

### 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 Waiohua 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 Waiohua Ngaitai ki Tamaki	Cultural Values Assessments received from each of the interested parties
2	30/4/19	Ngāti Te Ata Ngāti Tamaoho Te Ākitai Waiohua 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 Waiohua 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 Waiohua 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 Waiohua Ngaitai ki Tamaki	Site visit to examine streams on site.
5	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

# Minutes



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"><li>- Apologies from Nigel Denny, Jeff Lee attended meeting on behalf of Te Akitai</li></ul>	-	-
2	Presentation on Draft Masterplan <ul style="list-style-type: none"><li>- NR introduced the joint masterplan and how Kiwi, Oyster Capital and Fulton Hogan are working together to form a cohesive vision for Drury</li><li>- Three individual plan changes due to the different nature of each piece of land</li><li>- Kiwi Plan Change (PC) incorporated some surrounding land in order to provide a clear boundary</li><li>- Flanagan heritage building to be retained and incorporated in the Hill Top park</li><li>- Main Road will follow the ridgeline and be approximately the same gradient as lower Queen Street</li><li>- NR confirmed that the project will be a true town center and not a mall like Sylvia Park</li></ul>	-	-
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"><li>- Discussion around releasing other reports. Not finalized/ready to be released yet as the CVAs will be feeding into these reports.</li></ul>	NM	3/4/19

	- 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"> <li>- 10am 30<sup>th</sup> April decided as agreed time to meet at Papakura Library (NM to send meeting invite)</li> <li>- 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.</li> </ul>	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"> <li>- LR confirmed that in her opinion a Park n Ride would be instrumental to the development of the town center</li> <li>- Agreement from the train station that a train station in Kiwis desired position is extremely important</li> </ul>	-	-
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	<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"> <li>- JL requested to see some examples of Oculus (Landscape Architect) work. NM to attach to minutes distribution.</li> </ul>	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



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 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.
<b>Site Visit</b>	
4	Kiwi Site Visit <ul style="list-style-type: none"><li>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</li></ul>
5	Oyster Site Visit <ul style="list-style-type: none"><li>Visit to 116 Waihoehoe Road and walked into the field behind existing engineering sheds.</li></ul>
6	Fulton Hogan Site Visit <ul style="list-style-type: none"><li>Visit to the corner of Drury Hills Road and Waihoehoe Road to inspect the stand of native Puriri Trees</li></ul>
7	Te Maketu Pa – visit reserve, Urupa (cemetery) and waterfall

## Flanagan Road:



## Te Maketu Paa Site



# Minutes



Urban & Environmental

**Project:** Oyster Capital Plan Change

**Date/Time:** 29/7/19 – 11am

**Location:** Papakura Library

<b>Attendees:</b>	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 <sup>th</sup> , 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
<b>Oyster Capital Site (116 Waihoehoe Road)</b>	
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.
<b>Kiwi Property Site (120 Flanagan Road)</b>	
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



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"><li>- Opening karakia/mihimihi: GA, response: ET</li><li>- Group introductions</li></ul>
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><b>Kiwi Property</b></p> <ul style="list-style-type: none"><li>- NR reviewed location of the town centre</li><li>- 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</li><li>- LR referred to national policy statement on freshwater management</li><li>- 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.</li><li>- JL doesn't support reclamation or modification of water courses. Will have adverse cultural effects and does not support in principle. Agreed by everyone.</li></ul>



	<ul style="list-style-type: none"> <li>- 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.</li> <li>- LR would like Kiwi to come back and work through design options prior to resource consent. DS open to this idea.</li> <li>- NR – Remnant stream D cannot be retained. Could be reflected in the design.</li> <li>- DS to check on ability for Iwi to assist with naming roads – based on sale and purchase</li> </ul>
5	<p><b>Oyster</b></p> <ul style="list-style-type: none"> <li>- NR – no intention to reclaim or alter streams</li> <li>- 4 artificial ponds will be removed and naturalised</li> </ul>
6	<p><b>Fulton Hogan</b></p> <ul style="list-style-type: none"> <li>- 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"> <li>o JL thought Opaheke and Te Maketu Paa off the top of his head.</li> <li>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.</li> </ul> </li> <li>- Two proposed stormwater treatment trains – agreed for both parties to petition council in order to get agreed treatment train with appropriate maintenance.</li> </ul>
7	<p><b>General Discussion</b></p> <ul style="list-style-type: none"> <li>- 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"> <li>o Kiatiaki to assist with the relocation of the taonga. Cultural monitoring expands to toona and mokomoko. Into animals as well and beyond earthworks.</li> </ul> </li> <li>- 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</li> <li>- LR – where does protecting a cultural landscape site sit in relation to protecting an archaeological site.             <ul style="list-style-type: none"> <li>o NR – debate in courts. Could potential be reflected on the site.</li> <li>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.</li> </ul> </li> <li>- 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"> <li>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.</li> </ul> </li> <li>- ET – wants to workshop on the cultural landscapes and continue to be included.</li> <li>- 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</li> </ul>
8	<p><b>Recap</b></p> <ul style="list-style-type: none"> <li>• Cultural monitoring has to be inclusive of relocation of Taonga (living species) and treasure (define Taonga)</li> </ul>

	<ul style="list-style-type: none"><li>• Mitigation fund – include in stream loss section on memo<ul style="list-style-type: none"><li>○ Combined fund that would be for</li></ul></li><li>• <u>Mana enhancement agreement</u> – prefer binding obligation and agreement<ul style="list-style-type: none"><li>○ ET believes it may be a better type of agreement – can take place after PC lodgement</li></ul></li><li>• 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"><li>○ Try and stipulate – augier principle</li></ul></li><li>• Kiwi support the principle of applying consent conditions on an augier basis.</li><li>• JL wants it noted that there is potentially agreement to work on raingarden or consultation in the future with lwi involvement</li><li>• Agreement to get memos signed with lwi supporting the Plan Change in principle</li></ul>
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