

BEFORE THE FAST-TRACK EXPERT PANEL

IN THE MATTER of the Fast-track Approvals Act 2024 (“FTAA”)

AND

IN THE MATTER of Waikanae North (FTAA-2603-1194)

JOINT STATEMENT OF EXPERT WITNESSES:

URBAN DESIGN AND LANDSCAPE

7 September 2026

INTRODUCTION

1. Expert conferencing on the topic of urban design and landscape took place online via Microsoft Teams from 9.00am-12pm on 7 September 2026.
2. The conference was attended by the following members of the Expert Panel:
 - a. Sue Simons (“SS”) (Chair)
 - b. Nigel Mark-Brown (“NMB”) (Panel Member)
 - c. James Whetu (“JW”) (Panel Member)
 - d. Carolyn Wratt (“CW”) (Panel Member)
3. The conference was attended by the following experts
 - a. Susannah Tait (“ST”) (appointed by the Expert Panel)
 - b. Mitch Lewandowski (“ML”) (Applicant)
 - c. Andrew Beatson (“AB”) (Applicant)
 - d. Dan Males (“DM”) (Applicant)
 - e. Matt Wenden (“MW”) (Applicant)
 - f. Andrew Burns (“ABu”) (Applicant)
 - g. Andy Eccleshall (“AE”) (Transpower)
 - h. Rachel Purdy (Transpower)
 - i. Shelly Le Roux (Transpower)
 - j. Ezekiel Hudspith (“EH”) (Transpower)
 - k. Emma McRae (“EM”) (KCDC)
 - l. Greg Carlyon (“GC”) (Ātiawa ki Whakarongotai Charitable Trust)
 - m. Liam McAuliffe (“LM”) (Ātiawa ki Whakarongotai Charitable Trust)
 - n. Helena Gerretzen Parata (“HGP”) (Ātiawa ki Whakarongotai Charitable Trust)
 - o. Melanie McCormick (“MM”) (Ngā Hapū o Ōtaki)
4. Kerry Andrews (Planz) assisted the experts to draft the Joint Witness Statement (“JWS”). Ashley Jamieson and Alex Mickleson provided meeting support.

5. The following abbreviations are used in this JWS:

CIA	Cultural Impact Assessment
CLMP	Cultural Landscape Management Plan
ERMP	Ecological Restoration Management Plan
LMP	Landscape Management Plan
LVA	Landscape and Visual Assessment
SPMMP	Streetscape Planning Management and Monitoring Plan

CODE OF CONDUCT

6. The experts confirm that they have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and referred to in the Fast-track Approvals Act 2024: Panel Conveners’ Practice and Procedure Guidance 25 July 2025, and agree to comply with it. The experts confirm that the issues addressed in this JWS are within their area of expertise, unless stated otherwise.

SCOPE OF JWS

7. In response to Minute 7 issued by the Expert Panel, a number of outstanding points were identified in relation to this topic. Those outstanding issues form the basis for the structure of this JWS. The Expert Panel took the opportunity to ask questions of the experts to clarify matters in relation to the urban design and landscape matters of the project.
8. In this JWS, we report the outcome of our discussions in relation to each item (below), including by reference to points of agreement, disagreement, and unresolved matters or uncertainties. Where we are not agreed in relation to any issue, we have set out the nature and basis of that disagreement.

AGENDA ITEMS

Planting in proximity to the National Grid (Condition 184)

Lines setback

9. RP acknowledged that the applicant has agreed to Transpower's requested planting heights around the National Grid but plant species were not clear in LMP/ ERMP. There was a risk of inconsistency between the height conditions and planting plan.
10. AB acknowledged that the National Grid takes priority. Applicants representatives considered a condition requiring Transpower's input into final design was appropriate.
11. Applicant agrees that the conditions should secure planting details including that species grow no more than 2m (rather than requiring trimming to 2m).

Structures setback

12. Transpower supports 12m planting setback from National Grid support structures but opposes trees planted in wetland enhancement area.
13. SLR advised the 12m setback is for operational purposes. Also, wetlands around structures cause structural and operational issues e.g. bird strike. AB noted these are existing wetlands.
14. DM acknowledged that there is an ecological and operational solution. GC expressed concern that ecological outcomes should not be traded for operational outcomes.
15. Transpower and Applicant to discuss relevant conditions. RP noted that condition 65, 69 and 117 may need to be revised.

Other National Grid matters

16. Applicant to confirm there is a condition that states "No buildings or structures except non-conductive fencing in the National Grid Yard". RP noted amendment to condition 180 to refer to 12m to 23m for the transmission line conductor blowout.

*Transpower representatives left conferencing

Design and access requirements to enable vesting (Te Harakeke Swamp)

17. Will be dealt with at another time.
18. SS recommended that the applicant propose conditions to address design and access requirements raised by council. SS noted that the issue of ownership is of interest to the Panel and potentially the substantive decision should set a timeframe for an ownership decision.

19. AB advised that the conditions will be updated but the applicants preference is that ownership does not need to be resolved at this point. The conditions should focus on securing outcomes.
- SS confirmed that a separate conferencing session will be held at a later date on cultural matters.

Conditions relating to council responsibilities (MP timeframes, UDP etc) (Condition *various)

20. Will be dealt with at another time

Batter planting (Condition required)

21. EM considers that an appropriate condition is required to secure appropriate planting. DM advised that the LMP directed a comprehensive landscaping solution for the development rather than just planting to mask earthworks which would mean some slopes are grassed instead of planted. EM satisfied with this approach but needs to confirm where this outcome will be secured. ML noted that this is captured in both LMP and ERMP. Applicant to confirm appropriate detail in both LMP and ERMP.
22. EM would like a condition confirming that any cut that can't be planted or grassed is less than 1.5m in height.

Retaining walls (Conditions 43 and 59)

23. Applicant and KCDC agree that retaining wall heights on all dune sites should be limited to 1m.
24. NMB suggested a catchall 1m limit on retaining walls across the site. EM noted that a catchall condition will make sure that the 1m is achieved. ML noted that the District Plan requires consent for earthworks over 1m.
25. Applicant agrees to 1m restriction across the site as a pragmatic approach.
26. Conditions referring to retaining walls will explicitly refer to exposed retaining walls and exclude internal retaining walls.

Landscape Management Plan, including monitoring (Conditions 2, 3, 69 – 74)

27. EM identified that the LMP should include planting locations, plant grades, numbers, densities, spacing and details of eco-sourcing for each LMP area, measurable establishment and survival targets, replacement triggers, the maintenance period for planting, reporting frequency, and the timeframe for achieving specified screening heights and/or canopy closure (noting that 5 years is stated in the memo by Local Ltd dated 15 July 2026). Clarify that the LMP covers all amenity, rural interface, dune/batter and other landscape mitigation relied on in the LVA that is not covered by the ERMP or SPMMP. An update to the LMP is therefore necessary. EM suggested combining the LMP and ERMP.
28. CW advised that separate objectives would be needed for landscape and ecological outcomes if a single management plan approach was adopted.
29. ML noted that the ERMP also has regional requirements. NMB noted concerns about combining ERMP with LMP but important that they are consistent with each other.
30. EM advised that a plan showing where the different plans apply would be useful.
31. ML advised there is also a streetscape planting management plan.

32. GC advised that the cultural lens was also needed and put cultural matters on an equal footing to landscape and ecological outcomes. ML advised that cultural matters were addressed through iwi input into finalising the ERMP. AB advised that an appropriate condition providing for iwi comment on the LMP is appropriate. GC noted that cultural insights should be the domain of iwi.
33. GC suggested that a cultural landscape management plan is the appropriate approach. AB noted that appropriate time frames need to be set out. AB advised that an example of this type of plan would be helpful
34. MM expressed support for a cultural landscape management plan approach. DM also expressed support that the LMP, ERMP and CLMP work together.
35. GC recommended that iwi proposed conditions to the applicant for their consideration.

LRV (Condition 159)

36. EM advised that the LRV should not exceed 30% and that some colour references would be useful for dunetop properties. DM agreed re LRV but noted that any colour palette should not be overly restrictive. DM considers the LRV is the more critical control. EM advised that “natural materials and colours in a range of browns, green and greys” colours are appropriate. DM agrees. Applicant to revise conditions in consultation with KCDC.
37. SS queried the role of a UDP. AB advised that it wouldn’t be necessary for the dunetop properties

Wetland Creation and Enhancement monitoring (Conditions 68 to 85)

38. Address as part of ecology conferencing.

Tohu or Pou (Condition 125)

39. AB and GC agree that this can be addressed in the CLMP discussion.

Other matters

40. MM queried the appropriateness of a dog park in this location. MM suggested exploring other uses of the land. MM clarified that dog ownership is not an issue but the use of this whenua as a dog park is an issue. SS clarified that MM’s position applied to the whole site. AB advised that the applicant will consider alternative uses. NMB acknowledged MM’s concern and queried whether there were mechanisms or processes that would enable the dog park (e.g. disposal facilities). SS recommended discussing further at cultural conferencing session.
41. JW queried how the landscape and urban design responses considered the two CIA. AB advised that the whole project has been designed to respond to cultural, ecological and landscape matters. DM considers that cultural input has dovetailed well with landscape objectives. MW and ABu advised that cultural matters were embedded in the project’s first principles particularly wetlands and dunes. AB confirmed that the applicant is making best efforts to respond to cultural issues as they are raised.
42. JW queried the consistency between the LMP/ERMP and earthworks management plan and cultural outcomes. DM agreed that the plans should be consistent and consider all relevant matters.
43. EM advised that the following matters are still outstanding:
 - A. That apartment privacy will be addressed as part of the design review panel process.

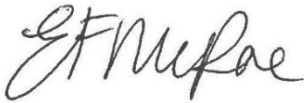
MW confirmed that this is the case.

- B. The staging of the local centre, specifically that the local centre should be delivered as early as possible to support housing development. ML advised that the delivery of the local centre was largely dictated by earthworks staging. ABu clarified that it will occur as part of stage three. AB also clarified that roading was key to centre delivery.
- C. That C_B01 road provide a more pedestrian focused environment. MW advised that this road was key to connectivity and resilience and provides an alternative access. DM advised that it will still have value as an outdoor events location (and the road temporarily closed)

44. SS directed responses to outstanding matters raised in today's conferencing be provided by the end of the week.

SIGNATURES OF EXPERTS

		
Mitch Lewandowski	Andrew Beatson	Andrew Burns
		
Dan Males	Matt Wenden	Ezekiel Hudspith
		
Andy Eccleshall	Shelley Le Roux	Rachel Purdy
		
Greg Carlyon	Liam McAuliffe	Helena Gerretzen Parata

		
Melanie McCormick	Emma McRae	