

1 GOLDING ROAD PRIVATE PLAN CHANGE – CONSULTATION REPORT

Dated: June 2021

1.1 SUMMARY

PERSON/GROUP	OVERVIEW
Other landowners in the PPC extent	
Chak Cheng Michael Fu (17 Royal Doulton Drive)	Multiple emails have been exchanged and phone calls held. We understand this party has specific zoning preferences that differ from that proposed in the PPC request.
Shen and Zheng Investments Limited (25 Royal Doulton Drive)	Multiple emails have been exchanged with this party across the development of the PPC request. This party is supportive and is an active contributor to the progress of the plan change.
Shen Development Limited (27/27D Royal Doulton Drive)	Multiple emails have been exchanged with this party across the development of the PPC request. This party is supportive and is an active contributor to the progress of the plan change.
Taini Eruera Takahi Clarke, Loncey Daniel Clarke, Tristy Isabelle Thelma Clarke (27A Royal Doulton Drive)	Multiple attempts (emails/a property visit/letter drop) have been made to contact this party but no specific response on the PPC request has been provided.
YLH Holdings Limited (152 Golding Road)	Multiple emails have been exchanged and meetings (24/11/20) held with this party and their legal counsel (Daniel Sadlier – Ellis Gould). We understand this party has preferences (e.g. zoning) that differ from that proposed.

PERSON/GROUP	OVERVIEW
Selina Lily Deadman (160 Golding Road)	Multiple attempts (emails/phone calls/letter drops) have been made to contact this party but no specific response on the PPC request has been provided.
Bloodstock Lodge Limited (49 Yates Road)	Multiple attempts (emails/property visit/letter drops) have been made to contact this party but no specific response on the PPC has been provided. We understand that during a site visit from the ecologist that the landowner was present and was made aware of the intention to lodge a request and did not make any notion of opposition.
Mana Whenua	
Ngāti Te Ata Waiohua (Karl Flavell – Manager Te Taiao Unit (Environment Heritage))	<ul style="list-style-type: none"> 10/06/21 – A copy of the plan change application has been provided to this party.
Ngāti Tamaoho (Lucie Rutherford – RMA Technical Officer)	<ul style="list-style-type: none"> 19/10/20 – A site visit with Ms Rutherford was undertaken. 11/05/21 – A Cultural Values Assessment an addendum to the Mana Whenua Engagement Summary prepared for the PPSP was provided. This is attached (Appendix M) to the Assessment of Environmental Effects.
Waikato-Tainui	<ul style="list-style-type: none"> 10/06/21 – A copy of the plan change application has been provided to this party.
Auckland Council	
Bill Cashmore (Deputy Mayor & Franklin Ward Councillor)	<ul style="list-style-type: none"> 11/3/20 – A meeting at Auckland Council was held to discuss the prospect of lodging a PPC request. Support for residential development in the area was expressed however managing the interface with Pukekohe Park

PERSON/GROUP	OVERVIEW
	<p>was noted as important. It was recommended that additional Business – Light Industry Zone be used as buffer which was acknowledged. Minutes taken by BSL for this meeting are attached.</p>
<p>Franklin Local Board (Andrew Baker – Chairperson)</p>	<ul style="list-style-type: none"> 10/3/20 – A brief meeting in the Pukekohe Birch Surveyors office was held with Mr Baker to discuss the future growth of Pukekohe and how the PPC request could provide for this. 11/3/20 – A meeting at Auckland Council was held to discuss the prospect of lodging a PPC request. Support for residential development in the area was expressed however managing the interface with Pukekohe Park was noted as important. It was recommended that additional Business – Light Industry Zone be used as buffer which was accepted. Minutes taken by BSL for this meeting are attached.
<p>Plans & Places / Structure Planning Team (John Duguid – General Manager) (Craig Cairncross – Team Leader Central South) (Celia Davison – Manager Central South)</p>	<ul style="list-style-type: none"> 22/11/19 – A meeting at Auckland Council was held to discuss the prospect of lodging a PPC request. Potential infrastructural constraints were identified as an issue to be wary of given the known pitfalls of rezoning prior to resolving these matters. Minutes taken by BSL for this meeting are attached. 14/1/20 – A meeting at Auckland Council was held to discuss the prospect of lodging a PPC request. The primary matter discussed was transport and the need to provide any infrastructural upgrades. Minutes taken by BSL for this meeting are attached. 27/11/20 – A meeting at Auckland Council was held to discuss progress on the PPC request. Key notes taken by Golding Meadow Developments Limited for this meeting are attached.
<p>Development Programme Office (John Dunshea – General Manager)</p>	<ul style="list-style-type: none"> 14/1/20 – A meeting at Auckland Council was held to discuss the prospect of lodging a PPC request. The primary matter discussed was transport and the need to provide any infrastructural upgrades. Minutes taken by BSL for this meeting are attached.
<p>Healthy Waters (Paula Vincent – Principal)</p>	<ul style="list-style-type: none"> 30/4/21 – Meeting with Healthy Waters at Auckland Council to discuss the SMP. 2/6/21 – Meeting with Healthy Waters at Auckland Council to discuss revisions made to the SMP.

PERSON/GROUP	OVERVIEW
(Nimal Gamage – Senior Engineer)	
<p>Watercare</p> <p>(Ilze Gotelli – Head of Major Developments)</p> <p>(Kerryn Swanepoel – Major Development Programme Lead)</p>	<ul style="list-style-type: none"> 22/11/19 – A meeting at Auckland Council was held to discuss the prospect of lodging a PPC request. Potential infrastructural constraints were identified as an issue to be wary of given the known pitfalls of rezoning prior to resolving these matters. (Note: Only Ms Swanepoel attended). Minutes taken by BSL for this meeting are attached. 14/1/20 – A meeting at Auckland Council was held to discuss the prospect of lodging a PPC request. The primary matter discussed was transport and the need to provide any infrastructural upgrades. (Note: Only Ms Swanepoel attended). Minutes taken by BSL for this meeting are attached. 9/4/21 – Feedback (ref: CON-61581) (attached) from Ms Swanepoel was received on the wastewater/water supply report. 27/11/20 – A meeting at Auckland Council was held to discuss progress on the PPC request. Key notes taken by Golding Meadow Developments Limited for this meeting are attached.
<p>Auckland Transport</p> <p>(Rebecca Phillips – Manager Land Use Planning)</p>	<ul style="list-style-type: none"> 16/11/20 – Email sent to Ms Phillips regarding the PPC request. 27/10/20 – Meeting held with Ms Phillips, Sir William Birch and Leo Hills. 27/11/20 – A meeting at Auckland Council was held to discuss progress on the PPC request. Key notes taken by Golding Meadow Developments Limited for this meeting are attached.
Other parties	
<p>KiwiRail</p> <p>(Pam Butler – Senior RMA Advisor)</p>	<ul style="list-style-type: none"> 26/1/21 – Phone call to discuss the PPC request, specifically the zoning sought for the site and how this would interface with KiwiRail infrastructure. 1/2/21 – Email correspondence on KiwiRail’s stance was received from Ms Butler (attached). Noise sensitive activities in the Business – Light Industry Zone are addressed in the proposed precinct.

PERSON/GROUP	OVERVIEW
Chorus (Liz Bath – Property Development Coordinator)	<ul style="list-style-type: none"> 19/4/21 – Email correspondence on the availability of infrastructure in the locality and the general serviceability of the site was received from Ms Bath (attached).
Counties Power (Holly Benadie – Customer Connections Coordinator)	<ul style="list-style-type: none"> 7/4/2021 – A connection request application (ref: CP00029804) (attached) was lodged with Counties Power and received by Ms Benadie. 21/4/2021 – Email correspondence was received from Counties Power (attached) advising there were material delays on providing quotes/feedback on serviceability.
Waikato Regional Council (Brian Richmond – Resource Officer) (Sarah Knott – Graduate Policy Advisor)	<ul style="list-style-type: none"> 18/5/2021 – An email to Mr Richmond was sent. 9/6/2021 – Feedback was received from Ms Knott.

MINUTES OF MEETING

Project Name:	N/A	Our Ref:	PN 4294
Project Description:	Meeting to discuss potential Private Plan Change (PPC) by Golding Meadow Development and Auckland Trotting Club.		
Date:	22/11/2019		
Time:	12.00pm		
Location:	Auckland Council Offices (Albert Street)		
Attendees:	Sir William Birch (Birch Surveyors), James Oakley (Birch Surveyors) Jo (Golding Meadow), Kovy Cen (Golding Meadow) Graham Harford (Dawson Harford), Mauro Barsi (Auckland Trotting Club) Craig Cairncross (Plans & Places), Celia Davison (Plans & Places), Kerryn Swanepoel (Watercare)		
Absent:	Dr Li (Golding Meadow)		
ITEM	DISCUSSION	ACTION	
1. The case for a PPC	<p>Following brief introductions from all of the attendees, Sir William took the attendees through the key points document that was tabled outlining the broad case for a PPC touching on urban design, economic and infrastructural matters.</p> <p>These points included (but were not limited to) the critical shortage of live-zoned residential land in Pukekohe which is currently inadequate to meet projected growth, the close proximity of the subject land to the Pukekohe town centre/train station and the ability to extend existing service infrastructure to the subject land.</p>	N/A	
2. Key considerations	<p>Whenuapai was used as an example by Celia to highlight the pitfalls that can arise when pre-emptively live-zoning land without adequately accounting for infrastructural considerations. This point was emphasised specifically in relation to the roading constraints present in the Franklin area and the lack of funding for infrastructure in general. In response, Sir William highlighted that the subject land can accommodate the nearby arterial route that is proposed. Sir William also referenced the proposed business/industrial land (both on the subject land and throughout Pukekohe) that will generate local employment opportunities and reduce the need to travel away from Pukekohe.</p> <p>The importance of putting out a consistent message across to developers was raised by Celia so as not to force the situation of initiating a PPC process too early. Alternatively, it was offered that a pre-application style approach could be utilised whereby discussions could be held with experts to determine the key areas that require attention.</p>	N/A	
3. Next steps	<p>Discussions were held on how to proceed forward with a PPC process following the meeting.</p> <p>It was agreed that Celia would look to arrange a meeting to take place involving John Duguid (General Manager - Plans & Places) and John Dunshea (General Manager - Development Programme Office). Prior to that, Celia suggested a further meeting with the Structure Planning team as a preliminary to the meeting with John Duguid and John Dunshea to take place within the next fortnight.</p> <p>Following this meeting to be scheduled, a formal account can be set up with Auckland Council and a program of works developed.</p>	CD	
Meeting closed:	1.30pm		
Next meeting:	To be confirmed by Celia.		
Post-Meeting Notes:	N/A		

MINUTES OF MEETING			
Project Name:	Golding Road Private Plan Change	Our Ref:	PN 4294
Project Description:	Meeting to discuss the prospect of advancing a Private Plan Change (PPC)		
Date:	14/1/20		
Time:	1:00PM		
Location:	Auckland Council Building (Albert Street)		
Attendees:	Auckland Council: John Duguid, John Dunshea, Celia Davison (CD), Craig Cairncross (CC), Kerry Swanepoel (KS) Golding Meadow Developments Limited: Jo (J), Kovy Cen (KC), Auckland Trotting Club: Mauro Barsi (MB), Graham Harford (GH) Birch Surveyors Limited: Sir William Birch (SWB), Kelly Bosgra (KB), James Oakley (JO)		
ITEM	DISCUSSION		ACTION
1. Introduction	The attendees were introduced before SWB provided a broad overview of the proposal and what was sought to be achieved by having the meeting.		N/A
2. Background on the proposal	SWB led the attendees through the PowerPoint presentation prepared by BSL covering the background on the area of interest, the work done to date, the consultants involved, previous workshops with the Structure Planning team and where the proposal was headed with regards to a conceptual masterplan design. To summarise, the sequencing and timing of live-zoning FUZ land in Pukekohe was raised by SWB as the primary driver for a potential PPC to be advanced rather than waiting for the Council-led process. JD (Duguid) enquired about the adverse effects of delayed sequencing would be, to which SWB responded that delayed sequencing would result in the weakening of Pukekohe as other areas (e.g., Drury) whom are not established townships were preferred for development rather than enhancing the compact urban form of Pukekohe.		N/A
3. The case for a PPC	SWB went on to discuss the case for a PPC and the merits which covered aspects such as serviceability, the growth of Pukekohe, economic benefits, transport, previous consultation, and the advantages of the area in relation to the close proximity to adjoining amenities. With regards to servicing of the area, KB provided a summary on three-waters servicing. JD (Duguid) enquired about how far away the area of interest is from the nearest pump station. It was concluded that this distance is approximately less than one kilometre away. To conclude, SWB reiterated that restraining the organic growth in established centres like Pukekohe and increasing the supply of other residential areas such as Drury would likely have adverse effects on the growth of Pukekohe as a satellite city.		N/A
4. Transport matters	Following the presentation, brief feedback was provided where there was general support from JD (Duguid) and JD (Dunshea) for the thrust of the proposal. However, constraints surrounding bulk transport problems (whose full implications are still yet to be understood) was raised. JD (Dunshea) referenced the Drury interchange as being particularly problematic with the transport problems being worse than expected. JD (Duguid) added to this, highlighting the existing transport deficit heading north that will be impacted by the large areas of already live-zoned land in South Auckland contributing to further congestion. Transport modelling as well as work by the Supporting Growth Alliance was referenced as this work has highlighted the need for considerable upgrades across the wider-transport network such as the electrification of rail between Papakura and Pukekohe, rail service provided to Drury and Paerata and the widening of SH1.		N/A

	<p>Both JD (Duguid) and JD (Dunshea) discussed the uncertainty regarding the funding, delivery and timing of the transport programme of works and indicated that the resolution of these matters could prompt a change in the sequencing of live zoning. However, CD referenced that until there are developments on these matters, that this would affect the way that Council manages PPC requests as well as any potential Council-initiated PCs.</p> <p>The risks of a PPC application being rejected as per Clause 25 (of Schedule 1 of the RMA) was raised by CD as Council would take into account the existing transport matters present through the region.</p> <p>SWB made the case that whilst there is some validity to the identified transport problems, ultimately, they would be ameliorated by additional growth of Pukekohe given the existence of an upgraded train station which cannot be said for areas like Paerata and Drury.</p>	
<p>5. Collaborating with Auckland Council</p>	<p>Collaboration with Council in a “pre-application setting” was raised by CD as an opportunity to advance work on the PPC whilst waiting on additional development/information regarding transport matters. JD (Duguid) supported this notion specifying that the required technical reports can be identified and assessed by Council for completeness. It was also mentioned that Council would not be obstructive.</p> <p>JD (Duguid) and CD noted that further collaboration would be with the Structure Planning team (CD & CC) and would be initiated by SWB through an email to the team.</p>	<p>SWB</p>
<p>Meeting closed:</p>	<p>2:30PM</p>	
<p>Next meeting:</p>	<p>TBD</p>	
<p>Post-Meeting Notes:</p>	<p>N/A</p>	

MINUTES OF MEETING			
Project Name:	Golding Road Private Plan Change	Our Ref:	PN 4294
Project Description:	Meeting to discuss the prospect of advancing a Private Plan Change (PPC)		
Date:	11/3/20		
Time:	3:00PM		
Location:	Auckland Council Building (Albert Street)		
Attendees:	<ul style="list-style-type: none"> • Auckland Council: Bill Cashmore (BC) (Deputy Mayor), Andy Baker (AB) (Chair Franklin Local Board) • Golding Meadow Developments Limited: Jo Li (JL), Kovy Cen (KC), • Auckland Trotting Club (ATC): Mauro Barsi (MB), Graham Harford (GH) • Birch Surveyors Limited: Sir William Birch (SWB), James Oakley (JO) 		
ITEM	DISCUSSION		ACTION
1. Purpose of meeting	<ul style="list-style-type: none"> • SWB outlined the purpose of having the meeting with BC and AB and broadly discussed the current state of Pukekohe. 		N/A
2. The future of ATC activities in Pukekohe	<ul style="list-style-type: none"> • GH and MB discussed the future of the ATC's presence in Pukekohe clearly stating that the search for a property to accommodate new facilities was currently underway. • It was reiterated that ATC activities were going to move at some point due to the costs of maintaining a presence in Pukekohe and that this was only a matter of timing. • MB highlighted that reverse sensitivity effects from the increased residential activities in the locality were adversely affecting ATC operations. These included noise, dust, hours of operation and the misguided perception by neighbours that the horses were not being well managed. • BC enquired about the support of the ATC board for the proposal to which GH confirmed that the board was unanimous in its support of a PPC. 		N/A
3. The case for a PPC	<ul style="list-style-type: none"> • SWB took BC and AB through the presentation given to John Duguid (GM of Plans & Places) and John Dunshea (GM of Development Programme Office) in January of this year. SWB provided a background on the work done to date before canvassing the benefits of a PPC. 		N/A
4. Feedback from BC and AB	<ul style="list-style-type: none"> • The effect of residential activities within the 65dB noise contour was discussed. The potential reverse sensitivity effects on the Counties Racing Club was highlighted as a matter that was recommended to be avoided by BC/AB. • AB referenced the AUP-OP process that allowed for racing activities to be preserved in Pukekohe. BC identified that no residential activities within the noise contour would allow for additional industrial/commercial activities which would be beneficial in providing employment opportunities in Pukekohe and fostering a live/work/play vision for the proposal. • AB asked about the potential school catchment for the development, Buckland or Valley School. SWB identified that Buckland would be the likely school with GH adding that the Valley School roll was potentially at capacity. 		N/A
5. Moving forward	<ul style="list-style-type: none"> • SWB identified that transport modelling was potentially going to be undertaken by Commute to address Council's concerns about this matter and that this would be supported by having an advocate within Council to discuss this with John Duguid and John Dunshea. • BC outlined the process moving forward with a PPC stating that it would be workshopped with the Planning Committee and then there would be a staff recommendation on the workshop before being formally decided on by the committee. • A brief discussion was held at the end of the meeting between BC and SWB regarding timelines for submitting a draft PPC with supporting documents to BC for discussion at a Planning Committee workshop. SWB confirmed that it would take about 6 weeks to assemble the material. 		SWB

Meeting closed:	4:30PM	
Next meeting:	TBD	
Post-Meeting Notes:	N/A	



Date: November 27th 2020

Project: Golding Road PPC meeting with Council

Key points:

- Proposed submission time: Before Christmas 2020. Auckland Council will be closed for holiday from December 22nd to January 6th.
- Density: Re zoning change from MHS to MHU. Council comments: Briefly suggest a lot size larger than 300m². High density development or large MHU zone is not a great deal in Pukekohe area. Might be very limited chance for higher density development near the Station Road.
- Water supply: Pukekohe reservoirs. The main concerns from Watercare is the location of connecting point. Kelly will provide further details in the service report.
- Wastewater: Proposed gravity line. Estimated 800-house capacity for plan change area. Potential options a) gravity down to Buckland Rd; b) connection point: A&P showground catchment(?)
- Stormwater: minor changes in stormwater report and ecological report to accommodate requirements in Freshwater National Policy Statement.
- Transportation: Development would trigger road upgrade requirement. Council comments: preferred approach would be to form up agreements between developers for upgrade
 - 1) Station Road: Station Road is local road. Leo suggest at least one side of the road shall have cycle lane and foot path.
 - 2) Golding Road: Council comments that Golding Road upgrade/management is charged by Auckland Council, though half frontage is in the boundary of Waikato administration. Suggest the future Precinct Plan to further clarify the requirement of Golding Road upgrade.

Watercare Services Limited

Private Bag 94010
Auckland 2241

www.watercare.co.nz

Customer service line

Mon to Fri 7.30 to 6pm
09 442 2222

info@water.co.nz



Fault line

24 hours
09 442 2222

Free text 3130

faults@water.co.nz

9th April 2021

Birch Surveyors Ltd
PO Box 475
Pukekohe 2340

Dear Sir William Birch

Golding Meadows Development – CON-61581

We have reviewed the wastewater and water supply report revision A, compiled on the 25th of November 2020 for the proposed Golding Meadows private plan change. Below we comment on the approach set out in the report.

Water

- As detailed in the report, Watercare's preferred supply solution is a new watermain connected to the existing 250PE at the junction of East Street and Golding Road. This watermain can be extended south along Golding Road to the development. However, the proposed size of 200mmID does not meet Watercare's Code of Practice, based on an approximate 40 l/s demand for the 841 residential and small industrial this would need to be a minimum size of 250mmID (<3m/km).
- To meet resilience requirements linked to ensuring and support ongoing operational continuity of supply (network resilience) during planned and unplanned maintenance, a second feed would need to be introduced when the population of the single watermain exceeds 1,000 people from the Station Road side with sufficient capacity and looping.
- It is understood that a small part of the development is situated above the 60m contour therefore the developer will need to demonstrate that the area can meet levels of service above this elevation and the remained of the development including firefighting requirements.
- It should be noted the 250mmID network proposed to service from Golding Road may need to be increased to enable future development outside of this development.

Wastewater

- The report has outlined, d an alternative high-level wastewater solution for servicing these sites as opposed to the existing wastewater servicing solution set out in the Pukekohe Paerata Servicing Strategy. This is an acceptable alternative wastewater solution, but needs further detailed design in the consenting phase.
- The new solution proposes a new gravity pipe from the development under the railway to the existing 900mm wastewater pipe located in the Pukekohe Park Raceway which then flows to the Pukekohe Pump Station (DPPKE). The size of this gravity pipe will need to be determined based on the peak wet weather flows not only from the development but also any future flows from upstream catchments that may connect to this asset.
- The current size of the Pukekohe PS (DPPKE) has been determined based on the Future Urban Zone (FUZ) and does not include the special purpose zone included in this private plan change. The addition of this special purpose zone may trigger additional funding required to upgrade the Pukekohe PS (DPPKE)

We trust that these matters can be reflect in the final version of the water and wastewater report submitted for the private plan change.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'K Swanepeel', written in a cursive style.

Kerryn Swanepeel
Major Developments Programme Lead
Watercare Services Limited

James Oakley

From: Pam Butler <Pam.Butler@kiwirail.co.nz>
Sent: Monday, 1 February 2021 11:31 am
To: James Oakley
Subject: RE: Proposed Private Plan Change (Golding Road, Pukekohe) - Comments
Attachments: Noise and vibration standard July 2019.pdf

Hi James,

Thank you for sending the details about the plan change for a site at Golding Rd. The site is near Pukekohe Station. KiwiRail's Papakura to Pukekohe (P2P) project involves the electrification of the existing 19km of track between Papakura and Pukekohe, an upgrade to the signaling system to integrate this section with the remainder of the Auckland Metro Network, additional platform faces and new stabling facilities at Pukekohe, a new traction power feeds and enabling works for future stations at Drury, Drury West and Paerata.

As discussed, the site's location meets KiwiRail's policy of having a 5metre setback for buildings from the railway corridor boundary; as there is a road between the development site and the railway corridor.

Another key issue for KiwiRail is how developers will address the potential impact of noise and vibration from the railway corridor. KiwiRail operates and maintains the railway corridor 24/7. The NIMT south of Pukekohe is primary a rail freight line. KiwiRail generally seeks that mitigation measures are adopted within a 100m 'effects area' from the corridor boundary. I've attached a copy of KiwiRail's noise and vibration policy document for your information. You have advised that the zoning of land within 100m of the railway corridor is intended to be Business - Light Industry Zone/Mixed Use. These zones also provide for the establishment of noise sensitive activities. KiwiRail's key concern is to ensure that noise sensitive activities, ranging from residential through child care and medical care facilities can achieve a high level of amenity within the 100m effects area.

Hope that helps.

Please contact me if you require anything further.

Ngā mihi | Regards

Pam Butler | Senior RMA Advisor

MOB: +64 0275 708571

Bunny Street, Wellington 6011 | P O Box 593, Wellington 6140, New Zealand



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From: James Oakley <James@bslnz.com>
Sent: Sunday, 24 January 2021 12:41 pm
To: Pam Butler <Pam.Butler@kiwirail.co.nz>

Cc: Sir William Birch <Sirwilliam@bslnz.com>

Subject: Proposed Private Plan Change (Golding Road, Pukekohe) - Comments

CAUTION EXTERNAL EMAIL: Do not click links or open attachments unless you know the content is safe.

Hi Pam,

I am emailing you on behalf of clients (Golding Meadow Developments Ltd and Auckland Trotting Club) who are in the process of preparing a private plan change request for a site at Golding Road, Pukekohe (see **attached** site plan).

The site is some 82.66ha in size and is currently zoned Special – Purpose Zone and Future Urban Zone and is currently sought to be rezoned to a mixture of Residential - Mixed Housing Urban/Suburban, Business - Neighbourhood Centre Zone and Business - Light Industry Zone.

I see that you are the Senior RMA advisor for KiwiRail and provided input into another local PC (PC 55 - Patumahoe South). As a courtesy we wanted to let you know that preparation of the PC documents was underway. Whilst we have not identified any issues relating to KiwiRail infrastructure we wanted to give you the opportunity to provide input given the presence of the Pukekohe railway station/NIMT in the locality.

I note that the supporting technical reports / planning assessments are still in flux as the team continues to prepare these and various PC elements are still subject to change. However, if you have any questions you can direct them to Sir William Birch (Project Manager) or myself and we will do our best to accommodate you.

Kind regards,

James Oakley

Resource Planner

BA | MUrbPlan(Prof.) & (UrbDes) (Hons)

Int.NZPI | RMLA



LAND SURVEYING | PLANNING | CIVIL ENGINEERING

James Oakley

From: Chorus Property Developments <develop@chorus.co.nz>
Sent: Monday, 19 April 2021 8:57 am
To: Sir William Birch
Subject: Chorus Simple Estimate | PUK63968 | PUK: Golding Road, Pukekohe, Auckland. 800 Lots. (Residential, Commercial, Industrial)

Hi Bill,

Thank you for providing an indication of your development plans in this area. I can confirm that we have infrastructure in the general land area that you are proposing to develop. Chorus will be able to extend our network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost involved would be a minimum of our current standard fee of \$1,600 per lot excluding GST. This cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and home owners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan when you are ready to proceed.

Kind Regards

Liz Bath

Property Development Coordinator
T 0800 782 386 (Option 1)

E develop@chorus.co.nz

PO Box 9405
Hamilton
www.chorus.co.nz

C H ● R U S

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James Oakley

From: Counties Power New Connections Team <new.connections@countiespower.com>
Sent: Wednesday, 7 April 2021 11:11 am
To: James Oakley; Sir William Birch
Subject: Counties Power - Subdivision Request - CP00029804 - PUKEKOHE GOLDING
PRECINCT Station, Yates, Golding Rds & Royal Doultan Drive

Dear Sir/Madam,

Thank you for your request for a Subdivision or Industrial/Commercial connection request. Your request has been assigned the following reference: **CP00029804**.

A summary of the information submitted in the application is as follows:

- Case Address: PUKEKOHE GOLDING PRECINCT Station, Yates, Golding Rds & Royal Doultan Drive
- Customer Number (if provided):

One of our team will be in contact with you within the next ten (10) working days to discuss next steps and timeframes.

If you have any queries relating to this, please do not hesitate to respond via email or ring 0800 100 202.

Kind regards,

Holly

ref:_00D0o1AAasz._5002jMFqvR:ref

James Oakley

From: New Connections <new.connections@countiespower.com>
Sent: Wednesday, 21 April 2021 3:17 pm
To: New Connections
Cc: Neil Crispe (Neil@subdivision.co.nz); Leigh Shaw; Todd Shuker; Craig Forrester; Glenn Wilson; Ben Young; Brie Young; David Lawrie; John Rowe; Nick Hall; Ben Frank; Jonathan McKay; Ararimu Electrical Ltd - Danny; Ben Blackley; Dominique de Bourgues; dean@dwelectrical.co.nz; Ann-Maree Gladding; Keelan McCafferty; Shafi Zahoor; Mark Prestidge; Jack Out; RussellP@dinesgroup.co.nz; David Renall; Anthea Abbott; Lance; Lloyd Williams; James Oakley; craig.atherstone@classicdevelopments.co.nz; Mark O'Brien
Subject: Counties Power- Material Delays

Good Afternoon,

As a key customer to Counties Power, we would like to provide you with notification of delays in materials being received from overseas. This has been due to the worldwide shipping issues which many companies are facing and unfortunately, we are now feeling the effects of.

We will be adding a note to all quotes being issued effective 22/04/2021 however this is just to provide you a forewarning so discussions can be had with your clients.

We will endeavour to provide you with any relevant information as we are advised for existing jobs that are in-progress.

Thank you.

Counties Power



COUNTIES POWER

Counties Power Limited | 14 Glasgow Road, Pukekohe, Auckland 2120
Private Bag 4, Pukekohe 2340, New Zealand | www.countiespower.com

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COVID-19



As the COVID-19 situation unfolds we are taking precautionary steps to ensure the continued safety of our community and to keep your power flowing. More information is available on our website countiespower.com/covid-19.

For outage information you can check our app. Download the app now on your smartphone by typing app.countiespower.com