



**From:** Sarah Mako sarah@teatiawa.iwi.nz

**Subject:** Re: PPC18-00049 - Johnston Street re-zoning - CIA preparation

**Date:** 16 November 2019 at 7:56 AM

**To:** Kathryn Hooper Kathryn@landpro.co.nz

**Cc:** Donna Eriwata donna@otaraua.co.nz, tkn tkn@xtra.co.nz, patbodger patbodger@xtra.co.nz

Thanks Kathryn.

I wanted to reiterate that the CIA process is the most efficient process for all to ensure all information in the context of the proposed private plan change is considered and to meaningfully engage mana whenua and their cultural expertise to inform the plan change.

We will be happy to consider the stormwater information you provide. Once we receive it we will prepare a cost estimate for the cost of our review and response. Please note providing ad-hoc information is in our opinion inefficient and information sharing not constitute meaningful engagement/ consultation of mana whenua in terms of the 1st and 4th Schedule.

You may be aware the applicant for the proposed private plan change in Oakura was asked by the hearing commissioners where the CIA was to inform the proposed re-zoning. Mana whenua have now been engaged and are informing that private plan change process through a CIA.

Happy to discuss.

Ngā manaakitanga  
Sarah

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**From:** Kathryn Hooper <Kathryn@landpro.co.nz>  
**Sent:** Friday, November 15, 2019 4:41:16 PM  
**To:** Sarah Mako <sarah@teatiawa.iwi.nz>  
**Subject:** Re: PPC18-00049 - Johnston Street re-zoning - CIA preparation

Thanks for this Sarah

I have been asked to put the CIA on hold for now. While Matt is committed to engagement, he remains concerned about the costs.

In the mean time I have some information from our Engineer on the stormwater questions raised which I will get through to you early next week, after he answers a couple more questions I had of him for clarification.

I will keep in touch,

Ngā Mihi

Kathryn

On 22/10/2019, at 8:07 PM, Sarah Mako <sarah@teatiawa.iwi.nz> wrote:

Roughly 8-10 weeks I'd say to take into account hapū hui cycles, though would possibly be longer given we have a number of large iwi kaupapa coming up over the next few months, addition to the Christmas holiday break.

Ngā mihi,  
Sarah

**From:** Kathryn Hooper <Kathryn@landpro.co.nz>  
**Sent:** Tuesday, 22 October 2019 5:37 PM  
**To:** Sarah Mako <sarah@teatiawa.iwi.nz>  
**Subject:** Re: PPC18-00049 - Johnston Street re-zoning - CIA preparation

Thanks Sarah

I will discuss with Matt; if he does agree, what timeframes are you looking at?

Kath

On 22/10/2019, at 3:52 PM, Sarah Mako <sarah@teatiawa.iwi.nz> wrote:

Kia ora Kathryn

Following on from your phone call this morning, please see attached the estimated costing for the preparation of the CIA.

I understand Antoine Coffin's cost estimate for the preparation of the CIA to inform the resource consent for the proposed coolstores development included only Antoine's time as the technic writer. We consider it reasonable and appropriate to include both iwi and hapū members time in the cost estimate given they are cultural experts who will inform the CIA. You'll appreciate a cost estimate for the preparation of a CIA to inform resource management processes/ applications is prepared on a case by case basis, dependent on many factors.

I consider that the cost estimate attached for the preparation of the CIA to inform the private plan change is fair and reasonable. As this is our kaupapa, our tikanga will prevail in the preparati the CIA. You and Matt will of course be invited to attend any wananga held where appropriate.

Ngā mihi,  
Sarah Mako

**From:** Sarah Mako <sarah@teatiawa.iwi.nz>  
**Date:** Monday, 14 October 2019 at 9:26 AM  
**To:** Kathryn Hooper <kathryn@landpro.co.nz>  
**Cc:** "Bodger, Pat" <patbodger@xtra.co.nz>, Donna Eriwata <donna@otaraua.co.nz>, Geoff White <tkn@xtra.co.nz>  
**Subject:** PPC18-00049 - Johnston Street re-zoning - CIA preparation

Mōrena Kathryn

Following a review of the EOIs received in relation to preparation of a CIA to inform the Johnston Street private plan change, Manukorihi and Otaraua Hapū have decided on the preferred plan consultant that they wish to use to assist them in the preparation of the CIA. Their preferred consultant has provided an approximate cost estimate for the preparation of the CIA, including iwi, members time, marae hireage, catering etc, of \$18,055.00 (including GST). Could you please confirm in writing that the applicant will pay the cost of the preparation of the CIA. Following your confirmation, we will begin to set out a timeline for the CIA's preparation including all contractual/ invoicing/ payment/ etc details.

Look forward to hearing from you.

Ngā mihi,  
Sarah

**Sarah Mako**  
*Pou Taiao/ Policy Advisor (Environment)*  
**Te Kotahitanga o Te Atiawa Trust**  
 Ph: 06 758 4685 | Mobile: 0273897806  
 Web: [www.teatiawa.iwi.nz](http://www.teatiawa.iwi.nz)  
 Address: 35 Leach Street, New Plymouth | Postal: PO Box 1097 Taranaki Mail Centre, New Plymouth

<image001.png>

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<PPC18\_00049 CIA estimate.pdf>  
 <Screenshot from Antoine Coffin EOI for Coolstores.pdf>

**KATHRYN HOOPER**  
Executive Director

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## Manukorihi, Otaraua and Te Kotahitanga o Te Atiawa CIA for Johnson St re-zoning - Estimated Costing

Hourly Rates	
Technical writer and planning input	\$ 100.00
Reviewers (Representatives from each hapu)	\$ 100.00
Facilitators (Representatives from each hapu, Te Kotahitanga o Te Atiawa)	\$ 100.00

No.	Deliverables	Detail	Rate	Hours	Cost
<b>1</b>	<b>Cultural Impact Assessment</b>				
<b>1a</b>	<b>Preparation of Draft CIA</b>	<b>Historical overview &amp; site visit</b> Representatives from each hapu	\$ 100.00	32	\$3,200.00
		<b>Draft CIA (incl. review of plan change application, submissions and site visit)</b> Technical writer and planning input	\$ 100.00	40	\$4,000.00
		<b>Review CIA</b> Representatives from each hapu (4 hours each)	\$ 100.00	20	\$2,000.00
<b>1b</b>	<b>Wananga 1 - Introduction and Engagement on CIA</b> Part A - Background to proposed plan change Part B - Purpose of CIA Part C - Seek input into draft CIA	<b>Wananga</b> Representatives from each hapu, Te Kotahitanga o Te Atiawa (4 hours each) Marae hireage Catering	\$ 100.00	20	\$2,000.00 \$250.00 \$200.00
<b>1c</b>	<b>Finalise Draft CIA</b>	<b>Finalise Draft CIA</b> Technical writer and planning input	\$ 100.00	16	\$1,600.00
<b>1d</b>	<b>Wananga 2 - Present Final CIA</b>	<b>Wananga</b> Representatives from each hapu, Te Kotahitanga o Te Atiawa (4 hours each)  Marae hireage Catering	\$ 100.00	20	\$2,000.00  \$250.00 \$200.00
<b>TOTAL (Excluding GST)</b>					<b>\$15,700.00</b>
<b>TOTAL (Including GST)</b>					<b>\$18,055.00</b>

## ESTIMATED TIME AND COST

We have estimated that the preparation and delivery of the CIA will include some five days in New Plymouth to conduct a site visit, meet and wānanga with Ngāti Te Whiti representatives, conduct research, and meet with applicant and Council. These include tasks 1, 2, 3, 4, 5, 7, 8 and 9.

The writing of the CIA will involve some further 16 hours.

We estimate the costs for providing the CIA to be **\$9,520 plus GST and costs of travel, accommodation and food (charged at cost).**

## LIMITATIONS AND EXCLUSIONS

As mentioned above the estimate does not include:

- *Travel costs of return flights from Tauranga to New Plymouth or vehicle*
- *Accommodation in New Plymouth if required during a more than one day trip*
- *Food associated with staying in New Plymouth*

The offer of service has not included subsequent evidence being prepared as part of any hearings.

**From:** Sarah Mako sarah@teatiawa.iwi.nz   
**Subject:** Re: 2 Johnston Street - Queries on Stormwater  
**Date:** 16 December 2019 at 6:48 PM  
**To:** Kathryn Hooper Kathryn@landpro.co.nz  
**Cc:** P Bodger patbodger@xtra.co.nz, Donna Eriwata donna@otaraua.co.nz, Geoff White tkn@xtra.co.nz

SM

Tēnā koe Kathryn

Thank you for your email. The clarification around the stormwater queries raised at the initial hui are noted.

Ngā manaakitanga,  
Sarah

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**From:** Kathryn Hooper <[Kathryn@landpro.co.nz](mailto:Kathryn@landpro.co.nz)>  
**Date:** Thursday, 12 December 2019 at 9:15 AM  
**To:** P Bodger <[patbodger@xtra.co.nz](mailto:patbodger@xtra.co.nz)>, Donna Eriwata <[donna@otaraua.co.nz](mailto:donna@otaraua.co.nz)>, Geoff White <[tkn@xtra.co.nz](mailto:tkn@xtra.co.nz)>, Sarah Mako <[sarah@teatiawa.iwi.nz](mailto:sarah@teatiawa.iwi.nz)>  
**Subject:** Fwd: 2 Johnston Street - Queries on Stormwater

Kia Ora Patsy, Donna, Geoff & Sarah

I have provided some information below from Mike Matangi related to the queries about stormwater from the 2 Johnston Street site.

This may raise more questions/ideas, so don't hesitate to get in touch if you want to discuss further.

I note your comments Sarah in your email of 16 November confirming that you will be happy to consider the stormwater information, but that once you receive it you will prepare a cost estimate for the cost of your review and response. You also noted that providing ad-hoc information was considered inefficient and information sharing does not constitute meaningful engagement/consultation of mana whenua in terms of the 1st and 4th Schedule.

I certainly respect this position, but it did put me on the back foot and I admit that this is why it has taken me so long to get this to you. I was honestly unsure how to proceed and apologise for the delay.

All of this aside, at our meeting I agreed to provide an answer, and I hope you see this as more than 'information sharing', but instead me delivering the information promised. I also hope that you don't see this as ad-hoc, but rather a normal way to get to the bottom of a proposal and increase your understanding of it which hopefully means a more informed decision. We had a face to face discussion about the information and how the proposal would impact you and looked at the information that was provided formally in the request, and you sought some clarification on it.. I hope it answers the queries you have and I am happy to answer any more questions this raises if that is helpful. In terms of a full review of the information below and formal response, I do not think this will be necessary but if you disagree, please let me know.

And while acknowledging that you will be disappointed in my clients decision not to progress with the CIA, I'm sure you respect his decision, and hope you know that (as always) both Matt and myself would be very happy to meet to discuss this project and any concerns you have about it.

Ngā Mihi

Kathryn

Begin forwarded message:

**From:** Michael Matangi <[mike@cic.nz](mailto:mike@cic.nz)>  
**Subject:** RE: 2 Johnston Street - Queries on Stormwater  
**To:** Kathryn Hooper <[Kathryn@landpro.co.nz](mailto:Kathryn@landpro.co.nz)>

Hi Kath,

See our responses below in red below. Can you please forward on to the relevant parties?

Cheers

**Michael Matangi**

Civil Infrastructure Consulting

t: + 64 6 215 4783

m: + 64 21 617 331

e: [mike@cic.nz](mailto:mike@cic.nz)

**From:** Kathryn Hooper <[kathryn@landpro.co.nz](mailto:kathryn@landpro.co.nz)>  
**Subject:** 2 Johnston Street - Queries on Stormwater  
**Date:** 22 October 2019 at 10:49:20 AM NZDT  
**To:** Michael Matangi <[mike@cic.nz](mailto:mike@cic.nz)>

Hi Mike

I was hoping you could comment for me on the effects of the stormwater discharge from the PC49 site at 2 Johnston Street. These are queries that have been raised by Te Atiawa, Manukorihi Hapu and Otaraua Hapu.

First - what will the downstream effects be at the point shown below, where the culvert pipe from this area enters the Waitara Estuary?





With a number of options available to us (including on site soakage, on site tanks and reuse, pond detention, rain gardens etc.), there will be no change increase in the maximum stormwater flow for a given design storm. This is normally designed for the 1 in 100 year storm.

Secondly, could you clarify what is meant by 'hydraulically neutral', so that we can understand how covering this area in houses and driveways could be achieved without making more runoff?

Hydraulically neutral (in this instance) means that there is no increase in maximum stormwater flows from post development to pre-development. All hardstand areas such as concrete driveways and roofs could drain to on site soakage or garden tanks. This is water that would normally fall on the existing ground and drain to the stream.

One point to keep in mind is that although we don't want to have an increased stormwater flow from the development, we also don't want to have a greatly reduced stormwater flow into the stream, as this will have an effect on plant and fish life.

Also, the quality of stormwater can be improved if collected via surface methods eg. rain gardens, wetland etc. rather than directly into underground soak holes and into the ground water table.

The Iwi and Hapu are also interested in mechanisms to treat the stormwater runoff from the roading areas to avoid contaminants entering the waterway. Would this be possible, and what would some potential options be? This would require discussion with the NPDC in terms of design, but really we are just interested to know whether there are options at this stage.

Rain gardens would be the best option if stormwater treatment is required. There are many products which can be used... this is just one of them <https://www.livingearth.co.nz/commercial-products/auckland-rain-garden-mix>. Rain gardens are typically planted with slow growing reeds or similar. The planting and rain garden soil helps to absorb contaminants before the stormwater drains into the receiving waters

the stormwater drains into the receiving waters.

Kind regards,

Kathryn



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