

**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.

LEGAL SUBMISSIONS ON BEHALF OF BUNNINGS LIMITED

25 SEPTEMBER 2026

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1. INTRODUCTION

- 1.1 These submissions are presented 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**" or "**Proposal**") at 662 Devon Road, New Plymouth ("**Site**"). The Site is zoned General Industrial under the New Plymouth District Plan ("**District Plan**").
- 1.2 The proposed development represents a significant investment in the Taranaki region, consolidating Bunnings' existing New Plymouth Store and Trade Centre into a single Warehouse. If the Application is granted, customers would benefit from an extensive selection of home improvement, garden, outdoor and trade products, as well as enhanced amenities and specialist trade services within the new warehouse. The establishment of a new Bunnings store will also increase local employment (from approximately 75 to 150 team members) and enhance competition within the trade supply market.
- 1.3 Bunnings has engaged an experienced expert team in preparing its Application. It has also consulted extensively with the New Plymouth District Council ("**Council**"), and with tangata whenua, Ngāti Tāwhirikura Hapū and Puketapu Hapū to address concerns raised in relation to the Application. That engagement has materially shaped the Proposal and resulted in substantive changes since it was originally conceived.
- 1.4 Two submissions were received on the Application from Ngāti Tāwhirikura Hapū and Puketapu Hapū, both opposing the Application and seeking that consent be declined. Ngāti Tāwhirikura Hapū and Puketapu Hapū have also provided evidence in support of their submissions. Ngāti Tāwhirikura Hapū and Puketapu Hapū raise several concerns regarding the cultural effects of the Proposal, including the 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 cultural and environmental effects.¹
- 1.5 Bunnings acknowledges the significance of the cultural landscape surrounding the Site to Ngāti Tāwhirikura and Puketapu Hapū and recognises the status of those hapū as tangata whenua. Bunnings also recognises the importance of the Aotere Pā, Te Pou Tūtaki, and the surrounds to Ngāti Tāwhirikura and Puketapu. Bunnings understands that the concerns raised by hapū arise

¹ Submission of Ngāti Tāwhirikura; Submission of Puketapu Hapū.

within this broader context of kaitiakitanga, cultural identity, and the enduring relationship of tangata whenua with the surrounding area.

- 1.6 Several of the concerns raised in the submissions are no longer relevant to the current Proposal, while others have already been recognised and responded to through the design and assessment process. For example, the engineering design ensures that no stormwater from the Site will discharge to the Mangaone Stream. Similarly, the future link road at the rear of the Site does not form part of the current Proposal, and Mr Georgeson's evidence also confirms that no road widening or mitigation is required at the Devon Road / Smart Road intersection that would necessitate alteration or relocation of Te Pou Tūtaki. In addition, Bunnings has made a number of significant amendments to the Proposal in response to matters raised by hapū, including repositioning the building and reducing its width. These amendments are discussed in greater detail further in these submissions.
- 1.7 The remaining matters are responded to in the evidence to be called on Bunnings' behalf.

Evidence to be Presented

- 1.8 Evidence will be called by the following witnesses for Bunnings:
- (a) **Gary Turner** - Head of Property for New Zealand, and **Daniel Siciliano** - Māori Engagement Lead, for Bunnings Limited
 - (b) **Mark Georgeson** (transport) - Private Sector Market Leader at Stantec New Zealand
 - (c) **Matthew Norwell** (Planning) - Director at Barker & Associates Limited

Structure of submissions

- 1.9 This submission will address the following:
- (a) The development of the Application;
 - (b) Statutory framework;
 - (c) Cultural considerations;
 - (d) Conditions of consent; and
 - (e) Conclusion.

2. THE PROJECT AND ITS CONTEXT

The Project

- 2.1 The Proposal involves the construction of a new Bunnings Warehouse centrally located on the Site, with a building height of 9.5 metres and a floor area of approximately 13,280m² comprising the main warehouse, outdoor nursery, timber trade area, goods inwards area and trade supply area.² The warehouse is designed to accommodate Bunnings' dual retail and trade-supply function, providing a comprehensive range of products from a single location. The Proposal will provide customers with convenient access to a broad range of products, while also delivering improved customer amenities and a modern, accessible shopping environment.³ 375 car parking spaces are proposed, with vehicle access provided via five access points from Smart Road, Devon Road and Katere Road.⁴

Background and existing environment

- 2.2 The proposed Site is zoned General Industrial under the District Plan and is located within Waiwhakaiho, an established industrial area on the outskirts of New Plymouth.⁵ The most notable overlay is that the Site is within the extent of two mapped Sites and Areas of Significance to Māori ("**SASM**").⁶
- 2.3 The Site is bounded by the rail reserve and Aotere Pā to the south, Smart Road to the west, Devon Road and surrounding commercial activities to the north, and Katere Road and the Mangaone Stream to the east.⁷ The surrounding sites comprise a mix of large-format retail stores, including Noel Leeming and Harvey Norman, service providers such as Hirepool, building supply outlets, service stations, and a courier depot on the adjacent land.⁸
- 2.4 The Site was previously used by Ravensdown and the buildings have since been demolished. The Site has been extensively earthworked by previous owners, Bluehaven.⁹ During the previous earthworks undertaken on the Site

² Statement of Evidence of Mr Norwell, dated 14 September 2026, at [4.14].

³ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [5.6].

⁴ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [4.15(b)-(c)].

⁵ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [4.11].

⁶ ID: 677– Aotere Pā and ID 673 – Te Pou Tūtaki per Statement of Evidence of Mr Norwell at [4.11].

⁷ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [4.2].

⁸ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [4.8].

⁹ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [4.4].

the Aotere Pā was demolished and reconstructed by former owners of the Site.¹⁰

- 2.5 Bunnings assessed a range of operational, planning and market requirements prior to selecting the Site for the Proposal. These factors included ease of customer access, connectivity to arterial roads, proximity to both residential communities and trade-focused customer bases, land size, planning and zoning requirements, parking capacity, operational efficiency, and scope for future expansion. Bunnings considered that the Site offered the strongest foundation for the store's long-term success, while also best meeting the needs of the New Plymouth and wider Taranaki customer base.¹¹
- 2.6 The Proposal is the product of comprehensive assessment and extensive stakeholder engagement undertaken over several years. Bunnings prepared an assessment of environmental effects ("**AEE**") as part of its Application and has progressively refined the Proposal since 2023 through ongoing engagement and design development.¹² Engagement with Ngāti Tāwhirikura commenced in September 2023, while engagement with Puketapu began in April 2025.¹³ The project was initially expected to be lodged in mid-2024. However, following concerns raised by Ngāti Tāwhirikura during a hui, Bunnings elected to defer lodgement for a year so that it could continue engagement and refine the design before proceeding. The Application was subsequently lodged in July 2025 after Bunnings had continued to try to meaningfully engage with Ngāti Tāwhirikura and Puketapu.¹⁴
- 2.7 Bunnings and its project team also engaged with Council through pre-application meetings held in April 2024 and May 2025, followed by ongoing informal discussions regarding the Proposal. These engagements considered the overall development concept, traffic and access arrangements, stormwater management, servicing requirements, and relevant District Plan provisions.¹⁵

¹⁰ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [4.6].

¹¹ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [6.1].

¹² Bunnings Warehouse 662 Devon Road, Waiwhakaiho, Assessment of Environmental Effects and Statutory Analysis dated 29 July 2025 prepared by Barker and Associates.

¹³ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [7.3].

¹⁴ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [7.16], [7.27].

¹⁵ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [7.6].

- 2.8 As further explained in the evidence of Messrs Turner and Siciliano, Bunnings has engaged constructively throughout the consultation process and has made substantive amendments to the Proposal in response to matters raised by Council and tangata whenua regarding cultural effects. While consensus was not reached on all issues, the engagement process informed the ongoing refinement of the Proposal and identified matters that will require continued attention should consent be granted.¹⁶

3. STATUTORY FRAMEWORK

- 3.1 The Proposal requires resource consent as a discretionary activity overall.¹⁷
- 3.2 The Commissioner will be aware of the legal framework for assessing the Proposal under s104(1) of the Resource Management Act 1991 ("**RMA**").
- 3.3 Against that statutory framework, the evidence demonstrates that the Proposal's effects are largely agreed upon by the parties, with cultural considerations being the principal matter remaining in contention. These cultural considerations are addressed separately in Section 4 of these submissions and the position of Bunnings is that these effects have been addressed through the various design changes to the Proposal and the proposed conditions of consent.

Adverse effects

- 3.4 The evidence demonstrates that the Proposal is appropriate for the Site and that any adverse effects can be appropriately managed through the amended conditions discussed later in this submission.¹⁸ The actual and potential effects of the Proposal have been assessed in detail in the AEE.¹⁹
- 3.5 The potential adverse effects are largely agreed between the Bunnings and Council specialists. In particular, the effects of the Proposal relating to character and amenity, transportation, earthworks (silt and sediment control and contamination), stormwater and flooding, and retail distribution are not in

¹⁶ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [1.4].

¹⁷ The Officer's report under section 42A of the RMA dated 7 September 2026 at pg 1.

¹⁸ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [1.5].

¹⁹ Bunnings Warehouse 662 Devon Road, Waiwhakaiho, Assessment of Environmental Effects and Statutory Analysis dated 29 July 2025 prepared by Barker and Associates at [6.4],[6.5],[9].

contention between the Council and Bunnings – both parties agree these matters can be satisfactorily managed.²⁰

3.6 As above, the cultural effects will be addressed later in this submission.

Positive effects

3.7 The Proposal will also generate significant positive effects. These are described in the AEE,²¹ and in the evidence of Mr Norwell.²² These include:

- (a) The provision of a compatible activity within the General Industrial Zone resulting in an efficient use of existing urban land;
- (b) The provision of approximately 75 new job opportunities within the region, providing employment for approximately 150 team members within a location close to established residential and commercial areas, but without affecting the centres hierarchy;
- (c) Increased availability of trade retail suppliers and a greater range of options for customers;
- (d) Enhancement of the Site's visual amenity through the introduction of a new building and landscaping with a variety of native species on an otherwise vacant site;
- (e) An approximately \$70 million investment in New Plymouth and the wider Taranaki region; and
- (f) The commercial activity operating over relatively long opening hours daily will enable passive surveillance of Devon and Smart Roads.

Relevant planning provisions

3.8 Mr Norwell's evidence and the Section 42A Report address the relevant planning and policy framework.

²⁰ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [5.2].

²¹ Bunnings Warehouse 662 Devon Road, Waiwhakaiho, Assessment of Environmental Effects and Statutory Analysis dated 29 July 2025 prepared by Barker and Associates at [9].

²² Statement of Evidence of Mr Norwell, dated 14 September 2026, at [5.4]-[5.6].

National Policy Statement on Urban Development ("NPS-UD")

- 3.9 The NPS-UD sets the national-level direction for urban growth so that cities are well-functioning urban environments able to meet their communities' needs. Mr Norwell places emphasis on Objective (1) which seeks to provide for "well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future".²³
- 3.10 Mr Norwell outlines that the Proposal supports the achievement of a well-functioning environment,²⁴ as the Site is highly suitable for large-format retail and commercial development and is located on an arterial road providing convenient public transport access for employees. In terms of cultural wellbeing, Bunnings has engaged extensively with tangata whenua over the past three years to gain a deeper understanding of matters of cultural significance. We discuss this further below.

District Plan Objectives and Policies

- 3.11 The relevant objectives and policies of the District Plan have been identified in the AEE, and in the Section 42A Report.²⁵ Mr Norwell generally concurs with the objective and policy assessment of Mr Watkins in the Section 42A Report in reference to the General Industrial Zone, SASM, Historic Heritage, Transport, Signs, Entrance Corridor, Earthworks, and Natural Hazards and Waterbodies.
- 3.12 Therefore, Bunnings is broadly in agreement with the Council Officer's recommendations in the Section 42A Report, subject to a few key matters. It is Bunnings' submission that there are two key matters for determination by the Hearing Panel:
- (a) Cultural effects; and
 - (b) Proposed conditions.

²³ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [6.3].

²⁴ As directed by Objective (1) and as defined by Policy (1) and Objective (5) per Statement of Evidence of Mr Norwell, dated 14 September 2026, at [6.4].

²⁵ Bunnings Warehouse 662 Devon Road, Waiwhakaiho, Assessment of Environmental Effects and Statutory Analysis dated 29 July 2025 prepared by Barker and Associates at [10] and The Officer's report under s 42A of the RMA dated 7 September at [8.52]-[8.71].

4. CULTURAL CONSIDERATIONS

- 4.1 Two tangata whenua groups, Ngāti Tāwhirikura and Puketapu Hapū, have filed submissions and evidence in relation to the Proposal. Bunnings acknowledges and appreciates the considerable time and effort invested by Ngāti Tāwhirikura and Puketapu Hapū in preparing their submissions and evidence, and in participating throughout the engagement and submission process.
- 4.2 Bunnings is aware of the sensitivity of this Proposal due to the Site's proximity to Aotere Pā and Te Pou Tūtaki, significant cultural heritage sites. Bunnings has made considerable effort to consult with submitters and address their concerns regarding the Proposal's potential effects.²⁶ This commitment is demonstrated by Bunnings' sustained engagement with tangata whenua throughout the development of the Proposal, beginning with consultation with Ngāti Tāwhirikura Hapū in September 2023 and extending to engagement with Puketapu Hapū from April 2025. This commitment to ongoing engagement has been taken seriously by Bunnings and has significantly influenced the Proposal.²⁷
- 4.3 Despite these efforts, Bunnings acknowledges that not all concerns raised by hapū have been resolved. Those concerns, as reflected in the hapū submissions, are summarised below.

Ngāti Tāwhirikura Hapū

- 4.4 The submission and evidence of Ngāti Tāwhirikura Hapū raise concerns about the cumulative loss of cultural landscape values in an area that has already been significantly compromised by historical industrialisation. The evidence of Ms Gibson emphasises that the existing modifications to the surrounding environment do not decrease the significance of what remains; rather, it increases the importance of retaining, reconnecting and amplifying those surviving spaces.²⁸
- 4.5 Ngāti Tāwhirikura is particularly concerned that the development 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

²⁶ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [7.1].

²⁷ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [7.25]–[7.39].

²⁸ Evidence of Ngāti Tāwhirikura at [14].

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.²⁹ The evidence of Ms Gibson emphasises that authentic applied cultural expression must have whakapapa and provenance.³⁰

- 4.6 The evidence also comments that engagement should not be measured by "number of meetings held or opportunities offered to comment, or even the length of time taken," but whether the contributions of tangata whenua have materially informed the project.³¹ Ngāti Tāwhirikura is concerned that the Project has not been "adequately reshaped" in response to the Ngāti Tāwhirikura property adjoining, Aotere Pā, Te Pou Tūtaki and the cultural landscape.³²

Puketapu Hapū

- 4.7 The submission and evidence of Puketapu Hapū respects 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 and the surrounding cultural landscape. Ms Salisbury's evidence describes Te Pou Tūtaki as an "important cultural and historical marker within the wider cultural landscape of Puketapu and Te Ātiawa" and explains the significance of considering Te Pou Tūtaki as part of the wider cultural landscape, rather than as a standalone heritage feature.³³
- 4.8 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. Ms Salisbury seeks that any future transport or infrastructure planning or upgrades demonstrate that adverse cultural effects have been avoided.³⁴
- 4.9 Puketapu's submission and evidence illustrates concerns about the Mangaone Stream, both from a physical and a Te Ao Māori perspective.

²⁹ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [8.2].

³⁰ Evidence of Ngāti Tāwhirikura at [34].

³¹ Evidence of Ngāti Tāwhirikura at [39].

³² Evidence of Ngāti Tāwhirikura at [39].

³³ Evidence of Puketapu Hapū at [21]-[22].

³⁴ Evidence of Puketapu Hapū at [46].

- 4.10 Notwithstanding Puketapu Hapū's request to decline the application, Puketapu Hapū seeks a range of conditions should consent be granted. These include the establishment of a Kaitiaki Forum, cultural monitoring of earthworks, meaningful Puketapu input into the final Landscape Plan, an Applied Cultural Expression Plan that recognises the history, identity and cultural relationships associated with the site and surrounding landscape, and conditions relating to erosion and sediment control, contaminated soil, stormwater and site management.

Response to submissions

- 4.11 Bunnings acknowledges that the concerns of tangata whenua are sincerely held and does not seek to challenge the cultural values or effects identified by either hapū. Bunnings considers that it has meaningfully responded to those concerns through substantive design amendments, engagement, and proposed conditions of consent.
- 4.12 As an initial observation, a number of the concerns raised by Ngāti Tāwhirikura Hapū and Puketapu Hapū relate to matters that do not form part of the current Proposal, or which have been removed from the Proposal. These include:
- (a) **Stormwater:** The Ngāti Tāwhirikura and Puketapu submissions and evidence express concern regarding stormwater being disposed of to the Mangaone Stream. Bunnings has committed that no stormwater from the Site will discharge to the Mangaone Stream – this has been incorporated into the engineering design.³⁵
 - (b) **Future link road:** Both hapū express concern that future development remains uncertain and that this may result in traffic effects requiring a future road which could adversely affect the Aotere Pā and the wider cultural landscape. However, as explained by Mr Georgeson, the future link road is a Council project and does not form part of the Bunnings Application.³⁶ While Bunnings initially offered to construct a short section of the future road between Smart Road and Access 5, the Bunnings development is not required to construct the road in its ultimate form. The future link road is therefore beyond the scope of this Application and will be a matter for hapū and the Council to engage on at a later stage, should the Council wish to develop the road.

³⁵ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [8.4].

³⁶ Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [6.3].

- (c) **Road widening:** Puketapu Hapū is concerned that future road widening, intersection modifications, traffic signal installations, and lane additions arising from the development may create pressure to relocate or compromise Te Pou Tūtaki. The evidence of Mr Georgeson confirms that the scale of traffic generated by Bunnings does not require any road widening or mitigation at the Devon Road / Smart Road intersection that would necessitate alteration or relocation of Te Pou Tūtaki.³⁷ This is accepted by both NZTA and Council.³⁸
- (d) **Pad sites:** In relation to the future pad sites identified within the broader Site, Bunnings has no immediate plans for their development. Any future use of those areas will be subject to separate design processes and resource consent requirements, at which time Bunnings is committed to undertaking early and thorough engagement with hapū consistent with the approach taken throughout this Application.

4.13 Beyond those issues, we acknowledge there are other concerns expanded upon in the submissions and evidence of Ngāti Tāwhirikura Hapū and Puketapu Hapū.

4.14 Bunnings considers many of these concerns have been directly and meaningfully addressed through significant design amendments to the Proposal. Bunnings agrees that engagement is not a box-ticking exercise. Rather, Bunnings views – and has undertaken – engagement as a process that involves genuine consideration of the views and concerns of tangata whenua, requiring a willingness to refine the Proposal in response to the concerns raised throughout that process.

4.15 Consequently, significant design amendments have been actioned following ongoing hapū engagement within the process. The key changes include:³⁹

- (a) repositioning the building east by approximately 25 m and reducing the building width from approximately 220 m to 190 m in order to preserve sightlines between Aotere Pā and Te Pou Tūtaki;

³⁷ Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [6.9]-[6.10].

³⁸ Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [6.9].

³⁹ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [7.15], [7.39]; Statement of Evidence of Mr Norwell, dated 14 September 2026, at [6.5].

- (b) amending the rear access arrangement to minimise earthworks near the Pā, and removing the need for a retaining wall along the Pā boundary;
- (c) amending the garden centre / canopy and trade-related areas, including removing the vacant yard which provided for a future expansion of the store;
- (d) identifying a possible location for a pou on the Site, as well as identifying opportunities for cultural narratives, artwork, paving, planting, signage and other design features; and
- (e) providing for cultural monitoring of earthworks.

4.16 As emphasised in the evidence of Mr Turner and Mr Siciliano, Bunnings remains committed to ongoing engagement with Ngāti Tāwhirikura Hapū and Puketapu Hapū. Bunnings views engagement as an ongoing responsibility rather than a process that ends when an application is lodged or if resource consent is granted.

4.17 Bunnings accepts the cultural effects as set out by Ngāti Tāwhirikura Hapū and Puketapu Hapū. It is the Commissioner's role to understand and consider how the conditions respond to those effects. Bunnings recognises that despite the technical evidence being that the physical adverse effects are minor or less than minor, the cultural concerns raised justify a robust approach to mitigation.

4.18 Messrs Norwell and Watkins agree that conditions of consent provide an appropriate means of acknowledging and addressing the remaining hapū concerns.

5. PROPOSED CONDITIONS

5.1 The Section 42A Report concludes that the effects of the Proposal will be acceptable and recommends that consent be granted, subject to conditions.⁴⁰ In light of that recommendation, Bunnings supports the grant of consent for the Application on the conditions proposed by the Council, subject to a small number of amendments identified in the evidence for Bunnings and as outlined below.

⁴⁰ The Officer's report under s 42A of the RMA dated 7 September at pg [51].

- 5.2 The key changes proposed to the Reporting Officer's recommended conditions are set out below and are reflected in the amended conditions attached to Mr Norwell's evidence at **Appendix 1**.⁴¹

Kaitiaki Forum

- 5.3 The establishment of a Kaitiaki Forum is supported as it codifies the actions Bunnings has demonstrated throughout the consultation process and represents a genuine ongoing commitment to engagement with hapū.
- 5.4 However, Bunnings proposes some amendments to the wording of conditions 4 and 16 in order to provide greater certainty to Bunnings and all Forum members about the process for the Kaitiaki Forum. As discussed in the evidence of Mr Norwell, the amendments include adding the purpose for the Forum into the conditions, adding the Forum's frequency and duration, and including topics raised during previous consultation that could form part of the cultural expression on the Site.⁴²
- 5.5 Further, requiring Bunnings and Puketapu Hapū to enter into a Kaitiaki Collaboration Agreement and provide that agreement to the Council would effectively introduce a third-party approval mechanism before Bunnings could give effect to the consent.⁴³ Thus, as explained by Mr Norwell, Bunnings considers this requirement should be deleted.⁴⁴

Stub road

- 5.6 As discussed above, in response to concerns from Ngāti Tāwhirikura Hapū, the stub road has been removed from the Proposal's design.⁴⁵ Conditions 47, 48 and 49, which relate to the stub road, should accordingly be deleted as this no longer forms part of the Proposal, therefore rendering those conditions irrelevant.

Building façade

- 5.7 Condition 16, which relates to cultural expression on the building façades, is proposed to be deleted. As explained in the corporate evidence of Messrs

⁴¹ Statement of Evidence of Mr Norwell, dated 14 September 2026, at Appendix 1.

⁴² Statement of Evidence of Mr Norwell, dated 14 September 2026, at [9.2].

⁴³ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [9.3].

⁴⁴ Statement of Evidence of Mr Norwell, dated 14 September 2026, at [9.3].

⁴⁵ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [7.34]-[7.38] and Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [6.3].

Turner and Siciliano, Bunnings has been clear throughout its engagement with Ngāti Tāwhirikura and Puketapu that opportunities for cultural expression will be explored through elements incorporated into the landscape plan.⁴⁶ However, the façade treatment is an important part of the Bunnings identity and is not considered to represent a suitable opportunity for cultural expression.⁴⁷

Transport

- 5.8 Minor amendments are proposed to conditions 30, 35, 36 and 37 as discussed in Mr Georgeson's evidence.⁴⁸
- 5.9 The Section 42A Report identifies non-compliance with TRAN-S3 and TRAN-S18 in respect of driveway design. Mr Georgeson confirms that the wings on one or more of the Site access points will need to be larger than the width of 1000mm provided for in Section 3.3.17 (and Figure 3.4a) of Council's Land Development and Subdivision Infrastructure Standard Local Amendments in order to safely accommodate the manoeuvring requirements of larger trucks making deliveries to the site.⁴⁹ A design departure is sought accordingly, and Conditions 36 and 37 are amended to reflect this.
- 5.10 The Section 42A Report identifies non-compliance with TRAN-S13 relating to disabled parking. Out of the eight disabled parks, four parks will not be fully compliant with the Section 5 provisions of NZS 4121:2001, to the extent that their users will need to pass behind one other disabled park.⁵⁰ As explained in his evidence, Mr Georgeson considers this is suitably managed and Mr Carr is of the same view.⁵¹ Condition 30 is also amended accordingly.
- 5.11 The proposed Condition 35 provides that B-train movements from the loading area "must occur during low-customer periods".⁵² This differs from Mr Carr's peer review, which recommends that such exit movements "should not occur at the busiest times." Condition 35 is amended to align with Mr Carr's traffic recommendation, requiring that B-train truck movements are prevented during the busiest period of 11am to 1pm on weekends.

⁴⁶ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [9.3].

⁴⁷ Statement of Evidence of Messrs Turner and Siciliano, dated 14 September 2026, at [9.3].

⁴⁸ Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [7.1] – [7.14].

⁴⁹ Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [7.5].

⁵⁰ Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [7.7].

⁵¹ Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [7.8]-[7.9].

⁵² Statement of Evidence of Mr Georgeson, dated 14 September 2026, at [7.14].

6. CONCLUSION

- 6.1 The Proposal comprises an appropriate activity on General Industrial zoned land, in an established industrial area. The Proposal represents efficient use of the Site for the type of large-format trade supplier contemplated by its zoning and surrounding land-use context. The specialists for Bunnings and the Council are largely aligned: character and amenity, transport, earthworks, contamination, stormwater and flooding, and retail distribution effects are acceptable and can be appropriately managed through conditions.
- 6.2 Bunnings acknowledges that the cultural effects raised by Ngāti Tāwhirikura and Puketapu are sincerely held and important, but considers that they are not a basis to decline this Proposal. Bunnings has undertaken significant engagement with tangata whenua. That engagement began with Ngāti Tāwhirikura in September 2023 and Puketapu in April 2025, involved hui, site visits, design exchanges and connection studies, and has continued through the consenting process.
- 6.3 The engagement with tangata whenua has materially shaped the Proposal: the building was shifted east by approximately 25m; its width was reduced from approximately 220m to 190m; garden centre and canopy areas were amended; the future expansion yard and stub road were removed; the retaining wall was avoided; a pou location and cultural design opportunities were identified; and the engineering design ensures that no stormwater discharges to the Mangaone Stream. Bunnings' commitment continues through the Kaitiaki Forum conditions, which codify ongoing engagement and provide a clear process for co-design and cultural expression.
- 6.4 Overall, the Proposal delivers significant benefits and is supported by a strong framework for managing its effects. The Section 42A Report recommends that consent be granted. Bunnings agrees with this position and submits that the amended conditions appropriately address the outstanding issues, enabling the Commissioner to be satisfied that the Proposal is appropriate for the Site, its adverse effects are acceptable, and any residual matters can be effectively managed.

- 6.5 Bunnings respectfully requests that the Commissioner grant resource consent for the Proposal, subject to the conditions attached to the evidence of Mr Norwell.

Dated 25 September 2026

Daniel Minhinnick / Eve Boister
Counsel for Bunnings Limited