

## Jacob Paget

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**From:** Elliott Thornton s 9(2)(a)  
**Sent:** Friday, 3 March 2023 4:27 pm  
**To:** Rebecca Perrett; Samantha Maxwell  
**Cc:** Fast Track Consenting  
**Subject:** [#CCL22983] 33 Main Highway, Otaki - Confirmation of Staging  
**Attachments:** 22983 STAGING SKETCH.pdf

**Categories:** Jacob

### **MFE CYBER SECURITY WARNING**

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Rebecca,

Thanks for the call the other day regarding clarification on staging of the development at 33 Main Highway, Otaki.

Attached is an indicative staging plan which demonstrates how the project might be delivered in line with the economic assessment submitted with the application. We have every confidence in our client being able to deliver this development and through the evidence provided to date believe we have demonstrated that the proposal meets the purpose of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and that the project will deliver a range of economic benefits to the local and regional economies.

Whilst the construction sequencing will be determined following discussion with the preferred contractor, it is anticipated that the first stage of works (2023-2024) will involve cut to fill earthworks to enable the road construction and building pads for the lots within Stage 1. The earthworks have been designed to achieve a cut/fill balance across the entire site, and it is anticipated that there will be a surplus of material within Stage 1. As such the first stage of works (2023-2024) will likely include earthworks within Stage 2. In the same construction year, the roading and civils for Stage 1 will be completed, including the partial construction of the stormwater area along the eastern boundary. It is intended to connect the wastewater network for Stage 1 via a connection through the adjacent land to the west. It is intended that the medium density development as part of stage 1 will commence concurrently with the civil works in the 2023-2024 year. The standalone houses within this Stage will also commence.

It is anticipated that Stage 2 works (2024-2025) will require additional earthworks to be completed, which may require fill material to be taken from the Stage 3 area. It is anticipated that the civil works to service this part of the development to be completed 2024-2025. As above, the medium density housing will be completed concurrently with the civil works, along with the stand-alone housing.

Stage 3 works will involve the completion of the remaining earthworks and the remaining civils and stormwater infrastructure final stage of construction. The stand-alone housing in this stage will likely commence following the completion of the civil works.

I hope this clarifies the staging and as with any development, it partly contingent on the availability of labour, construction methodology and market demand. However, the above reflects our clients current expected staging of the project.

If you have any further questions or need any additional clarification, feel free to call me.

Kind regards,

**Ngā mihi nui | Thank you**

**Elliott Thornton | Principal Planner | BUrbEnvPlan | MNZPI |**

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