

Appendix D – Infrastructure Report prepared by Maven Associates





INFRASTRUCTURE REPORT



Lockerbie Estate Limited Plan Change Area



PROJECT INFORMATION

CLIENT	Lockerbie Estate Limited
PROJECT	180002_PC

DOCUMENT CONTROL

DATE OF ISSUE 11/11/2021

REVISION H

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APPROVED BY

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Director

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1. Introduction

1.1. Background

Maven Associates have been engaged by Lockerbie Estates Limited to undertake Infrastructure Design in support of their Plan Change application which forms part of the greater subdivision development at 162 Studholme Street, Morrinsville.

1.2. Purpose of this report

The purpose of this report is to provide an overview at conceptual level of the anticipated infrastructure associated with the Plan Change Area. The information provided herein outlines the methodology associated with the proposed infrastructure to demonstrate feasibility and capacity. This report is to be read in conjunction with the Plan Change application.

1.3. Site Description

The Plan Change Area (Figure 1) is within the Future Residential Policy Area, and it is proposed to change this zoning to Residential and Medium Density Residential, as per the Development Area Plan (Figure 2) to allow for subsequent development.

The site is located on the northern edge of the existing Morrinsville Urban extent. The site is bound by Studholme Street to the West and bound to the north by Taukoro Road and to the east by farmland.

The Plan Change Area is situated to the north of existing Lockerbie Development of which Stage 1A subdivision works have completed with Stage 1B through to Stage 3 in progress.

1.4. Legal Description

The Plan Change Area comprises the following parcels:

- Lot 7002 DP 549793 - 76 Taukoro Road, Morrinsville - 36.6476 ha
- Part Lot 2 DP 7445 - 182 Morrinsville-Tahuna Road, Morrinsville - 40.5472 ha
- Lot 6001 DP 549793 – 0.9235 ha

Figure 1 – Plan Change Area



Figure 2 – Development Area Plan



**LOCKERBIE ESTATE LIMITED
DEVELOPMENT AREA PLAN**

2. Earthworks and Sediment Control

Earthworks will be undertaken, as required, throughout the Plan Change Area and will include re-contouring, excavations for drainage reticulation, formation of building platforms and roading networks and, where applicable, construction of retaining walls. Within each development stage, the site will be further divided into different sub-catchment areas where specific erosion and sediment control measures will be adopted.

2.1. Design Standards

An earthworks management plan will be required for each stage in the development. Each plan will address proposed measures for erosion and sediment control. These controls will be designed in accordance with Waikato Regional Council's Guide for Soil Disturbing Activities 2009, best practice solutions and the Auckland Council GD 05 document as a further guide where necessary.

2.2. Geotechnical Investigation

Site-specific Geotechnical investigations have been prepared for the development site by CMW Geosciences, dated 7th May 2019 for the Lockerbie Estate Subdivision, and 16 July 2021 for the land at 182 Morrinsville-Tahuna Road.

These reports concluded that the development site comprises rolling farmland with topsoil on average between 200 and 300mm in depth. Underpinning this is a layer of low permeability very stiff to hard silty clay of the Walton subgroup with shallow groundwater occurring in lower lying areas. This layer varied in depth between 2 and 8m. Beneath this layer was a layer varying in depth of stiff to hard silty clay. Beneath the silty clay layers are layers of loose to very dense sand.

2.3. Earthworks Summary

Earthworks may vary for each stage for the project depending on demand, yield, and economics. A higher yield would typically require more earthworks and retaining walls.

Whilst the volume of earthworks will be determined as each stage is developed, preliminary modelling has identified that the whole Plan Change Area will require ground disturbance. It is expected the maximum cut will be approximately 5.0 m in depth and maximum fill will be 5.0 m in height.

2.4. WRC Resource Consent

The extent of earthworks and associated volumes, along with proposed sediment control measures are subject to resource consent for earthworks. A site wide resource consent for land disturbance has been granted by the Waikato Regional Council (AUTH 141393.01.01) for the wider Lockerbie Development of which 76 Taukoro Road relates.

A further land use consent from WRC will be required prior to commencing any earthworks to 182 Morrinsville-Tahuna Road.

In respect of the landuse consent for 76 Taukoro Road, as described by WRC within the resource consent decision:

"...In general, the subject site is considered to present relatively low to moderate gradient slopes which are unlikely to present any significant earthworks challenges or areas where any particular high risk earthworks locations will occur in terms of potential erosion or sediment effects."

Based on the geotech investigation completed by CMW for 182 Morrinsville-Tahuna Road, we would anticipate that WRC consent would not substantially deviate from the consent already granted.

2.5. Streamworks

In addition to earthworks, the Plan Change area is subject to Resource Consent for streamworks.

The streamworks to 76 Taukoro Road, along with proposed sediment control measures are subject to a Resource Consent Discharge Permit AUTH141393.02.01.

A further streamworks consent from WRC will be required prior to commencing any works to 182 Morrinsville-Tahuna Road for the stream identified as Stream 3 which is an extension of Stream 3 that traverses the land at 76 Taukoro Road. It is anticipated that WRC will require similar controls for any new streamworks consent as that already provided for under 76 Taukoro Road. In addition to controls for streamworks, an approx. 565m² area of Stream 3 has been identified as a qualifying wetland. This wetland may require additional consent requirements or exclusion zones prior to earthworks commencing within the area.

The streamworks required to the Plan Change Area are anticipated to be completed in advance of any residential development under Regional Council Consent and associated MPDC Resource Consent for Landuse.

3. Transportation

3.1. Design Standards

The Plan Change Area transportation network will be designed in accordance with RITS and the recommendations of the CKL ITA. A design speed of no greater than 50km/hr has been adopted.

3.2. Integrated Transport Assessment

An Integrated Traffic Assessment (ITA) was carried out by CKL considering the traffic and transportation effects of the Plan Change Area in the context of the wider Lockerbie Development.

For further details please refer to the CKL Integrated Transportation Assessment (ITA).

3.3. Access

The Plan Change Area will have roading connections to Taukoro Road and Studholme Street and the roads included as part of earlier stages of the Lockerbie Development. These stages include external connections to George Street, Fairway Drive, Cobham Drive and Studholme Street.

3.4. Road Typology and Design

The exact cross-section of the roads will be confirmed at subdivision stage.

Collector Roads, Sub Collector Roads and Local Roads will be contained within either a 16m or 20m corridor and will be designed in an appropriate manner to serve the future development.

Figure 3 – 3 Waters Plan



**LOCKERBIE ESTATE LIMITED
3 WATERS**

4. Stormwater

4.1. Design Standards

A detailed stormwater design will be required for each stage in the development.

The MPDC Council Development Manual sets out design and construction standards for stormwater and requires all land development projects to be provided with a means of stormwater disposal.

Stormwater systems will be designed in accordance with RITS and other relevant standards including the MPDC Development Manual 2010, will be reticulated and provide for onsite detention/retention in a manner that ensures there is no discharge to existing Morrinsville Stormwater reticulation system, will cater for the primary pipe system up to the 10-year event as well as the secondary system and overland flow paths to manage excess runoff that cater for events exceeding the capacity of the primary piped system.

4.2. Stormwater Management Plan (SMP)

The planned development straddles the existing Network Discharge Consent ('NDC') boundary. As the development relates to undeveloped land stormwater discharge consents to 76 Taukoro Road have been obtained from Waikato Regional Council (AUTH 141393).

The overarching stormwater strategy has been derived from the Maven Associates SMP which sets out the high-level, best practice approach to stormwater management within the wider Lockerbie development site. The SMP provides a well-rounded stormwater solution which addresses known constraints whilst providing an integrated response to catchment wide treatment for flooding and stormwater quality issues, which are expected as the catchment transitions into the intended land use.

Furthermore, the stormwater management strategy, as detailed within the SMP, establishes a robust long term stormwater solution, which integrates desired urban form outcomes, with the mitigation of flooding (flood plains and OLFPs) and consideration of best-practice design outcomes as detailed within relevant Waikato guidance documents.

For further details a copy of the SMP prepared by MAVEN 3 June 2020 can be provided on request.

A further discharge permit from WRC will be required prior to commencing any works to 182 Morrinsville-Tahuna Road. It is anticipated that the overarching stormwater strategy for the Lockerbie Development will be applied to the additional area requiring consent as most catchments for the Plan Change Area discharge to existing catchments and discharge points within the existing consented area (see attached Catchment Plan – Appendix A).

4.3. Reticulation

The Plan Change Area will be serviced by a new piped network that will be constructed and vested to MPDC upon completion. The piped stormwater network will discharge into wetland or storage devices depending on their catchment area.

4.3.1. Existing Reticulation

Existing stormwater connections have been constructed or are planned under the existing Lockerbie Stage 1 -3 works. There is existing reticulation currently draining to existing Wetland C (Lot 6001 DP 549793) in the southern catchment of the Plan Change Area by means of overland flow through temporary swales constructed in lieu of permanent reticulation. Permanent reticulation to Wetland C will be constructed as part of the development of the Plan Change Area.

4.3.2. Proposed Reticulation

Internal reticulation for the Plan Change Area will discharge via a piped network into stormwater devices which have been preliminary sized to accommodate runoff. Construction of these will be timed to facilitate development before staging can commence. Proposed staging is identified in Figure 3.

4.3.3. Lot Connections

All lots will be serviced with lot connections as per RITS guidelines and specifications.

4.4. Capacity and Quality

The primary stormwater piped network will be designed to have capacity for the 10-year storm event from the proposed development and will be subject to EPA approvals from MPDC. Where wetlands or ponds are designed, these will provide extended detention, detain the 10-year event and limit post development discharge to 80% of predevelopment levels for the 100-year event.

Quality is proposed to be achieved by discharge of flows via new reticulation to treatment devices (raingardens and wetlands). These will provide water quality treatment for the contaminant generating areas within each catchment. Catchment Areas along with indicative sizing of key devices are included in the Catchment Plan (Appendix A). Proposed locations for these devices are further shown in Figure 3 and summarised below. Devices have been indicatively sized to cater for water quality and quantity based on a wetland surface area of 4% of the contributing catchment in accordance with “Waikato stormwater management guideline - Detailed design procedure” where imperviousness exceeds 70%.

4.4.1. Best practical option for development – Stormwater Quality

The best practical option to mitigate the stormwater quality risk is as follows:

- Catchment A, B and F and new Sub catchment G:
 - Public roads are treated for stormwater quality via raingardens.
 - At source treatment will require inert building and roofing materials which will require consideration as part of any future resource / building consents.
- Catchments C, D and E
 - Stormwater quality is provided through wetlands for all runoff. This means that development sites will achieve the requirements of GD01/Waikato Stormwater Management Guidelines without the need for on-lot devices.

Implementation of treatment devices will need to be carried out prior to urbanisation of each catchment area.

4.5. Flooding

The Matamata Piako District Council GIS does not identify any flooding within the site, and no significant flooding adjacent to the site.

The results from the post hydrologic modelling under the 100-year ARI rainfall event with climate change factor included suggests that with the provision of stormwater management (as detailed within the SMP) there are no downstream effects as flooding is limited to the natural stream extents.

4.6. Overland Flow

The proposed secondary OLFPs within the development will be contained within the future road reserves and internal road network and will convey overland flows to the various stormwater devices with ponding limited to 150mm without any effect on developed lots.

Further detail on the OLFP assessment for the site is presented in the Maven Associates SMP.

5. Wastewater

5.1. Design Standards

A detailed wastewater design will be required for each stage in the development.

Wastewater systems will be designed in accordance with RITS and other relevant standards including the MPDC Development Manual 2010.

5.2. Catchment Area

The wastewater design will be based on 45 persons per hectare as per the requirements of RITS.

5.3. Reticulation

5.3.1. Existing Reticulation

There are no existing wastewater connections currently servicing the Plan Change Area for gravity wastewater drainage. The nearest connection is a DN300 uPVC trunk wastewater main constructed under the Lockerbie Stage 1 works. (Figure 3). This connection will receive pumped wastewater from the Plan Change Area as part of the future development. In addition to this, a future connection to the southwest of the Plan Change Area within Stage 3 of the Lockerbie Development is proposed for construction in 2022 to service the lower southwestern catchment.

5.3.2. Proposed Reticulation

The internal reticulation for the Plan Change Area will discharge to a pump station located to the northern most area of the development adjacent Taukoro Road (Figure 3). The pump station will be designed to collect and pump wastewater from the development into the Council reticulation located at the end of Lockerbie Street via a rising main.

Design, development, and implementation of the pump station and rising main will need to be carried out under the first stage of any works proposed to the Plan Change Area, prior to any residential development, to facilitate wastewater disposal to the Council network. It is expected that design of the pump station will need to accommodate for additional storage capacity to facilitate off peak discharge to the MPDC network.

In addition to the proposed pump station, additional council downstream infrastructure upgrades may be required at key stages of development. These include potential upgrades to the Allen Street Pump Station; capacity and treatment upgrades to the Morrinsville Wastewater Treatment Plant, and downstream infrastructure upgrades to the reticulated network. MPDC have engaged Pattle Delamore Partners Ltd to undergo Masterplanning advice to the reticulated network and it is expected that outcomes will be identified in early 2022.

5.3.3. Lot Connections

All lots will be serviced with lot connections as per RITS guidelines and specifications.

6. Water

6.1. Design Standards

A detailed water design will be required for each stage in the development.

The Matamata-Piako District Council Development Manual sets out design and construction standards for water reticulation, potable water supply and firefighting supply in accordance with SNZPAS 4509:2008 (NZ Fire Service Fire Fighting Water Supply Code of Practice).

6.2. Design Flows

Preliminary modelling indicates that there is insufficient capacity in the existing network to service the Plan Change Area from existing Council infrastructure. To mitigate this, and to reinforce the wider Council catchments, MPDC have proposed to consent and install a new Water Treatment Plant in the Lockerbie Stage 3 area. This Water Treatment Plant will be supplied by an existing bore located in Cobham Drive.

6.2.1. Water Efficiency

To aid the wider MPDC water network demand, water sensitive techniques and efficiency measures could be considered within the Plan Change Area to provide additional resilience throughout summer periods when traditional water restrictions are imposed. Metering and Low Flow fixtures should be considered to promote water wise behaviour including requiring new dwellings to be fitted with water efficient fixtures, to a 3 Star standard under the Water Efficiency Labelling Scheme.

In addition to low flow fixtures, non-potable water requirements may be supplied by rainwater tanks which can be designed for individual or communal rainwater systems. Such systems can be used for internal greywater use (toilets and laundry) or could simply be implemented to reinforce summer periods by providing for outdoor use such as gardening. Water efficiency measures will be agreed with MPDC once the revised Morrinsville town supply water take consent has been obtained.

6.3. Reticulation

6.3.1. Existing Reticulation

There is an existing DN250 PE bulk water main and 180 principal mains constructed and under construction under the Lockerbie Stage 1-3 works. It is proposed that a connection will be made to these mains for the Plan Change Area.

6.3.2. Proposed Reticulation

It is likely that the proposed reticulation network will consist of DN250 PE, DN180 PE, DN125 PE and DN63 PE mains servicing roads with sluice valves and hydrants located at appropriate locations throughout.

The proposed network will be required to be reinforced by additional capacity supplied by Council as part of their Water Treatment Works activity located under Stage 3 (Figure 3). These Water Treatment works will be subject to separate design, approval, and implementation by MPDC.

6.3.3. Lot Connections

All lots will be serviced with lot connections as per RITS guidelines and specifications.

6.4. Firefighting Supply

A principal main and associated hydrant will be provided internal to the development to comply with the Matamata-Piako District Council Development Manual and associated firefighting standards.

The minimum firefighting water supply classification for development in urban areas is FW2. The development will meet the following water supply requirements:

- A primary water flow of 12.5 litres/sec within a radial distance of 135m
- An additional secondary flow of 12.5 litres/sec within a radial distance of 270m
- The required flow will be achieved from a maximum of one or two hydrants operating simultaneously.
- A minimum running pressure of 100kPa

7. Other Services

Power will be provided by a third-party service provider (PowerCo). Communications will be provided by a third-party service provider (Tuatahi First Fibre).

PowerCo have advised that there is sufficient supply from their current feeder (PKO9) for around 450 lots within the Plan Change Area. Residential development above this threshold will require an additional feeder in the vicinity of the Industrial Zone on Avenue Road North to maintain security of supply. For further information please refer to communications received from PowerCo (Appendix B).

Tuatahi First Fibre (previously Ultrafast Fibre Limited) confirms that telecommunications connections will be made available for the proposed development. For further information please refer to communications received from Tuatahi First Fibre (Appendix B).

8. Conclusion

Based on this infrastructure report we consider that the proposed development can be accommodated at the subject site without generating any adverse effects on the existing infrastructure and stormwater receiving environment.

Stormwater drainage can be provided for the proposed development. Various options have been considered and we are confident the best practicable option is proposed. The treatment and disposal methods both offer a high amenity value consistent with the urban design ideals.

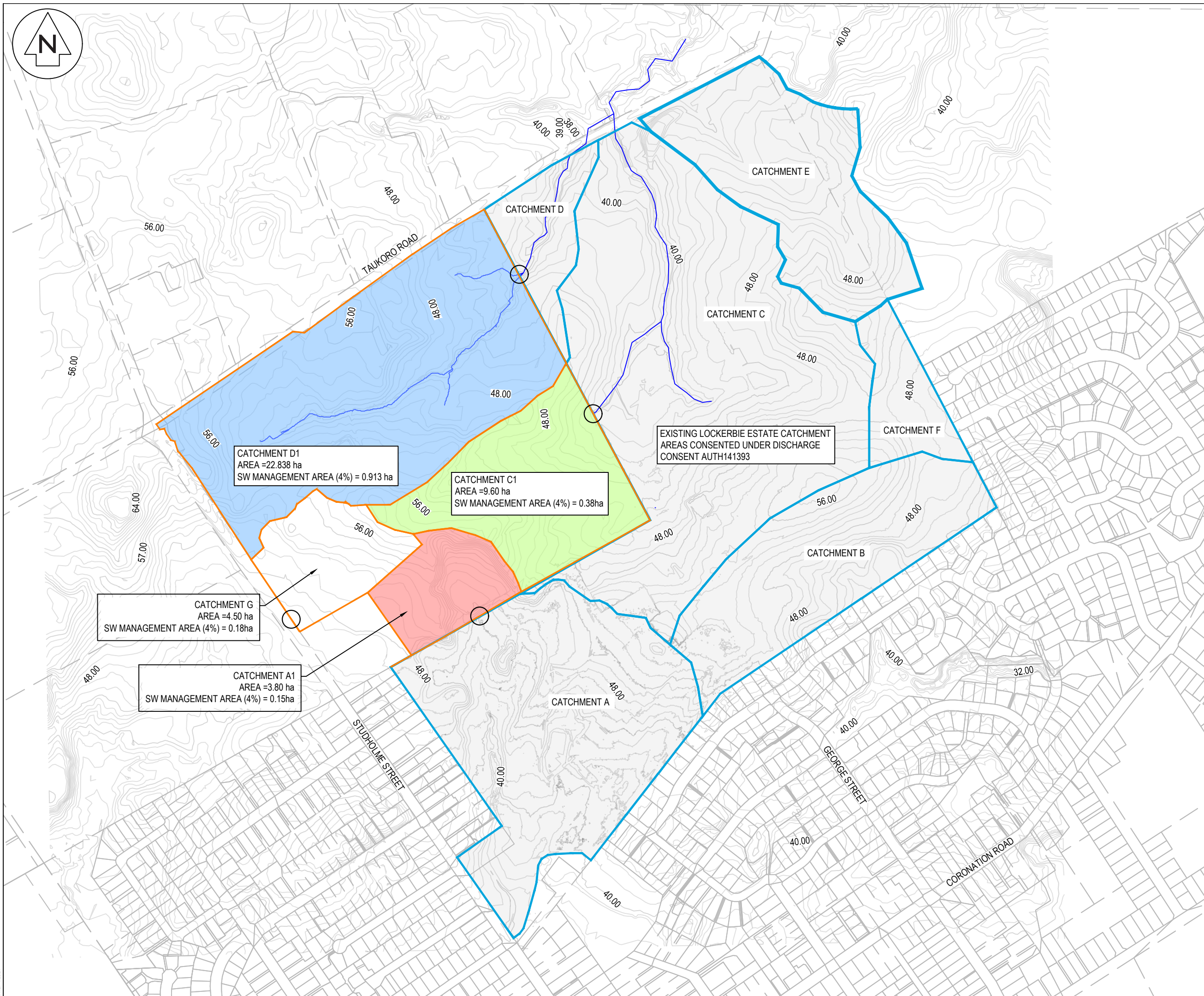
Wastewater drainage can be provided for the proposed development consistent with the Regional Infrastructure Technical Standards though reticulation to a pump station will need to be provided early in the development to facilitate wastewater flows back to existing Council infrastructure.

There is public water supply infrastructure surrounding the site which will require reinforcing by the inclusion of a water treatment plant under the Lockerbie Stage 3 works to ensure that potable water and firefighting supply for the proposed development can be provided.

It is considered that Utility providers will have capacity in the surrounding streets to provide service or are able to undertake upgrades in a suitable timeframe.

Therefore, information gathered to-date confirms that infrastructure can be provided from both a feasibility and capacity perspective to service the Plan Change Area.

Appendix A – Catchment Plan



CATCHMENT D1
AREA =22.838 ha
SW MANAGEMENT AREA (4%) = 0.913 ha

CATCHMENT C1
AREA =9.60 ha
SW MANAGEMENT AREA (4%) = 0.38ha

CATCHMENT G
AREA =4.50 ha
SW MANAGEMENT AREA (4%) = 0.18ha

CATCHMENT A1
AREA =3.80 ha
SW MANAGEMENT AREA (4%) = 0.15ha

EXISTING LOCKERBIE ESTATE CATCHMENT AREAS CONSENTED UNDER DISCHARGE CONSENT AUTH141393

Legend

	EX BDY
	EX CATCHMENTS
	NEW CATCHMENTS
	WATERCOURSE
	DISCHARGE POINT

Rev	Description	By	Date
A	FOR CONSENT	AS	07/2021
Survey	-	-	-
Design	AS	07/2021	
Drawn	AS	07/2021	
Checked	JC	07/2021	

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Project
**LOCKERBIE ESTATE
DEVELOPMENT
MORRINSVILLE
FOR
LOCKERBIE ESTATE LTD**

Title
**PRE DEVELOPMENT
STORMWATER
CATCHMENT PLAN**

Project no.	PC-180002
Scale	NTS
Cad file	SW CATCHMENT.DWG
Drawing no.	C400-1
Rev	A

Appendix B – Service Provider Confirmation

Jon Crooks

To: Resource Consents; GD Jones
Cc: Bev Higginbotham; Mike Gibbs
Subject: RE: Lockerbie Plan Change - Morrinsville

From: Resource Consents <Resourceconsents@powerco.co.nz>
Sent: Tuesday, 9 November 2021 3:01 pm
To: GD Jones <gd@kilroygroup.co.nz>
Cc: Bev Higginbotham <Bev.Higginbotham@powerco.co.nz>; Mike Gibbs <Mike.Gibbs@powerco.co.nz>; Jon Crooks <JonC@maven.co.nz>
Subject: Lockerbie Plan Change - Morrinsville
Importance: High

Our privacy policy is [here](#). It tells you how we may collect, hold, use and share personal information.

Lockerbie Estate Limited
gd@kilroygroup.co.nz

Attention: GD Jones

Dear GD

Electricity Supply To: 162 Studholme Street, Morrinsville. (Lot 7002 DP 549793 & Part Lot 2 DP 7445).

The existing PKO9 Fairway Drive feeder from Piako substation, currently supplies the Lockerbie development. This 11kV feeder will need to be extended to supply this planned expansion at the initial stage.

Powerco will allow the supply of the new development from PKO9 feeder, up to the completion of the **future Stage 3** (estimated year 2024 civil season), as indicated on the attached plan 06.10.2021.

To accommodate the expected addition of 1,665 connections (including the already approved 490 connections), at least one additional feeder is required to maintain security of supply and capacity to back feed adjacent feeders during a loss of supply event.

Limited capacity is available from the PKO3 Horrells Rd feeder that runs along Taukoro Road to provide additional supply to support minor development beyond Stage 3. However, the feeder is classed as a long rural feeder and hence more prone to outages. Therefore it does not meet Powerco's requirements for security of supply and backfeed capability.

Powerco's vision is to eventually supply the western part of the Lockerbie development from a new feeder out of a proposed substation in the vicinity of the industrial zone on Avenue Road North. This new feeder is required to enable the development of the entire site up to Stage 7.

Powerco is currently in negotiations with a developer for a substation site on Avenue Road North but progress has been slow to date. Securing a site for a future substation is vital for Powerco in order to unlock future development opportunities in the surrounding area as outlined in Council growth plans.

A concept reticulation plan of the proposed substation (shown as a red dot) is attached below. Purple arrowed-lines indicate the general arrangement of the future 11kV feeders out of the new substation.



As upgrades will be required, please contact a Powerco Approved Contractor for a price and design. Conditions may apply. These conditions will be advised as part of the quotation from the contractor.

An easement in gross in favour of Powerco will be required for any works located within private property.

Standard connection feeds will apply once this upgrade work has been completed.

Please be advised the information contained herein is current as of the date of this letter, but could be subject to change over time.

Yours sincerely

Janice

Customer Works Team - Eastern

POWERCO

Web www.powerco.co.nz



Please consider the environment before printing this e-mail

From: GD Jones gd@kilroygroup.co.nz
Sent: Friday, 22 October 2021 10:27 am
To: Bev Higginbotham Bev.Higginbotham@powerco.co.nz
Cc: Mike Hay Mike.Hay@powerco.co.nz; Jon Crooks JonC@maven.co.nz
Subject: Lockerbie Plan Change

Hi Bev/Mike

I need something urgent from you sorry.

We have just lodged our plan change to rezone the future urban land at Lockerbie to residential. Council are requesting an updated letter from Powerco confirming that supply can be made available.

The original Lockerbie project was planned for 900 lots.

That consisted of:

- zoned land – 330 sections in stages 1-3 (which Northpower/Powerco have installed all designed already)
- Retirement village – circa 160 units
- Future urban land for 400 sections
- Total circa 900

We have since bought the neighbouring 40HA of future urban land and are adding that in our plan change.

So in addition to the zoned land there will be circa 1,175 sections so the new total for Lockerbie will be 1,665

Attached is a staging plan for the 1,175 sections in the plan change area.

We would expect to do stages 1+2 together in the 2022/2023 civil works season and then one stage per year after that.

Stage 1 – 75 lots

Stage 2 – 200 lots

Stage 3 – 150 lots

Stage 4 – 150 lots

Stage 5 – 150 lots

Stage 6 – 150 lots

Stage 7 – 300 lots

Would it be possible to provide that letter next week?

Kind regards

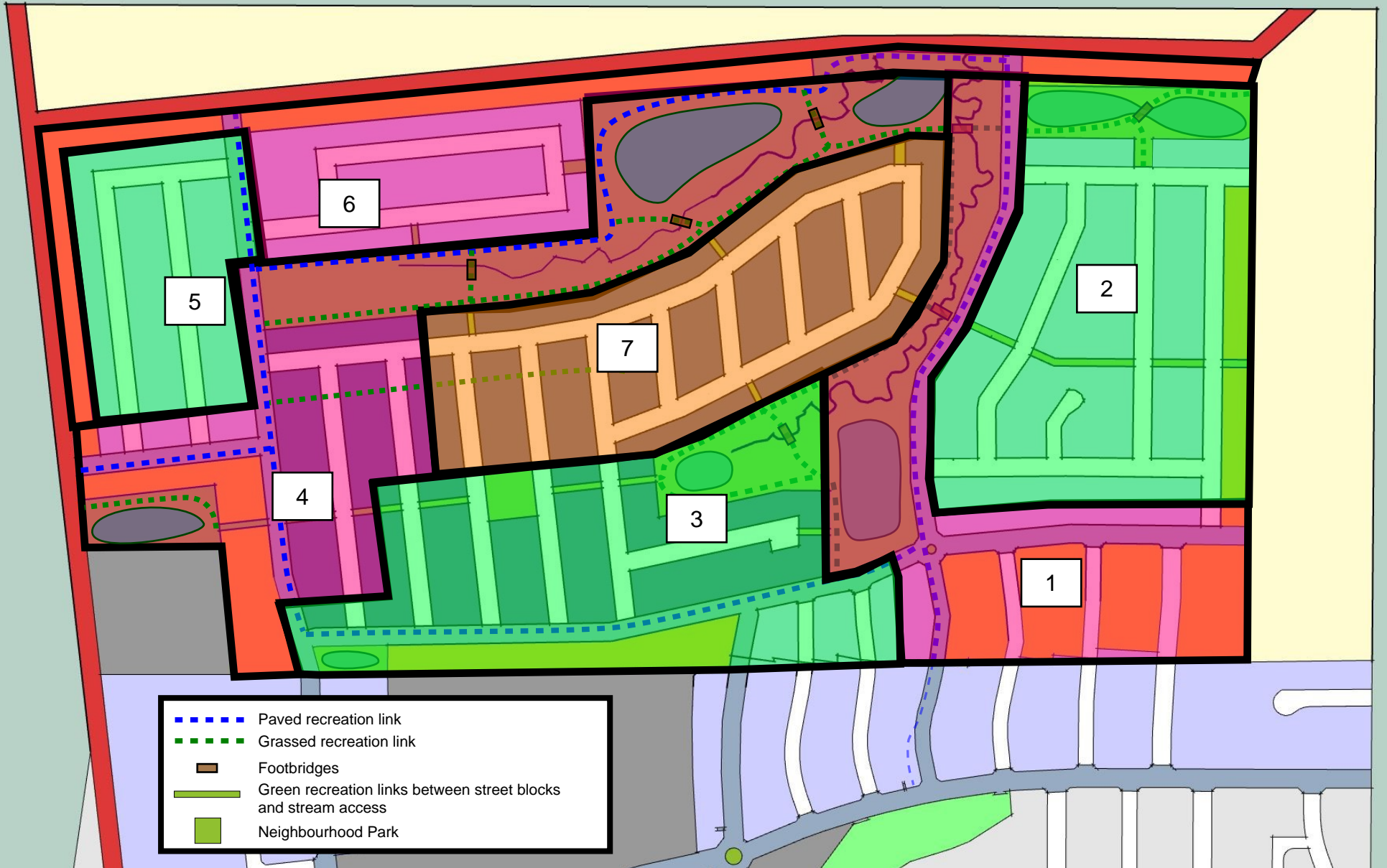
GD Jones

Lockerbie Estate

021-254-6574

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Ref: Lockerbie Estate Limited
ID: MO-001-00



22/10/2021

0800 342 735
info@ultrafast.co.nz

ultrafastfibre.co.nz

CONDITIONAL ACCEPTANCE BY ULTRAFIBRE LIMITED AS TELECOMMUNICATIONS OPERATOR

Subdivision: 162 Studholme Street, Morrinsville

1. Ultrafast Fibre Limited (UFF) confirms that a UFF telecommunications connection will be made available for each site in the development, UFF will undertake to become the telecommunications operator of the telecommunications reticulation in the proposed public roads for the 162 Studholme Street, Morrinsville Subdivision by Lockerbie Estate Limited (the "**Subdivision**"), to provide network connections to all lots, in the Subdivision (the "**Reticulation**").
2. The Reticulation will be installed in accordance with:
 - (a) the requirements and standards set by the Matamata-Piako Council and advised to UFF via the Council's website; and
 - (b) the requirements of the Telecommunications Act 2001 and all other applicable laws, regulations and codes (as amended).
3. The Reticulation will be installed by Civtec Limited to UFF's satisfaction.
4. UFF will be the owner, operator and maintainer of the Reticulation.
5. One or more retail service providers will be available to supply telecommunications services over the completed Reticulation when service is available, provided that UFF shall not be responsible if the retail service provider's offer to supply such telecommunications services or the number of such providers varies from time to time.

SIGNED for and on behalf of
ULTRAFIBRE LIMITED by:

Signature:

A handwritten signature in blue ink, appearing to be "Rudi Koegelenberg".

Name: Rudi Koegelenberg
Date: 22/10/2021

