

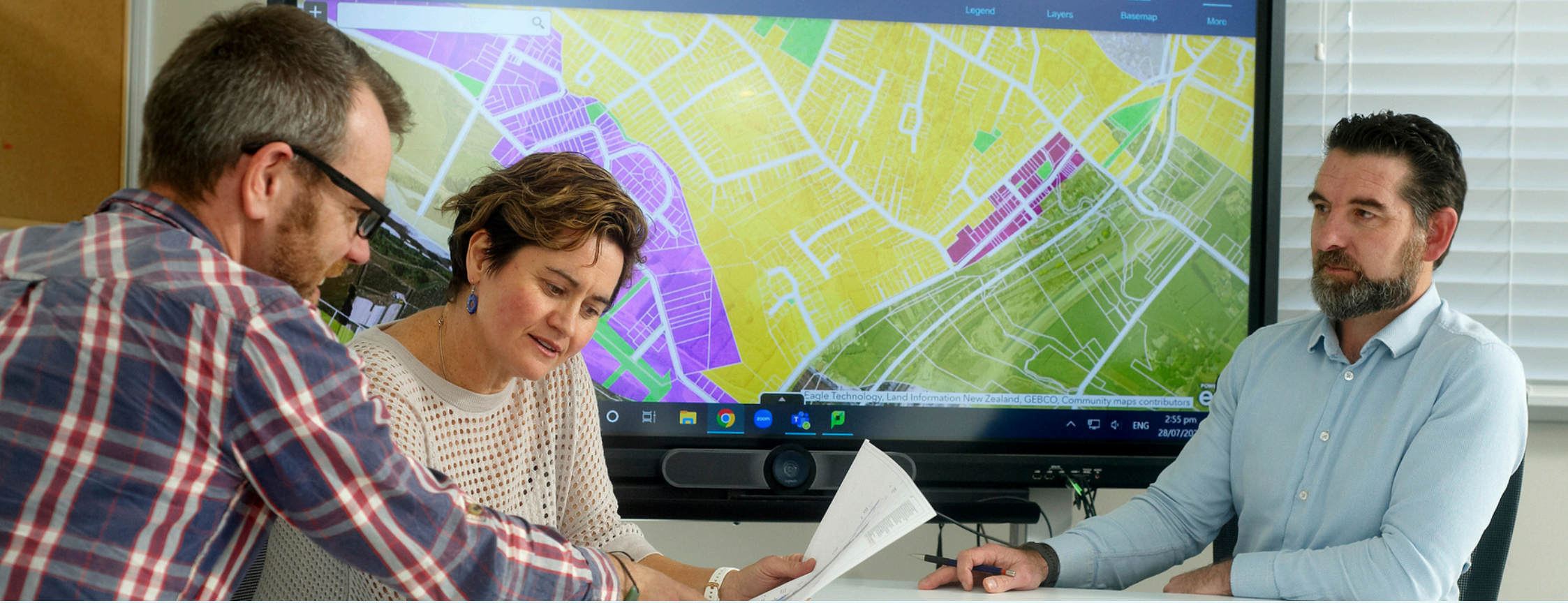


# Delivering What Matters:

## Planning Specialists











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# EXPERIENCE MATTERS

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Quality expertise matters

What sets us apart?

Pride in people matters

Local Expertise, National Impact

Our work matters

Our Culture and Values

Sustainability matters

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# QUALITY EXPERTISE MATTERS



## Resource Consent Applications

Our experienced team navigates the complexities of resource management at a national, regional and local scale. Services include, but are not limited to: non-notified and notified applications in land use, residential, rural and commercial subdivisions, regional consents.



## Planning Policy Advisory

Our team provides support to private land owners and residential/commercial developers engaging with RMA submissions, appeals and private plan changes. For regional and district councils, our team provides expert support to regional and district plan reviews.



“ Our diverse expertise means you’ll have seamless full-service support. ”





## Urban Design and Spatial Planning

Our urban planning specialists blend technical expertise with creative design, guiding projects through regulatory challenges while creating spaces people love.

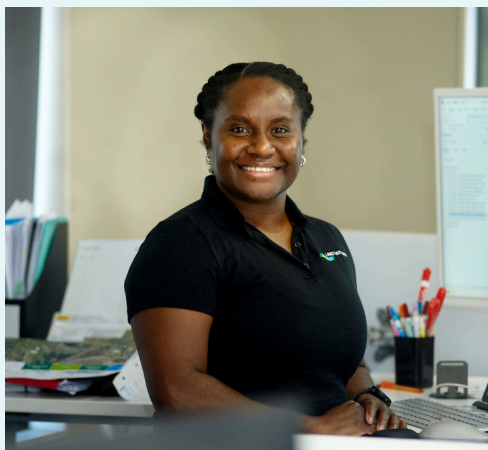
## Environmental and Strategic Assessments

Our scoping reports provide impartial planning advice to support your land development initiatives. These can include strategic feasibility assessments to ensure you get the best return on your investment.





# EXPERIENCE MATTERS



## Friend of the Submitter

Our Planners provide impartial advice, helping submitters clearly communicate their views, understand technical information, and effectively engage with consenting processes and hearings. Giving them the confidence to move forward with a process that can often feel complex or overwhelming.



## Forestry Harvest Plans

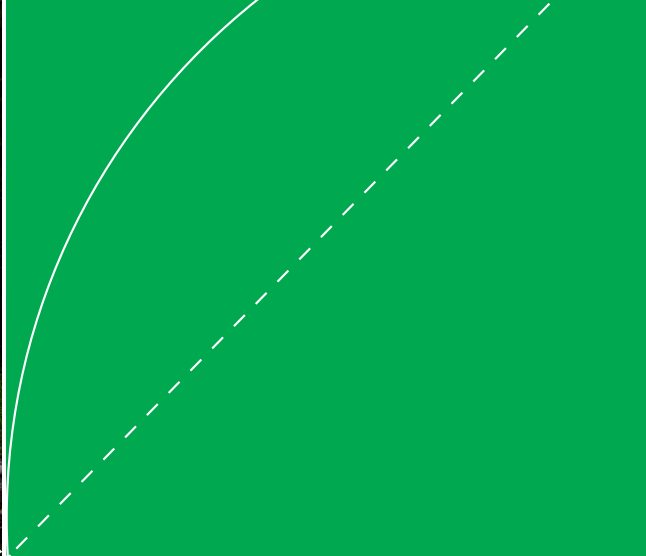
Tailored to meet regulatory compliance and best-practice environmental management. Our experienced forestry planners ensure your harvesting activities align seamlessly with local regulations, resource consent requirements, and environmental sustainability goals.



Our integration  
of thoughtful  
design and  
community  
creates vibrant  
places.







## Natural Hazard and Emergency Planning

Combining expert risk assessments with effective response strategies. We specialise in hazard identification, management planning, and consenting for emergency works, ensuring resilient developments, community safety, and regulatory compliance, while preparing for rapid, informed responses when natural hazards and emergencies arise.

## Community and Stakeholder Engagement

With expert advice on property development, Public Works Act negotiations, and feasibility studies, we work alongside our clients to ensure their interests are effectively represented. While our planners maintain impartiality, we act as trusted advisors, helping clients navigate complex processes and engage constructively with stakeholders to obtain successful outcomes.





# WHAT SETS US APART?

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## Unmatched Planning Expertise

Land Matters' planners bring a wealth of experience, having worked with or within 20+ local authorities across New Zealand. This extensive background includes navigating all aspects of the Resource Management Act (RMA), district plan development, and resource consent processing. Our team is skilled in achieving outcomes that not only meet statutory requirements but also deliver tangible benefits for districts, balancing growth, sustainability, and community needs.

## Strategic Expertise

Proven success in feasibility and yield assessments, with expert knowledge of the constantly changing RMA landscape. Delivering solutions essential for aligning with the National Policy Statement on Urban Development (NPS-UD).

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## Integrated Solutions

From planning and surveying to engineering and project management, our multidisciplinary team ensures seamless execution.

## Community Focused and Partnership Driven

With established relationships with Iwi and Council, we navigate the best path forward for your project's success, ensuring a balanced and practical approach through collaboration and shared expertise.

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## Sustainable Outcomes

We approach our projects with a sustainability lens exploring environmental, social and economic requirements, ensuring the future-proofing of developments for generations to come.

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Every project benefits from  
our deep expertise and  
collaborative approach.





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# PRIDE IN OUR WHĀNAU

Our dedicated professionals, with decades of collective experience, bring expertise and a collaborative approach to every project.



**BRYCE HOLMES**  
Director/Principal Planner

A recognised expert in RMA guidance and large-scale development, with a focus on sustainable outcomes.



**ANNA CARTER**  
Principal Planner

Specialist in consenting and strategic planning, delivering practical solutions for complex projects.



**TOM BLAND**  
Principal Planner

Nearly 25 years of experience in planning and resource management, offering strategic insights and solutions-focused advice.

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To learn more about our talented team that includes Planners, Surveyors, Engineers, and Project Managers visit [landmatters.nz](https://landmatters.nz)



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# PEOPLE MATTERS



**MILCAH XKENJIK**  
Senior Planner

A trusted leader with a visionary approach to land development and extensive private and public sector experience.



**LIZ AMOTT**  
Intermediate Planner

Strategic planner with cross-jurisdictional experience, translating complex frameworks into clear advice across infrastructure and land development projects.



**BRYONY HUTCHESON**  
Intermediate Planner

A trusted planner with expertise in environmental consenting and compliance, supporting infrastructure and land use projects in sensitive environments.

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# LOCAL EXPERTISE, NATIONAL IMPACT

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At Land Matters, we pride ourselves on delivering practical, tailored solutions that align with the unique needs of our clients.

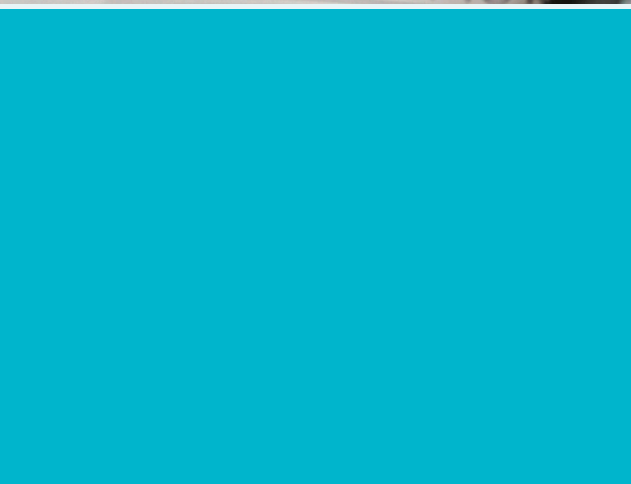
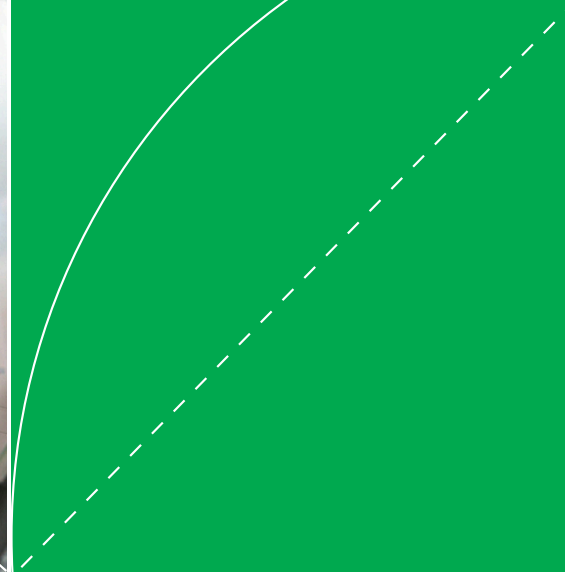
Based on the Kāpiti Coast, we've been shaping New Zealand's landscapes since 2009 with our planning expertise, integrated services, and community-driven focus. Whether tackling urban growth challenges or designing sustainable infrastructure, we approach every project with a commitment to excellence, collaboration, and integrity.

We have a proven track record for delivering projects all over Aotearoa with more than 15 years experience and a diverse team with highly skilled and passionate people.

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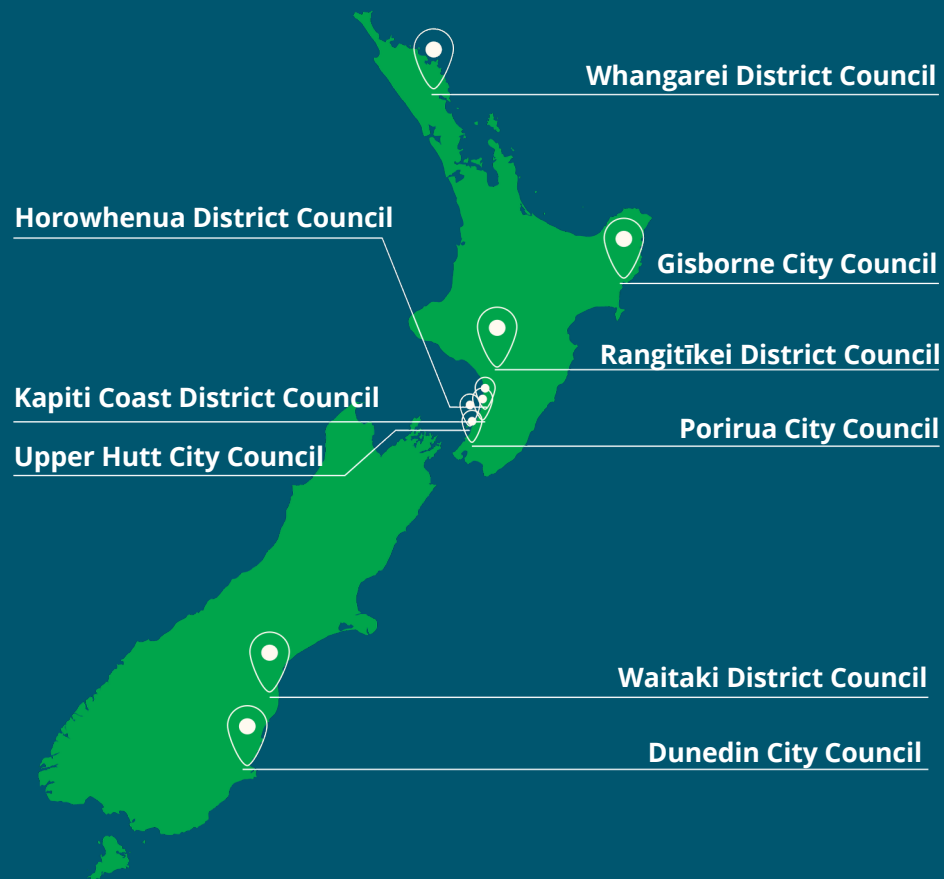


**Land Matters  
blends local  
expertise with a  
community-centric  
approach to land  
use planning.**





# OUR WORK MATTERS



To learn more about our projects and the work we deliver visit [landmatters.nz](https://landmatters.nz)



## Greenfield Development Feasibility

Client: Hutt City Council

- ✓ **Collaborated** with planning staff to address District Plan Review challenges, meeting NPS-UD obligations.
- ✓ **Delivered** tailored recommendations for greenfield site development, balancing infrastructure needs with practical feasibility.
- ✓ **Fostered** a trusted, collaborative relationship that empowered the Council to make informed decisions about urban growth.





## Consenting Strategy and Local and Regional Consent Applications

Client: Classic Developments

- ✓ **Delivered** subdivision and land use consent for a 160-lot staged residential subdivision at Brookside, Whitby, including preparation of Assessment of Environmental Effects (AEE) reports and co-ordination of complex technical and environmental matters.
- ✓ **Managed** a publicly notified consent hearing process, addressing urban design, infrastructure servicing, environmental effects and consistency with Porirua City Council's planning outcomes.
- ✓ **Supported** ongoing implementation by preparing additional consents for later stages, ensuring continuity with earlier consent approvals and adapting the design to respond to engineering and site constraints.

## Industrial Land Study

Client: Porirua City Council

- ✓ **Identified** suitable employment land through spatial analysis of 1,150ha across Pāuatahanui, Judgeford, and Waitangirua.
- ✓ **Assessed** constraints and opportunities using site visits, planning overlays, and ownership patterns.
- ✓ **Delivered** clear recommendations to inform zoning, infrastructure planning, and Porirua's Growth Management Strategy.



## Submission on Wellington City Council's Spatial Plan and Intensification Planning Instrument (IPI)

Client: Kāinga Ora

- ✓ **Partnered** with Kāinga Ora to assess housing asset suitability for intensification, using advanced spatial mapping and expert planning analysis.
- ✓ **Streamlined** complex data into actionable insights, enabling a strong submission aligned with Wellington City Council's intensification goals.
- ✓ **Built** a collaborative relationship that ensured client objectives were met with precision and clarity.

## Wellington Regional Water Reservoir Planning and Access Assessment Resilience Review

Client: Wellington Water

- ✓ **Review** and identification of planning and land tenure issues potentially restricting maintenance, upgrades, and resilience measures.
- ✓ **Delivered** an assessment of planning overlays and height restrictions often conflict with reservoir maintenance/upgrades.
- ✓ **Recommendations** on best approaches to reduce risk and strengthen ability to provide for future maintenance and upgrades.



## Our culture and values

### Deliver what matters

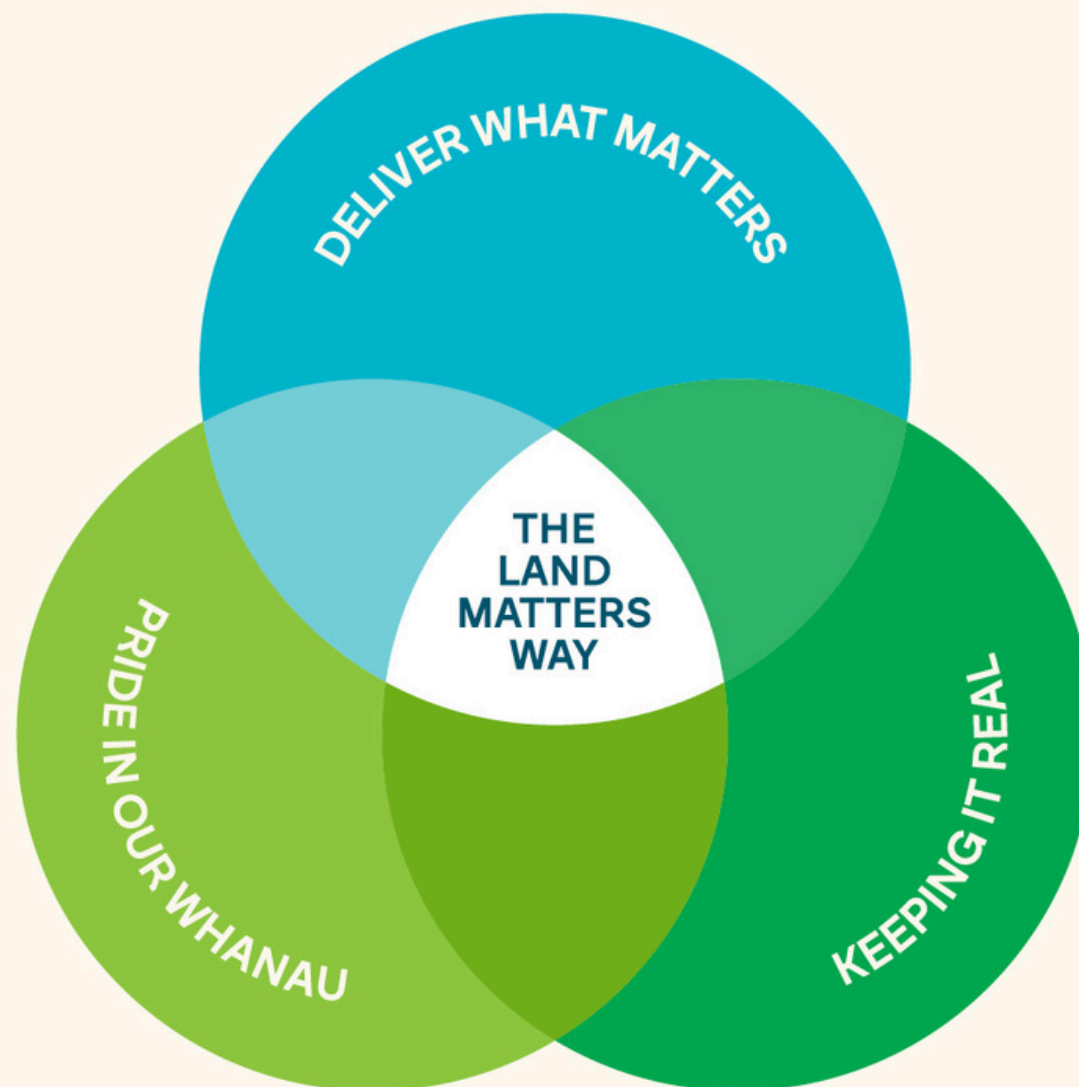
We understand that every project is unique, and our success lies in delivering results that exceed expectations. Our focus is on practical, achievable outcomes that support long-term success and meet client objectives.

### Keeping it real

We value authenticity and transparency in our approach. From initial discussions to project delivery, we provide honest, clear advice that empowers our clients to make informed decisions.

### Pride in our whānau

Land Matters is more than a business – it's a family. We care deeply about the communities we serve, and our team works collaboratively to create positive outcomes for future generations.







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# SUSTAINABILITY MATTERS

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Sustainability is woven into every aspect of our work. From eco-friendly infrastructure to community-driven designs, we strive to protect and enhance New Zealand's natural resources for future generations.

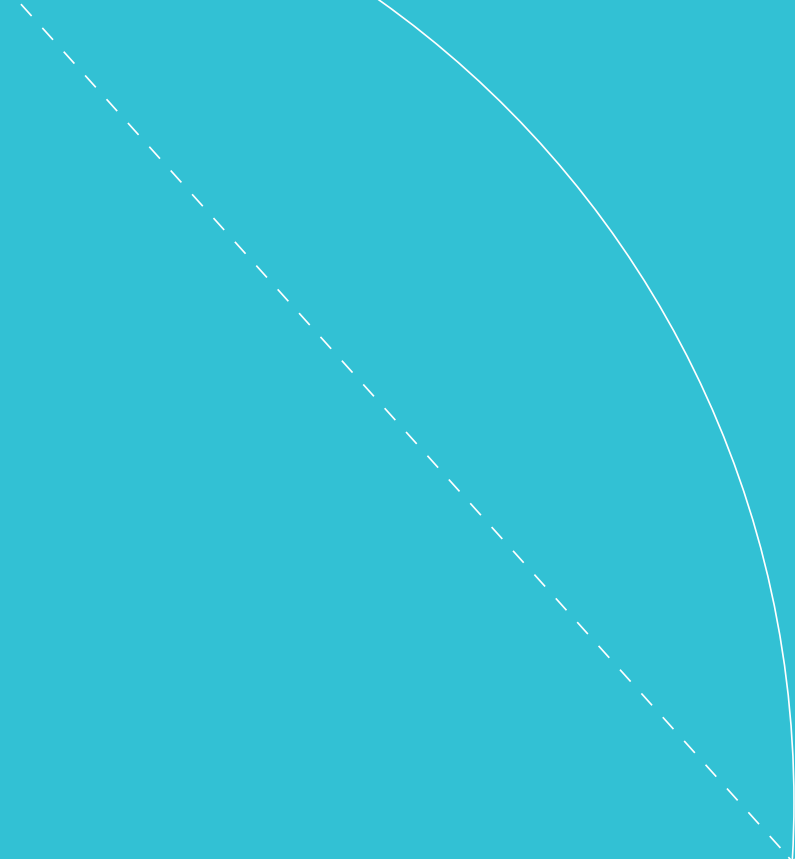
Innovative solutions should respect natural ecosystems, reduce environmental impact, and deliver meaningful benefits for our communities. Through collaboration and environmentally conscious planning, we ensure our work leaves a lasting, positive legacy because it matters.

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## Our business sustainability actions include:

- ✓ **Head Office Waste Minimisation Projects** including composting and recycling
- ✓ **Sponsorship of Manu Park Restoration Group** revitalising native bushlands and pest control
- ✓ **Partnering with Waitohu School and local landowners** supporting a 10-year planting project along the Waitohu Stream.
- ✓ **Procurement processes** to partner with businesses who align with our sustainability values
- ✓ **Implement renewable energy systems and products** to reduce carbon footprint





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# CONTACT US

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20 Addington Road, Otaki  
Phone: 06 364 7293  
Email: [info@landmatters.nz](mailto:info@landmatters.nz)

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Let's shape a better  
tomorrow together  
because **your**  
**project matters.**

