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**From:** Scott Cracknell <xxxxx@xxxxxxx.xx>  
**Date:** Monday, 27 March 2023 at 11:58 AM  
**To:** Nicholas Matejka <Nxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx>  
**Cc:** Hans Bakker <hans@context.nz>, Rox Pollock <xxx@xxxxxxx.xx>  
**Subject:** St Oswalds Rd 9 and 11-13 and Irirangi Road 28 Greenlane

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Hi Nick,

We undertook the St Oswalds Rd 9 and 11-13 and Irirangi Road 28, Greenlane bulk and location meeting on Friday.

The draft work order called for 15 one-bedroom single level units.

The site constraints are worse than initially assumed – in particular: The site slopes steeply from St Oswalds; a row of large trees to the south side of Oswald street, and a very steep bank that requires geotechnical assessment to the west side of St Oswalds. Please see attached.

- We can achieve a maximum of eleven single level dwellings on the site which does not stack for feasibility. (See Tests 2 and 3)
- We would recommend purchasing the non-KOHC property off the Irirangi Road driveway. This would unlock a larger gently sloped site that we consider would be a better development site for the required typology. (See Test 1)
- The other possibility are two storey typologies serviced by platform lifts – we are currently investigating three level typologies with platform lifts within MBU 2.

Scott

Scott Cracknell  
Principal

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