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16 June 2025

Environmental Protection Authority
The Fast Track Team
contact@fasttrack.govt.nz

Complaint re: Fast Track Application for 49 Stafford Drive, FTA251, The Māpua Development

I'm a resident of the Māpua area with a keen interest in wetland restoration and maintenance of wildlife corridors. When the Spittal development was proposed for 49 Stafford Drive in 2022 I was one of the people who started the *Māpua Wetland Restoration Group* to channel community interest into saving the 22 ha of flat land that is historic, currently compromised wetland at 49 Stafford Drive for wildlife.

Since the community was clearly not supportive of the development, Andrew Spittal was encouraged by our local council to hold his own public meeting at the Māpua Town Hall. This was held on 18 May, 2022. It was well attended by people who objected strongly to The Māpua Development. There was no support expressed for this development.

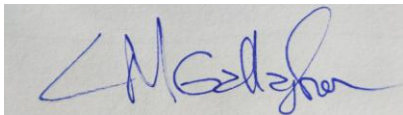
As an outspoken critic of the proposed development, I was invited by Andrew Spittal, the owner of the land at 49 Stafford Drive to attend a Zoom meeting on 26 May 2022. Andrew refers to this meeting as "An initial meeting ... between the development team ... and two representatives of the Māpua Community Organisation." I requested but did not receive an agenda for this meeting. I was told who the other attendees would be the day before the meeting started. Four attachments below provide the evidence for this.

I invited another local ecologist to the Zoom meeting. Neither of us at any time stated or suggested in any way that we represented the MDCA or indeed the Māpua Community. The MDCA does not send representatives to speak for the community to meetings unless this is voted on at a public meeting. No such discussion took place at the MDCA in public or at the Executive level. I served on the Executive Committee at the time.

At the [Public Meeting of the MDCA](#) on 13 June 2022 there were 8 written objections lodged to the development at 49 Stafford Drive lodged, and none in favour.

For Andrew Spittal to claim that he had community consultation in support of his development at 49 Stafford Drive is a stark misrepresentation of the truth. We still have major concerns for the ecological health and viability of the 22 ha of wetland and stormwater retention if this residential development is allowed Fast Track permission to proceed. Our entire community has worked diligently at every consultation to prioritise the ecological value of this area.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lou M Gallagher', is shown on a light-colored background.

Lou M Gallagher

Attachments

1. Communication from Developer that 22 ha will be kept undeveloped

----- Forwarded message -----

From: Andrew Spittal <andrew@chings.co.nz>
To: Paul McIntosh <pmcintosh64@yahoo.com>
Sent: Monday, 23 May 2022, 11:12:18 am NZST
Subject: RE: Mapua Community Meeting - Feedback for 49 Stafford Dr Developer

Hi Paul,

Attached is the plan that we are going to base our further work on, you will note that the area set aside that will not be developed is 22ha, the shape of the 8ha we are proposing to be residential most likely change to better suit Seaton Valley stream enhancement and better suit the higher land that is not on the flood plan.

We are happy for you to share this.

2. Request from Developer to get my contact details

----- Forwarded message -----

From: Andrew Spittal <andrew@chings.co.nz>
To: Paul McIntosh <pmcintosh64@yahoo.com>
Sent: Monday, 23 May 2022, 11:06:35 am NZST
Subject: RE: Mapua Community Meeting - Feedback for 49 Stafford Dr Developer

Cheers Paul,

Do you have Lou Gallagher's contact details? We are starting the work on the ecology assessment and looking at how a restoration plan could look like and wanted to ask Lou if she wanted to be part of this group?

Andrew Spittal | Director

DDI : +64 3 547 0751 | Mob : +64 21 547 699 | Email : andrew@chings.co.nz

3. Request from me for a meeting agenda and invitee list

Lou Gallagher <lou.m.gallagher@gmail.com>
to andrew ▾

May 25, 2022, 8:16 AM ☆

Hi Andrew.

I received your invitation to attend tomorrow's meeting from Paul McIntosh.
Could you forward the agenda and invitee list, please?

Lou Gallagher

4. Developer lists other meeting attendees

Andrew Spittal <Andrew@chings.co.nz>
To: Lou Gallagher <lou.m.gallagher@gmail.com>

Wed, May 25, 2022 at 8:52 AM

Hi Lou,

Thank you for your reply, there's no agenda as this meeting is to set the scope of work, responsibilities and who would be involved. At present the attendees are:

Ben Robertson, from Robertson Environmental
Rullell Benge from DO, survey
Tony Milne, from RMM Landscape
Andy Palmer from Terra Firma, Geotech and engineering.

And myself.

This is the first meeting and it is very important that we get the brief and scope right.

We will look at a representative from the following to also be included:

Doc
Iwi
Forrest and Bird

We are worked with all these above on other projects.

Our aim is to come up with a design that will be something that will add to the community. It is our intention that the 22ha of land that will be part of this project will be passed over to TDC or another identity for continuous protection and ownership.

I look forward to your reply

5. Link to public MDCA meeting documents following May 26 2022

[June 2022 Public Meeting](#)