

Oyster Capital Mana Whenua Consultation Summary Timeline

Session	Date	Mana Whenua Groups Represented	Overview
1	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 Oyster Capital 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
2	30/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki Ngaati Whanaunga	Visit to Oyster Capital site. Walking across 116 Waihoehoe Road site. 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.
3	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.
4	14/8/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohū Ngaitai ki Tamaki	Site visit to examine streams on site.
5	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
6	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.
7	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.
8	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.

9	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.
10	15/3/21	Ngāti Tamaoho Ngāti Te Ata Ngaitai ki Tamaki Ngaati Whanaunga	Present initial thinking of Oyster site, opportunity for designers to ask Mana Whenua specific questions relating to the site
11	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

Released under the provisions of
the Official Information Act 1982

Minutes

B&A

Urban & Environmental

Project: Drury Metropolitan Centre

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 <ul style="list-style-type: none">- Apologies from Nigel Denny, Jeff Lee attended meeting on behalf of Te Akitai	-	-
2	Presentation on Draft Masterplan <ul style="list-style-type: none">- 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. <ul style="list-style-type: none">- 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

	- JL noted that Te Akitai CVA will be sent on 5/4/19		
5	<p>LR requested on-site.</p> <ul style="list-style-type: none"> - 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	<p>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.</p> <ul style="list-style-type: none"> - 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	<p>LR – would like noted that Ngati Tamaoho are seeking a two-stage treatment process for stormwater – not eager to see rain gardens</p>	-	-
8	<p>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</p>	-	-
9	<p>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.</p> <ul style="list-style-type: none"> - JL requested to see some examples of Oculus (Landscape Architect) work. NM to attach to minutes distribution. 	NM	3/4/19
10	<p>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.</p>	-	-

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 <ul style="list-style-type: none">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 <ul style="list-style-type: none">Visit to 116 Waihoehoe Road and walked into the field behind existing engineering sheds.
6	Fulton Hogan Site Visit <ul style="list-style-type: none">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: Oyster Capital Plan Change

Date/Time: 29/7/19 – 11am

Location: Papakura Library

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
	Nick Roberts	B&A	NR
	Nick Mitchell	B&A	NM

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	AM – Recapped how Oyster had developed their masterplan by working around any permanent or intermittent streams to make their development parcels. Flood plain at the rear of the site would be naturalised and not developed on.
3	AM – no known sites of significance. Accidental discovery by chance. There is only slim chance of accidental discovery.
4	LR – if there is any chance of accidental discovery it will be in old swamps. Especially close to the seaward edge – within 50-100m edge of streams.
5	JL – MW want to contract their own archaeologist in order to get archaeologist reports done. AM – can certainly be taken into consideration
6	ET – potentially areas that have been accessed by Waka and could be done in tandem with archaeologists. Have input to arch report. Potentially have a Cultural Values Management Plan. Potential for a cultural landscape mapping. Potentially look at the catalogue in CVA
7	JL – catalogue is a good idea, agreed outcomes document. Agree on the cultural landscape.
8	LR – Wants to know if Oyster will be restoring and enhancing waterways and wet lands. AM – yes they will be
9	JL – go and visit streams action point. How ecological land is vested. Site visit agreed to on August 14 th , unknown how land will be vested as yet.
10	AM – explanation of the Stormwater management approach and how the sub-catchments will work
11	JL – encouraged by what has been shown. Is the opportunity to put a PO in the landscape. To celebrate cultural landscape. AM - Acknowledged that there is opportunity.

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

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 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	<ul style="list-style-type: none">- Opening karakia/mihimihi: GA, response: ET- Group introductions
2	<p>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.</p> <p>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.</p>
3	<p>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.</p>
4	<p>Kiwi Property</p> <ul style="list-style-type: none">- 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.

MEETING MINUTES



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	<ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> - NR – no intention to reclaim or alter streams - 4 artificial ponds will be removed and naturalised
6	Fulton Hogan <ul style="list-style-type: none"> - 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. <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> - JL – FHLD – Taonga – would like it to be amended to (include Oyster and Kiwi). Expansion of the cultural monitoring meaning. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> • Cultural monitoring has to be inclusive of relocation of Taonga (living species) and treasure (define Taonga)

MEETING MINUTES

B&A

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	<ul style="list-style-type: none">• Mitigation fund – include in stream loss section on memo<ul style="list-style-type: none">○ Combined fund that would be for• <u>Mana enhancement agreement</u> – prefer binding obligation and agreement<ul style="list-style-type: none">○ 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.<ul style="list-style-type: none">○ 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	<ul style="list-style-type: none">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> <ul style="list-style-type: none">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> <ul style="list-style-type: none">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> <ul style="list-style-type: none">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

	<ul style="list-style-type: none">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> <ul style="list-style-type: none">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> <ul style="list-style-type: none">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> <ul style="list-style-type: none">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> <ul style="list-style-type: none">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:

s 9(2)(a)

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.

MEETING MINUTES



Urban & Environmental

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>NR – These are the first Plan Changes that have had to address this issue.</p>
7	<p><u>Streams</u></p> <p>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.</p> <p>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.</p> <p>LR – Is there a need for reclamation or can this be culverted. Culverted will be the preference over reclamation.</p> <p>NR – We do not know what we are dealing with here that's why we have kept reference to reclamation.</p> <p>JL – Reconfirm that Stream D is important from a cultural perspective. Do not support any reclamation in this space.</p> <p>LR – Need to have a lot more discussion about reclamation of Stream D.</p> <p>NR – We can work through this in the design phase and look at options and whether this does need to be reclaimed.</p> <p>LR – Iwi still concerned about the mauri of water running through farm drains & streams</p> <p>GD – Will need to do some work to the farm drains.</p> <p>LR – Might be acceptable to divert this water in farm drains subject to further discussions.</p>
8	<p><u>Ongoing Mana Whenua Input</u></p> <p>JL – what are the provisions for the Mana Whenua input?</p> <p>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.</p> <p>NR – Key thing is the ongoing relationship and hui. Potential to refresh MOU.</p> <p>GA – Supports this approach. Concerns about reshaping or works along stream bed.</p> <p>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.</p>
9	<p><u>Next Steps</u></p> <p>NR – Would like to get to a position where Iwi are largely supportive of Plan Changes maybe with come exclusions.</p> <p>Refresh the MOU to ensure there is an ongoing relationship.</p> <p>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.</p> <p>5th-19th of September the Uenuku meeting room is not available.</p>

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: <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> • 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:

Minutes

	<ul style="list-style-type: none">• 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: Oyster Capital - Drury East – Fast Track Applications

Date: March 1, 2021

Time: 10-11am

Location: MSTEams Video Conference

Attendees:	Lucie Rutherford	Ngāti Tamaoho	LR
	Gabriel Kirkwood	Ngaitai ki Tamaki	GK
	Gavin Anderson	Ngaati Whanaunga	GA
	Andrew McCarthy	Oyster Capital	AM
	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 discussion prior to this meeting.
2	LR – clarification that the streams and the proposed development will still be designed consistently with the Plan Change. AM – yes same areas. No development in flood plains
3	General discussion over Fletchers Construction techniques. AM has seen good practice on dealings with them on projects they have been involved in Whenuapai over the last 5-6 years.
4	NR – trying to get the process completed in time for the NZUP projects and have houses in the ground in time for the train station completion. Sustainable management of the proposed new development.
5	Oyster are able to help fund the solution to signalize the intersection at Waihoehoe and Fitzgerald Roads.
6	NR presented Stage 1 masterplan 34.65ha and approx. 646 dwellings.
7	Three more Hui planned to go into greater detail on design before Stage 2 of the Fast Track application is lodged.
8	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 is planting such as discussed earlier in the hui

Minutes

B&A

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	GA – needs to ensure that the iwi are engaged and consultation is continued throughout the fast track process.
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the Official Information Act 1982

Minutes



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Project: Drury East Oyster Capital Fast Track Application

Date: March 15, 2021

Time: 9am -10am

Location: MSTeams

Attendees:

Karl Flavell	Ngāti Te Ata Waiohū	KF
Lucie Rutherford	Ngāti Tamaoho	LR
Gabriel Kirkwood (absent)	Ngaitai ki Tamaki	GK
Gavin Anderson	Ngaati Whanaunga	GA
Andrew McCarthy	Oyster Capital	AM
Matthew Prasad	Holistic Urban Environments	MP
Cameron Gifford	Crang Civil	CG
Nick Roberts	B&A	NR
Nick Mitchell	B&A	NM

Item	Detail
1	Apologies: GK
2	NR gave recap on the plan change and the fast-track application
3	LR checked that there would be tall trees with a canopy over streams. AM – Yes, a landscaping plan will eventually be completed for the proposed replanting. This will be able to be shared with Iwi once it is complete
4	LR provided update on Opaheke N/S road – believes she has got a commitment from SGA to bridge the flood plain through Slippery Creek
5	LR – has the northern portion of the site, which will be retained as flood plain got a plan to be planted and beautified? AM – no decisions have been made yet as it is too early in the process
6	MP provided an overview of the proposed masterplan, including the use of American cul-de-sacs, and designing roading to go around streams.
7	AM – N/S road was originally developed by SGA to go straight through the wetlands and streams. Developers have now designed to go around the streams.
8	Question put to Iwi about any potential ideas they may have about incorporating Mana Whenua values into the development. Ideas: JL: <ul style="list-style-type: none">• Signage• Po• Cultural design/artwork• Street naming

Minutes

9	Jason and Matt will be working on a cultural narrative as part of the design
10	LR – Would like ‘where possible’ removed from the slide saying developers will make commitment to name streets with respect to Mana Whenua - AM commitment to name appropriately “where possible will be removed” GA – would like to see appropriate road names included as soon as possible
11	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.

Minutes



Urban & Environmental

Project: Drury East Oyster Capital Fast Track Application

Date: March 29, 2021

Time: 9am -10am

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
	Andrew McCarthy	Oyster Capital	AM
	Jason Hogan	LA4	JH
	Nick Roberts	B&A	NR
	Nick Mitchell	B&A	NM

Item	Detail
1	JH – presented landscape response to being able to include cultural signifiers
2	KF - Park name and road names can also be used to incorporate a response
3	AM – masterplan – opportunities to include American cul-de-sac. Means that there is an opportunity for good stormwater practice LR – is this an approved design? AM – merged some solutions that already work. Will push hard as we believe that this is the best solution. Meet with Andy and Cathy at AT. Just need to demonstrate that they work. KC – potentially a hui between AT, developers and Mana Whenua
4	GA – Need to demonstrate how well its responding. Need to advocate for a good response to South of Auckland. Gavin wants to be able to say that they want to be accountable and responsible. AM – working towards best standards and could potentially become a case study for best practice in the future
5	LR – road through green space? AM – SGA road for the Opaheke N-S road. LR – how are the sites to the west being treated. AM – using in street traffic calming devices
6	Cultural trail through the site. LR – whats the budget. AM – no allocated budget yet, want to work together to provide appropriate recognition. LR – believes everyone will be keen, potential to split out the money equally amongst all Iwi.

Minutes

	GA – Need to look at what sets out this part of Tamaki from other parts. Needs to set out strong identifiable markers
7	Timing – response from Mana Whenua as to timing need to have a discussion amongst themselves. Address the wider area, and address the specifics.
8	Two actions <ul style="list-style-type: none">- Mana Whenua to go and discuss key moves- Oyster 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
9	NR – need a CIA from Mana Whenua for the Fast Track application. Each Mana Whenua will do individually. Within the next 4-6 weeks. Time frames are ok.
10	Next Hui: 9am 19/4