

**Before the Panel Convener appointed under the  
Fast-track Approvals Act 2024**

**Under** the Fast-track Approvals Act 2024

**In the matter of** Mt Welcome, Pukerua Bay

**By** Pukerua Property Group Limited Partnership

---

**Response to Panel Minute 22**

**21 October 2026**

---

## INFORMATION REQUEST

- 1 This memorandum responds to a request for information from the Panel in Minute 22 (dated 14 October 2026) including:
  - 1.1 Lizard management (paragraphs 2 – 5);
  - 1.2 Engagement with Te Rūnanga o Toa Rangatira on the Woolshed (paragraph 6); and
  - 1.3 Urban design matters raised by PCC (paragraphs 7 to 12).
- 2 The Applicant's team of technical experts has provided information to respond to matters relevant to their disciplines as follows:
  - 2.1 Torrey McDonnell (Incite) with regard to planning matters and lead author of this Memorandum, including responses to Appendix 1 of Minute 22 (**Appendix A**) and updated conditions of consent (**Appendix B**); and
  - 2.2 Tony Payne (Blueprint Ecology) with regard to lizard management.

## DISCUSSION

### *Lizard management (paragraphs 2 – 5)*

- 3 Paragraph 2 of Minute 22 states:

*[2] First, in relation to lizards, the Panel requests that the Applicant (via Mr Payne and Mr McDonnell, as appropriate) provide feedback on a 'without prejudice' basis as to the amendments the Panel should consider to the Lizard Management Plan and/or consent conditions if it considers that there is merit in Dr Fea's recommendation in her 17 September 2026 response that clearance in the areas she identifies as possible copper skink habitat be supervised. We emphasise that we are not requesting that Mr Payne comment on the merits of those recommendations. The Panel will assume that Mr Payne's views have not changed in that regard unless he advises otherwise.*

- 4 To address Dr Fea's recommendation that clearance in the areas she identifies as possible skink habitat be supervised, the LMP could be updated to show these areas and include a requirement for supervised clearance to occur. The only change required to the proposed

Wildlife Authority conditions would be to update the reference to the final version of the LMP in Condition 1 as at the time of decisions<sup>1</sup>. These can be provided to the Panel on request.

5 Paragraph 3 of Minute 22 states:

*[3] Mr Payne and/or Mr McDonnell are also requested to identify what amendments would be required to the Lizard Management Plan and/or conditions to provide for the additional potential areas of lizard relocation Mr Payne notes in his 11 September response to Minute 18.*

6 If the Panel considers that the potential additional 2.4ha Mr Payne has identified, but not recommended<sup>2</sup>, should be provided, this could be implemented by updating:

- 6.1 the LMP to show these additional areas for lizard relocation;
- 6.2 the Scheme Plan to show conservation covenants over these additional areas;  
and
- 6.3 the Landscape and Ecology Plans to show the plantings required to create appropriate lizard habitat.

7 The only change required to the proposed Wildlife Authority conditions would be to update the reference to the final version of the LMP in Condition 1 as at the time of decisions<sup>3</sup>. These can be provided to the Panel on request.

8 Paragraphs 4 to 5 of Minute 22 state:

*[4] The Panel notes that the potential additional lizard relocation area Mr Payne identifies appears to overlap with the additional potential SNA offset Dr Keesing identified in his 17 September 2026 response to Minute 18. Dr Fea drew our attention to another apparent overlap with a proposed fill area. Can Mr Payne please comment on the implications of these apparent overlaps. In particular, are*

---

<sup>1</sup> Refer to proposed Wildlife Authority conditions attached as Appendix 7 to the Applicant's response to s53 comments dated 7 August 2026.

<sup>2</sup> Refer to Mr Payne's Memorandum dated 11 September 2026 in response to Minute 18.

<sup>3</sup> Refer to proposed Wildlife Authority conditions attached as Appendix 7 to the Applicant's response to s53 comments dated 7 August 2026.

*the different uses of the same land compatible, and how should the overlap be managed?*

*[5] If Mr Payne considers that additional amendments to the proposed Lizard Management Plan are required and/ or desirable, he is invited to supply same in conjunction with his responses to our requests above.*

9        Regarding the overlap of land uses, Mr Payne advises:

- 9.1        The overlap of SNA planting will complement habitat for copper skink and is compatible with this species. It is not compatible with northern grass skink, which prefer open habitat. I note that there is an abundance of open habitat provided for northern grass skink, and the potential overlap will not meaningfully affect the overall habitat quantum needed to ensure a positive outcome for northern grass skink.
- 9.2        The overlap with a proposed fill area will also complement habitat for both species, particularly the northern grass skink due to its open nature. The area will develop into a sunny, rank grassland-native shrub mosaic, which will provide excellent lizard habitat due to the diverse, favourable micro-habitat conditions both species prefer, including sunlit aspects, dense complex groundcover, basking spots, tight crevice refugia in log stacks, and dry to moist ground cover.
- 9.3        The LMP currently provides for 0.67 ha of habitat creation to balance the loss of 0.35 ha of habitat.
- 9.4        The additional 2.4 ha of lizard habitat would increase the quantity of habitat on site by c. 2.7 ha and the quality by log stacks, native planting and predator control. This would represent a notable net-gain benefit to lizards compared to the total area of lizard habitat impacted by the development.

*Engagement with Te Rūnanga o Toa Rangatira (paragraph 6)*

10        Paragraph 6 of Minute 22 states:

*[6] Second, the Panel has noted the Applicant's advice in its tabulated response to TRoTR's comments (Issue 4) that " the applicant is continuing to engage with Te Rūnanga on these matters and a site meeting is planned with iwi representatives in the upcoming weeks to discuss opportunities to preserve culturally significant materials associated with the woolshed.". Can the Applicant please provide an update in relation to this issue.*

- 11 The Applicant's representatives met with representatives of Te Rūnanga o Toa Rangatira on 20 August 2026 to discuss options for preserving the shearers' tags within the Woolshed. Although the final outcome for the Woolshed, including whether it will be demolished or relocated remains undetermined the parties agreed that, at a minimum, that the shearers' tags will be professionally photographed in collaboration with Te Rūnanga.

*Urban design matters (paragraphs 7 to 12)*

- 12 Paragraphs 7 to 12 of Minute 22 state:

*[7] Lastly, the Applicant is asked to expand on and further elucidate its position with respect to recommendations arising from the Urban Design review undertaken on behalf of Porirua City Council.*

*[8] That Urban Design review was undertaken by Mr Matthew Wenden, and the resulting technical memorandum dated 9 July 2026 was attached to the comments supplied by the City Council, dated 31 July 2026, in response to an invitation under s53 of the Fast-track Approvals Act 2024.*

*[9] Mr Wenden's conclusions and recommendations were set out in paragraph 56 to 70 of his memorandum. Those fifteen points were also replicated in the Planning Report prepared on behalf of the City Council by Mr Rory Smeaton, dated 31 July 2026. There, Mr Smeaton added his own planning response to each of Mr Wenden's recommendations ('Table 1' in that report refers).*

*[10] Mr Brad Dobson, for the Applicant, then replicated both Mr Wenden's and Mr Smeaton's recommendations and comments in a table of his own, in an undated Memorandum in response to the Urban Design review. This Memorandum was attached as 'Appendix H' to the Applicant's response to comments from invited parties (dated 7 August 2026). In his table, Mr Dobson sets out his response with respect to each of Mr Wenden's fifteen recommendations (and Mr Smeaton's associated comments).*

*[11] The Panel requests that the Applicant expand on and further elucidate its position with respect to Mr Dobson's responses as this will assist the Panel in its deliberations, clarifying the links to relevant consent conditions proffered by the Applicant and/or appropriate points in future consent processes whereby certain commitments, assurances or considerations will be realised or accommodated. This may necessitate amendments to scheme plans, roading plans or proffered*

*conditions, or the application of certain matters for control or discretion as specified in the Porirua District Plan at consenting stages, for example. We note this may require input from the Applicant's planning, civil engineering and transport experts. We stress that we are asking the Applicant to undertake this exercise on a 'without prejudice' basis, without reference to the overall conclusions we will reach regarding the merits of this application.*

*[12] To assist and direct the Applicant with respect to this exercise, we have reproduced the table as presented in Mr Dobson's Memorandum in Appendix 1, with an additional column setting out our own requests for clarification and/or information.*

13 The Applicant provides further elucidation to the urban design matters set out in Appendix A, in an additional column added to the table reproduced from Appendix 1 to Minute 22.

14 Overall, these matters have largely been addressed in previous memoranda, however two changes are proposed:

14.1 The Applicant considers that two additional conditions of consent are required as outlined in **Appendix B**, with new conditions D120A and D120B requiring a consent notice on Lot 5003 with regard to future connections (item 2 in **Appendix A**); and

14.2 The Applicant considers that an easement should be added to the scheme plans to provide for pedestrian access through Lot 1311. For efficiency, this will be added to the updated Scheme Plan that will be provided in response to Minute 23 this Friday 23 October 2026 (item 4 in **Appendix A**).

## **Appendices index**

**Appendix A: Recommendations, Responses and Requests arising from Porirua City Council's Urban Design Review**

**Appendix B: Updated District Conditions of Consent**

## Appendix A: Recommendations, Responses and Requests arising from Porirua City Council's Urban Design Review

| Recommendation (from PCC's Urban Design Review)                                                                                                                                                                                                                               | Proposed Planning Response (from PCC's Planning Report)                                                                                                  | Response (from Memo on behalf of the Applicant)          | Panel Request                                                                                                                                                                                                                                                                                                           | Applicant Response provided in response to Minute 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> The open space and lot layouts at the heads of Roads 10, 11 and 26 be designed to enable future road connections into the Skaiffe Block without requiring the removal of open space or land acquisition, potentially through provision of future road reserve land. | Revision of scheme plan to include road reserve of sufficient width to enable future road connections from Roads 10, 11 and 26 to the southern boundary. | The writer defers to the civil engineers on the Project. | How does the Applicant consider this matter has been resolved, if indeed it can be? What means, including but not limited to changes to the scheme plan, does the Applicant consider are warranted to address this matter? What are the relevant conditions? If no changes are proposed, please provide an explanation. | <p>This is an area of disagreement with PCC.</p> <p>The Applicant does not consider future roading connections are practical from roads 10, 11 and 26. This is set out in the Application (refer Appendix 8 Structure Plan Assessment), as well as in the Applicant's response to s53 comments dated 7 August 2026 (refer Appendix B, paragraphs 68-72 as well as Appendix C3, page 2).</p> <p>In summary, the Applicant considers these connections are precluded due to topography and ecological considerations. Leaving areas vacant on the scheme plan as roads to vest would reduce the amount of developable lots, and the constraints make it highly unlikely that any connection will be made to the South in the future. Safeguarding a connection that is highly unlikely ever to be required would reduce development efficiency without any corresponding planning benefit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>2.</b> The lot and open space arrangements at the heads of Roads 21 and 25 be designed to preserve the ability to deliver future road connections without reducing open space reserves or requiring land acquisition.                                                      | Revision of scheme plan to enable future road connection between Roads 21 and Road 25 of appropriate width and gradient.                                 | The writer defers to the civil engineers on the Project. | How does the Applicant consider this matter has been resolved, if indeed it can be? What means, including but not limited to changes to the scheme plan, does the Applicant consider are warranted to address this matter? What are the relevant conditions? If no changes are proposed, please provide an explanation. | <p>The Applicant's response to this matter is set out in the Applicant's response to s53 comments dated 7 August 2026 (refer Appendix B, paragraphs 73-78).</p> <p>In summary:</p> <ul style="list-style-type: none"> <li>• <b>Road 21:</b> if a future owner or developer of Lot 5003 wanted to put a road in at this location they could, provided they moved the raingarden within Lot 1318 to Lot 5003 so it continues to provide treatment function for the impervious surfaces on the Mt Welcome site. A consent notice on the title of Lot 5003 would be useful to alert future owners or developer to this requirement.</li> <li>• <b>Road 25:</b> the reserve classification was specifically changed in response to PCC feedback with the Scheme Plan now showing Lot 3100 as a road reserve rather than a recreation reserve. While the Applicant intends for this land to be used for recreation until it is required for a future road, it is acknowledged that a potential future transition of this land from flat grassed land that can be used for recreation to formed road will reduce the quantum of flat recreation land available for residents to use. In this case, the future developers of Lot 5003 would need to provide sufficient parks space in line with PCC parks standards within lot 5003. The Applicant considers that a consent notice on the title of Lot 5003 would provide certainty for Council that this would occur. This consent notice should be placed on the title of Lot 5003 requiring future owners of this lot to provide an equivalent area of flat grassed recreation space on Lot 5003 to offset the loss of flat</li> </ul> |

|                                                                                                                                                                                                                                             |                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                             |                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                | <p>grassed recreation space on Lot 3100 should this area be used to construct a vehicle access to service a future residential subdivision.</p> <p>The Applicant proposes additional conditions D120A and D120B in <b>Appendix B</b> to place a consent notice on Lot 5003 with regard to future connections.</p>                                                                                                                                                                                                                                                                                                                                     |
| <p><b>3.</b> The eastern-most track route be shown on the application plans and secured through a consent condition requiring delivery when the wider Muri Block loop track network is developed.</p>                                       | <p>Revision of MLUDS plans. Additional consent condition requiring a consent notice on Lot 5003 for delivery of eastern track through any future development.</p> | <p>The writer defers to the planner on the Project for comment. The writer notes that any future development on Lot 5003 would be subject to the same District Plan and Structure Plan provisions and the Council can rely on those provisions to enable future connections/tracks.</p>                                                                                                                                                                                                                                                                                                                                                              | <p>Can the Applicant please point to the relevant proffered condition(s) that specifically address this matter and/or the relevant District Plan and Structure Plan provisions that do so, and explain how these provisions would be brought to bear at the resource consent stage?</p>                        | <p>The Applicant's response to this matter is set out in the Applicant's response to s53 comments dated 7 August 2026 (refer Appendix B, paragraphs 61-64).</p> <p>In summary, the Applicant does not agree that the plans need to be amended or a condition of consent included requiring the far eastern walkway be provided in the future. The Applicant has provided an indicative location for a trail head in the MLUDS (page 31), which could feasibly be located within the reserve at the end of Road 27 in Stage 16A. As such, the development does not preclude this aspect of the Structure Plan being given effect to in the future.</p> |
| <p><b>4.</b> An additional off-road walking and cycling connection be provided from Upper Terrace to connect with the existing track south of Road 7 and improve active mode links to the Muri Block.</p>                                   | <p>Revision of scheme plan and roading plans.</p>                                                                                                                 | <p>The proposed connection to Muri Block to the north is technically possible but its not clear to the writer what it would be connected to and what implications this could have on the Muri Block development. The trail network currently provides connectivity via the street network to the Muri Block with off street connections possible via the either stormwater water reserves located east and west on Road 7. Although this requires a short connection on street, it isn't considered to be a long distance and is common on trail networks.</p>  | <p>What assurance can the Applicant provide that the connection will be made and what specific mechanism is in place (or needs to be put in place) to effect this (including, but not limited to, any necessary changes to the scheme plan and/or roading plans)?</p> <p>What are the relevant conditions?</p> | <p>There is the possibility of future multi modal connections through the areas identified by Mr Dobson in the Applicant's response to s53 comments dated 7 August 2026, noting that the future walking and cycling network on the Muri Block is unknown. The Applicant considers that an easement would be required to provide for pedestrian access through the Wetland D's allotment (Lot 1311) which is now shown as fee simple lot rather than a drainage reserve. For efficiency, this will be added to the updated Scheme Plan that will be provided in response to Minute 23 this Friday 23 October 2026.</p>                                 |
| <p><b>5.</b> The subdivision layout be refined in accordance with the recommendations in Appendix 1, including improved street connectivity, collector road extensions, park relocation, walking trail links, future-proofing measures,</p> | <p>This overarching recommendation is achieved through the other proposed responses.</p>                                                                          | <p>The writer defers to the civil and transport experts on the Project for comment on most of these matters. In respect of relocating parks, the writer's comments are:<br/>Alternative park locations have been considered throughout the</p>                                                                                                                                                                                                                                                                                                                                                                                                       | <p>The Applicant's response refers to a 'mechanism' included in the 'Project' to ensure that an equivalent neighbourhood park is provided in close proximity, in the event that indicative parks are ultimately</p>                                                                                            | <p>As outlined above in regard to Road 21 and 25, a consent notice as outlined in Appendix B would be an appropriate mechanism to ensure additional park land and raingarden are provided should Lot 5003 be developed and these area used for roading connections.</p>                                                                                                                                                                                                                                                                                                                                                                               |

|                                                                                                                                                                                      |                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| and support for multi-unit housing near the local centre.                                                                                                                            |                                                                                                                                                          | <p>development, including amendments made in response to feedback from Porirua City Council and the initial Urban Design Review.</p> <p>The proposed Lucas Block parks are considered appropriate because they provide a balanced distribution of open space within walking distance of surrounding neighbourhoods, while also serving as gateways to the wider valley open space network and future pedestrian connections. Unlike street-defined parks, these parks occupy more prominent locations that provide broader outlooks across the landscape, creating a greater sense of openness and amenity, different to others currently provided within the development. They are also framed by residential development on multiple sides, providing passive surveillance, improving safety, and enhancing the amenity of both the parks and the adjoining homes. While the parks may ultimately be required to accommodate future transport connections identified within the Structure Plan, the Project includes a mechanism (i.e the developer of the land would be required to find land for a park to offset loss of this area) to ensure that an equivalent neighbourhood park is provided in close proximity (if required). This approach maintains the intended level of open space provision while preserving flexibility for future transport infrastructure if the wider growth area develops.</p> | <p>required to accommodate future transport connections identified within the Structure Plan. Please provide an explanation detailing how this mechanism is intended to work and how it finds expression in proffered conditions, application documentation and/or District Plan or Structure Plan provisions.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6. Services infrastructure be designed with sufficient capacity to support future medium-density residential development within a reasonable walkable catchment of the local centre. | Additional consent conditions for assumptions of the number of dwellings to be provided for by water, wastewater and stormwater infrastructure networks. | The writer defers to the planner on the Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Can the Applicant please point to the relevant proffered condition(s) that address this matter and/or the relevant District Plan and Structure Plan provisions that do so, and explain how these provisions would be brought to bear at the resource consent stage?                                                | <p>The Applicant's response to this matter is set out in the Applicant's response to s53 comments dated 7 August 2026 (refer Appendix B, paragraphs 79-82).</p> <p>In summary, the Applicant has proposed that lots be restricted to one unit per lot through a proposed consent notice in order to ensure infrastructure capacity is not exceeded (refer to condition D106). It is noted that this is supported by Tiaki Wai in their comments (refer section 167). The MDRS</p> |

|                                                                                                                                                                                                                       |                                                                                                                                                                                                                   |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                       |                                                                                                                                                                                                                   |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | enables up to three units per site, but does not mandate three units per site. The Medium Density Residential Chapter does not set a minimum number of residential units per site, in fact it sets a maximum of three units per site (MRZ-S1).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>7.</b> The indicative centre design be replaced with a higher-level precinct plan approach to provide stronger direction and control over key structural elements.                                                 | Proposed precinct plan to be provided by Applicant. Additionally consent condition to be included requiring a consent notice on Lot 1000 requiring future development to be in accordance with the precinct plan. | The Council's District Plan is relied on for the controls on the centre design. The imagery within the MLUDS is indicative only. | Please identify the specific District Plan controls referred to in the response on behalf of the Applicant and explain how they will operate and provide a suitable level of control and/or discretion over key structural elements associated with the development of the neighbourhood centre.                                                                                                                                                                                                                                                                   | The commercial area is within the NCZ - Neighbourhood Centre Zone, the relevant rules are NCZ-R1 through NCZ-R27 which provide a suitable framework for use and development consistent with the objectives and policies of that Zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>8.</b> The two Lucas Block parks be relocated to more central and accessible locations to improve usability, visibility, and future road network flexibility.                                                      | Revision of scheme plan by Applicant to relocate the two proposed parks within the 'Lucas Block'.                                                                                                                 | Refer to the response in point 5 above.                                                                                          | The Panel has no further queries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>9.</b> A safe crossing facility be provided to connect with the Ara Harakeke shared path, preferably through a signalised intersection.                                                                            | Revision of roading plans by Applicant to include active transport connection across SH59.                                                                                                                        | The writer defers to the transport expert on the Project.                                                                        | The Panel understands NZTA's position and stated requirement for a roundabout in preference to a signalised intersection and how this practically compromises the ability to provide a surface level connection for the Ara Harakeke shared path. Nonetheless, is there some facility, via identification in the roading plans or otherwise, to provide for a future safe crossing facility (e.g. via an elevated walkway), or least not preclude its future provision, even if the timing, funding and responsibility for its provision remains to be determined? | <p>The Applicant's response to this matter is set out in the Applicant's response to s53 comments dated 7 August 2026 (refer Appendix B, paragraphs 65-67). In addition, this was matter was further canvassed in the Applicant's response to Minute 18 dated 7 September 2026 (refer paragraphs 5 to 11).</p> <p>In summary, the Applicant is providing an active mode connection consistent with the Structure Plan to the boundary of their site with SH59. The Applicant does not propose to design or construct a crossing. Neither the Northern Development Area Chapter nor the Structure Plan requires delivery of the crossing. However, the Applicant has demonstrated that a future connection across SH59 is not precluded.</p> <p>Mr Whittaker also provided a Memorandum in response to Minute 18 dated 7 September 2026 where he outlines a concept for a future at-grade crossing to the north of the site which could connect with the Ara Harakeke pathway. This would be the most likely future crossing point rather than some form of elevated crossing which would be likely be overly expensive for NZTA/PCC to provide given space, ecological and engineering constraints of the corridor. The concept would also rely on changes to the nature of the corridor including a reduced speed limit.</p> |
| <b>10.</b> The proposed road type for Road 02 be amended to align with Collector Road Types A– C (with provision of cycle lanes) to better reflect the intent of the Northern Growth Development Area Structure Plan. | Revision of roading plans by Applicant to show all of Road 02 as Collector Road Types A–C.                                                                                                                        | The writer defers to the transport expert and civil engineers on the Project.                                                    | Have the roading plans been revised to show all of Road 02 as Collected Road Types A-C in the manner requested? If so, which roading plans refer? If not, why not, and what alternative approaches have been accommodated?                                                                                                                                                                                                                                                                                                                                         | <p>The Applicant's response to this matter is set out in the Applicant's response to s53 comments dated 7 August 2026, refer Appendix G prepared by Mr Whittaker which states (page 11):</p> <p><i>The Road 02 typology has been developed on the basis that more confident cyclists are expected to utilise the carriageway, while the adjacent shared path caters for less confident riders. Prior to any future road connection being established to the Skaiffe Block, forecast traffic volumes on Road 02</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                       |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                       |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                   | What are the relevant conditions?                                                                                                                                                              | <p>are expected to be low (less than 1,000 vehicles per day), consistent with NZTA guidance for quiet streets or neighbourhood greenways, which are typically associated with traffic volumes of up to 2,000 vehicles per day. Should a future road connection to the Skaiffe Block be realised, it is anticipated that this route would function primarily as a local connection between the Skaiffe Block and the proposed Mt Welcome commercial neighbourhood centre (assuming Skaiffe Block has no equivalent neighbourhood centre of its own). The principal traffic demand associated with any future development of the Skaiffe Block is expected to be accommodated via a separate primary access connection to SH59, rather than through the Road 02 corridor, in line with ensuring an appropriate level of network permeability. As such, it is expected that future volumes on Road 02 would remain below 2,000 vehicles per day.</p> |
| <p><b>11.</b> Roads 12 and 15 be extended to form a connected crescent loop, and Road 04 be connected to Road 01 to improve network connectivity.</p> | <p>Revision of scheme plan and roading plans by Applicant to provide roading connections.</p> | <p>Roads 12 and 15 have been connected via walkways as the result of a previously adopted recommendation from the Council and the initial Urban Design Review. The writer defers to the transport expert on the Project for the connectivity between Roads 04 and 01.</p> <p>A planned walkway connection between Road 04 and the Lower Terrace provides for some connectivity to the west of the Project with the connecting street network.</p> | <p>Which scheme or roading or other plans have been revised to illustrate these additional connections and how is their provision guaranteed via proffered conditions or other mechanisms?</p> | <p>Yes this connection is shown in the roading plans as below (refer 1753-02-3001), and in the scheme plans as road to vest Lot 2000 and Lot 2002 (refer 1753-02-1014). There are various conditions relating to the detailed design, safety audits, and vesting of roads, for example see conditions D27 and D34. No specific conditions are required to specifically provide for this this connection however, as condition G1 requires the development to be accordance with the approved plans including the roading and scheme plans.</p>                                                                                                                                                                                                                                                                                                                |

|                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>12.</b> Additional pedestrian or road connections be considered between Roads 02 and 03, and Roads 26 and 28, to improve permeability across large blocks.</p>                                                                                                                                                              | <p>Revision of scheme plan to create pedestrian and/or road connections.</p>                                                                                                                 | <p>The writer considers that the proposed pedestrian connectivity is adequate and notes the connections suggested by the reviewer will not necessarily support the main destinations (i.e. park or centre) but connections between homes instead.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The Panel has no further queries.</p>                                                                                                                                                                                                                                                                    | <p>Noted.</p>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>13.</b> All referenced design guidelines and controls be provided, and their planning status clearly defined to enable proper assessment. Additionally, a formal implementation mechanism be established to ensure any future design guidelines and controls are applied and enforceable through the consent framework.</p> | <p>Further information to be provided by Applicant's landscape architect on guidelines referenced in the Strategy. Additional consent condition for implementation of design guidelines.</p> | <p>The writer intended that on-lot design guidelines would be prepared to give effect to MLUDS as outlined on the Page 3 of MLDUS. Design guidelines will be voluntary documents prepared by the Applicant to communicate the intended design vision and encourage a high standard of on-lot built form and landscaping outcomes throughout the development. They would provide guidance on matters such as colour palettes, fencing, planting and other elements, but is not intended to impose additional regulatory requirements beyond those already contained within the District Plan, and consent conditions and any applicable consent notices approved through this consent. The matters addressed by a design guide ensure commercial quality controls are in place and the Applicant may choose to implement through private mechanisms. Requiring compliance with a design guide by condition would</p> | <p>Can the Applicant provide an explanation of how 'on-lot' guidelines will be imposed on future lot developers and owners? For example, will this be achieved via covenants or some other mechanism? Additionally, should these mechanisms be a matter for control or discretion in the district plan?</p> | <p>The Applicant regularly requires that build partners use guidelines as part of their commercial agreements to ensure a high-quality development. These guidelines are noted in the MLUDS for context, but the Applicant does not consider a consent condition is required to compel this as the adverse effects associated with District Plan non-compliances are otherwise addressed through the proposal.</p> |

|                                                                                                                                                                                                                                       |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                           |                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                       |                                                                        | unnecessarily elevate a non-statutory guidance document into a regulatory instrument and create uncertainty around its interpretation and enforcement.<br>Accordingly, the proposed condition is neither necessary nor appropriate.                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                           |                                                                                                                                                                                                                                                 |
| <b>14.</b> Confirmation be provided that consent notices #110 & 111 represents the full extent of the proposed landscape treatments and built form controls referenced in Appendix 22 - Masterplan + Landscape Urban Design Strategy. | Further information to be provided by Applicant's landscape architect. | Consent notices 110 and 111 relate specifically to outcomes of the Landscape Visual Effects Assessment not the MLUDS.                                                                                                                                                                                                                                                                                                                                                                                                                                                | Do the proffered consent notices represent the full extent of the proposed landscape treatments and built form controls in the LVEA?<br>What are the relevant conditions? | Correct, these are the only specific conditions proposed to control built form. The proposed conditions formerly referred to as Condition 110 and 111 are now D112 and D113 in the planning JWS version of conditions (dated 9 September 2026). |
| <b>15.</b> Further detail be provided on the landscaping measures identified in Consent Notice #110 to ensure the intended outcomes are be achieved.                                                                                  | Amendments to Condition 110 consent notice wording.                    | As identified in the LVEA, observations from Viewpoint Two (where the houses form part of the skyline, as opposed to Mount Welcome) and to a lesser extent, Viewpoints One and Four (also where the houses form part of the skyline, as opposed to Mount Welcome) and the corresponding visual effects ratings were at a level worth considering further mitigation. Section 7 of the LVEA sets out the recommendation which has been adopted as a consent notice condition.<br>The writer is therefore comfortable with the wording of the consent notice provided. | Noted.<br>What are the relevant conditions?                                                                                                                               | The proposed condition formerly referred to as Condition 110 is now D112 in the planning JWS version of conditions (dated 9 September 2026).                                                                                                    |