

Invitation for Comment on Drury Centre Precinct

Drury Centre Precinct is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Application name	Drury Centre Precinct
EPA reference	FTC000050
Applicant	Kiwi Property Holdings No.2 Limited
Comments due by	Wednesday 16 March 2022
Accessing the application	https://www.epa.govt.nz/fast-track-consenting/referred-projects/drury-centre-precinct/the-application/

An application has been made by Kiwi Property Holdings No.2 Limited (the applicant) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the act) for resource consent to subdivide land and develop and operate a commercial retail centre.

To comment on the project application, please fill in the details on the attached form and:

- **Email** the form to drurycentre.fasttrack@epa.govt.nz. Please mark in the subject line: "Comments on Drury Centre Precinct Fast Track Application (Your name/organisation) by **Wednesday 16 March 2022**"; or
- **Post** the form to Drury Centre Precinct Fast Track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by **Wednesday 16 March 2022**; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by **Wednesday 16 March 2022**. Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

Comments must be received by the EPA, on behalf of the Drury Centre Precinct Expert Consenting Panel, no later than **Wednesday 16 March 2022**

If your comment is not received by the EPA by **Wednesday 16 March 2022** the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the EPA website. We will redact your contact details but you should not include any other personal information that you are concerned about being publicly available.

Please do not use copyright material without the permission of the copyright holder.

All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

More information on the commenting on a fast-track consenting application can be found at <https://www.epa.govt.nz/fast-track-consenting/commenting/>.

Your Comment on the Drury Centre Precinct

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Heritage New Zealand Pouhere Taonga		
*First name	Barbara		
*Last name	Rouse		
Postal address			
*Home phone / Mobile phone	027 684 0833	*Work phone	
*Email	brouse@heritage.org.nz		
Submission prepared by:	Carolyn McAlley		
Email:	cmcalley@heritage.or.gnz		

2. *We will email you draft conditions of consent for your comment

Yes	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
-----	--	--------------------------	--

3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

General comment on application and recommendation

Thank you for the opportunity to comment on the resource consent application. Heritage New Zealand Pouhere Taonga (HNZPT) has assessed the application, with input from specialist regional heritage staff.

The wider Drury area has a number of notable historical associations relating to Māori settlement and activity, early European settlement, the New Zealand Wars, development of transport and industry, and rural activities from the mid-19th to the mid-20th centuries.



	<p>HNZPT generally supports the application subject to the amendment of several of the proposed conditions and a request for new conditions to better mitigate the effects of the proposal.</p>
<p>Maori Cultural heritage values</p>	<p>The panel letter from Feb 2022 referred to in application documents outlines engagement undertaken and (CIAs) provided to the applicant by Ngāti Tamaoho, Ngāti Te Ata Waiohua, Ngaati Whanaunga and Ngāi Tai ki Tāmaki. Provision is needed to ensure public interpretation is provided identifying Maori Ancestral footprint in the project area.</p>
<p>Archaeological sites</p>	<p>There are 4 recorded archaeological sites adjacent to the project area R12/742-Former Drury Railway Station and Railyard, R12/755-A house used by James Cameron, R12/1125-The Flanagan Homestead and R12/1172-Flanagan’s Mill. The presence of these archaeological sites raises the possibility of there being unrecorded sites with the project area.</p> <p>The archaeological assessment identifies the potential for effects on as yet unrecorded archaeological sites that may exist within the proposed project area. Rather than as a precaution as is suggested in the assessment, An archaeological authority is required to be obtained under the HNZPTA 2014.</p> <p>HNZPT considers an authority should apply across the stage 1 project area.</p> <p>HNZPT will be actively communicating with the applicant about requirements for archaeological authorities.</p> <p>The proposed condition in regard to archaeological monitoring of preliminary earthworks in not appropriate as archaeological monitoring requirements are covered directly under and archaeological authority under the HNZPTA.</p> <p>HNZPT considers that there are several conditions that should be amended and or deleted to include consideration of the HNZPT authority.</p>
<p>Built Heritage</p>	<p>The Flanagan Homestead R12/1125 (CHI22183) is situated to the immediate east of the project area. The Flanagan Homestead and surrounds have been evaluated in both the historic heritage assessment completed by Matthews and Matthews Architects Ltd and the Heritage assessment completed by Clough & Associates Ltd for Plan Change 48.</p> <p>It has been found to have considerable local significance in relation to historical, social, knowledge, and physical attribute values, and in terms of the contribution it makes to the local historical context. Additionally, the Flanagan Homestead has moderate local significance in terms of technological and aesthetic values. Based on these assessments HNZPT submitted that the homestead and surrounds meet the threshold for inclusion in Schedule 14.1 Schedule of Historic Heritage as a Category B Historic Heritage Place and should therefore be scheduled.</p>

	HNZPT considers that further information should be provided to ensure that the effects of the proposal on the Flanagan Homestead do not detract from the heritage values of the Homestead, including a suitable buffer and construction management plan for works along the eastern boundary between the property and Stage 1 construction works.
--	---

Recommendations on applicant's proposed conditions

Proposed condition number	Discussion	Change requested
New condition proposed by HNZPT	<p>HNZPT considers that as the extant 1880's historic Flanagan's Homestead (R12/1125) on the eastern boundary of the project area has documented heritage values, the density and height of development proposed may have adverse effects on these recognised heritage values.</p> <p>HNZPT considers that information, in the form of a heritage impact assessment, should be provided as a condition of consent, to evaluate if the proposed development detracts from the heritage values of the homestead and its setting.</p> <p>Should the potential for adverse effects be identified suitable mitigation measures need to be identified and incorporated into the design as required.</p>	<p>HNZPT seeks a new condition:</p> <p><i>"That a heritage impact assessment is undertaken to evaluate if the proposed development detracts from the heritage values of the adjacent Flanagan Homestead and its setting. Should the potential for adverse effects be identified suitable mitigation measures need to be identified and incorporated into the design of the project as required, to the satisfaction of Auckland Council."</i></p>
Deletion of condition 71- Archaeology	<p>As the archaeological assessment identifies the need for a HNZPT archaeological authority, the matters identified in proposed condition 71 will be addressed as part of the HNZPT authority process.</p> <p>The proposed condition 71 duplicates the requirements of the HNZPT and is considered ultra vires. Therefore, HNZPT seeks that condition 71 is deleted.</p>	<p>That condition 71 is deleted (Strikethrough)</p> <p>The consent holder must appoint a suitably qualified archaeologist to monitor any vegetation removal or earthworks within 10m of the edge of the Hingaia Stream and topsoil removal around the existing accessory building at 133 Fitzgerald Road to determine if any archaeological sites or remains are present.</p>

<p>Amend condition 25- Pre-start meeting</p>	<p>HNZPT is supportive of the inclusion in Condition 25, at 25 ix. “of the archaeological authority to be provided at the pre-start meeting or the accidental discovery protocol”. However, HNZPT seeks amendments to the proceeding parts of the condition to give mention of the HNZPT archaeological authority appropriate context.</p>	<p>That condition 25 is amended as follows (additions underline):</p> <p><i>“The purpose of the meeting is to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for works to ensure all relevant parties are aware of and are familiar with the conditions of this consents <u>and other regulatory processes applicable to the site including Archaeological Authorities issued under the HNZPTA 2014 and the Accidental Discovery Protocol as advised by the project archaeologist”</u> .</i></p>
<p><u>Proposed new condition relating to the provision of historic heritage interpretation</u></p>	<p>The archaeological potential, as discussed in the Archaeological Assessment by Clough and Associates, refers to European sites (Flanagan Farm and a Military camp).</p> <p>Accordingly HNZPT considers a separate condition under the heading of Historic Heritage is appropriate with respect to interpretation of these 19th C historic sites and Maori Ancestral footprint in the area.</p>	<p>HNZPT seeks a new condition as follows:</p> <p><i>“<u>Prior to the completion of the development, the consent holder shall provide a Historic Heritage Interpretation Plan for the project area, including detail that relates to the nature, location, and timing of the installation of all such signage, in consultation with Heritage New Zealand, to the approval of Auckland Council.</u></i></p>

Thank you for your comments