



# New train stations for Drury and Paerata

## Q&A from online sessions

	Question	SGA Response
1	<p>According to media - there are 3 railway stations on this line - 2 at Drury / 1 at Paerata. What is the order of stations, and will they be built in parallel to the electrification project?</p>	<p>Three stations will be ultimately required to support future growth in this part of southern Auckland.</p> <p>Funding of \$247million under the New Zealand Upgrade Programme (NZUP) has been allocated for the first stage of the station development programme to be delivered by 2024.</p> <p>This will not be enough to build all three stations, their bus interchanges, park and ride areas and the roading connections to them. The Government is to determine the funding, timing and sequencing of the stations delivery, and we expect to have direction on this by the middle of this year.</p> <p>We are proceeding with the planning designation work for all three stations with a priority on Drury Central as it is common to all options and is likely to be one of the first built.</p> <p>Our intention is to integrate the stations' construction as much as possible with the Papakura to Pukekohe (P2P) electrification project.</p> <p>Some elements such as platforms that will sit on existing KiwiRail land, are best done as part of the current P2P project but others, such as station buildings, bus interchange, parking and roading connections will take time to consent and design, and these will be built separately.</p> <p>We expect to be able to confirm initial development plans by the middle of this year.</p>

2	<p>Do you think Drury Central and South are too close together? Why are the Drury stations so close together at 450m separation</p>	<p>The location has been determined primarily from the multi agency assessment of how the station will best support the envisaged development in the area over the next three decades.</p> <p>The two stations are separated by approximately 2.4km, not 450m.</p> <p>This separation distance is not atypical in the context of Auckland’s rail network, and 2 kilometres is considered as a minimum desirable from a rail operations perspective.</p> <p>While there are examples of stations with both lesser and greater separation distances to their neighbouring stations, decisions regarding station spacing can be a trade-off between, maximising user catchment areas, and ensuring that trains can operate safely and efficiently.</p>
3	<p>Looking at the maps for the stations it looks like lots of houses and businesses are being destroyed? What happens to these people if they lose their houses? What happens to all the business owners and the staff they employ? What happens to the services they provide to local people - what fills the gap in services? It seems very bad in Drury especially re lots of businesses and houses. Do the business owners know about this? Many business owners in Drury in the affected area say they don't have any information about losing their premises nor did they know about this meeting</p>	<p>The process of developing new stations does have impacts on a number of properties. The planning process does require us to limit the effect on properties where possible.</p> <p>All landowners potentially impacted by the new stations are being contacted by the project team and KiwiRail and the Supporting Growth Alliance will continue to consult with the owners as the process moves forward. Tenants may need to talk to their landlords to ensure they are receiving up to date information.</p> <p>If a property is required for the stations, owners will be compensated under the terms of the Public Works Act (PWA)1981 which sets out a comprehensive process for acquiring land for a Public Work and it provides a right for landowners to receive fair compensation.</p> <p>Further information for property owners can be found here - <a href="https://www.supportinggrowth.govt.nz/publications/property-owner-information/">https://www.supportinggrowth.govt.nz/publications/property-owner-information/</a> and a guide to the Public Works Act is available here - <a href="https://www.linz.govt.nz/regulatory/15703">https://www.linz.govt.nz/regulatory/15703</a></p>



4	<p>So, do land owners in the designated area just sit and wait till 2038 knowing that they might lose their land? That's not fair</p>	<p>We know that three stations will be required to support future growth in southern Auckland over the next 30 years. We intend to begin the process shortly of protecting the land needed to fully develop all three new stations.</p> <p>Funding of \$247million under the New Zealand Upgrade Programme (NZUP) has been allocated for the first stage of the station development programme to be delivered by 2024.</p> <p>This will not be enough to build all three stations, their bus interchanges, park and ride areas and the roading connections to them. The Government is to determine the funding, timing, and sequencing of the stations' delivery, and we expect to have direction on this by the middle of this year.</p> <p>We are proceeding with the planning designation work for all three stations with a priority on Drury Central as it is common to all options and is likely to be one of the first built.</p> <p>Information has been sent to all landowners potentially impacted by the new stations and KiwiRail and the Supporting Growth Alliance will continue to engage with landowners as the project progresses.</p> <p>Under the Public Works Act, land acquisition for public works entitles the owner to full compensation. Once designated, owners will have an opportunity to request KiwiRail acquire their land in accordance with the Public Works Act. KiwiRail will release details on the acquisition process as the designation submission draws closer.</p> <p>Further information for property owners can be found here - <a href="https://www.supportinggrowth.govt.nz/publications/property-owner-information/">https://www.supportinggrowth.govt.nz/publications/property-owner-information/</a> and a guide to the Public Works Act is available here - <a href="https://www.linz.govt.nz/regulatory/15703">https://www.linz.govt.nz/regulatory/15703</a></p>
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5	Will we have to wait till 2038 with designations over our house as it is in the Drury designation area, how do we live with that? what about property values	Under the Public Works Act, land acquisition for public works entitles the owner to full compensation. Once designated, owners will have an opportunity to request KiwiRail acquire their land in accordance with the Public Works Act. KiwiRail will release details on the acquisition process as the designation submission draws closer. Further information for property owners can be found here - <a href="https://www.supportinggrowth.govt.nz/publications/property-owner-information/">https://www.supportinggrowth.govt.nz/publications/property-owner-information/</a> and a guide to the Public Works Act is available here - <a href="https://www.linz.govt.nz/regulatory/15703">https://www.linz.govt.nz/regulatory/15703</a>
6	Are Grafton Downs not supporting land protection and access. How could the government not realise Drury West wasn't needed until later?	Grafton Downs as a developer does not have a specific role in protecting land for stations, this is the role of KiwiRail as the acquiring authority.  We know that three stations will be required to support future growth in southern Auckland over the next 30 years. We intend to begin the process shortly of protecting the land needed to fully develop all three new stations. Our analysis indicates that Drury West could follow the other stations, and this will be one of the factors Government will be considering in its determination of the funding, timing, and sequencing of the delivery of the stations package. We expect to have direction on this by the middle of this year.
7	Is the land for the Paerata not already protected by the Paerata rise developers? Will/Should this station start first?	Developers do not have a specific role in protecting land for stations, this is the role of KiwiRail as the acquiring authority.

8	Will these be fast track consented under COVID provisions?	<p>As KiwiRail proposes to prioritise designation work for the Drury Central Station, it intends to make a referral application to the Minister for the Environment for this to be considered under the Covid-19 Recovery (Fast-Track Consenting). We are still evaluating whether to refer the other stations – that will be dependent on timing and sequencing of their construction.</p> <p>The Minister for the Environment has the discretion to determine the project’s eligibility to use the Covid Fast-Track process, having regard to the criteria set out in section 19 of the legislation.</p> <p><b>Covid-19 Recovery (Fast-Track Consenting)</b></p> <p>The Covid-19 Recovery (Fast-Track Consenting) Act was introduced in 2020 to promote New Zealand’s economic and social recovery from Covid-19 by providing a Fast-Track designation and consenting process for selected infrastructure and development projects. The legislation establishes expert consenting panels to determine applications instead of Auckland Council. The Covid Fast-Track process does not allow for notification of applications to the wider public, prescribes accelerated timeframes for processing, and limits appeal rights to points of law. However, the legislation does require that directly affected landowners are specifically invited to comment on the application.</p> <p><b>Resource Management Act 1991</b></p> <p>If the Covid Fast-Track process is not used, then the standard Resource Management Act 1991 process would be used. Under this process, Auckland Council would determine the application. Notification of the application could be made publicly, and standard timeframes and appeal rights would apply.</p>
9	Have you considered building the Drury West station further down from option A?	<p>Our reasoning for this choice is explained here: <a href="https://supportinggrowth.govt.nz/assets/New-train-stations-for-Drury-and-Paerata/2701fa70db/Project-Info-Sheet_New-train-stations-for-Drury-and-Paerata.pdf">https://supportinggrowth.govt.nz/assets/New-train-stations-for-Drury-and-Paerata/2701fa70db/Project-Info-Sheet_New-train-stations-for-Drury-and-Paerata.pdf</a></p>

10	We are not getting any timelines on when the new stations are being build. Can you give us some indication?	<p>The Government is to determine the funding, timing, and sequencing of the stations' delivery, and we expect to have direction on this by the middle of this year.</p> <p>We also expect to be able to confirm initial development plans by the middle of this year. Construction completion is programmed for mid 2024,</p> <p><i>Please also refer to earlier answers to questions.</i></p>
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