

# Invitation for Comment on Drury Centre Precinct

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

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

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](mailto: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.

<b>Organisation name (if relevant)</b>	Watercare Services Ltd		
<b>*First name</b>	Kizito		
<b>*Last name</b>	Essuman		
<b>Postal address</b>	73 Remuera Rd, Remuera, Auckland 1050		
<b>*Home phone / Mobile phone</b>	+ 64 21 427 403	<b>*Work phone</b>	+64 9 442 2222 Ext. 4
<b>*Email (a valid email address enables us to communicate efficiently with you)</b>	Kizito.Essuman2@water.co.nz Shane.Lawton@water.co.nz		

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

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

### Overall Summary:

### Background to Proposal

Watercare has recently constructed transmission water and wastewater infrastructure in this area to service the Drury South Limited development at Quarry Road. This infrastructure has been upsized to enable the initial stages of the Drury Centre (Kiwi Property) development and other precincts. However, significant water and wastewater upgrades will be required to support the proposed full build-out of this development.

This area falls within the area serviced by Veolia water. In this area, Watercare is responsible for the operation and planning of the water supply and wastewater transmission networks. Veolia is responsible for operating and maintaining the local water and wastewater network in their area of service.

The proposal for a mixed-use development located at Kiwi Property site at 1139, 155, 173 and 189 Fitzgerald Road; 61 Brookfield Road; and 108, 116, 120, 124, 132 Flanagan Road Drury, includes:

- A total of six superlots for large format retail (LFR) amounting to 45,200m<sup>2</sup> GFA is proposed on the western portion of the site and surrounding the ancillary car parking areas for this retail space, and
- A total of 13 superlots totalling 7.597ha of land for residential development, which will enable the construction of 400-600 dwellings, is planned to the east of the LFR.

No water and wastewater flow or water supply demand data were provided as part of this application. Watercare confirms that the initial stages of the Drury Centre development can be serviced by the Watercare transmission network. All local water and wastewater network will need to be designed, constructed, and funded by the developer.

#### **Water Supply:**

A new Bulk Water Supply Point (BSP) has been constructed at Flanagan Road adjacent to the Waikato Water Pump Station. This BSP has enough flow and pressure to service the proposed development. There is a new 450mm local watermain that runs from Flanagan Road BSP along Waihoehoe Road and down Fitzgerald Road. As per the servicing plan by the developer in the infrastructure report, a new Water Main (WM) along with the development area should be laid along Brookfield Road.

The developer shall design and construct a local water supply reticulation to connect from this BSP/local watermain to enable all sites within the development area to be supplied with potable water for domestic, commercial, and firefighting purposes.

The construction of the local reticulated water supply network to service the development area shall be progressively developed to a fully networked distribution system with ring mains and multiple interconnections to ensure resilience and is to be fully funded and constructed by the developer in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).

#### **Wastewater:**

Watercare has installed the Southern Wastewater Network. This network has been installed to service the Drury South development but has been upsized to cater for some additional development. The Southern Wastewater Network includes the new Drury South Pump station and a rising main to connect the network into the Bremer Road wastewater transmission main. The Drury South Pump station has a

capacity to service 10,000 dwellings. It also includes a gravity wastewater main from the intersection of Brookfield and Fitzgerald Road.

The newly constructed infrastructure can accommodate the initial stages of the Drury Centre development. Beyond this, the infrastructure will need to be significantly upgraded. The timing and funding for this upgrade are not currently confirmed and will be subject to funding availability.

The extent of development proposed by Kiwi Property can be serviced by establishing a local network connecting to Watercare's transmission wastewater network.

The construction of the local wastewater network to service the development area shall be progressively developed to a fully networked distribution system and is to be fully funded and constructed by the developer in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).

Thank you for your comments