

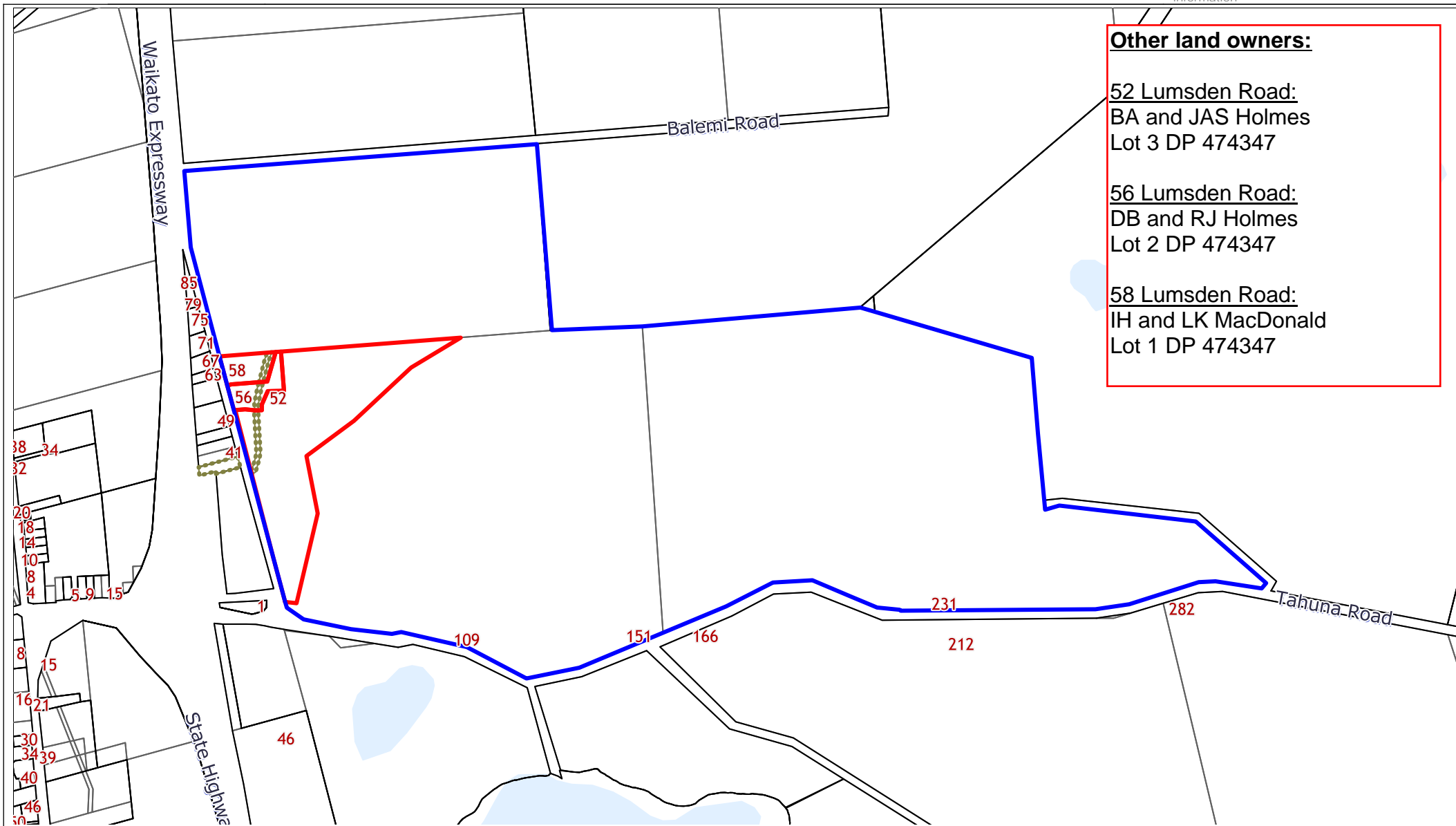
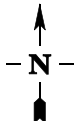
IN THE MATTER of the Resource Management Act 1991
("RMA" or "the Act")

AND

IN THE MATTER of a submission in respect of the
**PROPOSED WAIKATO DISTRICT
PLAN** by **AMBURY PROPERTIES
LIMITED** pursuant to Clause 6 of
Schedule 1 of the Act

**EVIDENCE OF DAVID McLAREN GAZE
ATTACHMENTS A - G**

**ATTACHMENT A
APL LANDHOLDINGS**



Other land owners:

52 Lumsden Road:
BA and JAS Holmes
Lot 3 DP 474347

56 Lumsden Road:
DB and RJ Holmes
Lot 2 DP 474347

58 Lumsden Road:
IH and LK MacDonald
Lot 1 DP 474347

ATTACHMENT B
LETTER FROM ST JOHN AMBULANCE DATED 21 MAY 2020



St John
Here for Life

21 May 2020

David Gaze
Executive Director
Gaze Holdings Limited
PO Box 758
Shortland Street
AUCKLAND 1140

RE: Future Emergency Ambulance needs in Ohinewai

David

Thank you for reaching out during the planning stages of the significant development of the Sleepyhead Beds Ohinewai combined industrial and residential precinct. The development described in the master planning proposals is significant to the economy of North Waikato, creating over 1,000 new jobs, and bringing with those jobs, their families, and other support businesses. This is an exciting development welcomed by the Waikato community.

I appreciate being given the opportunity to comment on the impact of this population growth to the demand for Emergency Ambulance Services and how we may best deliver such services in a safe and timely way as the population grows in and around Ohinewai.

When developing service locations for Emergency Ambulance Services, St John uses sophisticated predictive modelling to forecast demand patterns for each community based on known call and dispatch patterns collected continuously from our Communications Control Centre and the traffic density, speed and therefore response times of our Ambulance fleet.

Ohinewai sits equidistant from our existing ambulance stations in Huntly (9.7km) and Te Kauwhata (12.4km). These two close ambulance stations form part of a wider network of ambulance stations throughout the North Waikato. This network is an important feature when describing the way ambulance services are delivered. Because ambulances are mobile, they can respond to calls when they are not at their "home" stations. Therefore, ambulances based throughout the North Waikato are deployed as a network of resources to respond to calls made by communities in the North Waikato.

Even with the new medium-term growth in the population at Ohinewai, we are confident the ambulances and ambulance staff based at Te Kauwhata ambulance station, Huntly ambulance station, and ambulance stations throughout the North Waikato, will be adequate to respond to the emergency medical needs of the new community at Ohinewai. Therefore, St John does not need land set aside to build a new ambulance station at Ohinewai in the foreseeable future.

St John constantly monitors its emergency call response times and will adjust service deployment to meet demand as the population grows within the funding allocated by the Government. If in the distant future we find a need to develop a station close to your new Ohinewai development, we will be in touch to secure land to build on. This will not be for a very long time.

I thank you again for your enquiry.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Andrew Boyd', with a small blue dot at the end of the signature.

Andrew Boyd
General Manager
St John Central Region

ATTACHMENT C
DRAFT BODY CORPORATE RULES020

Tuesday, 10th March 2020

Ambury Properties Ltd
C/O Gaze Holdings Limited
PO Box 758
Shortland Street
Auckland 1140

Page | 1

Email: david.gaze@gaze.co.nz

INCORPORATED SOCIETY REPORT – SLEEPYHEAD ESTATE, OHINEWAI

Dear David

This report is intended to provide information on the proposed Incorporated Society and Body Corporate setup of Comfort Group's Sleepyhead Estate development, located in Ohinewai, North Waikato and how this may operate to address the following items:

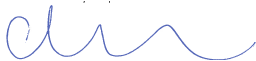
- Detail on how the 1100 homes could be maintained to ensure the ongoing integrity of the projects vision;
- Detail on the proposed management and maintenance of community owned infrastructure - including gardens, playgrounds, fields, stormwater systems and community areas;
- Detail on the potential management of wet-land areas;
- Detail on potential Society rules to address items such as – security, broken cars, washing, graffiti, lawn mowing, cleaning etc;
- Detail on Auckland Body Corporate “my community” software and the associated benefits for community creation.

The vision for Sleepyhead Estate is that of a large mixed-use precinct, catering for people from a diverse mix of cultures, ages and backgrounds with a strong focus on a normal, healthy and inclusive community. To ensure the success of a development such as this, specialist knowledge is essential to not only ensure that these sites operate efficiently, effectively and safely for all stakeholders, but to also ensure that the structure, systems and technology contribute significantly to the community development, maintenance and management. Auckland Body Corporate have experience in managing developments of this nature and have the systems and processes in place that add to both the amenity and success of these types of projects.

We look forward to seeing this outstanding development progress!

Please do not hesitate to make contact should you have any questions about this report or require any further information.

Best Regards



Chris Newman
General Manager

1 The Sleepyhead Estate



“A community includes all persons and organisations within a subscribed geographic area in which there is a sense of inter-dependence and belonging” World Health Organisation

Sleepyhead Estate is going to be a vibrant, healthy place for all people; a diverse rich mix of cultures, ages, ethnicities, family make-ups and social backgrounds. Sleepyhead Estate will consist of 900 – 1100 new and affordable units, giving workers the opportunity to own property at a proximate distance from work, whilst having access to world class amenities at their doorstep. (Group, 2019)



The projects urban design response encapsulates this vision and has applied the principles of community creation, specifically physical and metaphysical criteria, in order to achieve the foundation blocks from which this community will be created, to ensure it sustainably prospers, socially, environmentally and economically.

The metaphysical characteristics design assessment has promoted a cohesiveness, richness and variety in design, promoting a sense of belonging to the community, through open spaces, putting people before cars, and quality community facilities. Resident safety and security is an important feature to be included, designed to reduce security risks and potential anti-social behaviour.

Auckland Body Corporate will provide the structure, systems and support for the Sleepyhead Estate Incorporated Society to successfully manage and promote the Sleepyhead Estate Community, to ensure a sustainable and quality living environment is created. It’s proposed that every unit owner throughout the

development will automatically become a member of the Incorporated Society when they purchase their respective units. It is the Incorporated Society's responsibility to, manage the maintenance of the community facilities and infrastructure, facilitate community events, uphold the maintenance requirements of privately owned dwellings, ensure adherence to the developments rules, and to protect and maintain the community standards.

The Sleepyhead Estate will feature a community field, central parks, a Market Garden and a wetland Park DOC Reserve. The Incorporated Society will be responsible for ensuring that these assets are well maintained and meet any associated resource consent requirements.

2 Incorporated Society

When completed the Sleepyhead Estate will consist of 900 -1,100 homes, 66ha of industrial land and 60ha of open space, making homes for around 3000 residents (Herald, 2019). This amount of people living in one location, from diverse cultures and backgrounds, not only adds incredible opportunities and richness to the community, but also represents some challenges to the management and operation of the Sleepyhead Estate community.

Assisted by Auckland Body Corporate, the Sleepyhead Estate Incorporated Society would serve to represent the wider interests of the community, protecting the value of Sleepyhead Estate and ensuring that it is a desirable place to live for all people.

Incorporated Societies are governed by the Incorporated Societies Act 1908. All Incorporated Societies have a constitution which details the purpose of the society and the associated rules governing the society and its members. The Incorporated Society constitution provides the mechanism for ensuring that members adhere to the Incorporated Society rules, adequately maintain their private property and that community infrastructure and assets are maintained to the required resource consent requirements.

We would envisage that the Sleepyhead Estate Incorporated Society would have the following objects and obligations -

OBJECTS

General: *The Society is formed to promote the following objects for the benefit of Members:*

- (a) *the ownership and continued ownership of the Society's Property by the Society;*
- (b) *the proper control, use, operation, maintenance, repair, renovation and replacement of the Society's Property (including, but not limited to, the Reserves and Parks, the Pedestrian Walkway, the Wet-land areas and the Stormwater Systems);*
- (c) *monitoring and maintenance of the Wet-land areas and Stormwater Systems in accordance with the associated Monitoring Plan and Maintenance and Operations Manual;*
- (d) *complying with the requirements of any associated Consents including, without limitation, the ongoing monitoring and maintenance of the Wet-land areas and Stormwater systems to ensure functionality in accordance with any operations and maintenance management plan as required by any Relevant Authority or otherwise for the good management of the associated systems located within the Incorporated Society;*

- (e) *to ensure the Incorporated Society is a strong community with good communication, engagement and respect between Members; and with regular opportunities for participation in community events and the Society's Property;*
- (f) *to ensure Incorporated Society Property and the Properties are kept to a high standard of repair and maintenance having regard to the character of the Reserves and Parks (being nature reserves) and the surrounding area and landscape;*
- (g) *the levying of Members for the purpose of providing funds for and meeting the costs and expenses associated with the enforcement of these Rules and with the Society's Property;*
- (h) *to maintain the Society's Property generally as a safe, clean and well-presented environment as a whole;*
- (i) *to meet the Relevant Authority's requirements (if any) or any other agreed (in writing) obligations with relevant parties for maintaining the Society's Property;*
- (j) *the control of the design and carrying out of any Works on any Property;*
- (k) *the promulgation and enforcement of these Rules, the Land Covenants, Encumbrance and Design Guidelines benefiting Members generally;*
- (l) *to comply with its financial recording and reporting obligations required by law and to maintain accounting records in accordance with accepted accounting practices and to maintain adequate funding through levying in order to meet both Operating Expenses and expenditure that is anticipated by the Long Term Maintenance Plan;*
- (m) *when determined by the Society to be necessary and practically feasible from time to time, to establish, maintain and update a Long Term Maintenance Plan and supporting Long Term Maintenance Fund for future works and improvements to the Society's Property and to operate that fund generally pursuant to sections 115 to 120 (inclusive) of the Unit Titles Act 2010 as if the Act applied to the Society (with such amendment as are necessary, required or implied by these Rules);*
- (n) *to prevent and/or rectify Breaches; and*
- (o) *to take out and maintain appropriate insurances as provided for in these Rules, including, without limitation, public liability insurance.*

OBLIGATIONS OF THE SOCIETY

Bylaws: *The Society may promulgate, amend and distribute to Members from time to time Bylaws for the use of the Society's Property (including any restrictions on use for security, maintenance or other reasons), Bylaws concerning the behaviour of Owners and Occupiers and the agents, contractors, employees and Invitees of the Owners and Occupiers, and Bylaws governing the use of Properties. The first such Bylaws will be those Bylaws attached as Schedule 1 to these Rules.*

Repair of the Society's Property: *The Society must ensure the proper operation, maintenance (including landscaping, weeding and care of plants), repair, renovation and replacement of the Society's Property (including compliance with the Maintenance Plan and the Wet-land Plan and Stormwater systems*

Maintenance and Operations Manual), and will undertake such Capital Improvements as are necessary for this purpose.

Long Term Maintenance Plan: When determined by the Society to be necessary and practically feasible, the Society may establish and regularly maintain and update a Long Term Maintenance Plan which must cover a period of at least 10 years from the date of the plan or the last review. Its purposes shall be those set out in section 116(3) of the Unit Titles Act 2010 and it shall be operated generally pursuant to sections 115 – 120 (inclusive) of the Unit Titles Act 2010 (with such changes as are necessary, required or implied by these Rules). The Society may maintain an operating account for the purpose of collecting contributions and meeting the expenses of the Society's Long Term Maintenance Plan (if any).

Page | 5

Insurance: The Society must effect and maintain all insurances as it considers prudent with respect to the Society's Property and the Society's affairs, and must ensure that all costs of such insurance are paid on time (which will include all valuations and other professional fees required or deemed desirable for the purposes of such insurances and the cost of certificates relating to such insurances).

Compliance: The Society must comply with the Consents, Maintenance Plans, and Operations Manual, Landscaping Plans and, with any other notice, demand, consent, requisition or regulation issued or required by the Relevant Authority or under any statute in relation to the Society's Property (including but not limited to complying with the terms of any bond in favour of the Relevant Authority, whether registered against the Society's Property or not, so as to ensure that any landscaping or other development bond paid by the Controlling Member to the Relevant Authority is refunded by the Relevant Authority to the Controlling Member without deduction). The Society will bear all costs associated with such compliance (if any).

Land Covenants: The Society will use all reasonable endeavours to ensure compliance by Members with the Land Covenants.

Financial Reports: The Society shall

- (a) prepare and distribute financial statements and reports in accordance with best practice accounting principles so as to give Members a transparent and clear overview of the financial affairs of the Society and future expenditure commitments;
- (b) ensure that financial statements of the Society are provided to Members upon request; and
- (c) have its financial statements audited or otherwise financially reviewed (as determined by the Society from time to time) annually unless this requirement is waived by Special Resolution.

Parks and Reserves: In the event that the Relevant Authority agrees, the Society shall be entitled to transfer or vest all or any part of the Reserves and Parks provided that the transferee must covenant to comply with any Consents, Groundwater Monitoring Plan and Maintenance and Operations Manual, Maintenance Plan and/or Landscaping Plans in respect of the relevant part of the Reserves and Parks being transferred or vested.

BREACH OF OBLIGATIONS

The Incorporated Society constitution provides the framework and rules, around how the society will operate and the responsibilities and duties of unit owners within the society, including the requirement to keep their property and private landscaping well maintained and to a consistent design standard. It is very important for any community such as Sleepyhead Estate to carefully consider the covenants and ensure that they cater for the nature of the development and goals for the community.

Page | 6

Auckland Body Corporate takes pride in the comprehensive nature of our community covenants. In specific regard to the Sleepyhead estate's goal of maintaining high standard housing and enhancing the value, owners will be required to agree to specific terms that govern the maintenance of their property. It essentially ensures that owners understand and agree with the maintenance and behavioural standards of the community and details the consequences of those failing to comply with the required standards.

The Incorporated Society will have the power to rectify any breach of obligations to the Society rules and can take action with similar consequences to below -

Occupiers and Invitees: *A reference to an act, omission or breach by any Member in these Rules, the Land Covenants or the Bylaws will include any act or omission by any mortgagee in possession of that Member's Property or the Occupier of the Member's Property, the agents, contractors, employees and Invitees of the Member.*

Consequences: *Upon any Breach by a Member ("Offending Member"):*

Where a Breach has occurred the Offending Member shall make good that Breach at the Member's cost.

- (a) Where damage has been caused to the Society's Property, the Offending Member must make good such damage at the Member's cost.*
- (b) If such default continues for seven (7) days after notice is given by the Society to the Offending Member to remedy the default, the Society may do anything, including paying money, necessary to remedy the default.*
- (c) All money paid and expenses incurred by the Society (including any legal costs of the Society) in remedying, or attempting to remedy, any breach by an Offending Member of these Rules, or incurred in the exercise, or attempted exercise, or enforcement or attempted enforcement of any power, right or remedy of the Society in respect of such breach, will be a debt due by the Offending Member to the Society.*
- (d) If any money payable by an Offending Member to the Society (including but not limited to Member's Levy and any Special Levy) is in arrears and unpaid for seven (7) days (whether or not formal demand for payment has been made and without any formal demand being necessary) such money will be payable on demand and shall bear interest at the Default Interest Rate, computed on a daily basis from the due date until the date of payment in full.*

3 Incorporated Society Budget

The Incorporated Society budget would include items such as the below, to ensure both that the Incorporated Society infrastructure and assets were well maintained and that an enhanced community living experience for residents. All owners contribute a fair and reasonable apportionment toward this budget which helps to ensure a vested interest in the upkeep and maintenance of common areas –

- Insurance**
 - Insurance cover would include a provision for the community owned assets and office bearers cover.
- Common Grounds Maintenance**
 - This line item ensures cleaning and common grounds maintenance for all the Incorporated Society owned assets is undertaken – this includes parks, sports fields, market gardens, etc. The Incorporated Society will have peace of mind knowing the development is always well maintained and presented.
- Wetlands management**
 - This line item will ensure that all Wet-land maintenance requirements and obligations are met and fully adhered to.
- General Repairs & Maintenance**
 - With a provision for general repair and maintenance, it ensures residents have a hassle-free living experience and the development is well maintained at all times.
- Stormwater Management**
 - This provision will ensure that the associated stormwater facilities are regularly maintained.
- Community Software/ Website**
 - The Incorporated Society software enables members of the community to access key documents, but more importantly it allows the community to interact in a positive way with each other.
- Community Manager**
 - Also included are the services of a Incorporated Society manager, who provides expert advice, chairs annual general meetings and provides peace of mind with the management of the community.
- Community Projects**
 - With the establishment of a new community, resident cohesiveness and interaction is essential. This fund will enable the community to organise and hold events that stimulate this growth, and create a more harmonious residents society.
- Security/Caretaker Staff**
 - The Incorporated Society would employ a full-time onsite caretaker/ security personnel, to ensure that

the Society standards and rules are adhered to at all times.

Health & Safety Plan

- Health and safety plan ensures the upmost safety for residents, contractors and visitors to the property.

Community Facilities

There is also the potential for the Incorporated Society to derive an income from the renting out the community facilities to surrounding local clubs, community groups and businesses, in order to reduce the operating costs of the Incorporated Society. These facilities provide the opportunity to host events such as weddings, cultural events, festivals, youth groups, farmers markets, childcare and holiday programmes, conferences, functions and birthdays. This benefit comes as a direct result of the careful consideration that has gone into the plan for The Sleepyhead Estate and is a major positive that is not always afforded to a typical Society.

4 Community Vision and 'MyCommunity'

Auckland Body Corporate's community vision for the Sleepyhead Estate Incorporated Society is to actively promote resident engagement and participation with their community through the utilisation of the common areas of Sleepyhead Estate. A unique dynamic of having a development in which residents largely share the same employer, is that it provides an unprecedented opportunity for a cohesive work and leisure lifestyle. The community centre, cafes, shopping centres, schools, grocers and restaurants are all important destinations that residents can connect with each other.

Auckland Body Corporate's 'My Community' software platform would be an important tool to ensure these spaces are utilised and foster resident participation, through regular community events which encourage residents to participate and be a part of the community in a positive and healthy way.

These events can consist of large community events such as a regular farmer's market in the market garden, community picnics and barbecues. The society can foster community activities such as yoga, dance classes, cooking workshops, running, cycling, arts and crafts, regular music and movie events. The purpose of this is to create a place where there is always something happening, a buzz around the place, connecting people, a community that people strive to be a part of and live in. Community events could include;

| | |
|---------------------|---|
| Farmers Market | Regular farmers market, which have been shown to foster a sense of community and well-being |
| Walking Trails | Close proximity to Huntly and Te Kauwhata creates an opportunity for regular resident walking groups |
| Parks & Playgrounds | Large open spaces for people to meet, socialise and exercise, further providing children a safe environment in which to play in |

| | |
|-----------------------------|--|
| Fitness & Fun | Running, cricket, cycle, yoga, palates, karate groups and fitness fun events |
| Sports Teams | Soccer, basketball, rugby community teams |
| Community Barbecue | These types of facilities are ideal for impromptu community social gatherings |
| Community Clubs | Knitting, darts, pool, book clubs, toastmasters, Rotary, cooking, arts and crafts clubs |
| Community Gardens | Community herb, vegetable gardens and fruit trees. Opportunity for residents to engage and contribute to these community facilities |
| Music Events | Regular live music such as jazz afternoons, hip-hop events and country music evenings to be held in the community precinct. This presents a fantastic opportunity to encourage local artists in the community to perform |
| Movie Nights | Projected movies on the Central Park for residents to enjoy - similar to the Wynyard Quarter Silo Park cinema series |
| Neighbourhood Picnics | Opportunity for residents to meet and socialise with their neighbours in the common green spaces |
| Cooking classes | Community cooking classes and master-chef workshops |
| Arts and crafts | Featuring local community artists and offering workshops for residents. Opportunity for residents to contribute to the design of the community |
| Support of local schools | Support of local primary and secondary schools events |
| Scholarships | Community benefit opportunity, to foster professional development within the community, through tertiary and trade scholarships to communities students |
| Green Installation Evenings | Informative resident evenings to educate residents on the green systems utilised in Sleepyhead Estate and how their homes should be maintained |
| 'Walking' school bus | Facilitated by the residents society, to enable students to foster relationships with other children and walk safely to school |
| Cafes/ Restaurants | Hospitality providers will be able to offer promotions and employment opportunities for residents of the Sleepyhead Estate community |

| | |
|------------------------------|--|
| Community Information Centre | Facilitated by the Incorporated society, a community information centre could be staffed by residents and promote community events, groups and facilities available to Sleepyhead Estate residents |
|------------------------------|--|

‘My Community’ is a web-based community software product, which allows Auckland Body Corporate to connect with owners and residents in order to encourage participation with their community, establishing the foundations from which communities can be created and fostered. All owners and residents have their own unique login which allows them to organise and participate in community events; raise maintenance requests; book community facilities and read important notices from their committee, community manager and the greater development team.

A number of features of My Community can be managed by the Auckland Body Corporate, the Committee and wider development team including:

- Public web-pages promoting the development and Community,
- Live Community Events and the Community Wall,
- Management of common area facilities and services,
- Google map integration showing local schools, transport, hospitals, shops & restaurants,
- Updates from the development team,
- Profiles of businesses located at ‘Sleepyhead Estate’,
- Access to important Body Corporate documents,
- Photo galleries.

Owners are also able to view real time financial information; pay bills; view their financial statements; and access important documents. Committee members get an even higher level of access and can view real time financial data and reports, and even approve payments online.

The Auckland Body Corporate My Community communication tool allow messages to be sent to all community contacts, selected community contacts, or community contacts on an individual unit basis. This allows important messages to be communicated immediately, as users can choose to receive email notifications as soon as a message is sent. This adds significant value not only to the community, but also to the greater development team and ensures a complete history and clear audit trail of all messages to users is retained.

A key feature of the ‘Sleepyhead Estate’ development is the shared social spaces and community facilities which will become the heart of the development, where residents will be able to socialise, barbecue, watch movies and access a shared building to host both community social functions and business events. These facilities will be instrumental in the development of the community, and it is important that the management of these facilities is optimised. The Auckland Body Corporate My Community software has the functionality available to enable residents to book and utilise these areas for a variety of either community, personal or business events.

An additional feature of the My Community software is the ability for community messages and information to be displayed on common area digital notice boards. These messages can be customised for the Incorporated society.

Communities such as 'Sleepyhead Estate' often have mixed use components and associated different cost structures. There may be some elements, services, or facilities provided to a community which do not benefit the development as a whole. A Community such as this may also choose to create a fund to enable community events, or even the potential for community scholarships. These different types of funds can be easily managed and tracked thru the cost centre of the Incorporated Society software, which enables the Incorporated Society to create multiple budgets and track expenditure for different elements in the community.

5 Contact Details

Auckland Body Corporate
30 Gaunt Street, Wynard Quarter, Auckland CBD

| | | | |
|---|-------------|---|--|
| P | 09 216 5050 | E | enquiries@aucklandbodycorporate.co.nz |
| M | 021 981 810 | W | www.aucklandbodycorporate.co.nz |
| F | 09 489 2200 | | |

ATTACHMENT D
LETTER FROM WEL NETWORKS DATED 10 OCTOBER 2019
2019 2019

10 October 2019

David Gaze
Gaze Holdings Limited
PO Box 758
Shortland Street
AUCKLAND 1140

Dear David

PROPOSED OHINEWAI DEVELOPMENT PROJECT (INCLUDING SLEEPYHEAD FACTORY)

Thank you for your enquiry regarding the proposed development at Ohinewai. WEL is very interested to see this development proceed within our local community.

WEL has investigated the electricity supply requirements based on the concept information you provided for this location. I am pleased to advise that WEL will be able to make the required staged-capacity available within your timeframes once suitable network upgrades have been implemented. In this regard, WEL requires that:

1. Appropriate commercial arrangements are in place well in advance of when electricity supply is required for the Sleepyhead factory and future development stages. An early, firm commitment enables WEL to progress essential network reinforcement projects in a timely manner and provide for the significant capacity required for your staged project.
2. Easement agreements are signed for WEL network equipment on private land, and any further agreements needed for the installation, operation, maintenance or upgrade of WEL equipment on private or other land.

WEL is also keen to address the inclusion of renewable energy options across the overall project. Efficient network supply solutions may defer or minimize electricity supply requirements, the substation build programme and/or reduce electricity costs to the development's customers.

If you have any queries or require additional information, please do not hesitate to contact the writer.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Jack Nines', written over a light blue horizontal line.

Jack Nines
BUSINESS DEVELOPMENT MANAGER

Ref: 9313744

ATTACHMENT E
LETTER FROM FIRSTGAS DATED 18 JUNE 2020
2020 2020

18 June 2020

Sleepyhead Limited
c/- David Gaze
Gaze Holdings Limited
david.gaze@gaze.co.nz

Dear David

Sleepyhead proposed development, Ohinewai

Thank you for your email last week. Firstgas looks forward to supporting Sleepyhead with its proposed development at Ohinewai.

Firstly, a bit of background on our company. Based in New Plymouth, Firstgas is New Zealand's largest owner and operator of gas networks, with more than 2,500 kilometres of high-pressure gas transmission pipes and about 4,800 kilometres of gas distribution pipes in the North Island. The Firstgas Group includes New Zealand's largest LPG retailer Rockgas, and the Ahuroa gas storage facility near Stratford. Firstgas' focus is a safe, reliable supply of gas and LPG to more than 165,000 customers throughout New Zealand. For more information, see www.firstgas.co.nz.

Understanding your needs

Sleepyhead has a need for process heat for creating fibre matting, tempering of springs, general hot water and heating needs required in the production of New Zealand's favourite beds. In addition, the masterplan includes an additional 40 hectares of commercial/industrial area and a proposed 1,100 lot residential subdivision, both of which could use natural gas for heating, hot water and processing.

Our proposal

Firstgas has investigated options for extending the natural gas network from Huntly township to the proposed site. Our modelling shows the gas supply needed (in volume and pressure) could be delivered to Sleepyhead from a connection in our existing Huntly network. When additional demand exceeds this supply, we could do a second stage of construction to reinforce the Ohinewai network directly from the Huntly delivery point.

While construction of this nature can be costly, we understand that if Firstgas constructs the network along with water/wastewater etc, this would provide significant savings to the project and reduce its breakeven cost.

Next steps

Firstgas is very supportive of Sleepyhead's proposed development at Ohinewai. We would welcome the opportunity to work with you to provide a natural gas network that can support Sleepyhead, your employees and other businesses looking to take advantage of the development.

If you have any questions, please contact me on (04) 979 5367 or via email Paul.Bird@firstgas.co.nz.

Kind regards



Paul Bird
Firstgas Distribution

Ref: Ohinewai – Sleepyhead Estate



To David Gaze
c/o Ambury Properties Ltd

9th July 2020

0800 342 735
info@ultrafast.co.nz

ultrafastfibre.co.nz

1. Ultrafast Fibre Limited (UFF) confirms that a UFF telecommunications 'Fibre to Ohinewai' is achievable, **providing a commercial agreement is reached between the Developer and Ultrafast Fibre.** Upon approval of this agreement, UFF will undertake to become the telecommunications operator of the telecommunications reticulation in the proposed public roads for Sleepyhead Estate by Ambury Properties Limited (the "**Developer**"), 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 Waikato District 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 our nominated contractor 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.

Yours Sincerely
Matt Sheehy
Head of Sales and Marketing
Ultrafast Fibre

ATTACHMENT F
LETTER FROM TE KAUWHATA WATER ASSOCIATION TO APL



PO Box 15, Te Kauwhata 3741

Email: water@tkwa.co.nz

Free Phone: **0800 TKWATER (0800 859 2837)**

Web Site: www.tkwa.co.nz

Executive Officer: Andrew Cornwall Mobile: 021 433 417

Sent by Email

Ohinewai development - provision of water to Ambury Properties Limited

1. Following our meeting on Wednesday, 18 March, 2020, the purpose of this letter is to confirm Te Kauwhata Water Association's (TKWA) arrangements to supply bulk water to Ambury Properties Limited (APL) to facilitate that company's development at Ohinewai.
2. TKWA holds a Waikato Regional Council (WRC) water abstraction consent (No. 109337) to take 22,900m³ of water per day from the Waikato River. That consent expires on 30 June, 2024. The consent is attached.
3. The purpose of this letter is to record that in the event that APL succeeds in securing an appropriate zoning of its land at Ohinewai (or at any point in time earlier should TKWA and APL agree), TKWA agrees to supply APL bulk untreated water up to 4,300m³ per day for a period of not less than 10 years.
4. This agreement to supply water is conditional on the parties successfully negotiating commercial terms for the:
 - (a) Funding of the necessary reticulation infrastructure to the site, and
 - (b) Terms of supply for water used.
5. TKWA further agrees (and undertakes) to:
 - (a) Include this quantity of water in the application TKWA will make to the WRC to seek a renewal of its current consent for 22,900m³ per day; and
 - (b) Set out the justification of this take in the water management plan it will file in support of its application as required by the Waikato Regional Plan.

Andrew Cornwall
Executive Officer

ATTACHMENT G
EMAIL FROM KIWIRAIL DATED 13 SEPTEMBER 2019

From: David Brinsley [<mailto:David.Brinsley@kiwirail.co.nz>]

Sent: Friday, September 13, 2019 4:57 PM

To: David Gaze <david.gaze@gaze.co.nz>

Cc: Terry Hodder <terry.hodder@vitruvius.co.nz>; Cameron Inder <cinder@bbo.co.nz>; Rhulani Baloyi <rbaloyi@bbo.co.nz>

Subject: RE: Ohinewai Project - rail crossing ;Sleepyhead

Good afternoon David, as discussed earlier today, I've followed this up internally and am pleased to be able to advise that there will be no issues with KiwiRail supporting your requirement to install a suitable, approved level crossing as necessary in order for the new site to be railed enabled.

Such connectivity will enable the Comfort Group to utilise rail instead of road for the movement of their freight, which then provides NZ Inc with significant other associated benefits such as reductions in CO2 emissions, safer roads with less congestion, reduced road maintenance costs etc..

I apologise on behalf of KiwiRail for any distress that may have been caused by the comments in the e-mails below which may have indicated that we would not have provided such agreement.

We wish to support your growth and become a valuable service provider.

Cheers.

David Brinsley | National Manager - IMEX

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