

DATE	TYPE	WHO	DESCRIPTION	ACTION IMPLEMENTED
			Previous communication between Tim Kidd and Caleb Royal in 2022.	
20 June 2023	Email	Will Dorset	Email to Caleb Royal introducing Will as Classic Developments new Development Manager and requesting the opportunity to introduce in person and gain a better understanding of the concerns expressed by Ngā Hapū.	Meeting held with Caleb on 5 July 2023. A revised concept plan was presented to Caleb that comprised 53 lots (a mixture of duplexes and stand-alone houses), an internal loop road, and a stormwater treatment and attenuation area in the north-eastern corner of the site. Concerns raised by Caleb included the following: • Stormwater is to be managed onsite as first option. If this cannot be achieved then a high-quality system, above normal standards should be implemented. • Interface between the project site and the kura – boundary treatment and visual / privacy mitigation • Failure of the stormwater treatment/attenuation system, long-term ownership, and monitoring of discharges. • Concept lacked a landscape lens. Classic Developments progressed with amending concept plan to address abovementioned comments as well as considering Nga Hapu's original CIA concerns.
12 September 2023	Email	Will Dorset	Email from Will Dorset updating Caleb on revised concept and requesting a meeting to present.	

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14 September 2023	Email	Caleb	Caleb responded with suggested dates to meet. Confirmed meeting on 26 September 2023. Later updated to 10 October.	
6 October 2023	Email	Will Dorset	Email to Caleb explain that the next iteration of the concept for the site, including stormwater management approach, has been prepared and requesting meeting to present. The email also explained ground soakage capacity in the area is not ideal and current proposal includes a constructed wetland for managing stormwater. The design principles were to ensure that we limit the amount of land modification and earthworks so that the natural topography of the site remains relatively the same, as well as maintaining the natural overland flow path which has led to the wetland location in the northwest of the site. Some further notes on the constructed wetland / SW approach are below: • Centralised wetland design as per WWL Water Sensitive Design guidelines to provide treatment. • The wetland has been designed beyond the minimum requirements. This adds additional treatment, help mitigate low flow events, and reduce total volume discharges. • Pond design beyond the minimum standards to provide low flow event mitigation, volume reduction, and added peak flow attenuation to help mitigate downstream effects. • Pond to be unlined to allow infiltration to reduce volume outflows. • Water attenuation on individual lots for additional stormwater volume mitigation.	Meeting held onsite with Caleb and Classic Developments' Landscape Architect on 10 October 2023 presenting the revised concept plan (being the current proposal). Commitments were also made by Classic Developments to maintain the system for the required period by KCDC and would monitor discharges. Caleb expressed a desire for Nga Hapu to assist with the monitoring of discharges as this would be a good educational undertaking for students at the kura – Classic Developments was comfortable with this. Caleb also expressed that the constructed wetland approach is what they would expect and is supported subject to confirming further details on the return period and quality of discharges. Caleb also requested that all dwellings along the rear boundary be single level to assist with mitigating overlooking and privacy in respect of the neighbouring kura. Classic Developments were comfortable with this and now forms part of the proposal.

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			Stormwater reserve is 2,449m².	
14 November 2023	Email	Will Dorset	Email responding to Caleb's request for further information on the constructed wetland and requesting another meeting to talk through with the Project Engineer. Below are some brief notes provided in the email on the constructed wetland design: - Centralised wetland design as per WWL Water Sensitive Design guidelines to provide treatment. - The wetland has been designed beyond the minimum requirements. This adds additional treatment, help mitigate low flow events, and reduce total volume discharges. - Pond design beyond the minimum standards to provide low flow event mitigation, volume reduction, and added peak flow attenuation to help mitigate downstream effects. - The wetland/pond has been modelled for discharges for the 2-, 5-, 10-, and 100-year event. - Pond to be unlined to allow infiltration to reduce volume outflows. - Operational discharge quality will be as per WSD guidelines.	

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			Table 4: Treatment performance of wetlands, bioretention (raingardens), swales and pervious paving (from NZTA Stormwater Treatment for State Highway Infrastructure). <table><tr><th>Stormwater management devices</th><th colspan="5">Estimated removal rates (%) for devices</th></tr><tr><th></th><th>TSS</th><th>Total Nitrogen</th><th>Total Phosphorous</th><th>Zinc</th><th>Copper</th></tr><tr><td>Wetlands</td><td>90</td><td>40</td><td>50</td><td>80</td><td>80</td></tr><tr><td>Bioretention (raingarden)</td><td>90</td><td>40</td><td>60</td><td>90</td><td>90</td></tr><tr><td>Swales*</td><td>60</td><td>20</td><td>30</td><td>65</td><td>50</td></tr><tr><td>Pervious paving</td><td>80</td><td>20</td><td>30</td><td>75</td><td>60</td></tr></table> *Swale performance has been reduced to account for re-mobilisation of sediments in moderate to large events. • Construction discharge will be as per GWRC erosion and sediment guidelines, and quality will be monitored as per earthworks management plan (SRP with floc). • Water attenuation on individual lots for additional stormwater volume mitigation. In respect of the stormwater concept, there were two options presented for discharging to the stream that were presented to understand preference. These options are 1. Discharge pipe to stream and 2. Discharge pipe to swale. The email also expressed the opportunity to set up an MOU or other such agreement that outlines Classic Developments’ commitments and request to talk through and make any amendments. The following has been discussed to date: • Payment of Caleb’s time and others time when assisting with the project • Contributions towards the stream restoration project or other mahi in the area or scholarship programme at the kura	Stormwater management devices	Estimated removal rates (%) for devices						TSS	Total Nitrogen	Total Phosphorous	Zinc	Copper	Wetlands	90	40	50	80	80	Bioretention (raingarden)	90	40	60	90	90	Swales*	60	20	30	65	50	Pervious paving	80	20	30	75	60	
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			• Commitment to monitoring discharges as per consent conditions and contributions for the kura to assist with monitoring • Commitment to maintenance requirements as per consent conditions and involving the kura if this is preferred • Future resident education regarding the stormwater management approach for the site and the “do’s & don’ts” • Placing covenants or consent notices on lots adjacent to the kura / Trust land that restricts buildings on these lots to single level and requiring appropriate level of screening (fencing/planting) to manage privacy and overlooking	
22 – 27 November 2023	Email	Will Dorset	Follow ups to arrange a meeting with Caleb and Project Engineer and request access to the stream to undertake a stream survey.	
28 November	Phone Call	Caleb Royal	On the phone call, we discussed that access arrangements to undertake a stream survey could be imminent, but Caleb needed to check with key people first. We also discussed meeting again with Caleb and Project Engineer to work through notes in previous email dated 14 November 2023 and clarify any matters – there was a possibility that this could take place prior to Christmas close down. We also discussed meeting with representatives of the Ōtaki and Porirua Trusts Board and that this meeting is best to take placed post abovementioned meeting, in the new year. We are of course happy to meet this side of Christmas as an initial introduction and meet again in the new year if	

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			you think that would be a good approach. Will take your lead on this.	
30 November 2023	Email	Will Dorset	Follow up email confirming phone conversation.	
5 December 2023	Email	Will Dorset	Follow up to arrange a meeting with Caleb and Project Engineer and confirm stream access arrangements.	
13 December 2023	Email	Will Dorset	Email to follow up on the access arrangements for the stream survey and to propose a meeting with Caleb and the project engineer. Email also informed Caleb that the project team has been diligently working on preparing the resource consent documentation for re-lodgement, as per the directive from the upper management at Classic Developments to submit before Christmas. However, acknowledging the need to have a pathway confirmed prior to lodgement to address any outstanding matters that require resolution for the formal endorsement of the project by Nga Hapu, and, crucially, for engaging with Ōtaki and Porirua Trusts Board on this project.	
19 December 2023	Email	Will Dorset	Email follow on meeting request and also providing a communications table for review that is to be provided as part of the resource consent application.	
10 January 2024	Email	Will Dorset	Email follow on meeting request and communications table review.	
16 January 2024	Email	Will Dorset	Email follow on meeting request.	
19 January 2024	Email	Caleb Royal	Email confirming Caleb had spoken to both Tanira at WRM and the acting/interim farm manager for the OPTB and that they are both happy and willing to meet after Waitangi weekend.	

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23 January 2024	Email	Will Dorset	Response email to above and requesting confirmation on a suitable day/time to meet, as well as any specific documentation required in advance of a meeting.	
29 January 2024	Email	Will Dorset	Follow up email on arranging meeting with Caleb, WRM, and OPTB.	
7 February 2024	Email	Will Dorset	Follow up email on arranging meeting with Caleb, WRM, and OPTB.	
12 February 2024	Email	Will Dorset	Follow up email on arranging meeting with Caleb, WRM, and OPTB.	
20 February 2024	Email	Will Dorset	Follow up email on arranging meeting with Caleb, WRM, and OPTB. Also informed Caleb that resource consent documentation has been prepared and confirming desire to meet prior to lodgement.	
7 March 2024	Email	Will Dorset	Email informing Caleb that the project team will be lodging the resource consent application. The Consent application pack was also provided.	
25 March 2024 – 31 January 2025	Emails	Will Dorset Tanira Cooper Tiana Morgans	A number of emails between Will Dorset and Tanira Cooper, Rupene Waaka, and NHO (via Taiao email – Tiana Morgans) regarding the project and accessing the stream to undertake a stream survey, as well as coordinate meetings.	Multiple meetings held to discuss the project with the aim of obtaining endorsement of the project.
4 July 2024 – 20 December 2024	Email	Will Dorset Aroha Spinks	Emails to discuss the proposal and coordinate meetings.	Meetings held.
14 February 2025	Email	Tiana Harakaraia Morgans	Email from Tiana on behalf of NHO and OPTB confirming that they did not support the proposal to discharge stormwater via the outlet pipe across the neighbouring land. It was recommended that the stormwater be retained onsite or managed in a way that utilises the current KCDC infrastructure. This position confirmed by OPTB.	

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24 February 2025	Email	Will Dorset	Email provided responses to each of the points raised to offer further context on how stormwater is managed in the urban environment setting and specifically a low traffic volume road we are proposing. Additional options were provided to explore further options on the design.	
28 April 2025	Email	Will Dorset	Follow up email and stated that regardless of the stormwater approach progressed, Classic Developments would be open to entering into a side agreement that records Classic's commitments and aimed at supporting a good faith relationship between all parties moving forward.	
15 May 2025	Email	Tiana Harakaraia Morgans	Email confirming their position remains unchanged. No mention of wanting to enter into a side agreement regarding Classic commitments and supporting good faith relationship moving forward.	
25 February 2026	Email	Will Dorset Claire Gibb	Email to Claire Gibb (NHoO) regarding acknowledgment of receipt of their concerns via KCDC and GW, and responding to their request to meet and discuss. Requested NHoO and OPTB provide their availability over the coming weeks.	
2 March 2026	Email	Will Dorset Claire Gibb	Follow up email.	Meeting set for 16 March 2026
16 March	Meeting	Will Dorset Claire Gibb Tiana Harakaraia Morgans Caleb Royal	Discussed the proposal and the various iterations. However, were unable to reach alignment on the stormwater approach. Classic discussed discharging stormwater to land where it may enter the stream remains an essential part of the current proposal, and Classic and it's team have been unable to identify a viable alternative solution that avoids this outcome entirely while still enabling the development. Classic and the consultant team remain confident that the stormwater system proposed includes appropriate measures to ensure that adverse effects on the Maringi-a-Wai Stream are mitigated.	Classic have put forth an housing opportunity to Nga Hapu and are awaiting a response.