

MEMORANDUM

To: Helen Atkins, Associate Panel Convenor, via June Cahill, Application Lead, Environmental Protection Authority

From: Russell Butchers, Principal Project Lead – Premium Unit, Planning & Resource Consents, Auckland Council

Subject: Fast-Track Approvals Act 2024 (**FTAA**) – FTA-2502-1019 Drury Metropolitan Centre (AC ref BUN60447489)

Date: 5 June 2025

AUCKLAND COUNCIL RESPONSE TO MINUTE #1 OF THE PANEL CONVENER

1. This memorandum is provided in response to Minute 1 of the Panel Convener ("the Minute") dated 27 May 2025, concerning the Fast-Track Application by Kiwi Property Holdings No. 2 Limited ("the Applicant") for the Drury Metropolitan Centre Stages 1 and 2 ("the Application").
2. The Minute invites participant views on matters to inform decisions regarding the appointment of panel members and the timing of the panel decision. This memorandum outlines Council's preliminary views on the matters raised in Schedules 1 and 2 of the Minute, having reviewed the Applicant's memorandum dated 3 June 2025.

Schedule 1 Response

General

3. Auckland Council has reviewed the Applicant's memorandum dated 3 June 2025 and generally concurs with the positions outlined by the Applicant in response to the matters in Schedule 1. The following comments supplement the Applicant's response, providing Council's perspective on these key matters.

Approvals

4. The Council generally agrees with the range of approvals as listed in the Annexure contained in the applicant's memorandum dated 3 June 2025.

Complexity

5. The Council agrees with the applicant that the proposal would not give rise to legal complexities beyond what would be commonly observed in comprehensive resource consent applications of this nature.

6. The Application seeks consent for a large-scale, multi-faceted mixed-use development, encompassing significant earthworks, construction of buildings, subdivision, and the establishment of extensive infrastructure, as detailed in the Assessment of Environmental Effects (AEE) and its numerous technical appendices (including, but not limited to, reports on transport, infrastructure, stormwater, ecology, and urban design).
7. In terms of evidentiary and factual complexity, the application material reflects the scale and nature of the proposal. As noted further below, where there are technical areas of disagreement, there would be procedural tools available in addressing these matters.

Issues

8. The Council generally agree with the issues as outlined point 6 of the memorandum provided by the applicant. These include Transport, Urban Design, Stormwater and Ecology.
9. As it relates to ecological matters, we note that this would also be in relation to the requirements NPS-FW and NES-F, not only that of the AUP.
10. We also note a potential issue regarding wastewater capacity to service the development.

Panel Membership

11. The Council not aware of any issues or factors that warrant the appointment of more than four Panel members for the consideration of this application.

Procedural Requirements

12. The Council is willing to engage directly with the Panel as necessary and as required, whether this be through briefings, meetings or conferencing.
13. The memorandum from the applicant has noted the difficulty to ascertain whether a hearing is required at this stage. We agree with this conclusion.
14. In the event hearings relating to the matters listed in (6)(b)(i)-(iv), the Council will participate as necessary. We also note that expert conferencing should be considered on specific expert areas where the need arises.

Schedule 2 Response

15. Auckland Council has reviewed the outline of the timeframes contained in the Minute, and the Applicant's comments in paragraph 12 in the applicant's memorandum dated 03 June 2025.
16. The Council generally agrees with the comments and context provided regarding timeframes in relation to this application. In this regard we support a 50 working day timeframe instead of the standard 30 working day timeframe as out in s79(1)(b) of the Act.

Conference Attendance

17. Auckland Council will be represented at the 6 June 2025 conference by:

- Russell Butchers – Principal Project Lead – Premium Unit, Planning & Resource Consents
- Masato Nakamura – Consultant Planner
- Julie McKee – Hearings Manager

A handwritten signature in black ink that reads "R Butchers". The "R" is stylized with a large loop, and "Butchers" is written in a cursive, slightly slanted font.

Russell Butchers

Principal Project Lead – Premium Unit, Planning & Resource Consents

