

# Memo

16 September 2025

To: Mary Hill, Chair, Drury Metropolitan Centre Expert Panel  
From: Russell Butchers, Principal Project Lead, Auckland Council

---

Subject: **Auckland Council Response to Minute 5 – Drury Metropolitan Centre [FTAA-2502-1019]**

Thank you for Minute 5 dated 12 September 2025 and for allowing an extended timeframe for the Council to respond to the Minute.

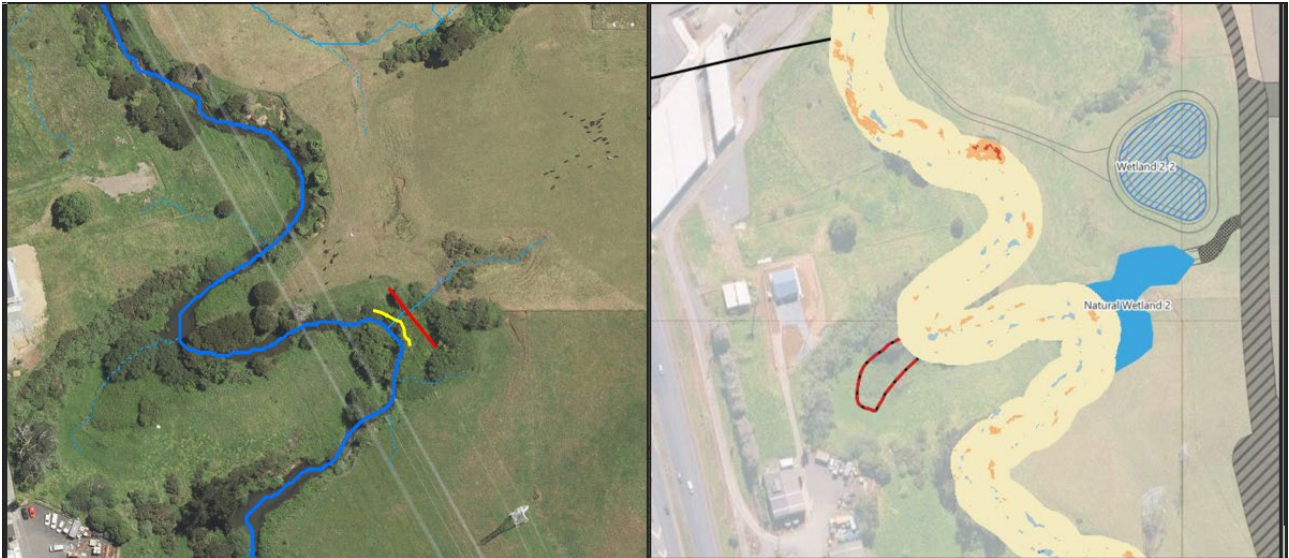
Auckland Council and Auckland Transport (AT) appreciate the opportunity to participate in the upcoming expert conferencing sessions. We acknowledge the confirmed dates for stormwater and transport conferencing and the facilitation arrangements outlined.

## Comments on the Agendas

Auckland Council and AT support the proposed agendas but request the following additional matters be included.

### Stormwater & Flooding

- a. Auckland Council would like to discuss the fact that the models show that providing attenuation has benefit which is contrary to the applicant's assessment. Note: This matter may be able to be covered as part of agenda item 1.1.
- b. In terms of the Erosion Assessment, Auckland Council would like to discuss the conclusion regarding Natural Wetland 2. An Erosion Screening Tool (EST) analysis (indicated by the red line) is recommended on the Natural Wetland 2 channel to better understand the pre- and post-development impacts. Although the development area is relatively small compared to the entire catchment (0.44%), the local impact at the connection point (indicated by the yellow line) should not be overlooked. Erosion control measures should be considered at this location. Note: This matter may be able to be covered as part of agenda item 3.1.



Please note the following additional attendees to the stormwater and flooding conferencing:

- Russell Butchers, Principal Project Lead, Auckland Council (planning expert and Council project lead)
- Matt Ford, Senior Development Planner, Auckland Transport

#### Transport

- AT note that several transport items have been marked as 'Satisfied' by Leo Hills. AT would like to discuss all items marked as 'Satisfied' so that it can understand the reasons why these matters are considered satisfied. Accordingly, AT requests that each of the 11 items included on pages 4 to 6 of the draft agenda constitute an agenda item for discussion (whether marked as satisfied or not).

AT also requests the following additional agenda items for discussion:

- Extending Road 6 further east
- Road connection between the Flanagan Rd / Road 3 intersection to the Drury train station.
- Frontage upgrades on Flanagan Rd.

Please note the following additional attendee to the stormwater and flooding conferencing:

- Russell Butchers, Principal Project Lead, Auckland Council (planning expert and Council project lead)

We look forward to receiving an updated agenda in due course.

*R Butchers*

Russell Butchers  
Principal Project Lead  
Auckland Council