

BEFORE A PANEL OF INDEPENDENT HEARINGS COMMISSIONERS

FTA-2502-1019

UNDER the Fast Track Approvals Act 2024 ("**FTAA**")

IN THE MATTER of an application by Kiwi Property Holdings No.2 Limited ("**the Applicant**") under section 42 FTAA for approvals relating to the Drury Metropolitan Centre – Consolidated Stages 1 and 2 Project

MEMORANDUM OF COUNSEL FOR THE APPLICANT

22 AUGUST 2025

**ELLIS GOULD
LAWYERS
AUCKLAND**

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MAY IT PLEASE THE PANEL:

1. This memorandum is filed on behalf of Kiwi Property Holdings No.2 Limited (“**Kiwi Property**”), the applicant for the Drury Metropolitan Centre – Consolidated Stages 1 and 2 project (“**Project**”).
2. Kiwi Property sought and was granted a request to suspend processing of the substantive application for the Project for five working days. As a result, the application has been on hold, with processing resuming today, and Kiwi Property’s response to comments from invited parties due Monday 25 August 2025.
3. **Kiwi Property now seeks an additional three working day suspension so that its response to comments would be due on Thursday 28 August 2025.**
4. This request is made pursuant to section 64 of the Fast Track Approvals Act 2024.
5. The previous extension expired at 11.59 pm, Thursday 21 August 2025. Kiwi Property asks that an additional three working day suspension commences at 11.59pm, Friday 22 August 2025 and expires at 11.59 pm on Wednesday 27 August.
6. The reasons for this request are:
 - (a) The reasons set out in Kiwi Property’s memorandum dated 13 August 2025 which sought the initial suspension.
 - (b) Kiwi Property’s traffic and transport advisors will require additional time to finish responding to the extensive and detailed comments received from Auckland Council and Waka Kotahi / NZTA regarding the modelling that has been undertaken, the rationale for the assumptions informing that modelling, and appropriate transport and traffic conditions.
 - (c) Kiwi Property’s consultant team and planners are endeavouring to provide a comprehensive response to the extensive suggestions of parties as to the content and drafting of the conditions of consent. Additional time is required to collate all the suggested conditions into

a single document and to determine and add Kiwi Property's responses.

7. Kiwi Property acknowledges that the Panel may continue to review and assess the Project during the suspension period, and supports it doing so.

DATED this 22nd day of August 2025

A handwritten signature in blue ink, consisting of two distinct, stylized cursive marks.

Douglas Allan / Alex Devine
Counsel for Kiwi Property Holdings No. 2 Ltd