Fulton Hogan Land Development Mana Whenua Consultation Summary Timeline

Session	Date	Mana Whenua Groups Represented	Overview
1	7/3/18	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua 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.
2	3/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua Ngaitai ki Tamaki Ngaati Whanaunga Waikato Tainui	Introductions to Fulton Hogan specific issues including stream reclamation/ecology for the plan change. Site visit to plan change area.
-	10/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua Ngaitai ki Tamaki	Cultural Values Assessments received from each of the interested parties
3	15/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua Ngaitai ki Tamaki Ngaati Whanaunga	Hui to examine masterplan and provide an oversight of the plan change process. Update on the structure plan. Developing a cultural framework to work towards.
4	30/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua Ngaitai ki Tamaki Ngaati Whanaunga	Visit to Kiwi Property site and Oyster Capital Sites. Drive around the edge of the Fulton Hogan site. Visit to Te Maketu Paa to visit reserve, cemetery and waterfall.
5	25/5/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua Ngaitai ki Tamaki Ngaati Whanaunga	Hui to discuss final memo. Minutes included in consultation agreement.
-	17/7/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua Ngaitai ki Tamaki Waikato Tainui Ngaati Whanaunga	Final drafts of specialist reports sent to interested parties to review.
6	18/11/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua Ngaitai ki Tamaki Ngaati Whanaunga	Pre-lodgement hui to discuss consultation memo and final decisions on the Drury East plan changes
7	8/4/20	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua 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.

8	3/8/20	Ngāti Tamaoho Te Ākitai Waiohua 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.
9	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.
10	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.
11	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
12	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

B&A
Urban & Environmental

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 Rutherfurd	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

	NR to send email on behalf of the group, try and use scheduled April 4th 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

Mana Whenua Hui #1
Minutes (Draft)

What: Fulton Hogan Land Development – Drury East
Why: Plan Change
Where: Uenuku Meeting Room, 209 Great South Rd, Papakura
When: 03 April 2019, 9am – 12.30pm

ATTENDEES	
Mana Whenua	**Iwi Affiliation**
Gavin Anderson	Ngaati Whanaunga
Gabrielle Kirkwood	Ngāi Tai ki Tāmaki
Karl Flavell	Ngati Te Ata
Edith Tuhimata	Ngati Te Ata
Hero Potini	Ngāti Tamaoho
Lorraine Dixon	Waikato Tainui
Jeff Lee	Te Akitai Waiohua
Project Team	**Entity**
Greg Dewe	Fulton Hogan
Teresa Minogue	Mott McDonald
Lucy Tukua	NativebyNature
Pranil Wadan	Woods
Gary Bramley	Ecology
Nick Mitchell	Barkers and Associates
Apologies:	
Lucie Rutherfurd	Ngati Tamaoho
Nigel Denny	Te Akitai Waiohua
Kowhai Olsen	Te Ahiwaru
Ellen Cameron	Clough and Associates (Archaeologist)
OPENING KARAKIA / MIHIMIHI:	Hero Potini
RESPONSE:	Lucy Tukua

Minutes		**Action**
1.	**General overview** Lucy highlighted the process which was undertaken to engage with Mana Whenua (MW), i.e. through the Council RMA list of those MW associated to a specific area where they themselves had indicated through a council mapping process where their cultural interests lie. Lucy advised the Ngāti Maru were to confirm via email that they do not intend to engage as was verbally advised to her. Kowhai Olsen, Te Ahiwaru advises that they will not engage however will still require receipt of copies of minutes.	

2.	**Whakawhanaungatanga / introductions** All attendees introduced themselves and spoke directly about a place that strongly resonates with them for a particular reason along with their role in the project and name.	
3.	Morning tea	
Pg1 GD	Drury South: Stevies - Classic Homes Lots of earthworks currently Large water main etc. Plan change: own half of area- FHLD road boundaries • Kiwi 51HA (town centre and residential) • Oyster 18HA (Fletchers) • FH 1100ha (possibly more with 98% residential) • Overall master plan being done collectively • Wider structure plan area under Auckland Council	
	Who has the lowest lying area of these developers?	MW specific responses in blue
GD	• Collective issue, requires holistic approach e.g. Millwater where HNZ on fringes, have an interest • Fulton Hogan Ltd, density unsure as yet to confirm provisions for Stormwater requirements etc.	
KF	Relationship at governance level openness? Yes, here for long-haul • Commercial • Social etc opportunities • Mana Whenua to discuss how etc.	1.1 Governance Proposal to FHLD
Pg2	**Issues:** Auckland Transport • Still to see proposal ▪ Redoubt Rd, Drury Hills Rd, Quarry etc?	
KF	Master plan will evolve? • Iwi recommendations initially signalled in initial structure plan • Involvement in master plan development necessary • ***CVA's and summaries/ input to structure plan will come*** High level engagement necessary (support governance korero above)	1.2 Masterplan design input moving fwd
HP	Mana Whenua reflected/layers of whakapapa/narrative	
GA	Raising profile reflects identity and culture e.g. Auckland Council. Raising consciousness where we live- Kanohi kitea/Mai rā ano. Historical visibility and presence	
HP	How can "Kaitiakitanga" be practised by ALL?	

Pg3 KF **Pg4**	(Holistic evolution/ Regeneration) Comfort, Embraced, Confidence Technical reports to reflect Mana Whenua aspirations ref. CVA • Workshop best options/ results • Ngati Te Ata expectations • Overt expression • Technical reports have mana • Urgency to ensure cultural landscape is articulated well Elevating CVA reports • Need to explore options together • Approach all issues together to influence master plan • Outcomes to be reflected (where appropriate and practicable) in the specialists reports and the Section 32 Commitment to workshop together / package up Maybe timed different to the others • # Late June lodge Plan Change • Propose structure plan slide. ▪ Across roads: Main Arterials ▪ Existing stream network. Photos relate to maps ▪ Two main streams (not named on Toppo maps) ▪ Both tributaries of Hingaia stream ▪ Naming opportunities – MW ▪ Scattered ponds on farms (1, 7, 2) ▪ No shading of streams/ponds independent (some) of streams ▪ Ephemeral, intermittent ▪ Mai rā ano- was wet land ▪ Restore streams potential - habitat etc. • Te Maketu ▪ 8 species native fish ▪ Koura • Very degraded, no pests species, stagnant ▪ Aquatic weeds - Pockets of parrot weed which is a pest species • Springs present? Not sure. Didn't see. ▪ Want no adverse impacts on these natural important features if present ▪ Noted pockets of water pooled as there was no outlet for them ▪ Noted site visit was done over the summer period – low rainfall. Water not flowing. Would like to go back over the wet season • Copper skink (native) and rainbow (intro- Aust) noted • Waihoehoe and Drury Hill ▪ Native bush stand/ remnant bush ▪ Habitat potential • No bats but Drury Hills are a known habitat • No native fish within the study area	Workshop request for MP

PW **Pg5**	• 10km – Manu search: Kukupa, Tui, North Island Kākā (Visitors) 7/2,600 records. Birds as expected in the area • Potential/ Value- create ecological corridors Te Aranga Design Principles to apply to the overall urban design Working with other developers No to "minimum" standards SW management approaches: • Unitary Plan - SWALE Minimum requirements: but higher standards being applied • All goes to Hingaia • Currently under-size culverts • Massive floodplains north of Waihoehoe Rd owned by FHLD - opted to leave. Drains into Slippery Creek which is problematic and is outside of PC area • Land purchased will remain as area is 12ha Substantial opportunity as extensive wetland Otuwairoa? In scope? • Stream corridors - assets, recreation areas etc. Ongoing discussion with various parts of Council Provision of green space/ climate impact mitigation etc? Functioning waterway-wide riparian minimum 20m (10 each side) fluctuates widely Won't be esplanade reserves Not keen investing these areas to Council given lack of ability to maintain etc Auranga- community empowered, a great example of what can be done with public reserve spaces Flood monitoring being done now - report yet to come • Kiwi doing theirs currently to marry up • # can do workshop prior • Designed to encapsulate 100 year flood events and ability for public use Tākaro Hupara - playground Te Mana O Te Wai - restoration to natural state- give effect to natural processes Need to show SW linkages and streams to Kiwi Development **11.00am Site Visit** Full attendance Four stop off points to discuss specific areas / concerns etc	1.3 Workshop specific to water issues 1.4 Plans better showing linkages

Pg6	**12.00pm Next Steps** <u>Workshop date:</u> 15th April 2019 at 10am - Uenuku Priorities • Master Plan • SW and ecology <u>Consortium Iwi hui:</u> 30th April 2019 (time tbc) <u>Expert reports commissioned</u>: (to be provided to MW) • Storm Water- SMP • Ecology • Geotech (Aquifer recharge, ground water level, perch etc.) • Archaeology • Transport • Urban design • contamination • Civil/ infrastructure- Earthworks **ACTION**: 1. **Establish Governance relations** • Possible three way (Developers) with all Iwi, i.e. MOU to be drafted up by Lucy/Nick (?) – Lucy is only contracted to FHLD • Overarching governance structure - between the appropriate entities. It would be good to get some steer from Iwi as to whom they think specifically is needed to form part of this structure. Unsure if they want it to apply to just FH or across the 3 developers; • Purpose of the group to be discussed further • Some high level principles – no surprises, long term relationship • Reserve vesting?	1.5 Compile reports for issue
	12.30pm Lunch Karakia whakamutunga	

NATIVEBYNATURE

Mana Whenua Hui #2
Minutes (Draft)

What:	Fulton Hogan Land Development – Drury East
Why:	Plan Change
Where:	Uenuku Meeting Room, 209 Great South Rd, Papakura
When:	15 April 2019, 10am - 2.30pm

Who attended:	
Mana Whenua	**Organisation**
Gavin Anderson	Ngaati Whanaunga
Gabrielle Kirkwood	Ngāi Tai ki Tāmaki
Karl Flavell (late)	Ngati Te Ata
Lucie Rutherfurd	Ngāti Tamaoho
Hero Potini (late)	Ngāti Tamaoho
Jeff Lee	Te Akitai Waiohua
Project Team	**Organisation**
Greg Dewe	Fulton Hogan
Teresa Minogue	Mott McDonald
Lucy Tukua	NativebyNature
Pranil Wadan	Woods (Stormwater)
Paul Edmond	Woods (Urban Design)
Gary Bramley	Ecology
Nick Mitchell	Barkers and Associates
Apologies:	
Edith Tuhimata	Ngāti Te Ata
Nigel Denny	Te Aakitai Waiohua
Lorraine Dixon	Waikato Tainui

Minutes		**Action**
1.	**Karakia Timata - Jeff Lee** Whakawhanaungatanga - introductions	
2.	**Minutes from Hui #1** - Matters arising Lucie notes typo and should be 20m each side for riparian planting/margins	Update minutes
3.	**Purpose of the hui:** As requested by Mana Whenua to get a good insight into the Masterplan process to ensure that they have the opportunity to	**Structure Plan** link to be sent (shows process timing)

	provide input and influence moving through the process rather than being reactive. **General Discussion:** **JEFF** reflected general acceptance. Site visit done, appreciates the general character of what is being proposed, the nature of the waterways, intermittent etc., the native bush stand, and wants more intimate knowledge of waterways in particular **LUCIE** supports the retention of native trees, particularly older species. Will you retain and preserve natural landscape or are you just going to flatten the whole area? **GREG** • Governance relationship discussion yet to happen with FH as boss is away. Greg notes this has been discussed with the other developers and will look to discuss further at the MW meeting on the 30th as is attending. • Some consistencies across three developments include T+T and Woods working on water issues. • Draft Structure Plan documents out for consultation back end of plan is water stuff. MW disappointed as are offering only 1 SW treatment device. Auranga has 2 devices. Auckland Council structure Plan • reflects zoning proposed • Kiwi Town Centre - high density ; less density • Prefer location A • Train - Paerata (yet to build), Drury (Waihoehoe Rd), Drury west • Drury East be brought forward to decade 1 as is currently decade 2 as detailed by council as they didn't see infrastructure being ready (Paerata is stage 1). Will be staging within staging **JEFF** - cumulative effects of what is being proposed is huge concern. Fulton Hogan using biodiversity off setting. Don't support loss of water courses. **LUCIE** - offsetting. If you have a stream 20m riparian planting each side is not offset mitigation. You are expected to do it. Ended up in court with Auranga and won. Filling in piping and remediating islands owned by DoC is not like for like. **GREG** • Council fixated on like for like (or better) Wainui is a good example. Don't agree with their offsetting rules • Have an idea to establish a fund with criteria for enhancement of projects. Council path like for like. • Yet DOC, QEII may be options– we are open to anything of	NOTE: Draft Land-use Plan was done 2018 Retain and preserve Lucy to draft MOU for Greg following Mana Whenua review Jeff to take back to his boss if it's a joint MOU or individual ones Submissions closing 30/04 #Need more appreciation, want to see these locations/visit post rain event Copy of ruling to be sourced

benefit; restoration etc

- provide opportunity to have offline discussions around what proposed loss is to achieve mitigation
- Fulton Hogan is on higher ground compared to the others
- Cossey Road has no Pipe

Jeff becoming more familiar with Fulton Hogan aspirations before we lodge responses

Nick doing everything in unison with structure plan process
Fulton Hogan plan change will establish rules - will apply to them as well

Developing a cultural framework for engagement:

Lucy presented the Whakarito Framework as a tool to uplift and apply a Te Ao Māori worldview and one that resonates with Mana Whenua values of Pono, Aroha and Tika that calls forward a place sourced cultural narrative, pūrākau. Hononga therefore supports collaboration and open dialogue but is also strong on uplifting team cohesion and relationships. With these elements firmly embedded, it then sets us up to do the work in a more meaningful way which is described as mahitahi. The essence of this framework is the ability to uphold the vitality and energy across all aspects to ensure mauri ora for place and people in that order. It is a regenerative framework that puts the environment first and its ability to uphold life itself with mana and integrity.

Hero supports the Whakarito Framework

- Looking for a brand
- Auranga didn't give mana to the land, they already had the name before they came to engage. It has no heart.
- It gives us confidence and comfort in the decision making when we are guided by values in a framework like this.
- Leverage and legacy for our future generations.

Jeff

- I like that ingoa/naming is based on the whenua
- Let's work through Whakarito to come up with a name

Gavin
As Mana Whenua, we are each able to see ourselves in this Framework. It will support and assist us to arrive at a solution, a regenerative mindset to speak and act. We can also refer to the AC Reo strategy as a guide

Gary Framework is kei te pai**.** We are bringing western science and will never have knowledge like those lived here.

Paul this is new to me. I do like the framework and how it may work with the Te Aranga Design Principles**. L**eads on from mauri tu and

	hauora. Picking up on manmade elements, i.e. • Central collector • Project wide approach and treatments at larger scale • Lots of inter-related items • Generalist rather than specialist and weaving through these interventions • 6-8 neighbourhoods • Lots of stories • Cultural landscapes • Energy **GARY** (provides ecological overview) **Herpetofauna** Lizard management Plan usually done • Copper skink - only native • Rainbow (Aussie, on our pest list) • Stevie's did translocations of 40 to Tiritiri Matangi • LCDB (land cover database) for which a desktop study gives indication for survey sites. We want a good plan around this (Greg: Futon Hogan have a plan for AMETI including Wainui) **Fish Map** • No identification on this site specifically • Ecological value potential, e.g removing blocked/ perched culverts to improve quality of freshwater streams **Birds** • 26k records which are not helpful to map • Kaka and Ruru present with seagulls/pied stilt and the usual Magpies and Miners • @ 4ha, the remnant bush is small. Not big enough to sustain anything on its own, however Puriri- connections • Requires species diversity to provide kai **Pekapeka** • Closest is Red hill Drury Hills and Hunua • Longtail bats tend to fly along corridors • Extends beyond plan and developments but bat surveys need to be done • Podocarps are their favourite trees • Rotorua, Hamilton, Auckland have urban populations **LUCIE** notes that: • Habitats need to be enhanced • Fauna Protection • Create corridors • Not supportive of any native mature vegetation removal. The proposed indicative Mill Road shown on the structure plan would	Inner 4ha area to include trees in maize area

	possibly take out the native vegetation stand near Drury Hills Rd **Hero** Mauri In framework requires us as kaitiaki to care for these taonga **PRANIL** (SW discussion) • Protection of streams etc • Devices • Water sensitive design, treatment train approach • Water Quality • Hybrid of the two (maps) • NPS Water policy • Water resilience - need to be exemplary • Permeable pavement only good if there are no contaminants **JEFF –** Drury east stream plan. We need a focused discussion / hui rationale behind any decisions. Would like another site walkover to see waterflows in streams etc. Understand winter approaching and need to coordinate then. Council streams plan – covers all wet bits permanent and intermittent (viewed over summer) **LUCIE** – MW want more clarity on how to best influence the plan change to be able to: • Hold developer accountable • Creating a new rule outside of the Unitary Plan process • Get more depth on conversations **KARL** notes the need to have a specific workshop to enable the writing of a strategic submission to the plan change • Site visit to be arranged to get on site for the 15th May only if it has rained to see the streams – all noted it been a dry summer (Teresa to arrange with Greg). There a quite specific instructions to follow to be on site which I will detail later – it includes wearing hi-vis. This will take place after the hui on 15thMay with a focus on stormwater and ecology	Cut to fill ratio – can only give indicative as its subject to change based on stormwater modelling and geotech investigations (Pranil/Greg Request Drury East – Stream Plan as is necessary MW workshop on 15th May for this
3.00pm Karakia whakamutunga - Hero		
Key Notes (Teresa) • FHLD plan change is largely consistent with the Council Structure Plan but have concerns with Mill Road Option A – Option B follows Drury Hills Road so suits FHLD better • FHLDH are looking as to how to integrate the proposed parks into the design so that a better urban design is achieved – it follows one of the main streams FH are looking to maintain and plant out to provide a green corridor. • Stream naming – something that resonates with everyone. Possible naming of the plan change / project • Greg explained the like for like replanting issue he has and the purchasing of another farm to provide for offset mitigation.		

	• Lucille also has an issue with the like for like approach that AC want – need to provide for a better outcome. Mentioned Auranga recent court case which MW won on this issue. • Greg - Discussion of the setting up of a fund for restoration purposes • Mana Whenua do have concerns around stream loss /Piping – some streams are underground so a concern around recharging • Two treatment approach for stormwater – tool box approach matrix and the proposed bio-retention system was well received. Would address concerns around contractors dumping stuff into the conventional system - to be discussed at the next meeting. • Gary noted that the ecological values in the area are pretty low/degraded but opportunities exist for good ecological outcomes where it is practicable add will provide a good outcome. • Native bush stand too small to support any habitats - note Mill Road options will probably take them out • Paul noted the urban design principles – possible opportunities to exist (eg: storyboards in parks) • Noted the issues around AT and their surfacing requirements	

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 Rutherfurd	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 developers 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

Flanagan Road:

Te Maketu Paa Site

MEETING MINUTES

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 Rutherfurd	Ngāti Tamaoho	LR
Zach Rutherfurd	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/mihmihi: 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.

	- 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)

	• 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 Iwi involvement
	• Agreement to get memos signed with Iwi supporting the Plan Change in principle

MEETING MINUTES

B&A
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 Rutherfurd	Ngāti Tamaoho	LR
	Jeff Lee	Te Ākitai	JL
	Gabriel Kirkwood (late) Gavin Anderson	Ngaitai ki Tamaki Ngaati Whanaunga	GK 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
	Rachel Morgan	B&A	RM
	Rebecca Sanders	B&A	RS
	Nick Mitchell	B&A	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	*Development in Flood Plains* • 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	*Riparian Margins* • 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	*Train Station Location* • 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.

	• DS/NR to coordinate a meeting with iwi and SGA to clarify these issues and agree on the way forward.
5	*Kiwi – Restoration Planting Project* • 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	*Tree Surveys* • 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	*Redoubt Post Markers* • 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	*Damaged Wharenui* • 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.

<u>*Post meeting note from Fulton Hogan*</u>

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:
s 9(2)(a)

MEETING MINUTES

B&A
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 Rutherfurd	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.

	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

B&A
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 Waiohua	KF
Lucie Rutherfurd	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 Schwartfeger	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 Waiohua. 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 4th

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:

	• 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 1st

Minutes

B&A
Urban & Environmental

Project: Fulton Hogan - Drury East – Fast Track Applications

Date: March 1, 2021

Time: 12:30-1pm

Location: MSTeams Video Conference

Attendees:

Lucie Rutherfurd	Ngāti Tamaoho	LR
Gabriel Kirkwood	Ngaitai ki Tamaki	GK
Gavin Anderson	Ngaati Whanaunga	GA
David Schwartfeger	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. Continuance of discussion from Kiwi Property and Oyster Capital discussions which happened just prior to this meeting.
2	NR covered FH specific proposal – 32ha, 839 dwellings in a variety of dwellings
3	LR – clarified that streams still hold mana even if straightened and will look for the masterplan to incorporate this
4	Culvert upgrade under GSR will have to happen at the same time as the rail station upgrade
5	High level application was lodged on Friday 25/2.
6	Information sharing with Te Akitai – continue to have individual hui for functional dynamic
7	Continue to have ongoing engagement.
8	Continued engagement with 3 hui in March scheduled. Which will delve into further design of the masterplans prior to lodgement.
9	LR - Collective CVA is the guiding document – may choose 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 is planting such as discussed earlier in the hui

Minutes

B&A
Urban & Environmental

Project: Drury East Oyster Capital Fast Track Application

Date: March 15, 2021

Time: 9am -10am

Location: MSTeams

Attendees:			
	Karl Flavell	Ngāti Te Ata Waiohua	KF
	Lucie Rutherfurd	Ngāti Tamaoho	LR
	Gabriel Kirkwood	Ngaitai ki Tamaki	GK
	Gavin Anderson	Ngaati Whanaunga	GA
	Greg Dewe	Fulton Hogan	GD
	Keith Ashby	Aurecon	KA
	Tony Milne	Rough and Milne	MP
	Nick Roberts	B&A	NR
	Nick Mitchell	B&A	NM

Item	Detail
1	Apologies: GD
2	NR gave recap on the plan change and the fast-track application
3	NR identified that there will be reclamation of some streams. Full extent is not known yet but it will be established over the coming weeks and shared with Iwi
4	LR checked if streams could be bridged – will be investigated by the design team
5	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.
6	KA and TM provided an overview of the proposed masterplan
7	Question put to Iwi about any potential ideas they may have about incorporating Mana Whenua values into the development. Ideas: JL: • Signage • Pō • Cultural design/artwork • Street naming
8	LR still not comfortable with reclamation and funding clause, would like it removed from MOU
9	GA – could look to Pahurehure and Southern Initiative for potential ideas.

Minutes

B&A
Urban & Environmental

Project: Drury East Fulton Hogan Fast Track Application

Date: March 29, 2021

Time: 12:30pm -1:30pm

Location: MSTeams

Attendees:

Karl Flavell	Ngāti Te Ata Waiohua	KF
Lucie Rutherfurd	Ngāti Tamaoho	LR
Gabriel Kirkwood	Ngaitai ki Tamaki	GK
Gavin Anderson	Ngaati Whanaunga	GA
Greg Dewe	Fulton Hogan	GD
Keith Ashby	Aurecon	KA
Tony Milne	Rough and Milne	TM
Sophie Harrison	Rough and Milne	SH
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM

Item	Detail
1	NR – Recap of the other hui, including action points: - Mana Whenua will discuss cultural theme for the area in a separate forum - Developers to continue to refining their design opportunities. **Mark areas for opportunities** to display mana whenua art etc. Will be marked on plans submitted as part of the fast track application All parties agree
2	SH – Presentation into initial findings on the site. Including 3 key overriding principles: - Whakapapa – identity to connection and place - Ahi kaa roa – long burning fires of occupation - Kaitiakitanga – guardianship, stewardship Linking back to Whakapapa and Whenua, activation and the use of water
3	KF – agrees with what has been presented, and able to help further outline key areas of importance LR and GA – both supportive of what has been presented
4	Timings – want to have the CIAs prepared within 3-4weeks.
5	Next Hui 19/4