyster are still intending to not develop land in flood plains. - Greg and Andrew confirmed that this was the case.
3	<i>Riparian Margins</i> - Riparian Margins along the Hingaia: ET/LR questioned whether the planted riparian margin should be 20m as this is Iwi's preference. - Nick clarified that there is a 20m building setback along the Hingaia with a 10m planted margin which allows cycle/ped paths to be located outside of the 10m planted setback. - ET/LR agreed with this approach.
4	<i>Train Station Location</i> - DS outlined the potential for bringing forward the deliver of the Drury Central train station. LR raised concerns about fast track processes and the environment coming off second best. - Iwi have been assured that four tracking will not impact the Hingaia however DS and NR pointed out that there is a pinch point. - The information about how four tracking will avoid the Hingaia has not been made available to Kiwi, and this is needed to determine if there are any impacts. - Kiwi are seeking to minimise impact on the Hingaia with both four tracking and station location, and minimise land acquisition.

MEETING MINUTES

	• DS/NR to coordinate a meeting with iwi and SGA to clarify these issues and agree on the way forward.
5	<i>Kiwi – Restoration Planting Project</i> • DS outlined the opportunity for a plant nursery to be built on site. LR confirmed interest but the decision would be made by Iwi governance. • GD confirmed that if nursery is sufficient size F&H would also be interested in purchasing plants. • JL happy to support this initiative. Is there an opportunity for Charmaine from Ngati Whatua to be involved? • ET confirmed interest in this project and believe it is pivotal for the Drury area.
6	<i>Tree Surveys</i> • ET queried whether there has been a survey of the stand of Puriri trees. • RM confirmed that this is addressed in the Fulton Hogan ecological report and the trees are protected via consent notice. No specific Plan Change provisions are proposed given the uncertainty of the Mill Road alignment. • LR and ET confirmed that the Mill Road alignment won't impact these trees.
7	<i>Redoubt Post Markers</i> • ET – queried whether further consideration has been given to redoubt post markers, noting that these can be appropriate indicators of the cultural landscape. • GD – happy to work with iwi on this.
8	<i>Damaged Wharenui</i> • DS queried whether a damaged wharenui or paa has been discussed previously. • Iwi are not aware of any damaged wharenui or paa and do not recall this being discussed previously.

Post meeting note from Fulton Hogan

Names suggestions for the development area from iwi are still welcome – this has been requested before but there have been no responses. Any suggestions can be emailed to Greg Dewe:

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MEETING MINUTES



Urban & Environmental

Project: Drury East Plan Changes (Fulton Hogan, Oyster Capital, Kiwi Property)

Date: 3/8/20

Time: 10-11:30am

Location: Papakura Library

Attendees:

Lucie Rutherford	Ngāti Tamaoho	LR
Zac Sirett	Ngāti Tamaoho	ZS
Jeff Lee	Te Ākitai	JL
Gabriel Kirkwood	Ngaitai ki Tamaki	GK
Gavin Anderson (Via phone)	Ngaati Whanaunga	GA
Andrew McCarthy	Oyster Capital	AM
Greg Dewe	Fulton Hogan	GD
David Schwartfeger	Kiwi Property	DS
Emma McDonald	Pragmatix	EM
Nick Roberts	B&A	NR
Rebecca Sanders	B&A	RS
Nick Mitchell	B&A	NM

Item	Detail
1	Karakia from JL to open meeting
2	NM to send through: the minutes, copy of the presentation, updated Plan Changes and link to supporting Plan Change documentation.
3	<u>Riparian Margins / Building Setbacks</u> LR – Park edge design should ensure there is open space along streams to promote access. JL/NR – Clarification that the park edge policies have been specifically drafted to apply within the Drury Plan Change area. LR/NR – Clarification that the riparian planted margins are free of footpaths and cycleways
4	<u>Raingardens</u> LR – Provisions for raingardens should reference GD-04 rather than GD-01 as developers can take shortcuts to comply with GD-01 but this is not the case with GD-04. AT are rejecting raingardens which are not built to comply with GD-04 and this is giving rain gardens a bad name. Cathy Bebelman – Works at AT approving the SW and raingarden for AT. Cathy has full support from Mana Whenua. Contact details given to GD.
5	<u>Programme for Development</u> DS - Kiwi 3-4 years away from building (earthworks may start sooner) AM - Oyster seeking to begin next October if PC approved. GD - FHLD 2022 earliest construction
6	<u>Stream Erosion</u> NR – new policy included to “enable instream works to mitigate any effects” – from the management streambank erosion. Council/developers keen to manage bank stabilisation. Would still require resource consent.

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	GK /NR – Clarification that the stream erosion policy will not affect the RC process for stream erosion works as it will not amend the activity status it just provides some acknowledgment that these works may need to occur. GK/NR – Clarification that it is too early to know yet where stream erosion works may be required however, we should know more before a hearing. AM – AC has a new stream erosion tool but the tool is not sophisticated to pick up if the erosion is a natural process or from development. GA –Would like a presentation on this issue once T&T work complete. The detail of the assessment is useful for Mana Whenua to factor whether there are adverse effects from a cultural perspective. NR – These are the first Plan Changes that have had to address this issue.
7	<u>Streams</u> LR – Recognise need for the policy but needs to be more specific. Encouraged that policy should be more specific and targeted to a particular stream. It should exclude streams over a certain width and named streams such as the Hingaia/Maketu. GA –This is a really sensitive subject that needs to have more thinking and engagement. Doesn't support a policy that will allow too much freedom on this. LR – Is there a need for reclamation or can this be culverted. Culverted will be the preference over reclamation. NR – We do not know what we are dealing with here that's why we have kept reference to reclamation. JL – Reconfirm that Stream D is important from a cultural perspective. Do not support any reclamation in this space. LR – Need to have a lot more discussion about reclamation of Stream D. NR – We can work through this in the design phase and look at options and whether this does need to be reclaimed. LR – Iwi still concerned about the mauri of water running through farm drains & streams GD – Will need to do some work to the farm drains. LR – Might be acceptable to divert this water in farm drains subject to further discussions.
8	<u>Ongoing Mana Whenua Input</u> JL – what are the provisions for the Mana Whenua input? JL – Is there opportunity for a disclaimer to show that Iwi may support the Plan Changes at a high level but there is a lot to sort out in the detail. NR – Key thing is the ongoing relationship and hui. Potential to refresh MOU. GA – Supports this approach. Concerns about reshaping or works along stream bed. GA – Reference to Mana Whenua Design Principles rather than Te Auranga Design Principles. The reference to Mana Whenua Design Principles incorporates all the Te Auranga Design Principles but this reference is more authentic and specific. It is now commonly used in AT.
9	<u>Next Steps</u> NR – Would like to get to a position where Iwi are largely supportive of Plan Changes maybe with come exclusions. Refresh the MOU to ensure there is an ongoing relationship. Next hui prior to submissions closing and this should be followed by another hui when submissions close. Next hui to be held over Zoom/MS teams. 5th-19th of September the Uenuku meeting room is not available.

Minutes



Urban & Environmental

Project: Drury East Plan Changes (Fulton Hogan, Oyster Capital, Kiwi Property)

Date: February 11, 2021

Time: 10-11:30am

Location: Uenuku Room – Papakura Library

Attendees:

Karl Flavell (Absent)	Ngāti Te Ata Waiohū	KF
Lucie Rutherford	Ngāti Tamaoho	LR
Zac Sirett	Ngāti Tamaoho	ZS
Edith Tuhi Mata (Absent)	Ngāti Tamaoho	ET
Jeff Lee (Absent)	Te Ākitai	JL
Gabriel Kirkwood (Absent)	Ngaitai ki Tamaki	GK
Gavin Anderson (Absent)	Ngaati Whanaunga	GA
Andrew McCarthy	Oyster Capital	AM
David Schwartzfeger	Kiwi Property	DS
Greg Dewe	Fulton Hogan	GD
Emma McDonald	Pragmatix	EM
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM

DRURY PLAN CHANGES

Item	Detail
1	Apologies: KF, JL, GK, GA
2	NR provided an update on the plan change process for PC 48, 49, 50. Submissions received from Ngati Tamaoho and Ngāti Te Ata Waiohū. NR questioned LR why submission said that consultation had not been sufficient. LR clarified that she felt Fulton Hogan had not done as much consultation. GD clarified that Fulton Hogan has taken part in all of the joint hui and site visits, including 2 additional Fulton Hogan dedicated hui early in the process. LR – may be mistaken in that case.
3	LR clarified that the Ngati Tamaoho submission was a standard response to ensure that they would be able to speak at the hearing, as required. Stated that continuing consultation had been better than Auranga.
4	DS asked if the consultation being undertaken was appropriate for this project. LR responded, yes so long as consultation continues, outcomes discussed are incorporated, and that Ngati Tamaoho are acknowledged within the new development with aspects such as art or signage. Would also like to have pre-meet prior to earthworks, circle areas of interest with the contractors, and then be on site for when they are excavated.
5	LR concerned that it is difficult to ensure that developers install rain gardens within the road as AT often end up removing them. NR clarified that in a plan change you cannot ensure rain gardens are required as AT are the roading authority and they get the final say.

6	NR discussed submissions made by the developers including: - Providing additional transport modelling information - Additional policy, rule and assessment criteria providing for limited works to Stream A as a discretionary activity to facilitate the construction of Drury Boulevard. Mitigation hierarchy would apply consistent with the NPS-FM & AUP. - Additional policy, rule and assessment criteria providing for limited works to Stream A as a discretionary activity to facilitate the construction of Drury Boulevard. Mitigation hierarchy would apply consistent with the NPS-FM & AUP.
7	Developers asked LR to see if there was any update on Mill Road route. LR was still review ecology reports, still believed that construction would start at the Manukau end, and that a final alignment is yet to be confirmed. LR not keen to bisect community by having it run down Cossey Road.
8	Train stations - announced in April, possible for them to be fast-tracked. NZUP review end of March, designations June/July
9	Discussion over the SGA NoR for Drury which have just been released. Developers would like iwi support to have a signalised intersection at the Waihoehoe/Fitzgerald Intersection rather than a roundabout. LR to bring up at the next SGA hui on March the 4 th

FAST TRACK PROCESS

Item	Detail
1	NR discussed the need to submit some portion of the Drury land for consideration of Fast Track processing by the minister. Needed as the plan change is taking a long time to process, and there is a desire to have housing in Drury by the time that the train station is complete.
2	Iwi governance involvement • Significant employer generator - economic/employment opportunities • New GM, Geneva moved to charitable trust, Matakino and Denis Kirkwood • Apprenticeships /scholarships, e.g. weed management/planting
3	Hui within next 2 weeks - 2nd stage of the RC Oyster going for detailed design at RC – once it is gazetted, there is more certainty around the outcomes - Then AC/AT can't object
4	Fast Tracking will enable Kiwi to begin restoring the Hingaia earlier than anticipated. Possibility of bringing Oculus back on board as Ngati Tamaoho saw them as incorporating good practices.
5	NR checked as to if a CIA would be required. LR clarified that it would not be known if one was needed until detailed design was seen, and then it would be known if the plan aligned with Iwi values.
6	Design Idea – potential for entrance of significance to the development in order to give the place a sense of Maori identity
7	Commitment to iwi:

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	• Proposals will be generally consistent with Council's Structure Plan and the Applicant's Plan Changes; • Applications will honour existing agreements with Iwi and discussions regarding streams, wetlands, native planting, stormwater treatment and walking and cycling connectivity. • Developers committed to working with iwi through the design process during the application preparation phase. • Subsequent stages will be consented through the normal process once the Plan Changes are approved and developers will work with iwi as part of that process.
8	Next Hui – Monday March 1 st

Minutes



Urban & Environmental

Project: Drury East – Fast Track Applications

Date: March 1, 2021

Time: 9-10am

Location: MSTeams Video Conference

Attendees:

Lucie Rutherford	Ngāti Tamaoho	LR
Gabriel Kirkwood	Ngaitai ki Tamaki	GK
Gavin Anderson	Ngaati Whanaunga	GA
David Schwartzfeger	Kiwi Property	DS
Emma McDonald	Pragmatix	EM
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM

Item	Detail
1	Nick R introduction. Recap on the last Hui including how Fast Track applications have been submitted. Unsure on timeline for PC, so the fast-track applications have been made. Two stage process – takes approximately 7-9 months. Will continue to honor commitments to mana whenua.
2	Iwi authorities – LR – the applicants must invite comments from the Iwi authorities – these are the governance from each Iwi GK – has previously received emails around the fast-track process
3	DS – continue to work on the natural value of the site and would like to start regenerating the Hingaia stream as soon as possible.
4	NR – trying to get the process completed in time for the NZUP projects and have houses on the ground in time for the train station completion. Sustainable management of the proposed new development which will grow organically over time.
5	LR – employment. MW often offered employment as part of developments. Is there any opportunities for MW to gain employment? GA – supports creating employment for Mana Whenua DS – happy to support planting programme and give employment opportunities to Mana Whenua Mana Whenua to contact David if their Iwi is interested, and he can arrange further meetings.
6	NR intention to develop a portion of the site first. Includes retail, road upgrades will be involved in order to provide for the wider area.
7	GK – Question on funding infrastructure. NR – The question still around at council, but developers have been able to show that their first stage works.

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	DS – developers will fund initial upgrades – not doing the Rolls Royce upgrades currently proposed by council – this is currently the differing view GK – when costs are incurred, does not mean corners are cut DS – no there are roading requirements to ensure standards are met. Just a different approach. LR – confirmed that the stormwater solutions are incorporated into the plan change
8	NR presented proposed Stage 1 masterplan – includes 600 dwellings, 45,000m² of retail and work on the Hingaia Stream. Indication of proposal. LR – do parks want the large reserve? NR – regardless it will held as a reserve green space NR – infrastructure will be operational and funded
9	LR – once Stage 1 is granted – will stormwater come out with the same results. NR – yes – will be as set out in MOUs. Also, more discussions under the second stage. Second stage will be lodged in April/May if accepted Would like to book in more Hui to discuss plans in greater detail. 3 more hui scheduled. End goal is to get a confirming that a CIA is not needed from Mana Whenua.
10	LR - Collective CVA is the guiding document – may <u>choose</u> to do an addendum to the CVA to reflect on that which would become CIA for the fast track process. GA – no CVA prepared. Have supported other Iwi on their CVAs. Gavin would like to take the next steps and would like to have conversations on potential actions which has change or influence. DS – actions can be taken for being proactive – such things as planting as discussed earlier in the hui GA – needs to ensure that the iwi are engaged and consultation is continued throughout the fast track process.

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Urban & Environmental

Project: Drury East Kiwi Property Fast Track Application

Date: March 15, 2021

Time: 10.30am

Location: MSTEams

Attendees:	Karl Flavell	Ngāti Te Ata Waiohua	KF
	Lucie Rutherford	Ngāti Tamaoho	LR
	Gabriel Kirkwood	Ngaitai ki Tamaki	GK
	Gavin Anderson	Ngaati Whanaunga	GA
	David Schwartzfeger	Kiwi Property	DS
	Emma McDonald	Pragmatix	EM
	Clare Lavelle	Pragmatix	CL
	Grant Armstrong	Ignite	GA
	Gerry Tyrrell	Ignite	GT
	Bob Earl	Occulus	BE
	Wilhelm Nel	Aurecon	WN
	Margaret Cobeldick	Aurecon	MC
	Nick Roberts	B&A	NR
	Nick Mitchell	B&A	NM

Item	Detail
1	Apologies: DS
2	NR gave recap on the plan change and the fast-track application
3	LR checked if there was any reclamation proposed as part of the fast-track application. It was confirmed that no reclamation is proposed as part of fast track
4	GA/LR – Cultural Management Plan could be prepared, this would deal with protocols about accidental discovery, indication and monitoring and would create action plans if a discovery was made on site. LR to send example through as developers have never seen a worked example of this.
5	Overview of masterplan from designers – Green links back to the Hingaia, legible street network
6	LR – Street trees – exotic species that lose their leaves aren't supported. NR – in previous hui it had been agreed that there would be predominantly native street trees, however in some locations it is good to allow for some exotic species that lose leaves to allow for sunlight access
7	

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8	Question put to Iwi about any potential ideas they may have about incorporating Mana Whenua values into the development. Ideas: JL: • Signage • Po • Cultural design/artwork • Street naming
9	NR – is there a specific artist that may be able to work on behalf of all of the Iwi? Key locations are probably green spaces and public places GA – it would be good to identify the cultural landscapes and areas of opportunity before engaging someone BE – this may take the form of a strategic overlay – early collaboration and working at a high level and a detailed level Iwi to caucus about an artist
10	NR – anticipating that the FT application will be submitted around June.

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Urban & Environmental

Project: Drury East Kiwi Property Fast Track Application

Date: March 29, 2021

Time: 10.30am

Location: MSTeams

Attendees:

Karl Flavell	Ngāti Te Ata Waiohū	KF
Lucie Rutherford	Ngāti Tamaoho	LR
Gabriel Kirkwood	Ngaitai ki Tamaki	GK
Gavin Anderson	Ngaati Whanaunga	GA
David Schwartzfeger	Kiwi Property	DS
Emma McDonald	Pragmatix	EM
Clare Lavelle	Pragmatix	CL
Grant Armstrong	Ignite	GA
Gerry Tyrrell	Ignite	GT
Bob Earl	Oculus	BE
Wilhelm Nel	Aurecon	WN
Margaret Cobeldick	Aurecon	MC
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM

Item	Detail
1	BE – Presented the draft iwi opportunities design Green Streets – useable spaces – stabilise the Hingaia Stream – Possible location for Artwork. Any site runoff will be treated and managed
2	Green Streets - LR – Just managing the effects of leaves falling into stormwater devices – therefore does not support exotic species in the street where they may block stormwater devices (fine in parks or on lawns) - EM – still opportunity for street naming - NR – detailed planting plan will come into play further down the line
3	Primary E/W green connection - LR – Mana Whenua need to get together to agree a theme and then design will drop out from there. - BE – is there an example of previous theme? LR – Waipupuke is a recent example. KF – Theme of water making a connection. Pa and seasonal settlement. Transient routes.
4	Open Space/Riparian Planting - LR – how does treatment train approach work. DS/WN – larger stormwater devices to be used rather than multiple little ones. - DS understands that the other side of the Hingaia may actually end up being owned by NZTA - KF – potential for some mitigation at the Marae. Can be investigated further
5	Combined artist - NR – is there an opportunity to use a single artist across the entire development?

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B&A

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	- DS – name and theme at Waipupuke – could be different if one artist has a vision for the entire site - KF – to forward the name of the artist. - LR – would prefer to split the money equally amongst all the Iwi - LR - Theme the entire landscape and then design the artwork from there - DS – what consultation has been discussed about the train station?
6	Next Steps - Come back with theme/artists - Price for CIA - Continue to identify location on the map that may be appropriate for areas
7	19 th free – book new hui