

Under: Schedule 1 to the Resource  
Management Act 1991

In the matter of Proposed Porirua District Plan –  
Northern Growth Development Area

Between **Porirua City Council**  
Local Authority

And **Pukerua Property Group Limited**  
Original Submitter 59

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**SUBMITTERS STATEMENT OF STEVE CUTFIELD**

**FOR**

**PUKERUA PROPERTY GROUP LIMITED**

8 MARCH 2023

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## Section A – Introduction

### *Name and experience*

- [1] My full name is Steve Cutfield.
- [2] I work for Classic Developments. At this hearing I represent the interests of Pukerua Property Group Limited (PPGL).
- [3] I have read the *Officer's report: Part B – Northern Growth Area* prepared by Rory Smeaton and dated 10 February 2023 and the planning evidence prepared for the submitter.

### *Scope and purpose of Statement*

- [4] My statement provides information about the submitters intention for the land variously referred to as Mt Welcome. It addresses the following:
  - (a) Background to PPGL. The Group has national reach with Classic and Kainga Ora accredited, and also with local success of providing urban development with scale including the same interest as those that developed Brookside, Navigation Heights and Adventure Drive all in Whitby.
  - (b) PPGL's interest in the northern growth area including Classic's involvement in the local economy as an employer in the City.
  - (c) Classic's ability to deliver a range of products, most of which are in the affordable bracket.
  - (d) The Groups desire to provide a product range to compliment the Porirua community and in a manner that maintains the Pukerua Bay amenity – detached dwellings, a lifestyle/retirement village (stage 1), medium density development (stage 6 Brookside),

high density if appropriate, and commercial options for benefit of the local community.

(e) The Group's vision has been resourced through working with the neighbouring owners (Rick Lucas and Jennian/Barber Commercial) to realise the NGA. Substantial funding of Council activities.

[5] Given 1 – 5 above the Group did not want to leave the current RMA panel with a false intent that seems to have made its way into the planning document that medium density development was the only option. That has not been the intent of the variation 1 MoU with PCC. There is a need for a range of urban typologies and living as expressed in 4 above. Simple wording changes recommended in the Groups planning evidence will better achieve the NPS UD and the NGA intent.

[6] In general, I consider the provisions for the NGDA to be a positive approach to enabling residential and associated development in the Northern Growth Area. However, it is my view that certain provisions of the NGDA are overly prescriptive and limit the flexibility required to achieve good resource management outcomes.

## **BACKGROUND TO PPGL**

[7] Pukerua Property Group Limited (PPGL) is a property development company with a national reach and a strong local presence in Porirua. PPGL is a longstanding land supplier to, and joint venture partner of Classic Group. Classic Group is the largest private residential developer and residential builder in New Zealand.

[8] In partnership with Classic Group, PPGL has a proven track record of providing urban development at scale in the Porirua District, having developed Brookside, Navigation Heights, and Adventure Drive. In addition, the Classic Group is now in partnership with the New Zealand

Superannuation Fund through the Kaha Ake partnership, and is an accredited development and build partner for Kainga Ora.

### **PPGL INTERESTS IN THE NGDA**

[9] PPGL has a strong interest in the northern growth area of Porirua. PPGL has acquired 50 hectares of land at Mount Welcome and has contracts on a number of lifestyle blocks in the area. These strategic purchases ensure that the Classic Group remains in Porirua City once Brookside and others are built out, which is rapidly approaching. Directly and indirectly, Classic Group is a significant employer in the city and has invested heavily in the area. PPGL's interest in the northern growth area is not only commercial but also driven by a desire to contribute to the local community and provide much-needed housing.

### **CLASSIC'S ABILITY TO DELIVER A RANGE OF PRODUCTS**

[10] The Classic Group has a proven ability to deliver a range of products, most of which are in the affordable bracket. This ability is crucial to PPGL's vision of providing a product range that complements the Porirua community and maintains the Pukerua Bay amenity.

[11] The desired housing typologies include detached dwellings, a lifestyle/retirement village, some medium-density development (similar to that being delivered in Stage 6 at Brookside), and potentially some high-density housing, if appropriate. Alongside residential development, there will be some commercial development to service the local community.

### **PPGL'S VISION FOR THE NORTHERN GROWTH DEVELOPMENT AREA**

[12] PPGL's vision is to provide a range of typologies and living options as expressed above. We strongly believe a complete community needs to offer a variety of housing typologies and importantly, at a range of price

points. This has been clearly communicated throughout the process right from the beginning.

- [13] PPGL's vision for the northern growth area has been resourced through working with neighbouring owners, such as, Rick Lucas and Jennian and Barber Commercial. PPGL has also substantially funded to processes so far.

### **PPGL'S CONCERNS REGARDING THE PLANNING DOCUMENT**

- [14] PPGL has concerns regarding the current planning document and the false intent that seems to have made its way into the document that medium-density development is the only option. PPGL has an MoU with Porirua City Council (PCC) that outlines the need for a range of urban typologies and living options. The current planning document does not align with this intent, and PPGL feels that simple wording changes recommended in the Group's planning evidence will better achieve the National Policy Statement of Urban Development and the Northern Growth Area's intent.

### **PPGL'S POSITION ON THE REZONING OF THE MOUNT WELCOME PROPERTY**

- [15] PPGL believes that the planning framework must allow flexibility for a range of housing types. Higher density housing does not always lead to more affordable housing, as the build rate is often higher than the reduced land cost.
- [16] PPGL's desire to provide a product range to complement the Porirua community and maintain the Pukerua Bay amenity includes lower density housing options. PPGL believes that the rezoning of the Mount Welcome property must allow for a range of urban typologies and living options. PPGL urges the panel to ensure that the planning document

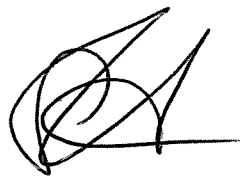
aligns with the MoU with PCC and the National Policy Statement of Urban Development and the Northern Growth Area's intent.

## **CONCLUSION**

[17] In conclusion, PPGL is committed to delivering high-quality urban developments in Porirua City that are in line with the needs and desires of the local community. The Group's national reach and local success make it a key partner for the Classic Group and other major players in the New Zealand development industry. The Group's vision for the northern growth area, which includes a range of urban typologies and living options, has been resourced through working with neighbouring owners and substantial funding of Council activities.

[18] However, the Group is concerned about the false impression that medium density development is the only option for the Mount Welcome block. The Group believes that there is a need for a range of urban typologies, including lower density living options. Therefore, the Group recommends simple wording changes, as presented in its planning evidence to better achieve the objectives of the MoU with PCC and support the interests of the local community.

Dated 8 March 2023

A handwritten signature in black ink, appearing to read 'Steve Cutfield', with a horizontal line extending to the right from the end of the signature.

Steve Cutfield