

**BEFORE THE INDEPENDENT HEARING COMMISSIONER
OF NEW PLYMOUTH DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991 ("**RMA**")

AND

IN THE MATTER of an application to New Plymouth District Council by Bunnings Limited for resource consent for construction of a Bunnings Warehouse with associated parking, loading and access and cancellation of a consent notice at 662 Devon Road, New Plymouth - Applications LUC25/48839 & SUB17/46785.02.

**JOINT STATEMENT OF EVIDENCE OF GARY PAUL TURNER AND DANIEL
JAMES SICILIANO ON BEHALF OF BUNNINGS LIMITED**

(CORPORATE)

14 SEPTEMBER 2026

**Russell
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1. EXECUTIVE SUMMARY

- 1.1 This statement of evidence is filed on behalf of Bunnings Limited ("**Bunnings**") in support of its resource consent application under the Resource Management Act 1991 to construct a Bunnings Warehouse with associated parking, loading and access ("**Application**") at 662 Devon Road, New Plymouth ("**Site**"). The proposed development represents an approximately \$70 million investment in the Taranaki region and would consolidate Bunnings' existing New Plymouth Store and Trade Centre into a single modern warehouse-format facility. The new facility would offer an expanded range of home improvement, garden, outdoor and trade products, enhanced customer amenities, and specialist trade services. Employment is expected to increase from approximately 75 team members currently to around 150 full-time, part-time and casual positions.
- 1.2 Bunnings has engaged extensively with mana whenua, particularly Ngāti Tāwhirikura Hapū and Puketapu Hapū, whose interests relate to the Site's proximity to Aotere Pā, a significant cultural heritage site. Engagement commenced in September 2023 and has continued throughout design development and the consenting process. This engagement directly informed substantive amendments to the proposal, including repositioning the building footprint to preserve visual connections between Aotere Pā and Te Pou Tūtaki (a Site of Significance to Māori), reducing the building width, amending the rear access arrangement to minimise earthworks near the Pā, and removing the need for a retaining wall. Cultural design opportunities were also explored, including a potential pou, artwork, cultural narratives, te reo Māori signage and landscape co-design.
- 1.3 Notwithstanding this engagement, both Ngāti Tāwhirikura Hapū and Puketapu Hapū have lodged submissions opposing the application and seeking that consent be declined. Their concerns include the cumulative loss of cultural landscape values, the visual and physical relationship between Aotere Pā, Te Pou Tūtaki and the wider cultural landscape, the health and mauri of the Mangaone Stream, and uncertainty regarding the management of adverse cultural and environmental effects. This evidence acknowledges these concerns are sincerely held and does not challenge the cultural values identified by either hapū. Bunnings has committed that no stormwater from the Site will discharge to the Mangaone Stream, and this has been incorporated into the engineering design.

- 1.4 While agreement was not reached on all matters, the engagement process informed the evolution of the Proposal and identified matters requiring continuing attention if consent is granted. Bunnings views engagement as an ongoing responsibility rather than a process that ends at lodgement or grant of consent, and remains committed to continuing dialogue with Ngāti Tāwhirikura and Puketapu regarding cultural design, landscape co-design, and the interface between the development and Aotere Pā.

2. INTRODUCTION

Relevant Experience – Gary Paul Turner

- 2.1 My full name is Gary Paul Turner.
- 2.2 I am employed by Bunnings Limited and currently hold the role of Head of Property for New Zealand.
- 2.3 I have been employed by Bunnings for 10 years and, during this time, have held several property development roles, delivering and overseeing multiple expansions, upgrades, and new store projects across Australia and New Zealand. These projects have spanned a broad range of store formats and asset types, from small-format stores in regional locations to mixed-use, multi-level stores in high-density metropolitan markets, as well as technology-enabled frame and truss production facilities and large-scale distribution centres.
- 2.4 I have been involved with the proposed Bunnings Warehouse New Plymouth project since the commencement of my current role with Bunnings in March 2024. I have overseen the preparation and lodgement of the resource consent application and stakeholder engagement process in the period to date.

Relevant experience – Daniel James Siciliano

- 2.5 My full name is Daniel James Siciliano.
- 2.6 I have been employed by Bunnings New Zealand Limited since 2015 and as Māori Engagement Lead since January 2025. In this role, I support Bunnings' relationships and engagement with Māori communities, iwi, hapū and other stakeholders. I also provide cultural advice to the business and assist Bunnings to develop respectful and appropriate approaches to engagement, projects and community initiatives.

2.7 I became involved in the proposed New Plymouth development in September 2023. My involvement has included supporting engagement with Ngāti Tāwhirikura Hapū and Puketapu Hapū, participating in project discussions and hui, and working with Bunnings' project team and advisers as engagement progressed.

2.8 We are authorised by Bunnings to give this evidence.

3. SCOPE OF EVIDENCE

3.1 Our evidence relates to the resource consent application by Bunnings to develop its Site for a Bunnings Warehouse with associated parking, loading and access.

3.2 Our Application has been carefully designed in general accordance with the New Plymouth District Plan ("**District Plan**") and through engagement with the submitters.

3.3 Our statement of evidence will:

- (a) provide an overview of Bunnings;
- (b) provide a description of the Bunnings Warehouse concept and this proposal;
- (c) provide a summary of the ongoing consultation on the Application with key stakeholders;
- (d) respond to matters raised in submissions; and
- (e) respond to matters raised in the section 42A Report.

4. OVERVIEW OF BUNNINGS

4.1 Bunnings is a long-established leading supplier of hardware and home improvement related products, and currently operates 353 Bunnings Warehouses and small format stores throughout Australia and New Zealand. In addition, Bunnings also operates 26 Trade Centres across Australia and New Zealand supplying building-related products predominantly to tradespeople such as builders, landscaping contractors, plumbers, electricians and more. Bunnings entered the New Zealand market in 2001 and has operated in New Zealand for approximately 25 years.

- 4.2 The guiding principles of the business include integrity, respect, teamwork, achievement and innovation. Bunnings seeks to be more than a retailer in the communities in which it operates. Across New Zealand, Bunnings stores support schools, sports clubs, charities, volunteer organisations and other community groups through activities including fundraising, product support, practical project assistance and team member participation. This commitment extends to Taranaki, where Bunnings has operated for many years.
- 4.3 At a local level, community groups are given opportunities to raise funds through the sausage sizzles actively supported at the front of Bunnings Warehouse stores on weekends and public holidays. Throughout the year, team members are also involved in numerous hands-on projects and activities with local schools and community groups, such as planting vegetable and herb gardens, painting activities and maintenance projects. As a result of these initiatives, Bunnings in New Zealand made a total of \$2.6 million in indirect community contributions in 2025 through more than 6,800 community activities.
- 4.4 The proposed development of a new Bunnings store in New Plymouth is a significant long-term investment in New Plymouth and the wider Taranaki region through the construction and operation phases. The establishment of a new Bunnings store in New Plymouth will enhance competition within the trade supply market and provide additional support to the construction, home improvement, and trade sectors across New Plymouth and the wider Taranaki region.

5. BUNNINGS WAREHOUSE CONCEPT AND THE PROPOSAL

The Bunnings Concept

- 5.1 The Bunnings business model seeks to bring together a wide range of trade supply products into one place - to provide for the convenient and efficient provision of these goods to our commercial and domestic customers. This effectively creates a 'one-stop-shop' for building and home improvement supplies by combining the products of numerous trade suppliers into one business.
- 5.2 Bunnings Warehouses serve not only a retail function but also an industrial purpose as a trade supplier. The products stocked and the store layout demonstrate this. In particular the timber trade sales area provides an industrial service to many commercial customers in the area.

- 5.3 There are three basic Bunnings formats:
- (a) the Bunnings Warehouse, stores of 5,000m² up to 20,000m² gross floor area ("**GFA**") or more within the main warehouse component, timber trade and nursery areas;
 - (b) the smaller format stores simply known as Bunnings Stores, with the distinction between the branding being primarily size-related and usually reflected in the range of goods sold and regional locations. These can typically range from 1,500m² to 5,000m² GFA; and
 - (c) Trade Centres, which are primarily focussed on both delivery to site or pickup by commercial users. These hold larger volumes of a more limited range of products, such as timber materials, sheeting and associated building products. While still open to the public, they primarily service our commercial trade customers.
- 5.4 Bunnings has 31 Bunnings Warehouses, 11 Bunnings smaller format stores and 8 Trade Centres located throughout New Zealand. Bunnings is currently actively pursuing the growth of its network of Bunnings Warehouses, Bunnings stores and Trade Centres throughout New Zealand.

The Proposal

- 5.5 The Application relates to the proposal to relocate the existing New Plymouth Store and New Plymouth Trade Centre, both of which were opened in 2012, into a combined Warehouse offering on the Site. While the current network has supported the region over an extended period, the existing locations do not provide the complete modern warehouse-format available in a number of other New Zealand centres. The limitations of the existing sites include a compromised range offer, limited stock holdings, and the absence of core amenities such as a café and children's playground.
- 5.6 The proposed Warehouse would provide:
- (a) an expanded range of home improvement, garden, outdoor and trade products;
 - (b) greater stock capacity and product availability;
 - (c) enhanced trade facilities and specialist services;
 - (d) improved customer amenities;

- (e) additional employment opportunities;
- (f) a more modern and accessible shopping environment;
- (g) greater choice and competition within the home improvement sector;
and
- (h) increased capacity for Bunnings to participate in and support local community activity.

5.7 A Bunnings Warehouse of this size will employ some 150 team members, being a combination of full time, part time and casual positions. The existing stores employ approximately 75 team members. This localised employment reinforces the fact that Bunnings directly contributes to the local community in which it operates.

5.8 More broadly the proposed store represents an investment of circa \$70m in the local economy.

6. SITE SELECTION PROCESS

6.1 In selecting a site for the proposed store, Bunnings assesses a range of factors including site visibility, accessibility and convenience for customers, access to arterial roads, proximity to trade and residential catchments, land size, zoning and council permissibility, the ability to provide adequate parking and operational functionality, and opportunities for future growth. The chosen site was identified as the most suitable location to support the long-term success and viability of the store while meeting the needs of customers in New Plymouth and the wider Taranaki region.

7. CONSULTATION

Overview

7.1 Bunnings recognises the importance of understanding the perspectives of mana whenua and engaging meaningfully where a proposal may affect places, relationships and values of significance. In this case, Bunnings acknowledges the concerns held by Ngāti Tāwhirikura Hapū and Puketapu Hapū regarding the potential effects of the Proposal on their values and community, including in relation to Aotere Pā located immediately south of the Site. Bunnings has taken these matters seriously throughout the development of the Proposal and has sought to engage with mana whenua at all stages of the project.

- 7.2 Engagement has occurred with New Plymouth District Council ("**Council**") through a combination of hui, design development discussions, and the resource consent process, alongside pre-application discussions.
- 7.3 Bunnings and its consultant team engaged with Ngāti Tāwhirikura Hapū over an extended period beginning in September 2023 and subsequently with Puketapu Hapū from 2025. A summary of that engagement is provided in the consultation schedule at **Appendix 3** to this evidence.
- 7.4 This engagement has informed the design and refinement of the Proposal, including amendments to the Site layout and the consideration of measures intended to appropriately manage adverse effects while recognising opportunities to deliver positive outcomes.
- 7.5 In particular, feedback received through consultation has focused on the relationship of the proposed development with Aotere Pā, including maintaining sightlines and visual connections to the Pā, the proposed earthworks in proximity to identified Sites and Areas of Significance to Māori ("**SASM**"), pedestrian connectivity, and amending the proposed rear access and future link road arrangement. The consultation informed design changes which are described below.

New Plymouth District Council

- 7.6 Bunnings and its project team engaged with New Plymouth District Council through pre-application meetings in April 2024 and May 2025, together with subsequent informal discussions regarding the Proposal. Those discussions addressed the overall development concept, traffic and access arrangements, stormwater management, servicing requirements, and the relevant District Plan considerations.
- 7.7 Through this process Council identified its aspiration for a future link road at the rear of the Site to connect Smart Road and Katere Road. As part of the pre-application meetings and related discussions, it was noted that funding for that road had been allocated in Council's 2027/2028 budget, but that it could potentially be delivered earlier if that aligned with the Bunnings development. As explained in the evidence of Mr Georgeson, these discussions informed the original access design, which allowed for the future road connection through the Site, while maintaining the operational access required for the Bunnings Warehouse.¹

¹ Statement of Evidence of Mark Georgeson, dated 14 September 2026, at [4.5].

- 7.8 Following further engagement with Ngāti Tāwhirikura (discussed further below), the access design has been amended and the updated design no longer provides for the future road connection. Accordingly, Council's road proposal does not form part of the Proposal and would be subject to a separate planning process.

Ngāti Tāwhirikura Hapū

- 7.9 Bunnings has consulted extensively with Ngāti Tāwhirikura Hapū on the Proposal since the first face-to-face hui on 13 September 2023. Engagement has continued throughout design development, lodgement and the submissions process.
- 7.10 At the initial hui with Bunnings, Ngāti Tāwhirikura raised concerns with the impact of the Proposal on Aotere Pā, including visual and physical connections, power-line undergrounding, parking and landscaping, stormwater treatment, hapū involvement in planting and Council discussions, site boundaries, and ongoing project updates. The discussion was direct and constructive, and the hapū expressed a clear desire for continued involvement.
- 7.11 On 30 September 2023, the then Chair of the Ngāti Tāwhirikura Hapū Trust, Bev Gibson, provided detailed written feedback acknowledging the opportunity to contribute and expressing an intention to work collaboratively with Bunnings. The feedback addressed the proposed link road at the rear of the site and access to Aotere Pā, sightlines to culturally significant locations, adjoining land, stormwater treatment, future tenancies, cultural design and landscaping, and relocation of the garden centre.
- 7.12 In response to the concerns raised at a virtual hui on 23 November 2023, Bunnings shared updated concept plans showing the development's relationship with Aotere Pā, a potential access path and a location for hapū artwork.
- 7.13 In April 2024, Bunnings provided updated landscape and cultural-opportunities material. Potential initiatives for Ngāti Tāwhirikura involvement included a pou or cultural marker, artwork, patterned paving, cultural elements in site infrastructure, appropriate planting, a pedestrian connection towards Aotere Pā, and boundary and roadside landscaping. These opportunities remained subject to hapū and iwi input, and a further hui was arranged for May 2024.
- 7.14 In response to concerns raised, Bunnings elected to defer lodgement of the application and undertake further engagement to better understand those concerns. This included a site visit attended by representatives of Ngāti

Tāwhirikura, during which key views and visual connections of importance to the hapū were identified and photographed from Aotere Pā. The information gathered through that process was used to inform both the visual assessment of the Proposal and the ongoing refinement of the site design. As design development continued through 2024 and early 2025, Bunnings provided Ngāti Tāwhirikura with a visual and physical connection study in February 2025 addressing the cultural context, views and pedestrian connections to Aotere Pā, cultural and landscape opportunities, a potential pou location, and changes between design options.

- 7.15 During April and May 2025, Bunnings continued seeking further discussions with the hapū, which was managing other priorities. Ngāti Tāwhirikura was invited to a 15 May 2025 pre-application meeting with Council and Waka Kotahi, with alternative arrangements offered if attendance was not possible. The final minutes were later provided to the hapū. They record that, in response to concerns about connections with Aotere Pā, the building was shifted east and reduced in width from approximately 220 metres to 190 metres. They also record amendments to the landscape plan following iwi consultation, including a landscape connection between Aotere Pā and the Devon Road–Smart Road intersection. In my view, these changes demonstrate that engagement influenced the Proposal.
- 7.16 The resource consent application was subsequently lodged in July 2025. The final application materials were made available to Ngāti Tāwhirikura, and Bunnings confirmed its continued openness to engagement during consenting and subsequent development.
- 7.17 In February 2026, Ngāti Tāwhirikura requested an update on the consent process, including key section 92 matters, and further discussion of cultural opportunities. A hui with trustees was arranged. Before that hui, the Ngāti Tāwhirikura Hapū Charitable Trust wrote to Council on 27 March 2026, stating that the lodged application did not adequately address or reflect all matters raised through engagement. Its concerns included:
- (a) Aotere Pā and its relationship with the development;
 - (b) hapū identity, whakapapa and cultural values;
 - (c) cultural design;
 - (d) views and relationships with other significant sites;
 - (e) landscape and visual effects;

- (f) Mangaone Stream;
- (g) stormwater and landscape responses;
- (h) site layout and consultation; and
- (i) effects of the future road.

7.18 The Trust confirmed that it had not provided written approval and sought recognition and notification as an affected party.

7.19 Bunnings acknowledges that, despite the sustained engagement and resulting design work, Ngāti Tāwhirikura did not consider all concerns resolved. Subsequent discussions addressed the pou, the interface with and access to Aotere Pā, excavated material and waste, transport, noise, green-space buffering, surplus land, and works near the pā. Particular attention was given to retaining a more natural landform at the base of Aotere Pā, pedestrian access, a protected green-space corridor north-east of the pā, and co-design of landscape and cultural elements. Those discussions remained ongoing alongside the formal notification process.

Puketapu Hapū

7.20 Bunnings has also engaged with Puketapu Hapū as part of the consultation process for the Proposal. The engagement with Puketapu Hapū commenced in April 2025 and has formed part of the broader mana whenua consultation undertaken in relation to the Site and its surrounding cultural context.

7.21 Initial correspondence provided Puketapu with an overview of the proposed development, the current site plan and elevations, an invitation to provide feedback on the proposal, an invitation to attend the pre-application meeting, and an offer to undertake a Site walkover or meet with representatives at Puketapu's offices.

7.22 Puketapu raised questions regarding the timing and sequencing of engagement, including the relationship between engagement with Puketapu and the earlier engagement with Ngāti Tāwhirikura. Bunnings' advisers acknowledged that, ideally, engagement with Puketapu would have occurred earlier in the project process. Bunnings also made clear that its intention was not to undermine the role or mana of any hapū. Puketapu acknowledged Ngāti Tāwhirikura's strong relationship with the area and advised that engagement should take place in a manner that recognised the interests of all relevant hapū.

Puketapu indicated a willingness to meet and continue discussions regarding the proposal.

- 7.23 A face-to-face site hui was subsequently held with Puketapu on 15 July 2025. Bunnings attended that hui together with its consultant team. The hui discussion included the history of the Site and previous development proposals, the evolution of the current Bunnings proposal, changes that had been made following engagement with Ngāti Tāwhirikura, stormwater, impervious surfaces, landscaping, archaeology, the relationship with Aotere Pā, improved access towards the pā, artwork opportunities, te reo Māori directional signage, cultural design and co-design opportunities, and the possible pou. The meeting minutes record that design changes discussed included increased setbacks, improved visual connectivity and relocation of future tenancy areas.
- 7.24 Bunnings has taken the matters raised through that engagement into account in developing the Proposal and in considering appropriate mitigation and consent conditions, including cultural monitoring for earthworks.

Amendments to the Application through engagement

- 7.25 Bunnings has carefully considered the matters raised through engagement with Ngāti Tāwhirikura Hapū, Puketapu Hapū and New Plymouth District Council throughout the development of the Proposal. This feedback has informed the design of the development and resulted in a number of amendments to the layout and configuration of the Site. These changes have sought to respond to matters raised in relation to Aotere Pā, cultural values, pedestrian connectivity, access arrangements and the overall integration of the Proposal with its surrounding environment, while continuing to achieve the operational requirements of the development.
- 7.26 Two key milestones have influenced the design of the Site through the consultation process. The first was engagement with Ngāti Tāwhirikura Hapū regarding sightlines and the visual relationship between the Proposal and Aotere Pā. The second was engagement with Council regarding the potential future link road through the Site.

Building Layout

- 7.27 Bunnings has sought to respond constructively to the matters raised by Ngāti Tāwhirikura Hapū throughout the development of the Proposal, resulting in a number of amendments to the design prior to the lodgement of the resource consent application. While the application was initially expected to be lodged

in mid-2024, following a hui with Ngāti Tāwhirikura the hapū expressed concerns regarding aspects of the Proposal and indicated that they were not comfortable with the project progressing to the next stage at that time.

- 7.28 This analysis involved the Proposal being modelled using the photographs and topographical survey, creating a 3D model of the Site and surrounding environment to understand how the Bunnings would interact with the viewpoints identified.
- 7.29 The original design of the building was a standard Bunnings format, with an angled garden centre. This also allowed us a future expansion area to allow the business to expand the store and address changing customer demand (shown in grey in Figure 1).

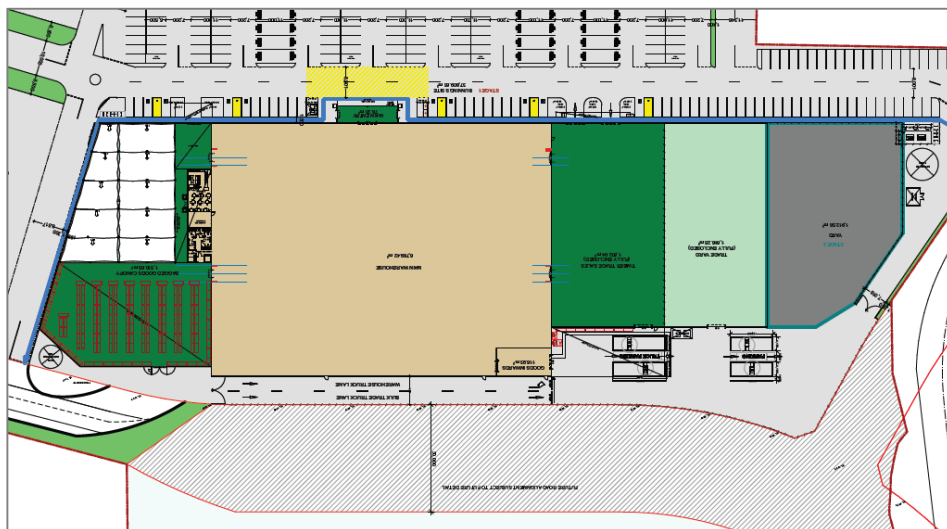


Figure 1: Initial Bunnings format proposal.

- 7.30 The outcome of the modelling assessment was that the standard format resulted in a part of the garden centre canopy blocking the connection between the Pā and Te Pou Tūtaki (a SASM to the north-east of the Site) as shown in Figure 2.

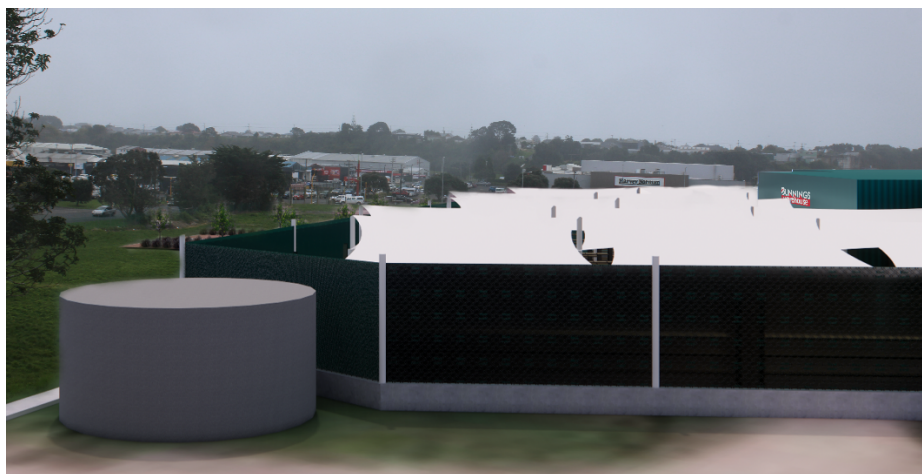


Figure 2: Sightline from the Pā to Te Pou Tūtaki with the initial Bunnings format proposal.

- 7.31 In response to concerns raised by Ngāti Tāwhirikura Hapū regarding the maintenance of visual connections between Aotere Pā and Te Pou Tūtaki, Bunnings reviewed and amended the design of the Proposal. As shown in Figure 3, changes were made to the layout of the garden centre canopy and trade-related areas, resulting in a reduction in the building footprint and future expansion potential. These amendments were made to maintain a clear line of sight between Aotere Pā and Te Pou Tūtaki.
- 7.32 The visual connection has been further reinforced through the proposed landscape treatment and the provision of a pou at the corner of Devon Road and Smart Road, which together contribute to the recognition and expression of the Site's cultural context.

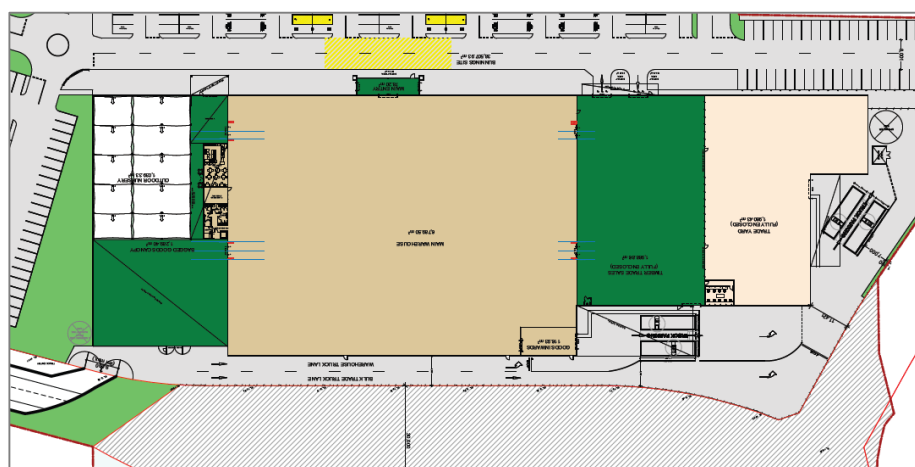


Figure 3: Amended Bunnings format to improve sightlines from Aotere Pā.



Figure 4: Sightline from the Pā to Te Pou Tūtaki with the amended Bunnings format.

- 7.33 The updated plans were shared with Ngāti Tāwhirikura on 24 February 2025 via email prior to being lodged with Council for feedback. Bunnings reached out several times between this date and 29 July 2025, but no further comment was received.

Link Road

- 7.34 Council had indicated that it planned to construct a link road within the Site as identified in the evidence of Mr Georgeson.² As outlined at the pre-application meeting, they mentioned that funding for this had been allocated in the 2027/2028 budget, but that it could be provided earlier if that aligned better with the Bunnings development. To provide for this future link, we had designed our loading access to the roading standards of the District Plan and included two-way movements at the rear of the store as shown in Figure 5. This created a "stub road" which the Council could carry on through when they were ready to complete the connection, with the added benefit of minimising disruption to the store during construction of the road.
- 7.35 Ngāti Tāwhirikura raised some concern with the design we had put forward for the future link road, mentioning that this would reduce the pedestrian connectivity to the Pā through the Bunnings Site as the earthworks required to create a flat road platform would also require retaining up against the boundary between the Site and the Pā as shown in Figure 6. This is something that was specifically discussed in the consultation leading up to the issue of the

² Statement of Evidence of Mark Georgeson, dated 14 September 2026, at [4.3].

notification decision, and the team had been investigating the potential for this to occur at that time.

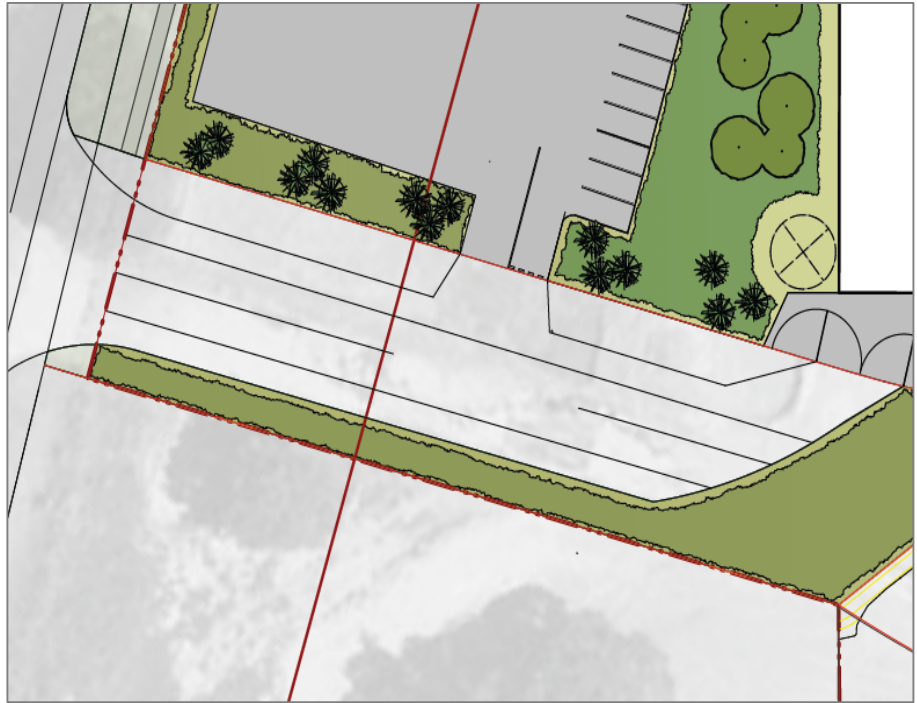


Figure 5: Initial proposed rear access design and stub road.

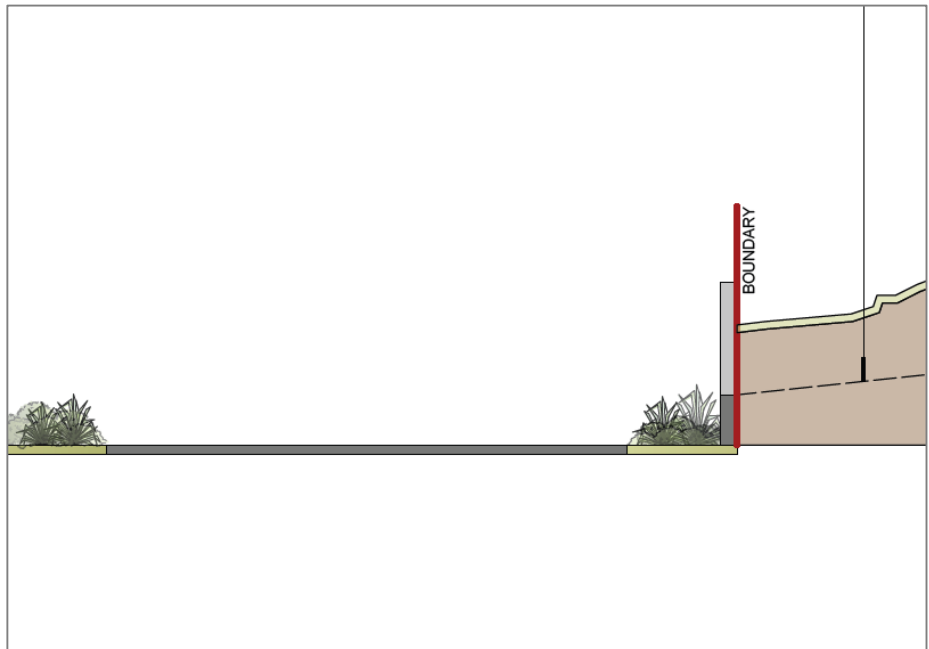


Figure 6: proposed retaining wall between the Site and Aotere Pā with two way stub road access.

- 7.36 The design of the future link road is a matter that was also raised in Ngāti Tāwhirikura's submission. In light of this, we have revised our access arrangement to minimise the extent of any earthworks or modification in this area and to avoid unnecessary effects in this area while continuing to meet the servicing requirements of our store and not precluding the future link road being delivered by the Council at a future stage.
- 7.37 The amended outcome is for the existing contour of the Site immediately adjacent to the Pā to be maintained, minimising any earthworks required in this area and allowing for pedestrian connection between the Pā and the wider environment to be maintained through the Site. Updated Architectural and Landscape Plans are **attached** to this evidence as **Appendix 1** and **Appendix 2**, and are referenced in the updated conditions attached to the evidence of Mr Norwell.



Figure 7: Amended access design.

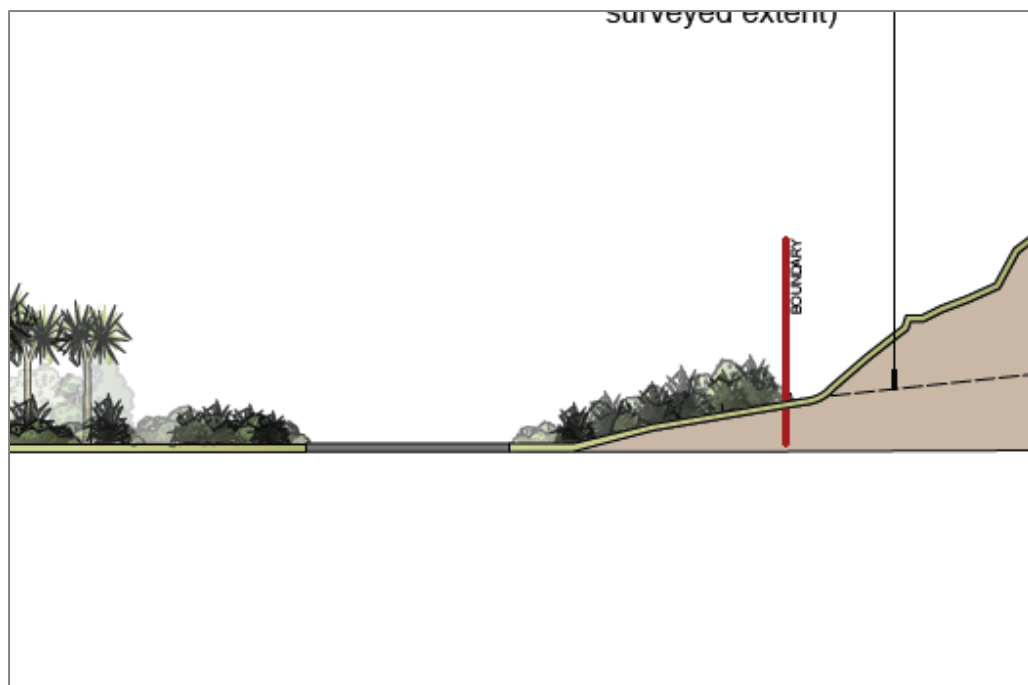


Figure 8: amended contour design on the boundary between the Site and the Pā.

- 7.38 The Proposal has been designed to preserve the possibility of a future road connection if Council elects to pursue it, without requiring Bunnings to construct a road that is not required to allow for the loading and customer access for the Bunnings Warehouse.³

Summary

- 7.39 The principal responses and design developments arising during the engagement process included:
- (a) repositioning the Bunnings building to provide for sightlines from Aotere Pā and maintain the identified visual connection area;
 - (b) reducing the overall length of the proposed building compared with an earlier concept;
 - (c) increasing setbacks and improving the visual relationship with Aotere Pā;
 - (d) amending the garden centre / canopy and trade-related areas, including removing the vacant yard which provided for a future expansion of the store;

³ New Plymouth District Council s42A Report, Appendix C, dated 7 September 2026 at pg 3.

- (e) revising the rear access arrangement from the earlier road concept to a more limited access arrangement required for Bunnings' operational needs;
- (f) removing the need for a retaining wall associated with the earlier access / road arrangement;
- (g) adjusting future tenancy or pad-site areas;
- (h) amending the landscape design;
- (i) considering landscape connections between Aotere Pā and surrounding roads and public areas;
- (j) investigating pedestrian connections towards Aotere Pā;
- (k) identifying a possible location for a pou on the Site;
- (l) identifying locations for Ngāti Tāwhirikura artwork;
- (m) identifying opportunities for cultural narratives, paving, planting, signage and other design features;
- (n) providing for cultural monitoring of earthworks through appropriate consent conditions; and
- (o) discussing a process for co-design of landscape and cultural elements.

8. RESPONSE TO MATTERS RAISED IN SUBMISSIONS

- 8.1 Submissions were received on the Application from Puketapu Hapū and Ngāti Tāwhirikura Hapū opposing the application and seeking that consent be declined. We have described the consultation Bunnings has undertaken with these parties above.
- 8.2 The submission by Ngāti Tāwhirikura Hapū raises concerns about the cumulative loss of cultural landscape values in an area already significantly compromised by historical industrialisation. The hapū is particularly concerned that the development - including the proposed future road corridor - may permanently sever the relationship between Aotere Pā, Te Pou Tūtaki, and the wider cultural landscape, rendering these significant sites illegible within the urban form. Further concerns relate to the health and mauri of the Mangaone Stream, the inadequacy of the application in providing certainty that adverse

cultural and environmental effects will be avoided, and the lack of culturally responsive design that recognises and celebrates the hapū's narratives and values.

- 8.3 The submission by Puketapu Hapū supports the concerns raised by Ngāti Tāwhirikura and places particular emphasis on the protection of Te Pou Tūtaki and its cultural and visual relationship with Aotere Pā. Puketapu Hapū is concerned that increased traffic volumes and future roading or intersection upgrades arising from the Bunnings development may create pressure to relocate, modify, or compromise Te Pou Tūtaki, and takes the unequivocal position that this must not occur. The hapū seeks conditions protecting viewshafts between Aotere Pā and Te Pou Tūtaki and requiring ongoing engagement with mana whenua, and ultimately seeks that the application be declined on the basis that it does not provide sufficient certainty that adverse effects on wāhi tapu, Sites and Areas of Significance to Māori, and the mauri of the Mangaone Stream will be appropriately managed.
- 8.4 We defer to the evidence of Messrs Norwell and Georgeson on technical matters, however, we remain committed to ensuring the store has been designed to manage cultural effects including ensuring the visual relationship between Aotere Pā and Te Pou Tūtaki is preserved through our proposed amendments to the design of the store. We are also committed to ensuring that no stormwater from the Site is discharged to the Mangaone Stream and this has been incorporated into the engineering design.
- 8.5 We recognise that the concerns of mana whenua are sincerely held. Our evidence does not seek to determine or challenge the cultural values identified by either hapū, nor do we suggest that the consultation process resulted in agreement.
- 8.6 Our evidence is that engagement occurred over an extended period and included hui, site visits, correspondence, and the exchange of technical and design information. Bunnings received and considered detailed feedback, revised aspects of the proposal in response, explored additional cultural, visual, and landscape opportunities, and continued engagement following lodgement of the application. Bunnings also remained willing to continue discussions throughout the process, although agreement was not reached on all matters.
- 8.7 Bunnings views engagement as an ongoing responsibility rather than a process that ends when an application is lodged or resource consent granted. If the development proceeds, further work would be required to bring a number

of the cultural and landscape opportunities discussed during engagement into effect.

- 8.8 Subject to further discussion, approvals, and agreement, that work may include the design of a pou or other cultural marker, cultural artwork, landscape and planting design, cultural narratives, te reo Māori signage, pedestrian connections, and the interface between the development and Aotere Pā.
- 8.9 Bunnings remains willing to continue those discussions with Ngāti Tāwhirikura and Puketapu. In our view, it will be important for Bunnings to continue listening carefully, to clearly identify what can and cannot be achieved through the project, and to avoid treating engagement as complete simply because a consenting milestone has been reached.

9. RESPONSE TO REPORTING OFFICER'S SECTION 42A REPORT

- 9.1 There are two aspects of the Officer's proposed conditions of consent that we wish to comment on.
- 9.2 The first is the conditions regarding ongoing engagement with Ngāti Tāwhirikura and Puketapu. Bunnings is committed to continuing that engagement. The conditions attached to Mr Norwell's evidence include a requirement for a kaitiaki forum. Those proposed conditions modify what the reporting officer had recommended to streamline and clarify the process.
- 9.3 Bunnings has been clear throughout its engagement with Ngāti Tāwhirikura and Puketapu that opportunities will be explored for cultural expression, for example, through landscaping and planting, and potentially through paving treatment. However, Bunnings has also been clear that the façade treatment is an important part of the Bunnings identity and is not considered to represent a suitable opportunity for cultural expression. Accordingly, Bunnings seeks the removal of condition 16, which relates to the building façade.
- 9.4 The second point relates to the stub road. As outlined above, Bunnings has amended the design to remove this component and accordingly conditions 47-49 should be removed.

10. CONCLUSION

- 10.1 Bunnings has operated in New Zealand for approximately 25 years and has a longstanding presence in Taranaki. The proposed development is intended to provide New Plymouth and the wider Taranaki region with a modern

warehouse-format retail offer, an expanded product range, improved customer and trade facilities, additional employment opportunities, and greater capacity for community involvement.

- 10.2 Significant engagement was undertaken with Ngāti Tāwhirikura and Puketapu. Feedback received through that engagement informed further design work and changes to aspects of the Proposal. Those changes included amendments to building location, dimensions, visual connectivity, landscape design and future development areas, together with consideration of artwork, a proposed pou, cultural narratives, signage, pedestrian access and landscape co-design.
- 10.3 We acknowledge that agreement was not reached on all matters. Both Ngāti Tāwhirikura and Puketapu have identified significant continuing concerns and have lodged submissions seeking that the application be declined. We respect the right of both hapū to present those concerns to the Hearing Panel.
- 10.4 Based on our involvement, we consider that Bunnings approached the engagement process with a genuine intention to understand the matters raised, consider changes to the proposal, and maintain dialogue with affected hapū. While the engagement did not result in agreement, it informed the evolution of the proposal and identified matters that would require continuing attention if consent is granted and the development proceeds.
- 10.5 Bunnings remains committed to continuing engagement with Ngāti Tāwhirikura and Puketapu and to being a positive and enduring contributor to the Taranaki region.

Gary Paul Turner and Daniel James Siciliano

14 September 2026