

03 July 2024

Aaron Grey

By email: aaron@civilplan.co.nz

3 Pigeon Mountain Road - BUN60419132

Dear Aaron

I write to confirm the following matters:

- Representatives of the Compass Point Way Residents Association reached out to us to request a meeting for an informal discussion regarding the resource consent application at 3 Pigeon Mountain Road.
- The applicant, myself, and Michael Campbell, met with representatives of the Compass Point Way Residents Association and their legal counsel on the 3rd April via Teams.
- We provided a brief presentation of the project and answered a number of questions put to us, in relation to matters regarding the project and also in relation to the applicant.
 - In general, the questions related to the typology and price points of the proposed dwellings, proposed materiality, and past projects undertaken by the applicant.
 - We advised that we would be happy to discuss the proposal further, or answer any questions.
 - Our client also confirmed they would be happy to work with local residents during the construction phase to ensure that construction effects are minimised.
- On the 11th of April, we provided a copy of the latest architecture and landscape plans, which reflected the latest proposal (as part of the s92 response package) at that date. This reflected the revised proposal of 87 units.
- On the 15th of April, we responded to a number of follow up questions relating to the following matters:
 - Consideration to convert the smaller units to larger units with the same site coverage.
 - Request for a site visit to another project currently undertaken by the applicant.
 - Query in relation to the reason for use of an Incorporated Society vs a Body Corporate.

- On behalf of the applicant, we responded as follows:
 - The applicant is unable to change the unit typologies which have been selected based on their market research- a range of typologies are required for this development to meet market demand.
 - The show home at that other development is still running and available to visit by appointment.
 - An Incorporated Society is proposed as Body Corporates apply to unit titled properties, which is not applicable here.

- We have not received any further correspondence or queries from the Compass Point Way Residents Association following this.

Yours sincerely



Yujie Gao
Senior Planner / BUrbPlan (Hons) / IntNZPI
Campbell Brown Planning Limited