

File ref: FTAA-2502-1019

18 July 2025

Corrigendum to Minute-1 from the Drury Metropolitan Centre Consolidated Stages 1 and 2 Panel.

On 14 July 2025 the Drury Metropolitan Centre Consolidated Stages 1 and 2 Panel (the Panel) issued Minute-1. Appendix 1 of that Minute contained a list of property addresses that included owners/occupiers of the project site and owners/occupiers of properties adjacent to the site invited to comment on the application under section 53(2)(h) and (i) of the FTAA.

On 15 July 2025 Kiwi Property Holdings No. 2 Limited (the Applicant) advised the EPA that there was an error in the address list contained in Appendix 1. The references to 155, 173 and 189 Flanagan Road should have referred to 155, 173, 189 Fitzgerald Road.

The Panel agrees that there was an error in Appendix 1. However, this was simply a referencing error, and the correct addresses were notified.

This corrigendum records the correct addresses and will be published, together with the original Minute, on the Fast-track website here:

[Correspondence | Fast-track website](#)

Mary Hill (Chair)

On behalf of the Drury Metropolitan Centre Expert Panel

Fast-track Approvals Act 2024

MINUTE 1 OF THE EXPERT PANEL

Site visit, invitations to comment, and appointment of technical advisors
Drury Metropolitan Centre [FTAA-2502-1019]

14 July 2025

[1] The panel attended a site visit on Friday 27 June. Due to scheduling issues, a member of the EPA was unable to attend. The Panel was instead escorted by Mr David Schwartfeger, a senior executive employed by the applicant, who transported the Panel around the site and the surrounding area (including the main proposed access routes to the site) in a four-wheel drive vehicle.

[2] The site visit assisted the Panel in determining which parties to invite comments from and whether to appoint technical or specialist advisors.

Invitations to comment

[3] In accordance with section 53(2) of the Act, the Panel must invite comments on the substantive application from persons listed in sections 53(2) (a) to (n) of the Act. Appendix 1 to this Minute provides the list of prescribed persons relevant to this project.

When interpreting the meaning of “land adjacent” to the land to which the substantive application relates, for the purposes of section 53(2)(h) and (i), the Panel has had regard to the EPA guidance document relating to

“identifying adjacent land” (May 2025 revision) and has exercised its judgement to include land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent (such as land separated by a road, rail corridor, or watercourse).

[4] Under section 53(3) of the Act, the Panel also has discretion to invite comments from any other person the Panel considers appropriate. The Panel has considered this matter and has determined not to exercise its discretion to invite any additional parties to provide comments other than those required by the Act.

Under section 54 of the Act, the invited parties have 20 working days to submit their comments which, for this application, is no later than **11 August 2025**.

[5] Comments can be submitted to the EPA via the following methods:

- a) by email to substantive@fasttrack.govt.nz;
- b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

Appointment of technical advisors

[6] The Panel has been provided with a copy of a memorandum dated 23 June 2025, addressed to the Associate Panel Convenor, from Auckland Council (Council Memorandum). The primary purpose of the Council

Memorandum is identified as being “*to support the Expert Panel in its consideration of whether any formal requests for further information or reports under section 67 of the [Act] are warranted.*” The Panel understands a copy has also been provided to the Applicant.

[7] While the Panel has not yet made any directions in relation to the provision of further information pursuant to s 67, the Panel has found the Council Memorandum useful in identifying potential areas where the appointment of a technical advisor is likely to be useful.

[8] As provided for in clause 10(3) of Schedule 3 of the Act, the Panel may, at any time, appoint technical advisors as it considers appropriate.

[9] The Panel has determined that it is appropriate to appoint two technical advisers at this stage of the proceedings as follows:

- a) a transport / traffic engineer; and
- b) a civil engineer with expertise in stormwater.

[10] Leo Hills (transport) and Nigel Mark-Brown (civil) have been identified as appropriate specialists subject to their availability.

[11] The Panel wishes to note that it had already determined to approach those two experts prior to receiving a memorandum from Counsel for the Applicant dated 9 July 2025, which identified the same experts for the Panel’s consideration. The Panel agrees with the Applicant that those experts have the necessary technical and background knowledge of the

Project¹ and therefore are appropriate appointments.



Mary Hill

Drury Metropolitan Centre Expert Panel Chair

¹ Including due to their appointment as independent special advisors to assist the (differently constituted) Panel which determined Stage 1 of the Drury Metropolitan Centre Project under the Covid-19 Recovery (Fast-track Consenting) Act 2020.

Appendix 1

The prescribed persons relevant to this project are the owners and/or occupiers of the following properties.

64 Flanagan Rd

66 Flanagan Rd

68 Flanagan Rd

108 Flanagan Rd

114-116 Flanagan Rd

132 Flanagan Rd

120 Flanagan Rd

139 Flanagan Rd

133 Flanagan Rd

155 Flanagan Rd

173 Flanagan Rd

189 Flanagan Rd

61 Brookfield Rd

69 Brookfield Rd

77 Brookfield Rd

97 Brookfield Rd

105 Brookfield Rd

136 Fitzgerald Rd

131 Fitzgerald Rd

111 Fitzgerald Rd

117 Fitzgerald Rd

121 Fitzgerald Rd

125 Fitzgerald Rd

54 Flanagan Rd

103 Flanagan Rd

20 Brookfield Rd

30 Brookfield Rd

44 Brookfield Rd

56 Brookfield Rd

110 Fitzgerald Rd

114 Fitzgerald Rd

164 Fitzgerald Rd

168 Flanagan Rd

190 Flanagan Rd

250 Flanagan Rd

260 Flanagan Rd

288 Flanagan Rd