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 RE: 6 Teitei Drive, Ohakune

Sent: 17 January 2023 4:14 PM




From: paki maaka

To: Brad Ward; Giles Tait;

CC: andrew mirams; James Pattullo; Iris Gramegna; Fletcher Wilson; Sunil Prasad;

---

 3 Attachments

 image003.png (13 KB);  image005.png (13 KB);  image006.jpg (4 KB);

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Message

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Kia Ora Brad

My only availability this week is tomorrow morning s 9(2)(a) Otherwise I'm back on Monday 30 Jan.

Nga Mihi, Paki.

---

**From:** Brad Ward <brad.ward@isthmus.co.nz>

**Sent:** Tuesday, 17 January 2023 3:53 PM

**To:** Paki Maaka <Paki.Maaka@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

**Cc:** Andrew Mirams <andrew.mirams@isthmus.co.nz>; James Pattullo <james.pattullo@isthmus.co.nz>; Iris Gramegna <iris.gramegna@isthmus.co.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; 'Sunil Prasad' <sunilp@cheal.co.nz>

**Subject:** RE: 6 Teitei Drive, Ohakune

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Thanks Paki,

I definitely will, once we have the survey information, I will reach out to confirm the concept design.

Cheers,  
Brad

**Brad Ward**  
Associate - Urban Design  
s 9(2)(a)

[Website.](#)

[Instagram.](#)

---

**From:** Paki Maaka <Paki.Maaka@kaingaora.govt.nz>

**Sent:** Tuesday, 17 January 2023 3:51 pm

**To:** Brad Ward <brad.ward@isthmus.co.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

**Cc:** Andrew Mirams <Andrew.Mirams@isthmus.co.nz>; James Pattullo <james.pattullo@isthmus.co.nz>; Iris Gramegna <iris.gramegna@isthmus.co.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; 'Sunil Prasad' <sunilp@cheal.co.nz>

**Subject:** RE: 6 Teitei Drive, Ohakune

Kia Ora Brad

Please contact me if you have any questions on the concept design.

Nga Mihi, Paki.

---

**From:** Brad Ward <brad.ward@isthmus.co.nz>

**Sent:** Tuesday, 17 January 2023 3:46 PM

**To:** Giles Tait <Giles.Tait@kaingaora.govt.nz>

TO: Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>

Cc: Andrew Mirams <[andrew.mirams@isthmus.co.nz](mailto:andrew.mirams@isthmus.co.nz)>; James Pattullo <[james.pattullo@isthmus.co.nz](mailto:james.pattullo@isthmus.co.nz)>; Iris Gramegna <[iris.gramegna@isthmus.co.nz](mailto:iris.gramegna@isthmus.co.nz)>; Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>; Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>; 'Sunil Prasad' <[sunilp@cheal.co.nz](mailto:sunilp@cheal.co.nz)>

Subject: RE: 6 Teitei Drive, Ohakune

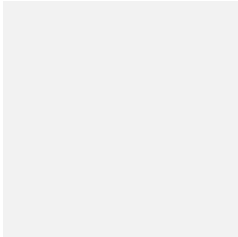
CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Giles,

Thanks for this, I will contact Sunil shortly.

Regards,  
Brad

**Brad Ward**  
Associate - Urban Design  
s 9(2)(a)



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

---

**From:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Sent:** Tuesday, 17 January 2023 3:44 pm  
**To:** Brad Ward <[brad.ward@isthmus.co.nz](mailto:brad.ward@isthmus.co.nz)>  
**Cc:** Andrew Mirams <[Andrew.Mirams@isthmus.co.nz](mailto:Andrew.Mirams@isthmus.co.nz)>; James Pattullo <[james.pattullo@isthmus.co.nz](mailto:james.pattullo@isthmus.co.nz)>; Iris Gramegna <[iris.gramegna@isthmus.co.nz](mailto:iris.gramegna@isthmus.co.nz)>; Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>; Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>; 'Sunil Prasad' <[sunilp@cheal.co.nz](mailto:sunilp@cheal.co.nz)>  
**Subject:** 6 Teitei Drive, Ohakune

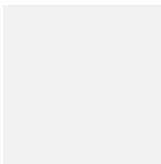
Hi Brad,

Cheal Consultants have finished the Survey of the site and can supply you that data in CAD.

Please contact Sunil at Cheal Consultants as he can sort this for Isthmus.

Kind regards

Giles



**Giles Tait**

Senior Development Manager - Greenfield & Complex

Mobile: s 9(2)(a)

---

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[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

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


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(2) do not use, disclose or act on this email in any other way. Thank you.

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 RE: Traffic Engineer - Teitei Drive, Ohakune - TPC Successful




Sent: 17 January 2023 2:44 PM

From: Todd Langwell

To: Fletcher Wilson;

---

 3 Attachments

 image001.jpg (5 KB);  image002.jpg (2 KB);  image003.jpg (4 KB);

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Message

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Excellent thanks Fletcher.

Todd Langwell DIRECTOR

TRAFFIC PLANNING CONSULTANTS LTD • PO Box 60 255 • Titirangi • Auckland 0642

Level 1 • 400 Titirangi Road • Titirangi Village • Auckland 0604

T 09) 817 2500 ex s 9(2)

M s 9(2)(a)

F 09) 817 2504

E [todd@trafficplanning.co.nz](mailto:todd@trafficplanning.co.nz)

W [www.trafficplanning.co.nz](http://www.trafficplanning.co.nz)

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---

**From:** Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

**Sent:** Tuesday, 17 January 2023 2:38 pm

**To:** Bryce Hall <bryce@trafficplanning.co.nz>

**Cc:** Todd Langwell <Todd@trafficplanning.co.nz>

**Subject:** RE: Traffic Engineer - Teitei Drive, Ohakune - TPC Successful

Hi Bryce and Todd

Apologies, upon review it appears I didn't get this fully signed doc back to you both before the holidays.

Your PO number for you invoice is **6163855**, please ensure this is added to any invoices sent for the project.

Regards,



**Fletcher Wilson**

Assistant Development Manager - Greenfield & Complex  
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: [Fletcher.Wilson@kainga](mailto:Fletcher.Wilson@kaingaora.govt.nz)

---

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PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

---

**From:** Bryce Hall <[bryce@trafficplanning.co.nz](mailto:bryce@trafficplanning.co.nz)>

archivemanager.hnz.co.nz/app.html#/message/6b472904-20de-68d8-dd60-40afb7a15655/

From: Bryce Hall <[bryce@trafficplanning.co.nz](mailto:bryce@trafficplanning.co.nz)>

Sent: Wednesday, 21 December 2022 9:30 AM

To: Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>

Cc: Todd Langwell <[Todd@trafficplanning.co.nz](mailto:Todd@trafficplanning.co.nz)>

Subject: RE: Traffic Engineer - Teitei Drive, Ohakune - TPC Successful

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Hi Fletcher

Signed SFA attached

regards

Bryce Hall DIRECTOR

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Auckland 0642  
Level 1 • 400 Titirangi Road • Titirangi Village • Auckland 0604  
T 09) 817 2500 ext <sup>s 9(2)(a)</sup> M s 9(2)(a) F 09) 817 2504  
E [bryce@trafficplanning.co.nz](mailto:bryce@trafficplanning.co.nz) W [www.trafficplanning.co.nz](http://www.trafficplanning.co.nz)

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---

**From:** Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>

**Sent:** Wednesday, 21 December 2022 8:46 AM

**To:** Bryce Hall <[bryce@trafficplanning.co.nz](mailto:bryce@trafficplanning.co.nz)>

**Cc:** Todd Langwell <[Todd@trafficplanning.co.nz](mailto:Todd@trafficplanning.co.nz)>

**Subject:** FW: Traffic Engineer - Teitei Drive, Ohakune - TPC Successful

Hi Bryce

I've received Todd's out of office message. Please see attached Kāinga Ora's SFA for the Ohakune project.

Could you please arrange a signature and return to me. I'll then arrange a countersign and provide you with the completed contract and PO code to be applied for these works going forward.

Regards,

**Fletcher Wilson**

Assistant Development Manager - Greenfield & Complex  
Urban Development and Delivery

Mobile: <sup>s 9(2)(a)</sup>  
Email: [Fletcher.Wilson@kainga](mailto:Fletcher.Wilson@kainga)

---

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Kāinga Ora - Homes and Communities

---

**From:** Fletcher Wilson  
**Sent:** Tuesday, 20 December 2022 10:01 AM  
**To:** 'todd@trafficplanning.co.nz' <[todd@trafficplanning.co.nz](mailto:todd@trafficplanning.co.nz)>  
**Cc:** Nick Harrison <[nick.harrison@kaingaora.govt.nz](mailto:nick.harrison@kaingaora.govt.nz)>; Colleen McCorkindale <[Colleen.McCorkindale@kaingaora.govt.nz](mailto:Colleen.McCorkindale@kaingaora.govt.nz)>; Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Subject:** Traffic Engineer - Teitei Drive, Ohakune - TPC Successful

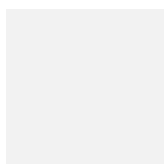
Hi Todd

Thanks for providing your proposal for our Teitei Drive project.

I have arranged for the Kāinga Ora SFA to be generated, as attached.

Could you please sign and return to me. I'll then arrange a countersign and provide you with the completed contract and PO code to be applied for these works going forward.

Regards,



## Fletcher Wilson

Assistant Development Manager - Greenfield & Complex  
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: [Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)

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---

**From:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Sent:** Friday, 16 December 2022 7:24 AM  
**To:** Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>  
**Cc:** Nick Harrison <[Nick.Harrison@kaingaora.govt.nz](mailto:Nick.Harrison@kaingaora.govt.nz)>; Colleen McCorkindale <[Colleen.McCorkindale@kaingaora.govt.nz](mailto:Colleen.McCorkindale@kaingaora.govt.nz)>  
**Subject:** Traffic Engineer - Teitei Drive, Ohakune - TPC Successful

Hi Fletcher,

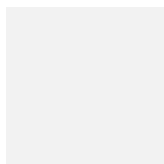
Please see attached the two proposals for traffic engineering for the project at Teitei Drive, Ohakune (Project code = AR110717)

Can you please raise a SFA for TPC (Traffic Planning Consultants) for \$18,400 excluding GST as per their attached offer of service (being the lowest price conforming offer)?

their attached offer of service (being the lowest price conforming offer);

Thank you

Giles



## Giles Tait

**Senior Development Manager - Greenfield & Complex**  
Urban Development and Delivery

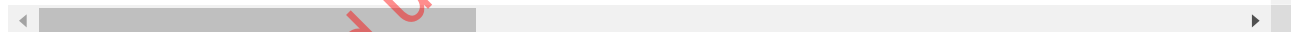
Mobile s 9(2)(a)  
Email: [giles.tait@kaingaora.govt.nz](mailto:giles.tait@kaingaora.govt.nz)

---


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 Re: [#220528] 6 Teitei Drive, Ohakune

Sent: 20 January 2023 9:54 AM

From: Caren Nunes

To: Sunil Prasad;

CC: Brad Ward; Iris Gramegna; Mary Chappel; Giles Tait;

---

 5 Attachments

 image002.png (6 KB);  image003.jpg (6 KB);  image259996.png (6 KB);  image.png (14 KB);  image558350.png (6 KB);

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Message

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

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Hi Sunil,

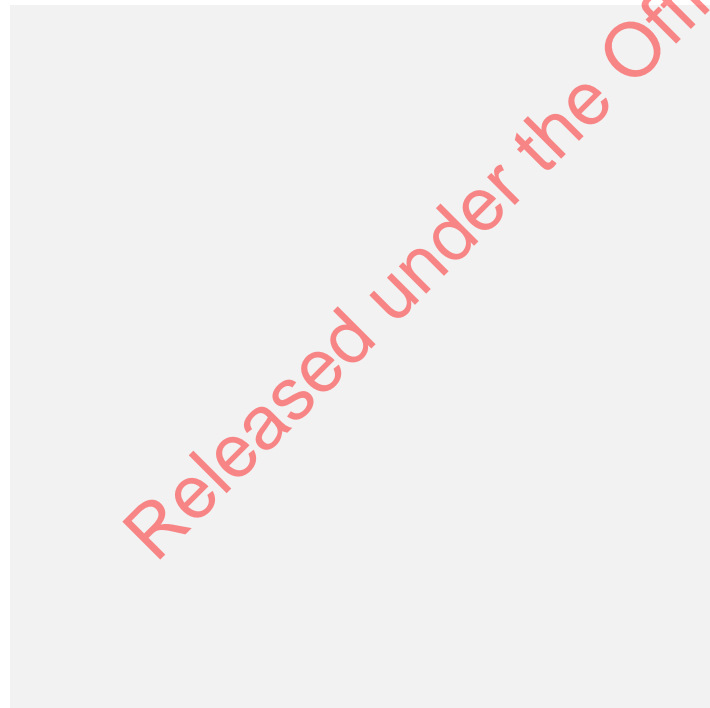
I'm Caren from Isthmus, and I'm working with Brad Ward on the Ohakune project. Thank you for sending the survey files, I just had a look at them, and it seems to be missing the aerial image plus a few other images (apparently, they relate to the contours and contours labeling). Also, I could not find the contour layers.



Are you able to send the missing files and the contours with 3d information?  
Happy to talk over a phone call if needed 😊

Regards,  
Caren

**Caren Nunes**  
Intermediate Urban Designer  
09 306 0052



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

---

**From:** Brad Ward <brad.ward@isthmus.co.nz>  
**Sent:** Tuesday, January 17, 2023 5:38 PM  
**To:** Sunil Prasad <sunilp@cheal.co.nz>  
**Cc:** Giles Tait <Giles.Tait@kaingaora.govt.nz>; Iris Gramegna <iris.gramegna@isthmus.co.nz>; Caren Nunes

<caren.nunes@isthmus.co.nz>; Mary Chappel <maryc@cheal.co.nz>

**Subject:** Re: [#220528] 6 Teitei Drive, Ohakune

Thanks Sunil.

I'll have a look in the morning and let you know if I have any question.

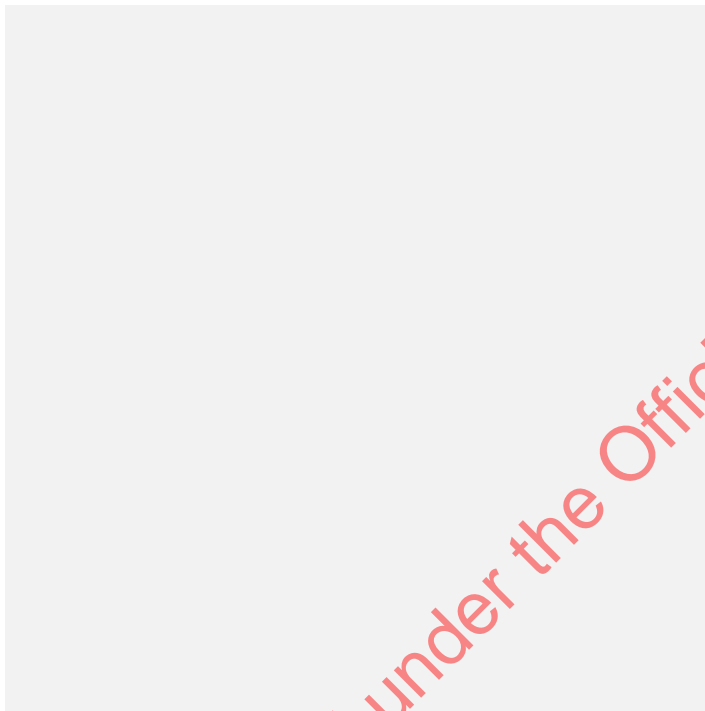
Cheers,  
Brad.

Get [Outlook for iOS](#)

**Brad Ward**

Associate - Urban Design

s 9(2)(a)



[Website.](#)

[Instagram.](#)

---

**From:** Sunil Prasad <sunilp@cheal.co.nz>

**Sent:** Tuesday, January 17, 2023 5:23:28 PM

**To:** Brad Ward <brad.ward@isthmus.co.nz>

**Cc:** Giles Tait <Giles.Tait@kaingaora.govt.nz>; Iris Gramegna <iris.gramegna@isthmus.co.nz>; Caren Nunes <caren.nunes@isthmus.co.nz>; Mary Chappel <maryc@cheal.co.nz>

**Subject:** RE: [#220528] 6 Teitei Drive, Ohakune

Good Afternoon Brad,

Please find the attached dwg file as requested. Also attached is the PDF.

Let me know if you need any additional information.

Kind Regards,

**Sunil Prasad**  
**Engineering Manager**



**Cheal Consultants Ltd**

PH: +64 7 378 6405 | M: s 9(2)(a)  
E: [sunilp@cheal.co.nz](mailto:sunilp@cheal.co.nz)  
Level 1, 4 Horomatangi Street, TAUPO 3330

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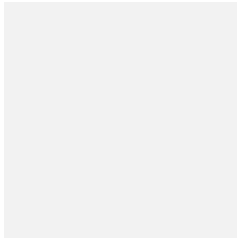
**From:** Brad Ward <[brad.ward@isthmus.co.nz](mailto:brad.ward@isthmus.co.nz)>  
**Sent:** Tuesday, 17 January 2023 3:50 p.m.  
**To:** Sunil Prasad <[sunilp@cheal.co.nz](mailto:sunilp@cheal.co.nz)>  
**Cc:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>; Iris Gramegna <[iris.gramegna@isthmus.co.nz](mailto:iris.gramegna@isthmus.co.nz)>; Caren Nunes <[caren.nunes@isthmus.co.nz](mailto:caren.nunes@isthmus.co.nz)>  
**Subject:** FW: [#220528] 6 Teitei Drive, Ohakune

Hi Sunil,

Giles has asked that I contact you for the latest survey information in Ohakune. I am not exactly sure what information you have but could we please receive a DWG of the information along with confirmation on the coordinate systems you use.

Thanks,  
Brad

**Brad Ward**  
Associate - Urban Design  
s 9(2)(a)



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

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**From:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Sent:** Tuesday, 17 January 2023 3:44 pm  
**To:** Brad Ward <[brad.ward@isthmus.co.nz](mailto:brad.ward@isthmus.co.nz)>  
**Cc:** Andrew Mirams <[Andrew.Mirams@isthmus.co.nz](mailto:Andrew.Mirams@isthmus.co.nz)>; James Pattullo <[james.pattullo@isthmus.co.nz](mailto:james.pattullo@isthmus.co.nz)>; Iris Gramegna <[iris.gramegna@isthmus.co.nz](mailto:iris.gramegna@isthmus.co.nz)>; Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>; Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>; 'Sunil Prasad' <[sunilp@cheal.co.nz](mailto:sunilp@cheal.co.nz)>  
**Subject:** 6 Teitei Drive, Ohakune

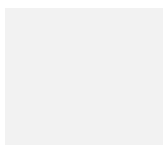
Hi Brad,

Cheal Consultants have finished the Survey of the site and can supply you that data in CAD.

Please contact Sunil at Cheal Consultants as he can sort this for Isthmus.

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](mailto:giles.tait@kaingaora.govt.nz)

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**NOTES:**

Asbuilt utilities may have other services in close proximity which are not shown for the purposes of this plan. Please identify existing utility locations and depths with the Ruapehu District Council GIS before any field investigation or construction.

Underground services shown here are indicative only. It is the Contractors responsibility to identify existing utility locations and depths prior to construction.

Coordinates are in terms of New Zealand Geodetic Datum 2000, Tuhirangi Circuit. Reduced Levels are in terms of New Zealand Vertical Datum 2016.  
 Origin: BM XII DP 363875  
 809823.24 mN  
 379644.71 mE  
 RL: 592.24m  
 Source: Land Information New Zealand Geodetic Database  
 Authorised date: 30/11/2018  
 Calculation Date: 30/11/2018  
 Contours Interval 0.25 m

Aerial Imagery has been captured with a DJI Matrice M300. Topographic information has been captured with a DJI Matrice M300, a DJI Zenmuse P1 Camera and a DJI Zenmuse L1 LIDAR unit, and a Leica GNSS System.

Areas of dense vegetation may not accurately reflect true ground levels due to obstructing a clear view of the ground beneath.

Aerial Imagery outside the extent of the UAV imagery has been obtained from the Land Information New Zealand and is provided under a Creative Commons Public License. It has been provided as a guide to where other features are positioned, or proposed on the ground, but may not be absolute.

Boundary information has been sourced from DP54909.



Section 35 Block VIII  
Makotuku SD

Section 54 Block VIII  
Makotuku SD

LL=591.93  
IL (1)=590.24  
IL (2)=590.19  
Pipe Ø 250 mm

LL=592.94  
IL (1)=590.46  
IL (2)=590.43  
Pipe Ø 250 mm

RL=591.71  
IS 1

Lot 1  
DP 62232

Lot 6  
DP 447694

Lot 7 DP 447694  
Kanuka Way

Lot 8  
DP 447694

RL=593.47  
IS 2

Lot 28  
DP 363875

Lot 29  
DP 363875

Lot 3  
DP 492144

Lot 1  
DP 562583

Lot 2  
DP 562583

Lot 3  
DP 562583

Lot 89 DP 370701

Lot 75 DP 370701

Lot 74 DP 370701

Lot 73 DP 370701

Lot 72 DP 370701

Lot 70 DP 370701

Lot 69 DP 370701

RL=592.24  
BM XII DP 363875 (EBC5)

Lot 60 DP 371953

Lot 59 DP 371953

Lot 58 DP 371953

Lot 12  
DP 4250

Lot 57  
DP 371953

**Survey Control Marks**

Description	RL	Northing	Easting
IS 1	591.71	810099.84	379582.84
M64/A(AGJF)	592.56	810258.48	379596.27
BM XII DP 363875 (EBC5)	592.24	809823.24	379644.71
IS 2	593.47	810007.21	379683.28

**Legend**

- Power Pole
- Street Light
- Street Sign
- Sewer Manhole
- Fire Hydrant
- Spot Height
- Survey Mark
- Cesspit
- Overhead Power Line
- Fence
- Earth Drain
- Boundary
- Road Abuttal
- Abuttal
- Minor Contours
- Major Contours
- Extent of UAV Survey
- Edge of Seal
- Kerb
- Building
- Dense Vegetation

Rev	Date	Amendment	By	Chk/ App
A	24/11/22	First Issue	GR	BG GR

Project Title  
**Kainga Ora  
 Homes and Communities  
 6 Teitei Drive, Ohakune**

Drawing Title  
**Topographic Survey of  
 Lot 2 DP 54909**




Task	Name	Date	Initials
Surveyed	G.Ripoll	02/11/22	GR
Designed			
Drawn	G.Ripoll	04/11/22	GR
Checked	B.Greer	24/11/22	BG
Approved	G.Ripoll	24/11/22	GR


Status **INFORMATION**

Scale A1  
 A3 1:1500 A3

Drawing Number  
**220528-TP001** Rev  
**A**



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 RE: Teitei Drive, Ohakune - Dark Sky Ruapehu

Sent: 26 January 2023 2:48 PM

From: Brad Ward

To: Giles Tait;

CC: Iris Gramegna; Caren Nunes;

---

 2 Attachments

 image001.jpg (6 KB);  image022901.png (6 KB);

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Message

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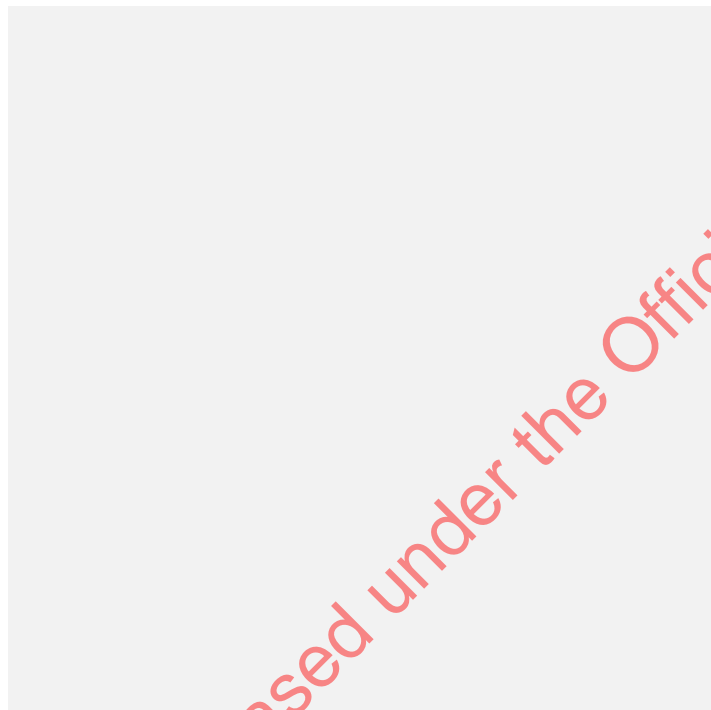
CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Giles,

Thanks for this, its good to know. We will have a think about what impact it might have on the final scheme and see if we can build a narrative around the protection of the Dark Sky within the proposal.

Cheers,  
Brad

**Brad Ward**  
Associate - Urban Design  
s 9(2)(a)



Website.  
Instagram.

---

**From:** Giles Tait <Giles.Tait@kaingaora.govt.nz>  
**Sent:** Thursday, 26 January 2023 2:45 pm  
**To:** Brad Ward <brad.ward@isthmus.co.nz>  
**Subject:** Teitei Drive, Ohakune - Dark Sky Ruapehu

Hi Brad,

Just crossed my mind that Ohakune is a dark sky region, see RDC link below

[Dark Sky Ruapehu - Ruapehu District Council \(ruapehudc.govt.nz\)](https://ruapehudc.govt.nz)

### Ruapehu Dark Sky Project

Ruapehu is remote and has amazing opportunities to enjoy the night sky. We would like to

enhance the experience for residents and tourists to enjoy the pristine night skies above Ruapehu.

While we are at the beginning of this journey to enhance the Dark Sky experience, we are sharing some information to understand what Dark Sky is, and how to be part of the journey. Our next step is to develop a Dark Sky strategy to put into place some steps to achieving that better and enhanced experience.

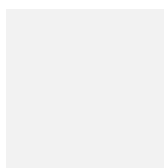
Those who have experienced the wonder of dark skies will appreciate the need to protect it in the same way we protect our air quality, water quality, land and marine environments, ecosystems and biodiversity.

*...carries on...hence the link*

How might this affect if any our final scheme plan for a subdivision?

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](mailto: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](http://www.kaingaora.govt.nz)

[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

Any opinions expressed in this message are not necessarily those of Kāinga Ora. This message and

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 FW: Teitei Dive Infrastructure services





Sent: 7 February 2023 2:49 PM

From: Giles Tait

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

---

 4 Attachments

 image001.png (2 KB);  imagebdd47e.JPG (67 KB);  image002.jpg (6 KB);  Ohakune WW Model Static Capacity Assessment.pdf (10 MB);

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Message

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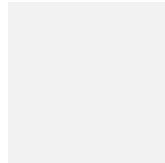
Hi Sunil,

Have you seen this report?

The only issue affecting capacity for our development would be PDWF2.

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](mailto: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](http://www.kaingaora.govt.nz)

**From:** Vini Dutra <[Vini.Dutra@ruapehudc.govt.nz](mailto:Vini.Dutra@ruapehudc.govt.nz)>

**Sent:** Monday, 12 December 2022 5:02 PM

**To:** Ree Anderson <[ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Colleen McCorkindale <[Colleen.McCorkindale@kaingaora.govt.nz](mailto:Colleen.McCorkindale@kaingaora.govt.nz)>; Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>; Ewen Skinner | Morrison Low <[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>; Rina Hepi <[Rina.Hepi@ruapehudc.govt.nz](mailto:Rina.Hepi@ruapehudc.govt.nz)>; Stuart Watson <[Stuart.Watson@ruapehudc.govt.nz](mailto:Stuart.Watson@ruapehudc.govt.nz)>; Helen Leahy <[helen@ngatirangi.com](mailto:helen@ngatirangi.com)>; Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>; Cynthia Ward <[Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)>

**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>

**Subject:** RE: Teitei Dive Infrastructure services

Some people who received this message don't often get email from [vini.dutra@ruapehudc.govt.nz](mailto:vini.dutra@ruapehudc.govt.nz). [Learn why this is important](#)

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Dear all

Thanks for your time today.

I would like to share the static capacity report from the Ohakune Wastewater Network Modelling project.

Please see attached.

Colleen, feel free to ask me directly any further questions you may have.

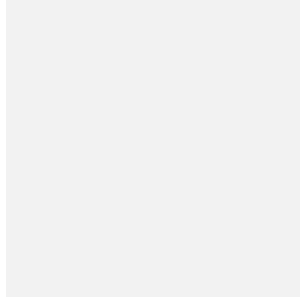
Thanks.

-----  
Vini Dutra



Executive Manager Infrastructure  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: s 9(2) Fax: 07 895 3256 | Mobile s 9(2)(a)  
email: [Vini.Dutra@ruapehudc.govt.nz](mailto:Vini.Dutra@ruapehudc.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)



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-----

---

**From:** Ree Anderson <[ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>  
**Sent:** Monday, 12 December 2022 2:35 pm  
**To:** Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Colleen McCorkindale <[colleen.mccorkindale@kaingaora.govt.nz](mailto:colleen.mccorkindale@kaingaora.govt.nz)>; Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>; Ewen Skinner | Morrison Low <[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>; Vini Dutra <[Vini.Dutra@ruapehudc.govt.nz](mailto:Vini.Dutra@ruapehudc.govt.nz)>; Rina Hepi <[Rina.Hepi@ruapehudc.govt.nz](mailto:Rina.Hepi@ruapehudc.govt.nz)>; Stuart Watson <[Stuart.Watson@ruapehudc.govt.nz](mailto:Stuart.Watson@ruapehudc.govt.nz)>; Helen Leahy <[helen@ngatirangi.com](mailto:helen@ngatirangi.com)>; Paki Maaka <[paki.maaka@kaingaora.govt.nz](mailto:paki.maaka@kaingaora.govt.nz)>; Cynthia Ward <[Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)>  
**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>  
**Subject:** Teitei Dive Infrastructure services

Kia ora koutou

Stuart Watson from RDC has provided the attached maps of infrastructure services for Teitei Drive as requested - he and Giles also walked over the site this morning.

The red lines on the Map are the Wastewater Services. The bulk WW pipe currently stops at Unit 2 Number 4 Teitei Drive.

The Blue lines are the Water Services. I understand the bulk Water line stops at the children's playground.

The wiggly orange line is a contour line.

Start will be at the meeting this afternoon and can speak to the maps.

"See you" soon.

Kind regards, Ree

# Ohakune Wastewater Network Modelling

## Static Capacity Assessment

---

<b>Project:</b>	Ohakune Wastewater Network Modelling		
<b>Our reference:</b>	424652	<b>Your reference:</b>	P.O. 7300139267
<b>Prepared by:</b>	Catherine Dagan	<b>Date:</b>	March 2022
<b>Approved by:</b>	Sarah Davies	<b>Checked by:</b>	Tom Lecomte
<b>Subject:</b>	Static Capacity assessment		

---

## 1 Introduction

As an alternative to the model calibration and system performance assessment, the development of a static model is commonly used and often preferred to evaluate the impact of new developments on the existing wastewater system.

Static models have the advantage of being rapidly set up and are still considered as the most reliable approach to assess the capacity of the extremities of a network. This approach is however proven to be conservative for the most downstream parts of the network.

In this assessment, the static model of Ohakune wastewater network is to be used to determine the theoretical ability of the network to accept future growth and development, which is particularly relevant for Ruapehu District Council to respond to resource consents.

The analysis will highlight and prioritise the parts of the system predicted to be impacted the most by the forecasted population growth. However, the approach is not suitable to accurately assess the pipe surcharge, or the volume spilled at the uncontrolled overflows. This assessment will be achieved once the system performance of the calibrated model is undertaken.

## 2 Model update

The existing (2021) scenario of the static model was developed from the Ohakune model used for the on-going calibration.

Two additional scenarios were implemented to represent the 2026 and 2031 population growth.

### 2.1 Wastewater network

The model is built based on the GIS asset data provided in April 2021, with the amendments implemented during the model build and the on-going calibration on the missing or unreliable data.

No committed projects have been modelled as part of this capacity assessment.

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

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## 2.2 Population growth

The population projection, presented in Table 2.1, was extracted from the 'Ruapehu District Council Growth Projections 2020-2031 dated January 2021 (Ohakune)' with the amendment provided in December 2021. The assumptions and distribution methodology are consistent with the approach used in the water supply network model study completed in 2021, see 'Okahune Township Water Supply Network Model, Mott MacDonald, Version C, December 2021'.

**Table 2.1: Ohakune peak population 10-year forecast**

	2021	2026	2031
Peak Population <sup>1</sup>	9,544	10,773	12,010

1: Peak population includes 1) Usually resident population, 2) Holiday home, 3) Overnight visitors, and 4) Other visitors.

The new growth areas and connection points to the existing wastewater network are shown in Figure 2.1.

## 2.3 Design flows

Static model uses design flows, which parameters were taken from the 'NZS 4404:2010 Land Development and Subdivision Infrastructures, October 2010' section 5.3.5.1:

- Average dry weather flow (ADWF) of 180 litres per day per person (NZS 4404:2010 recommends an ADWF of 180 to 250 l/d/person).
- Dry weather diurnal peak factor of 2.5.
- Dilution/infiltration factor of 2 for peak wet weather.

Two design flows were utilised in this capacity assessment:

1. Peak Dry Weather Flow (PDWF), implemented in the model as constant flows of 360l/d/pers. and associated to the distributed residential population, and
2. Peak Wet Weather Flow (PWWF), implemented in the model as constant flows of 900l/d/pers. and associated to the distributed residential population.

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 Fwd: Question: Comprehensive Residential Development -TeiTei Drive




Sent: 15 February 2023 12:40 PM

From: Ree Anderson

To: Katherine Hu;

CC: paki maaka; Gerard Thompson; Colleen McCorkindale; Brad Ward; fraserm@barker.co.nz; Giles Tait; Ewen Skinner | Morrison Low; Clive Manley;

 3 Attachments

 image003.png (2 KB);  image2e724e.JPG (67 KB);  image001.png (2 KB);

Message

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Kia ora Katherine

As discussed at the project team working group meeting on Friday I have enquired about the interpretation of the Ruapehu District Plan regarding subdivision and Comprehensive Residential Development (CRD).

Please see the advice received from the Council's Planner below. Effectively this indicates that an integrated land use and subdivision concept will be required for a CRD.

Please let me know if you would like to discuss further or are happy to discuss again at the next project working group meeting.

Most appreciated.

Kind regards, Ree

Ree Anderson | Director | [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)



Tel: +64 27 687 9709 | PO Box: 56097 Dominion Road, Auckland, 1446

Begin forwarded message:

**From:** Richard Gibbs <[richard.gibbs@ruapehudc.govt.nz](mailto:richard.gibbs@ruapehudc.govt.nz)>  
**Subject:** RE: Question: Comprehensive Residential Development -TeiTei Drive  
**Date:** 15 February 2023 at 12:00:30 PM NZDT  
**To:** Ree Anderson <[ree.anderson@icloud.com](mailto:ree.anderson@icloud.com)>, Heni Butler <[Heni.Butler@ruapehudc.govt.nz](mailto:Heni.Butler@ruapehudc.govt.nz)>  
**Cc:** Warrick Zander <[Warrick.Zander@ruapehudc.govt.nz](mailto:Warrick.Zander@ruapehudc.govt.nz)>, Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>, Ewen Skinner | Morrison Low <[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>

Hi Ree

Comprehensive Residential Development (CRD) is a Land Use. A CRD proposal that meets all the matters set out in Specific Condition RE3.4.7, is a Discretionary Activity. It is not a Subdivision provision, although subdivision of land and units may follow the completion of a CRD. As a Land Use, any application for Resource Consent will require full site layout plans and building design plans, along with design assessment demonstrating compliance with RE3.4.7 and an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment (Sec 88 of the RMA).

A CRD is undertaken as a complete development. If it is intended to build individual houses on prior subdivided sections, this is not a CRD. Subdividing land and then building individual dwellings is a residential development/subdivision and if the residential development/subdivision does not meet the Residential Density provisions (RE3.3.2), then the development/subdivision is a Non-Complying Activity.

If a proposal for a CRD meets the requirements for a CRD and the application for resource

consent includes applications for both Land Use and subdivision, then both Land Use and Subdivision are a Discretionary Activity. An application for a Discretionary Activity may be granted or declined and if granted may have conditions (Sec 87A(4)).

The subdivision of land in the absence of a CRD Land Use consent is a Non-Complying Activity, unless it is lodged as part of the same application in which case the Land Use and Subdivision could be bundled with an overall Discretionary Activity status.

Regards  
Richard

-----  
Richard Gibbs  
Environmental Planner  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: S [redacted] | Fax: 07 895 3256 | Mobile:  
email: [richard.gibbs@ruapehu.govt.nz](mailto:richard.gibbs@ruapehu.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)

(a)

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**From:** Ree Anderson <[ree.anderson@icloud.com](mailto:ree.anderson@icloud.com)>  
**Sent:** Friday, February 10, 2023 4:02 PM  
**To:** Heni Butler <[Heni.Butler@ruapehudc.govt.nz](mailto:Heni.Butler@ruapehudc.govt.nz)>; Richard Gibbs <[richard.gibbs@ruapehudc.govt.nz](mailto:richard.gibbs@ruapehudc.govt.nz)>  
**Cc:** Warrick Zander <[Warrick.Zander@ruapehudc.govt.nz](mailto:Warrick.Zander@ruapehudc.govt.nz)>; Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>; Ewen Skinner | Morrison Low <[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>  
**Subject:** Question: Comprehensive Residential Development -TeiTei Drive

Hi Heni and Richard

As you know we are working closely with Kainga Ora and Ngāti Rangi to prepare a resource consent application for Comprehensive Residential Development at Teitei Drive.

I will liaise with Warwick shortly about the engagement of Grant Eccles as an independent planner to review any resource consent and be involved in pre-application meetings etc that will be lodged as RDC/KO is applicant.




However, in the meantime I have a query regarding the interpretation of the Ruapehu District Plan.


The definition of Comprehensive Residential Development is :

### Comprehensive Residential Development

Means a development of an integrated residential development, including residential units, open space, access and other activities. The development may include retirement villages and other group housing schemes with accommodation ranging from shared accommodation to individual residential units. Ancillary facilities could include medical care, recreation, or other communal facilities which offer exclusive services to the residents of the development.

We (KO and RDC) are intending to apply for a subdivision resource consent application for comprehensive residential development (CRD) with lots complying the average net site area of at least 300m2 lot size. (Rule RE3.4.7)

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 Quote for waterway ecological assessment, 6 Teitei Drive Ohakune

Sent: 15 February 2023 5:17 PM

From: Rachel Griffiths

To: Giles Tait;

 1 Attachments

 Q000691-FINAL.docx (2 MB);

## Message

You don't often get email from rachelg@kahuenviro.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.**

Kia ora Giles,

Thank you for the opportunity to quote for this work, and for your patience while I prepared it! Please find our estimate attached.

If you would like to discuss anything further or if anything needs clarification please don't hesitate to give me a call or fire through an email.

I hope you and your family have fared well during this crazy weather with all the disruptions it has been causing our communities. We've still got a bit to come over the next two days and school will be closed again tomorrow - eek!

Take care out there,

Ngā mihi,

Rachel



Rachel Griffiths



Attention: Giles Tait  
Kainga Ora  
PO Box 84143  
Westgate  
Auckland  
Auckland 0616  
New Zealand

**Date**  
13 February 2023

**Estimate Number**  
Q000691

**Job Number**

## ESTIMATE - Stream assessment - Teitei Drive, Ohakune

Thank you for asking us to provide you with a fee estimate for the following project:

**Stream assessment - Teitei Drive, Ohakune** - Assess stream permanence and ecological values for proposed housing development, 6 Teitei Drive, Ohakune.

### Scope:

You would like us to assess the stream permanence/type and ecological values associated with waterways on the site of a proposed residential development at 6 Teitei Drive Ohakune, and prepare a report with maps and any recommendations.

The development has four stages, with Stage 1 being the key stage in question, but we will look at overall site ecological values (associated with waterways), connectivity and wider catchment context.

We will endeavour to get to the site in early March 2023 (subject to contract agreement), with reporting completed by early April 2023.

### What we'll do:

- We will walk the full site and carry out rapid habitat assessments of the waterways and riparian areas, and eDNA samples (to help identify stream inhabitants such as tuna/eels, whitebait species/*Galaxiids* and any stream macroinvertebrates) at key locations. Locations of native and pest plant vegetation will be noted.
- We will note flow and pooling, stream bed type and form, and note in-stream habitat values
- We will photograph and take GPS points of key aspects.
- We will confirm stream type and permanence noting that (definitions from Horizons 'Essential Freshwater' supporting material):
  - An **ephemeral waterway** is an area of land with no defined stream bed and which is above the water table at all times. It only flows during, and shortly after, rain events.
  - An **intermittent watercourse** is where stream reaches cease to flow for some periods of the year because the bed can be above the water table at times.



- A **permanent watercourse** has continually flowing reaches of a river or stream.
- Both intermittent and permanent streams will have an ‘active bed’ – this means the bed of a river that is intermittently flowing and where the bed is predominantly unvegetated and comprises sand, gravel, boulders or similar material.
- Additionally, from schedule E (Horizons One Plan):
  - Wetland areas include permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. The presence of water may be permanent, seasonal (ephemeral) or periodical, and is not always present as an open body.
  - Ephemeral wetlands are usually of moderate fertility and neutral pH, characterised by a marked seasonal high water table, ponding and drying. Change in water levels can be very dramatic to the point of complete drying and fluctuations between aquatic and terrestrial plant species can occur. Ephemeral wetlands are fed by groundwater or an adjacent waterbody. Ephemeral wetlands typically support turf habitat (generally < 3 cm tall). Ephemeral wetlands sometimes support rushland scrub.

Figure 1 - map (provided) showing development site and modelled waterway extent

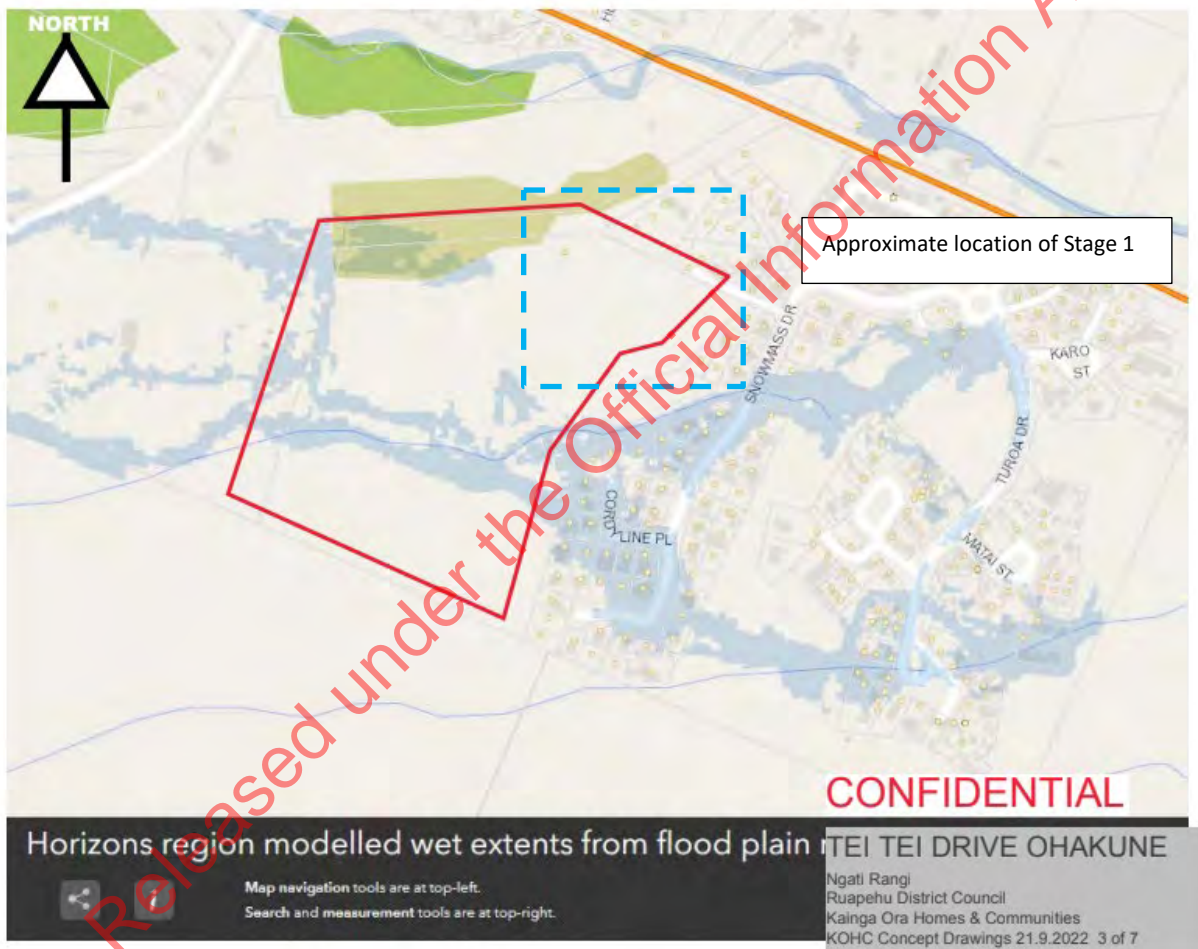


Figure 2 - aerial map showing waterways to be assessed and sites for eDNA testing



**Assumptions and considerations:**

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).

Any supporting background documentation (such as hydrology reports, groundwater information, maps, photos and other ecological reports) will be made available to support the survey.

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.

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.

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.

**Cost estimate:**




Tasks	Time	Rate	Amount
<b>Admin</b> Organising and sending eDNA samples	s 9(2)(b)(ii)		
<b>Field work</b> Site visit and waterway assessment			


Tasks	Time	Rate	Amount
<b>GIS Services</b> Mapping of streams/waterways - ecological aspects	s 9(2)(b)(ii)		
<b>Meetings/hui</b> Meetings/hui with client and/or other parties involved in the project.			
<b>Peer review</b> Internal peer review.			
<b>Report preparation</b> Report drafting and finalising.			
<b>Research and investigations</b> Undertake research and background investigations necessary to prepare expert advice.			
<b>Travel</b> Time spent travelling to and from site (Martinborough to Ohakune return trip)			
<b>Costs</b>			
Motel accommodation and meals (dinner, breakfast) for one night			
Vehicle hire and fuel			
eDNA basic freshwater sample pack (field kit and analysis) - per pack			
eDNA contingency kit plus pack of wetland filters			

Valid To: 13 March 2023

If you are happy to proceed on the basis of the above fee estimate for this project, please sign and return to us the attached engagement contract. If you have any questions or would like to make amendments to the estimate, please feel free to contact us to discuss.

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 RE: New Supplier RFI - Kahu Environmental Limited.

Sent: 16 February 2023 4:21 PM





From: Fletcher Wilson

To: david ross;

CC: Giles Tait;

---

 4 Attachments

 image002.jpg (19 KB);  image003.png (62 KB);  image005.jpg (7 KB);  image006.png (94 KB);

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Message

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Hi David

Thanks for the quick response.

I think the attachment was missing on that last one?

Regards,

## Fletcher Wilson

**Assistant Development Manager - Greenfield & Complex**  
Urban Development and Delivery

Mobile: s 9(2)(a)  
Email: [Fletcher.Wilson@kaingaora.govt.nz](mailto: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](http://www.kaingaora.govt.nz)

**From:** David Ross <[davidr@kahuenviro.co.nz](mailto:davidr@kahuenviro.co.nz)>  
**Sent:** Thursday, 16 February 2023 1:26 PM  
**To:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Cc:** Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>  
**Subject:** Re: New Supplier RFI - Kahu Environmental Limited.

You don't often get email from [davidr@kahuenviro.co.nz](mailto:davidr@kahuenviro.co.nz). [Learn why this is important](#)

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Hi Giles and Fletcher

I am indeed the person to help you with those details, and any upcoming contracting. As a starter here's our bank account and GST confirmation.

Regards  
David

**David Ross**  
Practice Manager

s 9(2)(a) 123 Main Street, Greytown  
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On 16/02/2023, at 11:17, Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)> wrote:



Hi David,

To set up Kāhu Environmental Limited as a Kāinga Ora supplier, you might be better able to assist with the information my colleague requested from Rachel?

Note: Fletcher, David is the Practice Manager for Kāhu Environmental.

Kind regards

Giles

<image002.jpg>

## Giles Tait

**Senior Development Manager - Greenfield & Complex**  
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: [giles.tait@kaingaora.govt.nz](mailto:giles.tait@kaingaora.govt.nz)

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**From:** Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>

**Sent:** Thursday, 16 February 2023 10:47 AM

**To:** 'Rachel Griffiths' <[rachelg@kahuenviro.co.nz](mailto:rachelg@kahuenviro.co.nz)>

**Cc:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>

**Subject:** New Supplier RFI - Kahu Environmental Limited.

Morning Rachel

I've been asked to assist with onboarding Kahu Environmental as a new supplier with Kāinga Ora, and to arrange the Kāinga Ora SFA agreement for these works.

To complete the onboarding I'll need a couple pieces of information.

**GST number** (IRD letter as evidence, a screenshot from the online MyIR portal (providing there is clear visibility of the Organisations Legal Name, contact details, GST number and website address)).

**Bank account details** (banking slip as evidence, a screenshot from online banking (providing there is clear visibility of the Bank's website address, logo and the holder's Bank Account name and number).)

If you couple please provide this information to me, I can start the process.

As an update on the SFA - I have started this process and will have this to you shortly.

Regards

<image003.jpg>

## Fletcher Wilson

**Assistant Development Manager - Greenfield & Complex**  
Urban Development and Delivery

Mobile: s 9(2)(a)  
Email: [Fletcher.Wilson@ka](mailto:Fletcher.Wilson@ka)

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Kāinga Ora - Homes and Communities  
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | [www.kaingaora](http://www.kaingaora)

**From:** Rachel Griffiths <[rachelg@kahuenviro.co.nz](mailto:rachelg@kahuenviro.co.nz)>  
**Sent:** Wednesday, 15 February 2023 5:17 PM  
**To:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Subject:** Quote for waterway ecological assessment, 6 Teitei Drive Ohakune

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Kia ora Giles,

Thank you for the opportunity to quote for this work, and for your patience while I prepared it! Please find our estimate attached.

If you would like to discuss anything further or if anything needs clarification please don't hesitate to give me a call or fire through an email.

I hope you and your family have fared well during this crazy weather with all the disruptions it has been causing our communities. We've still got a bit to come over the next two days and school will be closed again tomorrow - eek!

Take care out there,

Ngā mihi,

Rachel

<~WRD000.jpg>

**Rachel Griffiths**  
Ecologist

s 9(2)(a)

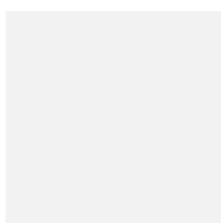
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

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 RE: Teitei Drive, Ohakune


Sent: 16 February 2023 9:46 AM

From: Fraser McNutt

To: Ree Anderson; Giles Tait;

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 1 Attachments

 image001.png (2 KB);

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Message

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Cheers Ree, that all makes good sense.

Ngā mihi | Kind regards,

---

**FRASER MCNUTT**  
Partner/Waikato Manager  
s 9(2)(a)  
[FraserM@barker.co.nz](mailto:FraserM@barker.co.nz)

[barker.co.nz](http://barker.co.nz)

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**From:** Ree Anderson <[ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>  
**Sent:** Thursday, 16 February 2023 9:39 am  
**To:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Cc:** Fraser McNutt <[FraserM@barker.co.nz](mailto:FraserM@barker.co.nz)>  
**Subject:** Re: Teitei Drive, Ohakune

You don't often get email from [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz). [Learn why this is important](#)

Hi Giles

Richard Gibbs cannot meet tomorrow -he can only meet next week. He will email me some time later indicating days/times when he is available so we can work something out as soon as possible.

Also he is following up with Warwick (the Regulatory Manager) to have a processing planner appointed as he believes that person should be involved early on so there is one set of advice given.

I'll be back in touch soon.

Kind regards, Ree

Ree Anderson | Director | [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)

Tel: s 9(2)(a) | PO Box: 56097 Dominion Road, Auckland, 1446

On 15/02/2023, at 8:54 PM, Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)> wrote:

Hi Ree,

Further to our telephone conversation and the discussion regarding a Comprehensive Residential Development versus a Subdivision can you check the availability of Richard Gibbs for a meeting between 10-11:30am on Friday (17<sup>th</sup> Feb)?

Kind regards

Giles

<image001.jpg>

## Giles Tait

**Senior Development Manager - Greenfield &  
Complex**  
Urban Development and Delivery

Mobile: s 9(2)(a)




Email: [giles.tait@kaingaora.govt.nz](mailto:giles.tait@kaingaora.govt.nz)


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 Teitei development - follow up meeting notes

Sent: 22 February 2023 11:28 AM

From: Fraser McNutt

To: Giles Tait; Richard Gibbs; Warrick Zander; Ree Anderson;

CC: Tessa Owen; Katherine Hu;

Message

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Hi All

Thanks for the opportunity to meet this morning @ 8.30am online. My key takeaways/notes below.

In attendance:

**Warrick Zander**  
**Richard Gibbs**  
**Giles Tait**  
**Ree Anderson**  
**Fraser McNutt**

1. **GT** and **RA** explained importance of the project, funding, timing and overall holistic approach to site.
2. **FM** & **RG** discussed options for enabling the outcomes described.

Option 1 – wrap around sensitive existing residential interface (aka Snowmass Dr) with 450m2 lots with super lots and roads for balance of subject site

Option 2 (preferred) – wrap around sensitive existing residential interface with 450m2 lots with balance of stage 1 @ circa 300m2 sized lots.

3. **FM** and **RG** discussed the info requirements for Option 2
  - Achieve good connectivity.
  - Manage interface with residential zone
  - Push densities towards the inner of the subject site to better manage potential effects (locally)
  - Produce a basic bulk and location plan and concurrent LUC for sites under 450m2
  - Demonstrate compliance with standards and confirm typology
  - Won't require LUC to be given effect to prior to s223/s224c issuing for sub 450m2 sites
4. **RG** explained s95 Process and history of previous DP re density and Snowmass Drive i.e. no density rules and high density zoning. Mentioned importance of consultant planner linking up with project team also.
5. **FM** explained importance of agreed approach and that continuity be had with consultant planner for Council. **WZ** mentioned he'd oversee this.
6. Next steps - move to a pre application meeting (**FM** to arrange with Council) – likely mid March

Thanks

Ngā mihi | Kind regards,

---




**FRASER MCNUTT**  
Partner/Waikato Manager  
s 9(2)(a)  
[FraserM@barker.co.nz](mailto:FraserM@barker.co.nz)

PO Box 9342,  
Waikato Mail Centre, Hamilton 3240  
298 Victoria Street Hamilton 3204

Kerikeri, Whangārei, Warkworth,



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 [#220528] Cheal Consultants Revised Coat Estimate for 6 Teitei Drive, Ohakune

Sent: 28 February 2023 2:55 PM

From: Mary Chappel

To: Notices;

CC: Sunil Prasad; Anthony Moss;

**Note:** This Message was sent with High Importance.

 1 Attachments

 Cost Estimate Report - Engineering Design and Construction Supervision.pdf (269 KB);

### Message

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Good Afternoon Sam

On behalf of Sunil Prasad please find attached as a PDF, a Revised Cost Estimate Report for your project at 6 Teitei Drive, Ohakune.

Please contact Sunil should you have any queries – SunilP@cheal.co.nz / Office: 07 378 6405 / Mobile: s 9(2)(a)

**Kind regards**  
**Mary Chappel**  
**Taupo Engineering Administrator**  
**Cheal Consultants Ltd**

P: +64 7 378 6405

E: [MaryC@cheal.co.nz](mailto:MaryC@cheal.co.nz)

Level 1, 4 Horomatangi Street, Taupō 3330