

Fast-track Approvals Act 2024

MINUTE 7 OF THE EXPERT PANEL

Update on the Application
Drury Metropolitan Centre [FTAA-2502-1019]

(17 September 2025)

Update on expert conferencing

- [1] The Panel has received memoranda from the Applicant (15 September 2025) and Auckland Council (16 September) in response to Minute 5 and the agendas in respect of expert conferencing (stormwater/flooding and transportation).
- [2] The Panel has considered the comments from the Applicant and the Council and confirms the following further matters in relation to conferencing:

Conduct and organisation of the conferencing

- (a) The Panel delegates the organisation of the conferencing sessions to the Independent Facilitator, Ms Marlene Oliver, in accordance with paragraph (b) below.
- (b) Ms Oliver is authorised to:
- (i) Act as the independent facilitator;

- (ii) In conjunction with the Applicant and the Council to advise whether their expert witnesses in the relevant fields will attend the expert conferencing sessions;
- (iii) In conjunction with the Applicant and the Council organise the sessions (including format, topics, agendas, attendance and Joint Witness Statements (JWS), times and venues – in person or on-line as appropriate; and
- (vi) Report to the Chair of the Expert Panel on an as required basis on progress with the conferencing sessions and on any JWS setting out the outcomes, including matters agreed and not agreed.

Confidentiality of statements

- (c) In terms of the conduct of the expert conferencing sessions, the Panel advises that expert ‘will say’ statements prepared on behalf of the Applicant and the Council (and the NZTA, per paragraph [3] below) are to be treated as confidential to the expert conferencing.

Agendas and Panel expert statements

- (d) The Panel will review the agendas, in conjunction with its experts, following its consideration of the Applicant’s response to the Panel’s s 67 FTAA Request. Any changes (including confirming the substantive issues that remain in contention) will be issued by the Independent Facilitator by 5pm 23 September 2025. Any further amendments to the agendas are delegated to the Independent Facilitator.
- (e) At this juncture, the Panel notes the request of the Council that additional items be added to the agenda. In summary, these are:

Stormwater & Flooding

- (i) That the models show that providing attenuation has benefit which is contrary to the Applicant's assessment.
- (ii) The conclusion regarding Natural Wetland 2 with respect to erosion control matters.

Transportation

- (iii) That further discussion regarding items marked as 'Satisfied' by the Panel's expert be incorporated (i.e., the 11 items on pages 4-6 of the Transportation Agenda constitute an agenda item).
- (iv) That further items are added as follows:
 - (aa) Extending Road 6 further east;
 - (bb) Road connection between the Flanagan Rd / Road 3 intersection to the Drury train station; and
 - (cc) Frontage upgrades on Flanagan Rd.


Attendees

- (v) Council notes additional attendees for the expert conferencing, being Russell Butchers (Principal Project Lead) for Stormwater/Flooding and Transportation; and Matt Ford (Senior Development Planner, Auckland Transport) for Transportation.
- (f) The Panel intends to incorporate these items and further attendees as part of the updated version to be issued in accordance with paragraph

(d) above. In doing so, the Panel acknowledges the Applicant's request for refining of the stormwater-related items, and considers that these may be capable of further amendment prior to conferencing.

Further expert conferencing attendees

[3] The Panel has also received comment from the New Zealand Transport Agency (**NZTA**) on 16 September advising that while they received our Corrigendum to Minute 5, they had not received Minute 4 to which the original Minute-5 referred. We are advised that this was due to a technical email issue, as well as relevant personnel being on leave. The Panel has resolved that, because one of the key transportation issues relates to infrastructure triggers, as applicable to the NZTA network, it is appropriate for NZTA to be represented at the expert conferencing. Accordingly, we direct that NZTA advise which expert(s) will attend the conferencing by 5pm 22 September 2025 so that this can be noted in the revised agenda to be issued in accordance with paragraph 2(d) above. Any additional agenda items sought by NZTA may be incorporated as determined by the Independent Facilitator.



Mary Hill (Chair)

On behalf of the Drury Metropolitan Centre Expert Panel