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 Re: [#220528] Final Master Plan





Sent: 27 March 2023 10:09 AM

From: James Pattullo

To: Sunil Prasad;

CC: Fraser McNutt; Katherine Hu; Giles Tait;

 4 Attachments

 image001.png (6 KB);  image028986.png (6 KB);  image539066.png (6 KB);  IGL_Orhakune Masterplan_PreApp Concept - Standard.zip (1 MB);

Message

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Hi Sunil

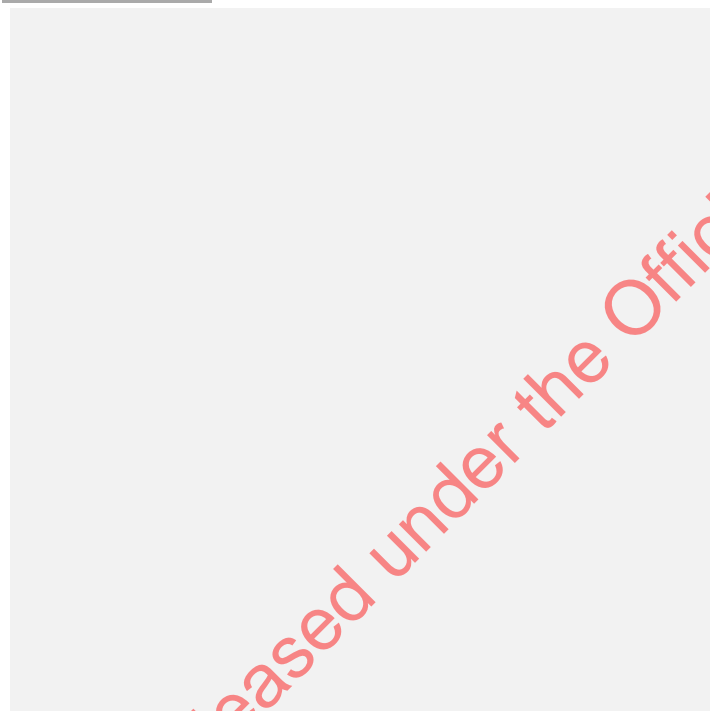
Please find attached a .dwg package of the concept masterplan presented at preapp
There are potentially changes going forward depending on feedback from RDC

Any questions let me know

cheers,
James

James Pattullo

Associate Landscape Architect
s 9(2)(a)



[Website.](#)
[Instagram.](#)

From: James Pattullo <james.pattullo@isthmus.co.nz>

Sent: Monday, 27 March 2023 8:40 am

To: Sunil Prasad <sunilp@cheal.co.nz>; Katherine Hu <KatherineH@barker.co.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

Cc: Fraser McNutt <FraserM@barker.co.nz>

Subject: Re: [#220528] Final Master Plan

Morning Sunil

Of course - let me QA it first and I'll send it to you this morning.

James Pattullo

Associate Landscape Architect

s 9(2)(a)

[Website.](#)[Instagram.](#)

From: Sunil Prasad <sunilp@cheal.co.nz>**Sent:** Friday, 24 March 2023 9:47 am**To:** James Pattullo <james.pattullo@isthmus.co.nz>; Katherine Hu <KatherineH@barker.co.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>**Cc:** Fraser McNutt <FraserM@barker.co.nz>**Subject:** RE: [#220528] Final Master Plan

Good Morning James,

Please can you send the final master plan dwg/dxf file so that we can start our civil design. The idea is to apply for the consent by end of next month which only gives us 3-4 weeks to do the design.

Looking forward for your soon response.

Kind Regards,

Sunil Prasad
Engineering Manager
Cheal Consultants Ltd

PH: +64 7 378 6405 | M: +s 9(2)(a)

E: sunilp@cheal.co.nz

Level 1, 4 Horomatangi Street, TAUPO 3330

From: James Pattullo <james.pattullo@isthmus.co.nz>**Sent:** Monday, March 13, 2023 4:47 PM**To:** Katherine Hu <KatherineH@barker.co.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Todd@trafficplanning.co.nz; Ree Anderson <ree@reeanderson.co.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Colleen McCorkindale

<Colleen.McCorkindale@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Paki

Maaka <Paki.Maaka@kaingaora.govt.nz>
Cc: Fraser McNutt <FraserM@barker.co.nz>
Subject: Re: Draft agenda for Pre-app Tei Tei Drive, Ohakune

Thanks Katherine

Attached is the updated UD package for the preapp. Apologies for the delay!
Can add in other pages if we wish to use it as presentation structure on the day - i.e follow your agenda
Katherine

regards,
James
James Pattullo
Associate Landscape Architect
s 9(2)(a)

[Website.](#)
[Instagram.](#)

From: Katherine Hu <KatherineH@barker.co.nz>
Sent: Monday, 13 March 2023 3:58 pm
To: Giles Tait <Giles.Tait@kaingaora.govt.nz>; James Pattullo <james.pattullo@isthmus.co.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Todd@trafficplanning.co.nz <Todd@trafficplanning.co.nz>; Ree Anderson <ree@reeanderson.co.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Paki Maaka <Paki.Maaka@kaingaora.govt.nz>
Cc: Fraser McNutt <FraserM@barker.co.nz>
Subject: Draft agenda for Pre-app Tei Tei Drive, Ohakune

Hi team

Thanks for attending the meeting today, please see the drafted Agenda for the Pre-app meeting on Wednesday for particular items/matters to be discussed:

Project intention and purpose (Giles):

- Brief introduction of the project, intention to give the pre-app team an overview of why we are doing this and what this project is going to achieve;
- An update on Cultural Impact Assessment

Planning and UD (Fraser, Kath, and James):

- Table drafted masterplan
- Brief key points of the opportunities and constrains
- Brief key Urban Design approaches, such as movements and connectivity, activation with public spaces, interface with public realm, and demonstration of good design for undersized lots
- Planning and Resource Consents:
 - Concurrent LUC and SUB, activity status (Specially noting not a Comprehensive Development Plan)
 - Confirming subject site for the entire RC application, stages, including extent of works for different stages
 - Lot densities and density distribution
 - Confirmation of info required for LUC i.e. footprints, bulk and locations etc

- Discuss consent pathway from Resource Consent, through to 223/224c through to Building Consent and general accordancy condition for RC. Ideally build in flex to GA condition on LUC which is ongoing to account for variable building design at BC stage i.e. materials and built form.
- Extent of Earthworks and retaining wall philosophy.
- Stream/Pedestrian connection with Snowmass Drive
 - Initial comments from ecologist (NB: Dependence on Rachel initial site visit tomorrow)
 - Vesting of open spaces (sizes)
 - Maintaining stream alignment and associated regional consents
 - Explain how this aligns with staging above i.e. stream works and infrastructure may be required to go beyond stage 1.

Transport (Todd with James support on design aspects if required)

- Cover different road widths, and each of them can accommodate the relevant elements; show typical cross sections
- Confirmation of vesting all roads (i.e. no rear lane or JOALs for this project)
- Confirm provisions of on-street parking, and briefly confirm general standards for provisions of street trees and street lights
- Confirmation on items/matters to cover in the technical transportation report, for example, connections/connectivity to existing network, efficiency and safety use of the network, trips generations, proposed traffic calming, recommendations on any upgrade etc. (if there are any).

Stormwater/Wastewater/Water (Sunil with planning and UD support if required)

- Brief confirmation on adequate services for wastewater and water
- Confirmation on approaches on stormwater attenuation, treatment and discharge




Ngā mihi | Kind regards,

Katherine Hu
Senior Urban Designer
s 9(2)(a) [REDACTED]
KatherineH@barker.co.nz

barker.co.nz [REDACTED]

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From: Fraser McNutt <FraserM@barker.co.nz>
Sent: Monday, 13 March 2023 12:24 pm
To: Katherine Hu <KatherineH@barker.co.nz>
Subject: TeiTei Drive

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 RE: Teitei Drive, Ohakune - Ngāti Rangī & Kāinga Ora - Teams Meeting





Sent: 23 March 2023 3:09 PM

From: Colleen McCorkindale

To: Giles Tait; § 9(2)(a)

Hayden Potaka;

 4 Attachments

 image003.jpg (10 KB);  230315_IGL_4819_Ohakune Masterplan_ContextPlan.pdf (569 KB);  230313_IGL_4819_Ohakune Masterplan_Preapp.pdf (7 MB);  RDC -Concept services.pdf (6 MB);

Message

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Kia ora s 9(2)(a)

We look forward to our hui regarding Teitei Drive tomorrow.

In preparation for this discussion, we have a brief agenda below. Please let me know if there is anything else you wish to add to this list and we can make sure that we include.

I have also attached the following docs that we will talk through during the session tomorrow:

1. Masterplan – Context
2. Masterplan – Preapp
3. Concept services

Proposed Agenda – Ngāti Rangī / Kāinga Ora 24th March 2023

1.	Introduction and welcome	Hayden
2.	Overview of agenda	Colleen
3.	Update of project progress – Pre-app and masterplan	Giles
4.	Project Programme and key upcoming milestones <ul style="list-style-type: none"> - Timing for resource consent application - Inclusion of Cultural Impact Assessment - Final list of project consultants 	Giles
5.	Project governance	Colleen
6.	Next steps and any other business	All
7.	Hui close	Hayden

Mehemea he pātai āu, whakapā mai,

Colleen

-----Original Appointment-----

From: Giles Tait <Giles.Tait@kaingaora.govt.nz>

Sent: Monday, 20 March 2023 1:58 PM

To: Giles Tait; Giles Tait; s 9(2)(a)

s 9(2)(a) Colleen McCorkindale; Hayden Potaka

Subject: Teitei Drive, Ohakune - Ngāti Rangī & Kāinga Ora - Teams Meeting

When: Friday, 24 March 2023 11:00 AM-12:00 PM (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting

Kia ora All,

Thank you both s 9(2)(a) for confirming you availability.

We look forward to updating you on the project and getting you feedback on most recent plans.

Kind regards

Giles

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

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Passcode: **s 9(2)(a)**
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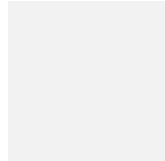
Or call in (audio only)

+64 4-280 7347,839903954# New Zealand, Wellington

Phone Conference ID: **s 9(2)(a)**

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Giles Tait




Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: **s 9(2)(a)**

Email: giles.tait@kaingaora.govt.nz

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

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 RE: Teitei Drive Ohakune


Sent: 22 March 2023 3:36 PM

From: Fraser McNutt

To: Giles Tait; Sunil Prasad (sunilp@cheal.co.nz);

CC: Katherine Hu;

 1 Attachments

 image001.jpg (5 KB);

Message

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Hi Giles

Your programme seems realistic. I'd only note we'd need to break down deliverables for the specialist reporting and ensure each consultant can make their relevant deadline. I'd like all reports in with B&A 5 working days prior to lodgement to allow for review and cross referencing etc. Council will take at least 3 months as a NN app.

See pathway below from us. I've spoken with Grant E again today and my comments are informed by my conversation with him.

Consultation with WK and ITA

As noted in the meeting minutes and the following conversation with Grant E, it is recommended us to consult with WK on the application. **This reduces the chances of JR.**

We note the Information Requirements under the District Plan states the following:

- In the case of an application adjacent or abutting a State Highway a description of the outcome of consultation undertaken with the NZ Transport Agency.
- To the extent relevant to the scale and nature of the proposal:
 - (i) Traffic impact assessments

To avoid any potential risks for the project, our recommendation is to undertake consultation with WK to obtain a letter stating they are not opposed to the proposal, note this is different to written approval required under s95. For the consultation, we should have the following information:

- Site plan and subdivision plan showing proposed layout of the site and particular for Stage 1
- Brief description of the proposal
- Draft TIA

Requirement of Land use consent – WE NEED ONE.

As noted in the meeting minutes, an action is required for RDC to confirm with us whether a land use consent will be required for lots under 450sqm. We have followed up with RDC Consent Manager and Grant E today on this particular matter; however, no confirmation is received.

Lots that are less than 450sqm (net) **will not meet the** minimum density requirement under the Residential Chapter; which means it will require future landowners to obtain their consent individually when such lots are constructed with dwellings.

Based on our experiences with other Councils in a similar situation, our recommendation is **to apply the Land Use Consent as we proposed and explained in our pre-application meeting concurrently with the SUB.**

Should Council later confirm the LUC component is not required, we can either withdraw the LUC; or we do not have to give effect to such consent (unlikely).

Requirement of CIA

There is no specific requirement in the District Plan requiring for a CIA. The site has not been identified as subject as Maori significance.

To our best knowledge of the project and the site, there is no specific requirement under the District Plan or under the RMA requiring a CIA to accompany with the resource consent application, from a planning perspective.

There is a requirement to consider and assess cultural effects and to disclose any consultation prior to lodgement. **We feel that this is a viable pathway for consideration subject to any JMA or agreements that**

Council have with iwi (investigating currently).**Requirement of Archaeological Report**

We provided our opinion on this particular matter, and such comments are still valid. In short, to our best knowledge (through the District Plan, Heritage NZ website and Archsite), there is no indication of any recorded archaeological findings.

As such, in our view, there is no specific requirement requiring an archaeological report to accompany with the resource consent application, from a planning perspective.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager
s 9(2)(a)
FraserM@barker.co.nz

barker.co.nz

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From: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Sent: Wednesday, 22 March 2023 1:48 pm
To: Fraser McNutt <FraserM@barker.co.nz>; Sunil Prasad (sunilp@cheal.co.nz) <sunilp@cheal.co.nz>
Subject: Teitei Drive Ohakune

Hi Fraser & Sunil,

I've been thinking about my project programme timeline.

- Lodge RC end of April
- Council Processing RC 2 to 3 months (End of July for RC Decision)
- Detailed design by Cheal Completed End August (assumes detail design happening while RC processing and 4 weeks to address at the end)
- Tender Detail Design drawings for the month of September
- Evaluate & Negotiate with contractor for the month of October
- Contract signed and gear up in November
- Contractor able to commence earthworks December

Fraser, really looking for your thoughts on the RC line (the second bullet point)?

Sunil, bullet points 3 onwards are the items we need to discuss and was why I just tried to call you, can you please call me?

Kind regards

Giles


Giles Tait

Senior Development Manager - Greenfield & Complex

Mobile

s 9(2)(a)

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 Re: Draft agenda for Pre-app Tei Tei Drive, Ohakune

Sent: 13 March 2023 4:47 PM

From: James Pattullo

To: Katherine Hu; Giles Tait; Sunil Prasad; todd@trafficplanning.co.nz; Ree Anderson; Ewen Skinner | Morrison Low; Colleen McCorkindale; Fletcher Wilson; paki maaka;
CC: Fraser McNutt;

 2 Attachments

 image284803.png (6 KB);  230313_IGL_4819_Ohakune Masterplan_Preapp.pdf (7 MB);

Message

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Thanks Katherine

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Can add in other pages if we wish to use it as presentation structure on the day - i.e follow your agenda
Katherine

regards,
James

James Pattullo

Associate Landscape Architect
s 9(2)(a)



[Website.](#)
[Instagram.](#)

From: Katherine Hu <KatherineH@barker.co.nz>
Sent: Monday, 13 March 2023 3:58 pm
To: Giles Tait <Giles.Tait@kaingaora.govt.nz>; James Pattullo <james.pattullo@isthmus.co.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Todd@trafficplanning.co.nz <Todd@trafficplanning.co.nz>; Ree Anderson <ree@reeanderson.co.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Paki Maaka <Paki.Maaka@kaingaora.govt.nz>
Cc: Fraser McNutt <FraserM@barker.co.nz>
Subject: Draft agenda for Pre-app Tei Tei Drive, Ohakune

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Ngā mihi | Kind regards,

Katherine Hu
Senior Urban Designer

s 9(2)(a)

KatherineH@barker.co.nz

barker.co.nz

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From: Fraser McNutt <FraserM@barker.co.nz>

Sent: Monday, 13 March 2023 12:24 pm

archivemanager.hnz.co.nz/app.html#/message/3b71b695-f430-3055-a189-00c19410ff04/

11/07/2023, 11:08

Archive Manager




Sent: Monday, 13 March 2023 12:24 pm

To: Katherine Hu <KatherineH@barker.co.nz>

Subject: TeiTei Drive

Ngā mihi | Kind regards,

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 Teitei Drive, Ohakune

Sent: 8 March 2023 12:53 PM



From: Giles Tait

To: s 9(2)(a)

CC: Colleen McCorkindale; Hayden Potaka; Fletcher Wilson;

BCC: Katherine Hu (KatherineH@barker.co.nz);

 2 Attachments

 image003.jpg (6 KB);  230308_IGL_4819_Ohakune Masterplan.pdf (62 KB);

Message

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Kia ora s 9(2)(a)

s 9(2)(a) Further to our conversation of Monday evening, Kāinga Ora has now received the revised Master Plan from Isthmus (Urban Designers) that I mentioned was underway and wanted your feedback on.

Ruapehu District Council has offered only one potential meeting time for the Resource Consent Pre-App Meeting and this is 1pm on Wednesday the 15th of March for one hour.

We wish to invite both of you to attend the Pre-App meeting and a working group meeting at 11am on Monday the 13th to discuss all points we need to bring up in the Pre-App.

Also we have had communication back from Kāhu Environmental as follows regarding the Cultural Impact Assessment (CIA):

Thanks for getting in touch about your requirement for a CIA prepared on behalf of Ngāti Rangī. s 9(2)(a) (as suggested by Ngāti Rangī) will be able to assist in an oversight and peer review role, with Stevee Rihia and one of our planning team doing the bulk of the work. Stevee is based in our Taupō office so it's fairly convenient for her to do a site visit.

We are now awaiting their proposal.

Please let us know your ability to attend the two meeting?

Kind regards

Giles



Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: giles.tait@kaingaora.govt.nz

City of Auckland Workshop 2 - Broadway Road, Mt Eden, Auckland 10616

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 FW: Teitei Drive - revised concept

Sent: 8 March 2023 12:31 PM

From: Giles Tait

To: Fraser McNutt (FraserM@barker.co.nz); Katherine Hu (KatherineH@barker.co.nz); Sunil Prasad (sunilp@cheal.co.nz); Rachel Griffiths (rachelg@kahuenviro.co.nz); Ree Anderson (ree@reeanderson.co.nz); e.skinner@morrisonlow.com;
CC: Colleen McCorkindale; paki maaka; Fletcher Wilson; James Pattullo (james.pattullo@isthmus.co.nz); Ray Kilgour; Marin Surgenor;

 3 Attachments

 230308_IGL_4819_Ohakune Masterplan.pdf (62 KB);  image002.jpg (6 KB);  image004.png (18 KB);

Message

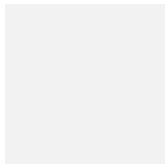
Released under the Official Information Act

Hi All,

Please find attached the latest update from Isthmus for a Master Plan for 6 Teitei Drive in Ohakune.

Kind regards

Giles



Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: giles.tait@kaingaora.govt.nz

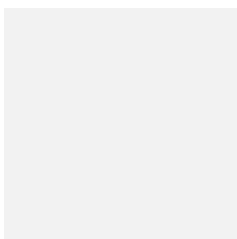
Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

From: James Pattullo <james.pattullo@isthmus.co.nz>
Sent: Wednesday, 8 March 2023 11:56 AM
To: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Cc: Iris Gramegna <iris.gramegna@isthmus.co.nz>
Subject: Teitei Drive - revised concept




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Hi Giles
Updated attached

James Pattullo
Associate Landscape Architect
s 9(2)(a)



[Website.](#)
[Instagram.](#)

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 FW: [#220528] Kainga Ora - Homes and Communities, 6 Teitei Drive, Ohakune - Hydrology Assessment

Sent: 8 March 2023 3:59 PM

From: Margaret Howard

To: Giles Tait;

CC: Ray Kilgour; Sunil Prasad;

 1 Attachments

 Hydrology Assessment REP_220528.pdf (4 MB);

Message

You don't often get email from margareth@cheal.co.nz. [Learn why this is important](#)

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Good afternoon Giles

On behalf of Ray Kilgour, please find attached the Hydrology Assessment Report for 6 Teitei Drive, Ohakune, for your information and records.

Should you have any queries, please contact Ray: Ray.Kilgour@cheal.co.nz or 07 858 4564.

Kind regards

Margaret Howard
Administrator
Cheal Consultants Ltd




P: +64 7 378 6405


E: MargaretH@cheal.co.nz

Level 1, 4 Horomatangi Street, TAUPŌ 3330



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 RE: Kāinga Ora- SFA - Ohakune project



Sent: 2 March 2023 10:08 AM

From: Fletcher Wilson

To: david ross;

CC: Rachel Griffiths; Giles Tait;

 2 Attachments

 image003.jpg (19 KB);  image002.jpg (7 KB);

Message

Released under the Official Information Act

Morning David

I'm just touching base to notify you of a couple things,

We have completed the onboarding of Kahu Environmental Limited with our procurement system, so we are now all set up for billing purposes.

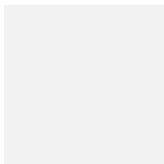
I have arranged for the Purchase Order (PO) number to be generated for this project. Can you please arrange for this number to be on the Invoices sent to Kāinga Ora in future.

Invoices can be send to: invoices@kaingaora.govt.nz

PO Number: 6241764

Let me know if you have any questions.

Regards,



Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: Fletcher.Wilson@kaingaora.govt.nz

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

From: David Ross <davidr@kahuenviro.co.nz>
Sent: Tuesday, 21 February 2023 11:31 AM
To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>
Cc: Rachel Griffiths <rachelg@kahuenviro.co.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>
Subject: Re: Kāinga Ora- SFA - Ohakune project

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Fletcher

Thanks a lot for putting those responses together. Provided Kainga Ora are aware of and acknowledge those assumptions then we're OK to proceed as is. I'll forward the contract to one of our directors for signature.

Many thanks
David

David Ross
Practice Manager

s 9(2)(a)

123 Main Street, Greytown
kanuenvironmental.co.nz

On 21/02/2023, at 08:20, Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz> wrote:

Good Morning David

I've contacted our legal team regarding your request for inclusion of the Assumptions and Considerations in the SFA.

They've responded with the following:

New wetland and stream rules and definitions outlined in the NPS-Freshwater Management and NES-Freshwater mean there may be further investigations needed to delineate wetland areas (if found). – this describes a variation which the Agreement allows for and so is not necessary.

Any supporting background documentation (such as hydrology reports, groundwater information, maps, photos and other ecological reports) will be made available to support the survey – this is included in the first page of the Agreement on what the Client needs to provide.

We will endeavour to survey the site in one visit to minimise repeat travel and accommodation costs. If this is not possible and follow up visit/s are required, these will incur additional costs – We will make clearer in the disbursement fee that it is for one trip – if more trips are required this will be a variation.

The field work will be weather dependent (heavy rain/storm forecast will postpone the site visit) and ideally should take place 2-3 weeks after significant rain events. We will negotiate this based on wider project timeframes but this will be noted in the report. We assume no liability for any delays that are due to weather events - This circumstance is covered by clause 31.3 in the Agreement.

Any known health and safety hazards and considerations will be shared by the client and will be noted in Kāhu Environmental's Health and Safety plan. We will only access those areas of the site which we consider safe to do so – the Agreement is subject to the health and Safety at Work Act ad so this clarification is unnecessary.

I hope this alleviates your concerns and helps to clarify how any future changes in scope are managed.

I'm happy to convey further any concerns you may have with the legal team, please do let me know

Regards,

<image002.jpg>

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: Fletcher.Wilson@kaingaora.govt.nz

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

From: Tim Grimwood <Tim.Grimwood@kaingaora.govt.nz>
Sent: Monday, 20 February 2023 4:29 PM
To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>
Cc: Trina Lincoln <Trina.Lincoln@kaingaora.govt.nz>
Subject: RE: Kāinga Ora- SFA - Ohakune project

Hi Fletcher
Please find comments below:

New wetland and stream rules and definitions outlined in the NPS-Freshwater Management and NES-Freshwater mean there may be further investigations needed to delineate wetland areas (if found). – *this describes a variation which the Agreement allows for and so is not necessary.*

Any supporting background documentation (such as hydrology reports, groundwater information, maps, photos and other ecological reports) will be made available to support the survey – *this is included in the first page of the Agreement on what the Client needs to provide.*

We will endeavour to survey the site in one visit to minimise repeat travel and accommodation costs. If this is not possible and follow up visits are required, these will incur additional costs – *We will make clearer in the disbursement fee that it is for one trip – if more trips are required this will be a variation.*

The field work will be weather dependent (heavy rain/storm forecast will postpone the site visit) and ideally should take place 2-3 weeks after significant rain events. We will negotiate this based on wider project timeframes but this will be noted in the report. We assume no liability for any delays that are due to weather events. *This circumstance is covered by clause 31.3 in the Agreement.*

Any known health and safety hazards and considerations will be shared by the client and will be noted in Kāhu Environmental's Health and Safety plan. We will only access those areas of the site which we consider safe to do so – *the Agreement is subject to the health and Safety at Work Act ad so this clarification is unnecessary.*

Many thanks

From: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>
Sent: Monday, 20 February 2023 2:05 PM
To: Tim Grimwood <Tim.Grimwood@kaingaora.govt.nz>
Cc: Trina Lincoln <Trina.Lincoln@kaingaora.govt.nz>
Subject: FW: Kāinga Ora- SFA - Ohakune project

Good Afternoon Tim and Trina

I've had a request from the contractor, that we include in the SFA the Assumptions and

Considerations of the proposal.

Can we please have this added in the appendix?

Justification attached in the below email if needed.

Regards,

<image005.jpg>

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: Fletcher.Wilson@ka

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora

From: David Ross <davidr@kahuenviro.co.nz>
Sent: Monday, 20 February 2023 11:10 AM
To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>
Cc: Rachel Griffiths <rachelg@kahuenviro.co.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>
Subject: Re: Kāinga Ora- SFA - Ohakune project

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Mōrena Fletcher

Thanks for preparing that contract. All the included detail reads fine to me, however we will also need the Assumptions and Considerations from Rachel's proposal included as these inform and qualify the scope. Could you please arrange this?

Many thank
David

David Ross
Practice Manager

s 9(2)(a)
123 Main Street, Greytown
kahuenviromental.co.nz

fletcher.wilson@kai.org.nz w1000

Good Morning David

Please see attached Kāinga Ora SFA document for signing, if you could please arrange the appropriate signature and return to me. I will then arrange the countersign and return you a copy.

Thanks for providing that information for the onboarding. there may be an issue with the bank account snip, not displaying the bank type. But I will send it through none the less and see if it's acceptable.

Regards,

<image003.jpg>




Fletcher Wilson


Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: Fletcher.Wi

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kai

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 Reply ▾  Copy ▾  View Images

 RE: Teitei Drive






Sent: 1 March 2023 11:43 AM

From: Giles Tait

To: s 9(2)(a)

CC: Hayden Potaka; Colleen McCorkindale;

 5 Attachments

 image005.png (7 KB);  image002.jpg (6 KB);  image004.jpg (6 KB);  image008.jpg (6 KB);  27 Feb Meeting Notes.pdf (534 KB);

Message

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Kia ora s 9(2)(a)

Further to the below, please find the minutes from Mondays meeting attached, detailing the discussion.

Key points and next steps are:

1. Since the early master-planning workshops, which you have provided feedback on, we have secured the consultant team to advise the project on the technical requirements for the proposed subdivision, including things such as lot sizes, traffic engineering requirements, geotechnical, ecology and district plan parameters etc.
2. We have engaged Isthmus to digitise the current masterplan versions, allowing us to incorporate the advice of the consultants and stakeholders more efficiently and we are expecting a version of these digital plans to share with the project group, including yourself, in the next week.
3. Finally, we are also looking to book in a pre-application meeting with the Council in the next two weeks, to get their initial guidance on planning constraints at this early stage.

If you would like a walk through or further information on any of the above, please let me know and we can arrange a discussion. Otherwise we will send you through the current masterplan for your review and comment prior to the pre-application meeting, as soon as it is available.

Also I'd like to get your recommendation for a Cultural Impact Assessment report.

Kind regards

Giles

Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: giles.tait@kaingaora.govt.nz

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

From: Giles Tait

Sent: Monday, 27 February 2023 1:51 PM

To: 'Deana Wilson' <Deana.Wilson@ngatirangi.com>

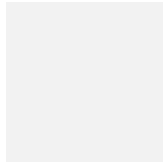
Subject: RE: Teitei Drive

Kia ora s 9(2)(a)

decision points we are working through.

Kind regards

Giles



Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: giles.tait@kaingaora.govt.nz

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
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PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

From: s 9(2)(a)
Sent: Monday, 27 February 2023 1:28 PM
To: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Subject: RE: Teitei Drive

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Giles

Apologies for the late response I am unavailable for this meeting sorry I have other engagements.

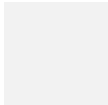
s 9(2)(a)

Pou Whirinaki (Ngātiringitanga and Te Ao Turoa Manager)

Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangī Trust)
1 Mountain Road
PO BOX 195
Ohakune 4625

Phone: 06 385 9500
Mobile: s 9(2)(a)
Email: deana.wilson@ngatirangi.com
Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU
I am the eternal flame of the House of Stone of Paerangi



From: Giles Tait <Giles.Tait@kaingaora.govt.nz>

Sent: Rātū, 21 Huitanguru, 2023 11:20 a.m.

To: s 9(2)(a)
Cc: Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>
Subject: Teitei Drive

Kia ora s 9(2)(a)

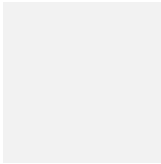
We have just got an agreement in place with Kāhu Environmental for Teitei Drive, s 9(2)(a) passed over the request to Rachel Griffiths in that organisation. Rachel's Kāhu link is: [Rachel Griffiths - KAHU ENVIRONMENTAL](#)

As Kāinga Ora starts to plan for the subdivision consent at Teitei Drive I'd like to extend an invitation to our Monday 27th design concept discussion at 2pm (online Teams meeting).

Please let know your availability?

Kind regards

Giles



Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: giles.tait@kaingaora.govt.nz

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27th Feb

Monday, 27 February 2023 2:02 pm

- Ewen S as to assist the Council (in the applicant role) with this project on infrastructure/engineering matters;
- Rachel G has been engaged to undertake ecological work - site visit/walk over exercise will commence over next few days;
- FM, RA and GT had a meeting with RDC resource consent team (See email from FM attached re meeting notes); in short, as per discussion in the meeting:
 - o Previous layout (average 300m² residential lots without a Comprehensive Development Plan land use consent) would likely trigger notification;
 - o Two potential options were verbally described to RDC in the meeting and the preferred option is to wrap around sensitive existing residential (along Snowmass Dr) interface with 450m² lots with balance of stage 1 @ circa 300m² sized lots
 - o The 300m² lots will still require the Comprehensive Development Plan land use; which RDC confirms in the meeting that this land use will only require demonstrating typical bulk and location layouts, demonstrating compliance with standards and confirm typology.
 - o RDC also confirmed in the meeting that they won't require LUC to be given effect to prior to s223/s224c issuing for sub 450m² sites
- Noting CEO from RDC is keen to get community involved thus communication with the community and good outcome are the key
- Need further confirmation on iwi workshop and Ngati Rangi cultural narratives prior lodging the application;
- Acknowledge Design Guide is a helpful tool, in particular to incorporate Ngati Rangi cultural narratives; but also noting if the lots are of a complying density and vacant, then there are less control from the resource consent and District Plan perspective (noting these lots will still need to comply with standard District Plan rules);
- The most updated concept layout was discussed in the meeting, general comments are:
 - o Need to work closely with Todd (traffic) and Sunil (engineering) to ensure Stage 1 can be self-contained and served separately, i.e not dependent on stages 2 and 3
 - o Similar comments as previous meeting, stages 2 and 3 can have more flexibility in terms of development options
 - o Consider option showing Stage 3 as superlot or balanced lot so that it has more flexibility when the area is ready to be developed in the future;
 - o Keen to explore and confirm the possibility of realigning the existing drain/stream to achieve proposed layout (noting Rachel will inform the status of this drain/stream)
- Noting should the drain/stream to be realigned, there will be mitigations and restoration requirement; detailed options are yet to consider/confirm at this stage
- Hydrology report is in the process of getting final signed off, noting this is important for Rachel to carryout the ecological work;
- Geotech report is completed and no major issues finding
- No update on Cultural Impact Assessment, noting this is important document and RDC previously requested this to be completed (or well-progressed) prior to pre-application meeting

Actions:

- BA to liaise with RDC regarding pre-application meeting around the week of 13th March (Actioned and currently awaiting for confirmation on preferred date and time)
- Isthmus to work with KO, along with Todd and Sunil to complete concept design and ready for pre-application meeting, along with the following information:
 - o Layout for stage 1, drafted/high level layout for Stage 2 and 3;
 - o Lots that comply with density 450m² requirement and lots that are under this standard;

- Indication of housing typology, with couple of typical design and layout examples (site plan and elevations);
- Example photos (preferred but not required)
- Bullet points of general design approaches, such as good connectivity on street layouts and block sizes and shapes, blocks and lots orientation to maximise sunlight and daylight accesses as well as benefit amenity from existing environment, minimise use of cul-de-sac etc.
- Engineering to provide general engineering approaches (paragraphs and/or bullet points), such as:
 - Road width as 16m or 20m, general street layouts such as parking, footpath and berms;
 - Wastewater and Stormwater treatments, such as the use of raingarden, on-lot quality and quantity treatment
 - Show general locations of any communal devices (and rationale of selecting such location)
 - General information on proposed earthworks and use of retaining walls (if applicable)
- Rachel to confirm the status of stream and any ecological values, general suggestions/recommendations on mitigations/enhancements (if applicable)
- Giles/KO to confirm and update progress on Cultural Impact Assessment, as well as Ngati Rangī rep for pre-application meeting
- Post Pre-application meeting:
 - BA and KO to confirm the process and steps for resource consent application, including to confirm layout for Stage 1 and approaches of Stages 2 and 3
 - BA to confirm and liaise with all consultants regarding information required for preparing and lodging application(s)
 - BA and KO to update programme timeframe

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