

**From:** Tim Allan <tim@rclass.org>  
**Sent:** Sat, 13 Aug 2022 12:39:22 +1300  
**To:** Liz Simpson  
**Subject:** Re: Te Pūtahi - Streamlined Planning Process Update  
**Attachments:** Epson\_13082022093057.pdf, , smime.p7s

Hi Liz,

Thanks for taking some action in regards to our submission on the Te Putahi plan.

In regards to the residential density figures in table 49.5.11 (June 2022 - draft) your team appear to have treated this as a typographical error (ie switched the maximum number of residential units '38' and '60' between Sub-areas H1 and H2). This may well have been a typo but our issue was the limits on density which are inconsistent and not aligned to the proposed low density housing (section size 450m<sup>2</sup> or more).

To draw this out I attach your own Yield table with workings that demonstrate the inconsistent yields across the H and I zones. The yield on sub-area H2 is only 7.23 homes per hectare which is only about half the density that should be achieved and inconsistent with the yields of ~13 / ha provided for sub-areas H1 and I1.

I am hoping you can tidy this error up prior to the document going to the minister as it would be disappointing (not to mention time consuming) for us to go through the submission process again just because the error was not fixed correctly the first time.

Good luck with MfE.

Yield Table

Sub-Area	Land Use	Measured Area (m <sup>2</sup> )	Minimum Density (u/Ha)	Gross Developable Area (Ha)	Minimum number of units	Maximum number of units (max +20%)
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**TE POTAHU LADIES MILE (NORTH OF SH6)**

A1	Resal - Med	44,286,12	40	4.1	176	211
A2	Resal - Med	26,739,85	40	2.7	108	130
B1	Resal - Med	23,498,47	40	2.4	96	115
B2	Resal - Med	43,945,71	40	4.9	196	235
B3	Hub - Commercial	13,689,81	40	1.9	76	91
B4	Schools	35,087,13	40	3.5		
C1	Resal - High	22,392,28	60	2.2	132	158
C2	Resal - High	75,981,16	60	7.8	456	547
D1	Hub - Commercial	21,308,09		2.1	+65	+130
E1	Resal - High	85,288,42	60	8.5	510	612
E2	Schools	74,204,28	60	7.4		
F1	Resal - High	48,794,86	60	4.9	294	353
F2	Resal - Med	9,132,91	40	0.8	36	43
G1	Resal - Med	12,553,81	40	1.3	52	62

54.7 Ha

43.8 Ha ex schools

2,197

2,687

Adjusted to allow for stormwater management

1,968

2,284

**TE POTAHU LADIES MILE (SO UTH OF SH6)**

H1	Resal - Low	30,409,43		3.0	38	36
H2	Resal - Low	82,783,40		8.3	60	60
I1	Resal - Low	23,343,63		2.3	30	30
J1	Resal - Low	7,997,25		0.8	17	26

14.3 Ha

145

154

TE POTAHU LADIES MILE

58.1 Ha ex schools

2,013

2,438

Max is 60

12.66/ha

7.22/ha

15.04/ha

02.5/ha

should be 108 to be comparable.

at 450m<sup>2</sup> then max is 1766.