

Vincent

From: Richard Coles
Sent: Wednesday, 2 March 2022 12:07 pm
To: Nassah Rolleston-Steed
Cc: Nathan Te Pairi; Sue Southerwood; Sam Weiss; Mark Ivamy
Subject: RE: Urban Limits

Kia Ora Nassah,

We are working up an indicative scheme that will test the yield. At the moment we have around 80 lots but it was hoped to achieve slightly more than this.

At this stage the overland flow paths in Area 1 are proposed to be retained, although they may be modified with minor earthworks and culverts for the roads (yet to be sized). If they are to be filled we will assess the overland flow path flows and also the flooding source (back flow of flood waters into these areas).

The wastewater scheme has not been designed yet but we are working with Innoflow and Lysaghts.

I will have a chat to Mark Ivamy. The site is outside the Tsunami zone, has had Geotech completed confirming suitability for urban use, and has the flood hazards mapped.

Kind Regards

Richard Coles
Director/Planner MNZPI
s 9(2)(a) s 9(2)(a)
www.mpad.co.nz



From: Nassah Rolleston-Steed s 9(2)(a)
Sent: Wednesday, 2 March 2022 11:58 AM
To: Richard Coles s 9(2)(a)
Cc: Nathan Te Pairi s 9(2)(a) Sue Southerwood s 9(2)(a) Sam Weiss s 9(2)(a) Mark Ivamy s 9(2)(a)
Subject: FW: Urban Limits

Tēnā koe Richard,

We last met to discuss this site in July last year. At that meeting we had Sam Weiss and Sue Southerwood linked in.

Do you have an updated indicative scheme plan for Area 1 showing how many lots? Or is it largely aligned with that attached which was provided prior to the earlier meeting.

For the wastewater treatment plant have the consultants done soil and site assessment for the shown disposal area and further refined the type of community system and its scale. The latest plan shows the orange area along the northern boundary as the 'wastewater disposal zone /future development area' which seems a conflict. Can you please clarify what this means is it meant for both uses, or is the use undecided?

Will the overland flow paths on Area 1 be retained as reserve areas so the flow paths remain unencumbered or are they proposed to be developed into residential lots? The earlier plans showed those areas with residential lots configured over them. If they are to be developed are measures proposed to protect the overland flow paths from being altered by buildings and recontouring etc.

Has any progress been made with the natural hazard risk assessment or has it been discussed with Mark Ivamy (Natural Hazards Advisor).

Na,

Nassah Rolleston-Steed

Principal Advisor, Policy & Planning

Bay of Plenty Regional Council Toi Moana

P: 0800 884 880 **DD:** 0800 884 881

E: Nassah.Steed@boprc.govt.nz

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A: PO Box 364, Whakatāne 3158, New Zealand

Thriving together – mō te taiao, mō ngā tāngata

From: Richard Coles s 9(2)(a)

Sent: Tuesday, 1 March 2022 2:35 pm

To: Nassah Rolleston-Steed s 9(2)(a)

Subject: RE: Urban Limits

Nassah,

See attached our study area and geotechnical investigation area. Both the existing Pongakawa residential area and proposed area are outside the urban limits. Sub area 2 is likely to be used for stormwater and passive recreation activities.

A small neighbourhood commercial site is proposed for a general store, doctors surgery and the like. This will have a reserve area adjacent. These themes are being developed at the moment.

We are discussing servicing matters with Council at the moment including the possibility of developing a package treatment plant (the likely provider is Innoflow).

Appreciate your thoughts on behalf of BOPRC taking into account our earlier discussions.

Kind regards

Richard Coles

Director/Planner MNZPI

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From: Nassah Rolleston-Steed s 9(2)(a)

Sent: Tuesday, 1 March 2022 12:22 PM

To: Richard Coles s 9(2)(a)

Subject: RE: Urban Limits

Hi Richard,

Just following up on your request and the information you were going to send through.

Any progress?

Na,

Nassah Rolleston-Steed

Principal Advisor, Policy & Planning

Bay of Plenty Regional Council Toi Moana

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Thriving together – mō te taiao, mō ngā tāngata

From: Nassah Rolleston-Steed

Sent: Thursday, 3 February 2022 9:43 am

To: Richard Coles s 9(2)(a)

Subject: RE: Urban Limits

Thanks Richard,

Yes I'll sort a meeting appointment when the information comes through.

Regards,

Nassah Rolleston-Steed

Principal Advisor, Policy & Planning

Bay of Plenty Regional Council Toi Moana

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Thriving together – mō te taiao, mō ngā tāngata

From: Richard Coles s 9(2)(a)

Sent: Wednesday, 2 February 2022 11:32 am

To: Nassah Rolleston-Steed s 9(2)(a)

Subject: RE: Urban Limits

Te Puke is subject to Plan Change now lodged and being processed.

Pongakawa – I'll get this through to you soon.

From: Nassah Rolleston-Steed s 9(2)(a)

Sent: Wednesday, 2 February 2022 10:32 AM

To: Richard Coles s 9(2)(a)

Subject: RE: Urban Limits

Morena Richard,

Back on deck today, still catching up on emails. Happy to organise a meeting with relevant people.

Can you send me through the latest plans you have for Pongokawa and Te Puke sites please so I can ensure we have right people involved.

If you get that information to me today I'll liaise internally and look at setting up a meeting this time next week.

Regards,

Nassah Rolleston-Steed

Principal Advisor, Policy & Planning

Bay of Plenty Regional Council Toi Moana

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Thriving together – mō te taiao, mō ngā tāngata

From: Richard Coles s 9(2)(a)

Sent: Wednesday, 26 January 2022 6:42 pm

To: Nassah Rolleston-Steed s 9(2)(a)

Subject: Urban Limits

Nassah,

We have three projects at the moment that may involve development outside the urban limits. Some are immediately adjacent to the urban limits boundaries while one is a small urban settlement in a rural area (Pongakawa) as previously discussed 2021.

I'd like to have another chat about this with you when you are free.

Kind regards

Richard Coles

Director/Planner MNZPI

s 9(2)(a)

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