

From: [Deb Taylor](#)
To: [Tony Jaegers](#)
Subject: RE: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements
Date: Friday, 2 March 2018 11:39:00 a.m.

Hi Tony, Just to confirm you were going to get an email to me before you go on leave...
Cheers
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti |48 Hereford St |West End
Christchurch 8013

-----Original Message-----

From: Tony Jaegers [<mailto:xxxx.xxxxxx@xxxxxxxxxxxxxxxxxx>] nz
Sent: Thursday, 1 March 2018 8:00 a.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx nz>
Subject: RE: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements

Sure - I'm available to 9.00, 9.30 to 10.30, 11.000 to 12.00 and 1.00 to 4.00.

Cheers Tony

Tony Jaegers Investigations Engineer – Potable Water

DDI 04 912 4568 Mob 021 306094 Tel 04 912 4400 Private Bag 39804, Wellington Mail Centre 5045 Level 4,
IBM House, 25 Victoria Street, Petone, Lower Hutt www.wellingtonwater.co.nz

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-----Original Message-----

From: Deb Taylor [<mailto:xxx.xxxxxx@xxxxxxxxxx>] nz
Sent: Wednesday, 28 February 2018 10:32 p.m.
To: Tony Jaegers
Subject: Re: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements

I'm so sorry Tony. My day didn't pan out as expected! Are you free on Thursday for a chat?

Kind regards
Deb

On 28/02/2018, at 8:45 AM, Tony Jaegers
<xxxx.xxxxxx@xxxxxxxxxxxxxxxxxx.xxxx.xxxxxx@xxxxxxxxxxxxxxxxxx> wrote:

Hi Deb,

I'm available today from 9.00-12.00, 1.00-2.00 and 2.30-5.00

Thanks.

Regards tony

Tony Jaegers Investigations Engineer – Potable Water

<image004.jpg>

DDI 04 912 4568 Mob 021 306094 Tel 04 912 4400

Private Bag 39804, Wellington Mail Centre 5045 Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz<<http://www.wellingtonwater.co.nz/>>

<image005.png>

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From: Deb Taylor [<mailto:xxx.xxxxxx@xxxxxxxxx.xxx.nz>]

Sent: Tuesday, 27 February 2018 7:10 p m.

To: Tony Jaegers

Cc: Royce Haxton; Ben Waters; Trudie Ward; Matt Jeffery | McKenzie Higham Architects

Subject: RE: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements

Hi Tony,

Thank you for your response. Can I call you tomorrow to discuss?

I would like to discuss:

1. The reasoning behind the Wellington Water requirement to retain the existing fire hydrant; and
2. The requirement of the easement; and
3. The link of these two items to the current licence agreement.

Please send me through some times that would be appropriate for me to call.

Kind regards

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832 Te Uruti |48 Hereford St |West End Christchurch 8013

From: Tony Jaegers [<mailto:xxx.xxxxxx@xxxxxxxxxxxxxxxxxx.nz>]

Sent: Tuesday, 27 February 2018 10:35 a.m.

To: Deb Taylor <xxx.xxxxxx@xxxxxxxxx.xxx.nz>

Cc: Royce Haxton <xxx.xxxxxx@xxxxxxxxxxxxxxxxxx.nz>;

Ben Waters <xxx.xxxxxx@xxxxxxxxxxxxxxxxxx.nz>

Subject: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements

Importance: High

Dear Deb,

Thank you for your email and drawings of 26 February 2017.

Current records show that there is a Council 100 mm diameter ductile iron water main laid in 2009 and a fire hydrant located in the area of the proposed land swap as shown in the attached letter.

There is also a Council emergency water supply tank located on Ministry of Education land as recorded in a licence agreement between the Ministry of Education and Council. This licence agreement is attached.

Based on the current licence agreement it is a requirement that:

1. The existing fire hydrant remains. The fire hydrant box may need to be adjusted to match the new level of the area – see Water Amendments Drawing in the attached letter.
2. A four metre wide easement is created over the water main and two metres past the existing fire hydrant in favour of Wellington City Council – see Water Amendments Drawing in the attached letter.
3. A new fire hydrant is installed at the location as proposed on McKenzie Higham drawing TH02 C.

Note:

1. Requirements 1 and 2 are not shown on the latest drawings you provided. Please get McKenzie Higham Architects to amend the drawings.
2. The new fire hydrant is not shown on perspective views 1 and 2.

The construction work will be paid for by the applicant and must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz <<http://wellingtonwater.co.nz>>. Please contact Royce Haxton (027 232 4291) at Wellington Water to arrange.

Water Supply letter to MOE is attached.

Please contact me if you have any questions.

Yours sincerely

Tony Jaegers Investigations Engineer – Potable Water

<image006.jpg>

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<image007.png>

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From: Deb Taylor [<mailto:xxx.xxxxxx@xxxxxxxxxx.xxx>] hz

Sent: Monday, 26 February 2018 11:32 a.m.

To: Tony Jaegers

Subject: Thorndon School: Land swap - relocation of services

Importance: High

To: Tony Jaegers – Wellington Water

Dear Tony

Proposed road stopping at Turnbull Street, Wellington.

The Ministry of Education is applying to Wellington City Council to swap a portion of legal road fronting its property in Turnbull Street, Wellington.

Part of the road-stopping process is to obtain consent from service authorities. Your consent is required to ascertain the location of the service that you provide in relation to the proposed boundary line and if you have any specific requirements.

I have attached a Land Transfer Plan showing the area to be swapped. I have also attached the current drawings from the architect showing the extent of the works to be completed. Please provide your written consent to me via email.

We are wanting to have all our responses from the various service authorities as soon as possible as we need to have our completed Road Stopping Form to Council by Friday 2 March 2018. This is to meet a March council meeting date for Council consideration of our proposal. Any priority that could be given to this request would be greatly appreciated. We would also appreciate you forwarded this email onto anyone else in your organisation that needs to consider this request.

If you have any questions or would like any clarification, please do not hesitate to contact me at the email address, or contact numbers below.

Kind regards

Deb Taylor

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Land & Property Services DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832 Te Uruti |48 Hereford St |West End Christchurch 8013

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<image008.png>

We get the job done Ka oti i a matou nga mahi We are respectful, we listen, we learn He ropu manaaki, he ropu whakarongo, he ropu ako matou We back ourselves and others to win Ka manawanui ki a matou, me etahi

ake kia wikitoria We work together for maximum impact Ka mahi ngatahi mo te tuinga nui tonu

Great results are our bottom line Ko nga huanga tino pai a matou whainganga mutunga

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From: [Deb Taylor](#)
To: [Matt Jeffery | McKenzie Higham Architects](#)
Subject: RE: Turnbull St proposed turning area 16119 - 180205 - Thorndon School_20180307
Date: Friday, 9 March 2018 10:54:00 a.m.

Aren't you meant to be on leave?

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [mailto:Matt@mckenzie-higham.co.nz]
Sent: Friday, 9 March 2018 10:29 a.m.
To: Neil.Johnstone <xxxx.xxxxxxxx@xxx.xxx.xx>; xxxxxxx.xxxxxxxx@xxx.xxx.nz;
xxxx.xxxx@xxx.xxx.xx; xxx.xxxxxxx@xxx.xxx.xx; xxxxx.xxxxxxx@xxx.xxxt.nz; Trudie Ward
<xxxxxx.xxxx@xxxxxxxxxxx.xxx.xx>; Deb Taylor <xxx.xxxxxx@xxxxxxxxxxx.xxx.nz>;
x.xxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx; xxx.xxxxxx@xxx.xxx.xx; Andrew.Rowe@wcc.govt.nz
Subject: Fw: Turnbull St proposed turning area 16119 - 180205 - Thorndon School_20180307

Matt Jeffery | McKenzie Higham Architects | +64 22 543 3694

Hi Neil

Please find the revised drawings with the following changes as requested in your last e-mail.

- Altered tactile crossing ramps as recommended, and added 'Guidance PDF' to TH04
- Removed vehicle crossing text on plans
- Removed flexible bollards
- Updated detail reference tags on plans; For clarity, we've added back into the set the 'Guidance PDF' for the vehicle crossing into the new MOE land, now on the new page TH09 with the section detail.

Please let us know if you have any further comments, or requests.

Regards,

Matt Jeffery
Associate

McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



Amesbury School | Rethinking Education Spaces

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----- Original Message -----

Subject: Turnbull St proposed turning area 16119 - 180205 - Thorndon
School_20180307

From: Neil Johnstone

To: Matt Jeffery | McKenzie Higham Architects

CC: Charles Kingsford ,Trish Ubels ,Don Mudalige ,Clint Rohloff ,Trudie Ward ,Deb
Taylor ,Colin Gerrard ,John Vriens ,Andrew Rowe

Hi Matt,

Generally they are all good but can you please make the small changes
indicated on the attached plan "Changes". i.e:

- 1) Please adjust the ramps to align along the street as indicated. I also include a copy of our standard pedestrian ramp with suggestion it be narrowed to 1200mm to make it practical in this corner situation.
- 2) Remove the flexible bollards in WCC street. These are not considered necessary.
- 3) Remove the words "Vehicle Crossing" (Our reason for removing is because this not an approved vehicle crossing, since it has street sumps in the kerb plus wheel stops in the pavement. If the school wishes to occasionally use it for access they will need to place timbers in the channel and around the wheel stop and only for the duration the vehicle is accessing or leaving the site. If that is not acceptable and a more common vehicle access is needed then the whole design needs to change with the removal of one of the sumps, regrading of the street channel and removal of the wheel stops.)

Regards,

Neil.

Neil Johnstone

Senior Engineer, Planning | Transport Assets | Transport & Waste Operations | Wellington City Council
P 04 803 8397 | M 021 227 8397 | F 04 801 3018
E Neil.Johnstone@wcc.govt.nz | W Wellington.govt.nz |

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From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxx>]
Sent: Monday, 26 February 2018 10:56 a.m.
To: Neil Johnstone; Charles Kingsford; Trish Ubels; Don Mudalige
Cc: Trudie Ward; Deb Taylor; Colin Gerrard
Subject: RE: Turnbull St proposed turning area 16119 - 180205 - Thorndon School_20180214

Good morning Neil, all

Thanks again for meeting with us at Turnbull Street and helping us to achieve a Turning head design that is satisfactory to WCC and MOE.

As discussed, we have been working on the basis that these plans show 'design intention' to ensure that all parties are happy with the general layouts and areas involved.
The Ministry of Education have approved the engagement of Harrison Grierson to provide Civil Engineering design services for the detailed design of this proposal.

Please find the attached Turnbull Street Turning Head drawings, these have been updated to incorporate your comments and requested changes;

- Wheel stops provided to turning head
- Kerb & channel design revised to suit falls into site
- Kerb & channel design revised with extended concrete road pavement to allow wheel-stop fixing [refer indicative section TH05]
- Pedestrian ramps and tactile pads re-aligned to suit travel along Turnbull Street
- Yellow lines revised to follow kerb & channel into the turning head
- Sheets TH07 and TH08 added to clarify land-swap parcels [subject to final negotiation between WCC & MOE]
- We also confirm that the length of stormwater leads from sumps to public stormwater drain on Turnbull Street is less than 8m [final design to be confirmed by the civil engineers]

Can you [or one of the WCC team] please confirm that the information provided is acceptable? and is sufficient for the upcoming WCC approval meetings?

Regards and thanks in advance

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



From: Trudie Ward [<mailto:xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>]
Sent: Wednesday, 14 February 2018 3:37 PM
To: Matt Jeffery | McKenzie Higham Architects
Subject: FW: Turnbull St proposed turning area 16119 - 180205 - Thorndon School_20180214

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works
DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Neil Johnstone [<mailto:xxxx.xxxxxxxx@xxx.xxxx.xx>]
Sent: Wednesday, 14 February 2018 3:25 p.m.
To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>
Cc: Charles Kingsford <xxxxxxx.xxxxxxxx@xxx.xxxx.xx>; Don Mudalige <xxxx.xxxxxxxx@xxx.xxxx.xx>; Trish Ubels <xxxxxx.xxxx@xxx.xxxx.xx>
Subject: Turnbull St proposed turning area 16119 - 180205 - Thorndon School_20180214

Hi Trudie,

Thank you for your attached Proposed Option for Turning Head.

I understand from Matts comments that you consider the vehicle turning area needs to slope back towards the school due to school level needs.

I attach an adjusted copy of the perspective view you provided with some adjustments I would like made for it be acceptable. I understand you wanted some wheel stops to protect the bollards which are on school land adjoining the turning area.

I attach a plan previously shared which includes those wheel stops.

I also attach a cross-section to show the road pavement in the turning area to accommodate the wheel stop and transition construction to the adjoining asphalt carriageway.

In respect of the sump leads our normal maximum sump lead length is 8.0m for a minimum 225mm diameter sump lead with a minimum capacity of 40 litres/sec when flowing full.

Cheers,

Neil.

Neil Johnstone

Senior Engineer, Planning | Transport Assets | Transport & Waste Operations | Wellington City Council
P 04 803 8397 | M 021 227 8397 | F 04 801 3018

E Neil.Johnstone@wcc.govt.nz | W Wellington.govt.nz |

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From: Trudie Ward [<mailto:xxxx@xxxxxxxxxxxxxxxxxx.xx.xx>]

Sent: Monday, 12 February 2018 7:58 a.m.

To: Neil Johnstone; Neil Johnstone

Subject: FW: 16119 - 180205 - Thorndon School

Please see attached drawing for review.

Regards

Trudie Ward | Projects Delivery Manager - Contractor | Capital Works

DDI +64 4 463 7080 | Mobile +64 27 406 3166

From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxxx@xxxxxxxxxxxxxxxxxx.xx.xx>]

Sent: Monday, 5 February 2018 1:02 p.m.

To: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>

Subject: 16119 - 180205 - Thorndon School

Hi Trudie,

Please find the attached perspective view and section through the revised turning head.

As expected, the decrease from 3% to 2% only gave a small amount of extra height at the canopy, and doesn't help with the accessible ramp....

We've modelled our understanding of the kerb solution.

Falls can be determined following receipt of the Turnbull Street survey to ensure we meet WCC's requirements.

I will need to confirm max distance to public SW connection before a new manhole is required – believe Charles or Neil mentioned 5m max?.

We will also need WCC to establish the level of information required for their March deadline.

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



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From: [Deb Taylor](#)
To: [Matt Jeffery | McKenzie Higham Architects](#); [Trudie Ward](#); [Chris Leech \(cleech@propertygroup.co.nz\)](#)
Subject: RE: Conference Call - Thorndon School
Date: Monday, 12 March 2018 11:22:00 a.m.

Just a general catch up to bring you both up to date with discussions/issues so far...

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [mailto:Matt@mckenzie-higham.co.nz]

Sent: Monday, 12 March 2018 11:20 a.m.

To: Deb Taylor <Deb.Taylor@education.govt.nz>; Trudie Ward <Trudie.Ward@education.govt.nz>; Chris Leech (cleech@propertygroup.co.nz) <cleech@propertygroup.co.nz>

Subject: RE: Conference Call - Thorndon School

Hi all,

I am out of this office now, but should be free this afternoon **from 3pm**.

I will be out of the office Thurs & Fri
[I believe Trudie is on leave from Thursday, but will let her confirm].

If you send any queries in advance, we can be better prepared to answer accurately.

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



From: Deb Taylor [mailto:Deb.Taylor@education.govt.nz]

Sent: Monday, 12 March 2018 11:15 AM

To: Matt Jeffery | McKenzie Higham Architects; Trudie Ward; Chris Leech
([cleech@propertygroup.co.nz](#))

Subject: Conference Call - Thorndon School

Dear All,

I'd like to organise a conference call please. If today works, that would be great, otherwise, Thursday or Friday this week.

Please let me know your preferred times and dates and I'll put out a meeting invite with dial in details.

Cheers

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

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Christchurch 8013

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Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

From: [Deb Taylor](#)
To: [Matt Jeffery | McKenzie Higham Architects](#)
Subject: FW: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements
Date: Tuesday, 20 March 2018 4:45:00 p.m.
Attachments: [image002.png](#)
[image012.png](#)
[image013.png](#)
[Thorndon School Emergency Water Tank - Design Drawing.pdf](#)

Sorry Matt: Forgot to ask... is it possible to get hold of a plan that shows where the water connection is to house 17? They are implying that it is the "school side" of what would be the last hydrant...

Cheers
 Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
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 Te Uruti |48 Hereford St |West End
 Christchurch 8013

From: Tony Jaegers [mailto:xxxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx]
Sent: Friday, 2 March 2018 11:58 a.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xx.xx>
Cc: Royce Haxton <xxxxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx>; Ben Waters <Ben.Watexx@xxxxxxxxxxxxxxxx.xx.xx>; Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xx.xx>; Matt Jeffery | McKenzie Higham Architects <Matt@mckenzie-higham.co.nz>; Angela Rampton (xxxxxx.xxxxxx@xxx.xxx.xx) <angela.ramxxxx@xxx.xxxx.xx>; John Vriens (xxxx.xxxxxx@xxx.xxxx.xx) <xxxx.xxxxxx@xxx.xxxx.xx>
Subject: RE: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements

Hi Deb,

Thanks for discussing this yesterday and Wellington Water's comments to the three items below are:

1. Water mains in dead end streets shall have a fire hydrant installed at the end of the main to allow for flushing. These are always located in the road carriageway unless the discharged water can flow to a suitable stormwater sump without causing flooding, which may be a problem in this situation. The existing fire hydrant also give us a visual point to where the existing water main ends.
2. Easements in favour of Wellington City Council are required for any public water supply assets proposed to be laid in private property to allow access for maintenance or renewal.
3. Items 1 and 2 are linked to the existing water supply emergency tank. The water supply connection to the tank comes off the main next to the existing fire hydrant at the end of the street.

As discussed if the emergency water tank was to be moved next to house number 17, the main in Turnbull Street would be capped at the new fire hydrant and the existing fire hydrant and main would be abandoned. A new connection for the emergency tank would be installed next to the new hydrant.

Abandoning the existing water main from the new fire hydrant to the existing fire hydrant would require that no service pipe to any properties are off this section of main to be abandoned including the service pipe to number 17. It would help if the existing water service pipes to the houses were shown on the design drawings.

The cost to install the existing tank was **9(2)(i)** excluding GST. This does not include the cost of the tank.

Attached are the design drawing and a photo of the existing tank.

Please contact me if you have any questions.

Thanks.

Regards Tony

Tony Jaegers Investigations Engineer – Potable Water



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From: Deb Taylor [<mailto:xxx.xxxxxx@xxxxxxxxxx.xxx.xx>]

Sent: Tuesday, 27 February 2018 7:10 p.m.

To: Tony Jaegers

Cc: Royce Haxton; Ben Waters; Trudie Ward; Matt Jeffery | McKenzie Higham Architects

Subject: RE: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements

Hi Tony,

Thank you for your response. Can I call you tomorrow to discuss?

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Kind regards

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Cc: Royce Haxton <xxxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx>; Ben Waters <xxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx>
Subject: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements
Importance: High

Dear Deb,

Thank you for your email and drawings of 26 February 2017.

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The construction work will be paid for by the applicant and must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz. Please contact Royce Haxton (027 232 4291) at Wellington Water to arrange.

Water Supply letter to MOE is attached.

Please contact me if you have any questions.

Yours sincerely

Tony Jaegers Investigations Engineer – Potable Water



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Sent: Monday, 26 February 2018 11:32 a.m.
To: Tony Jaegers
Subject: Thorndon School: Land swap - relocation of services
Importance: High

To: Tony Jaegers – Wellington Water

Dear Tony

Proposed road stopping at Turnbull Street, Wellington.

The Ministry of Education is applying to Wellington City Council to swap a portion of legal road fronting its property in Turnbull Street, Wellington.

Part of the road-stopping process is to obtain consent from service authorities. Your consent is required to ascertain the location of the service that you provide in relation to the proposed boundary line and if you have any specific requirements.

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We are wanting to have all our responses from the various service authorities as soon as possible as we need to have our completed Road Stopping Form to Council by **Friday 2 March 2018**. This is to meet a March council meeting date for Council consideration of our proposal. Any priority that could be given to this request would be greatly appreciated. We would also appreciate you forwarded this email onto anyone else in your organisation that needs to consider this request.

If you have any questions or would like any clarification, please do not hesitate to contact me at the email address, or contact numbers below.

Kind regards
Deb Taylor

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Land & Property Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti |48 Hereford St |West End
Christchurch 8013

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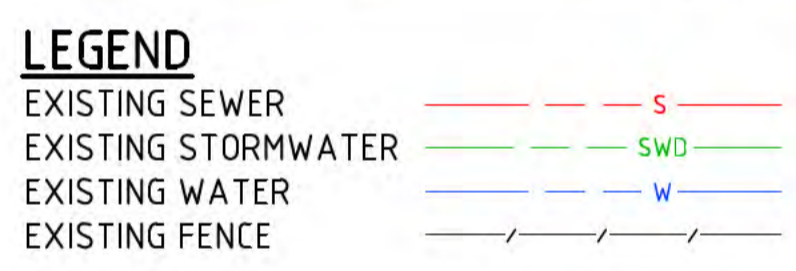
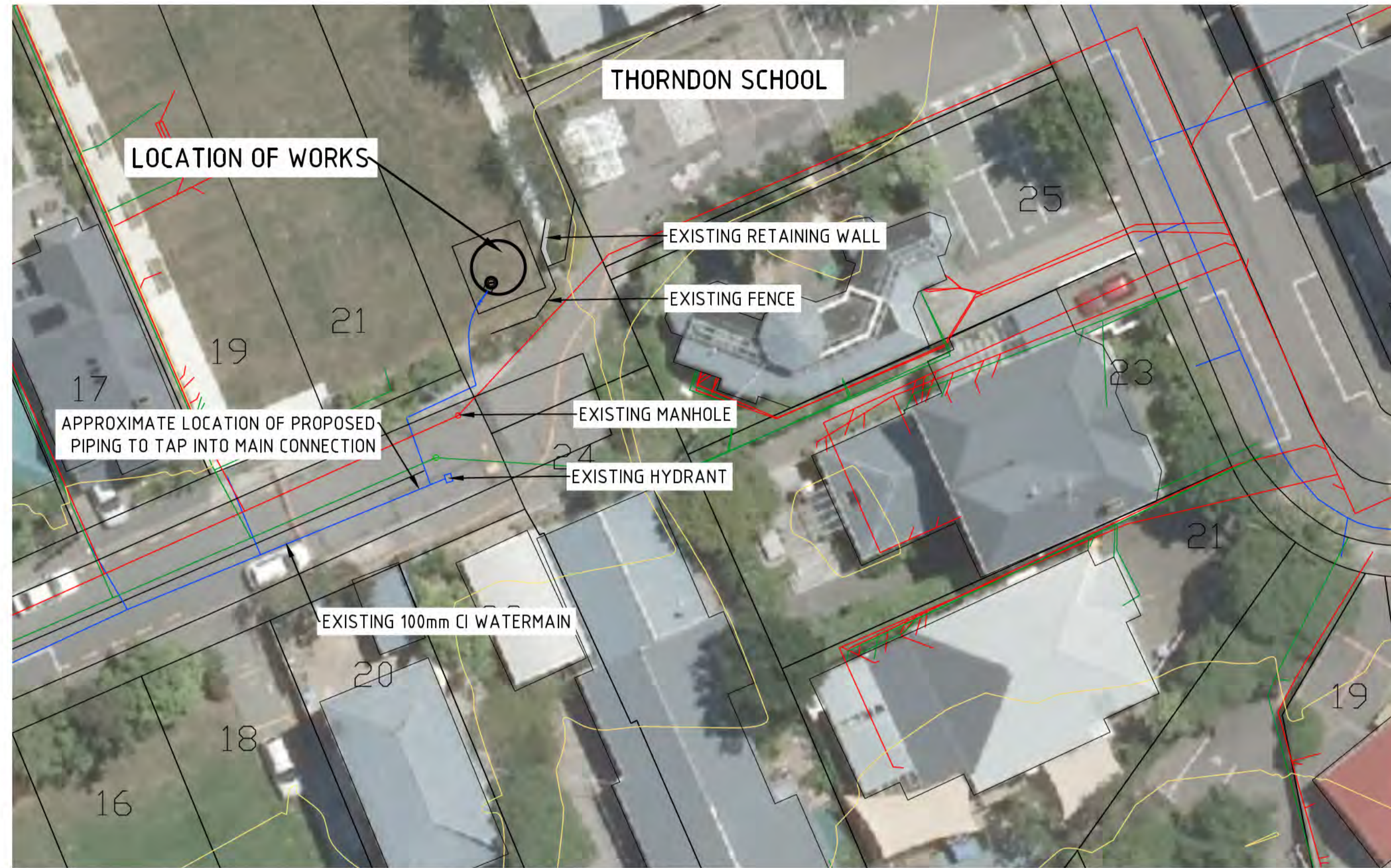
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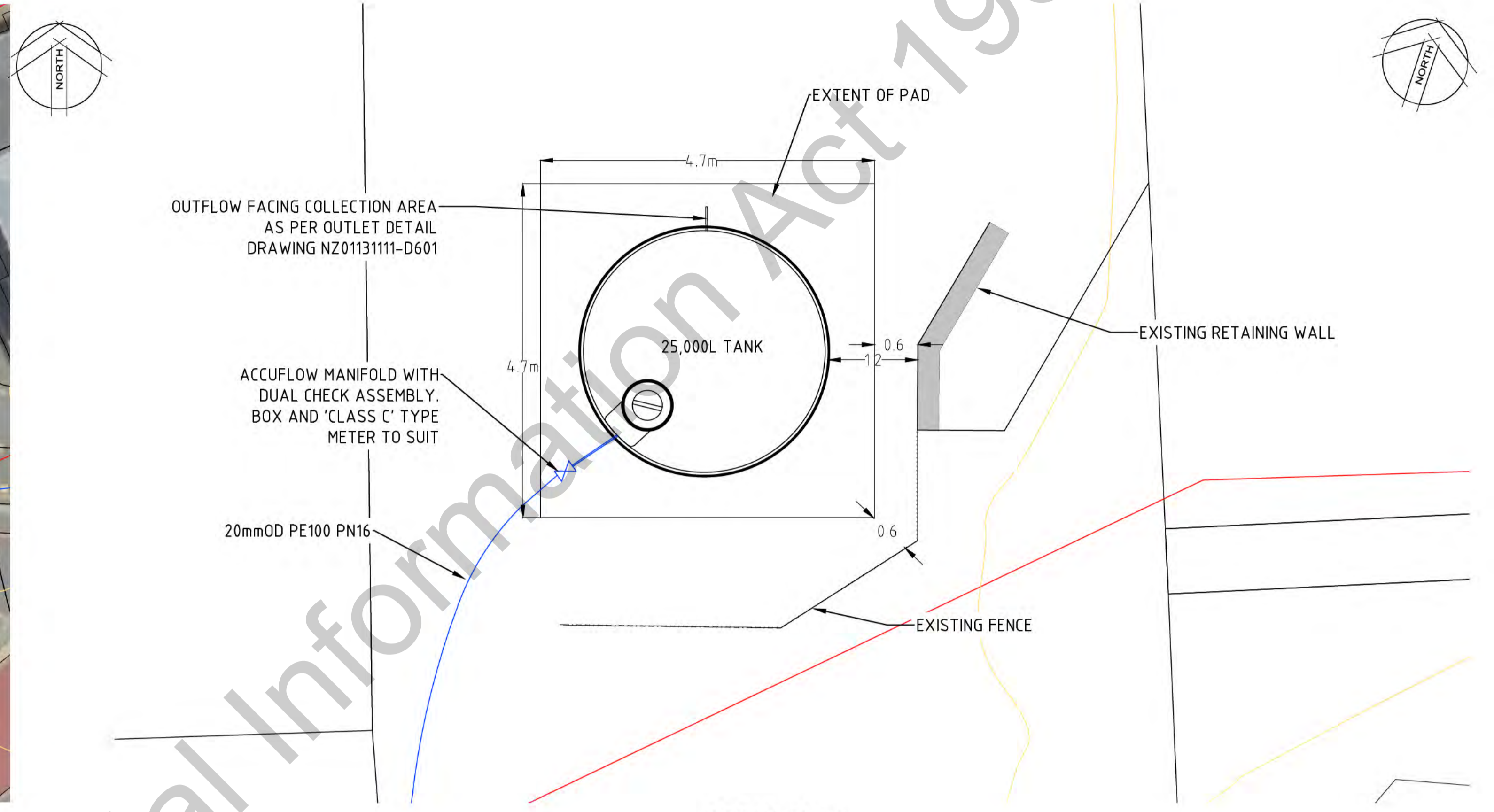


PLAN
SCALE 1:250

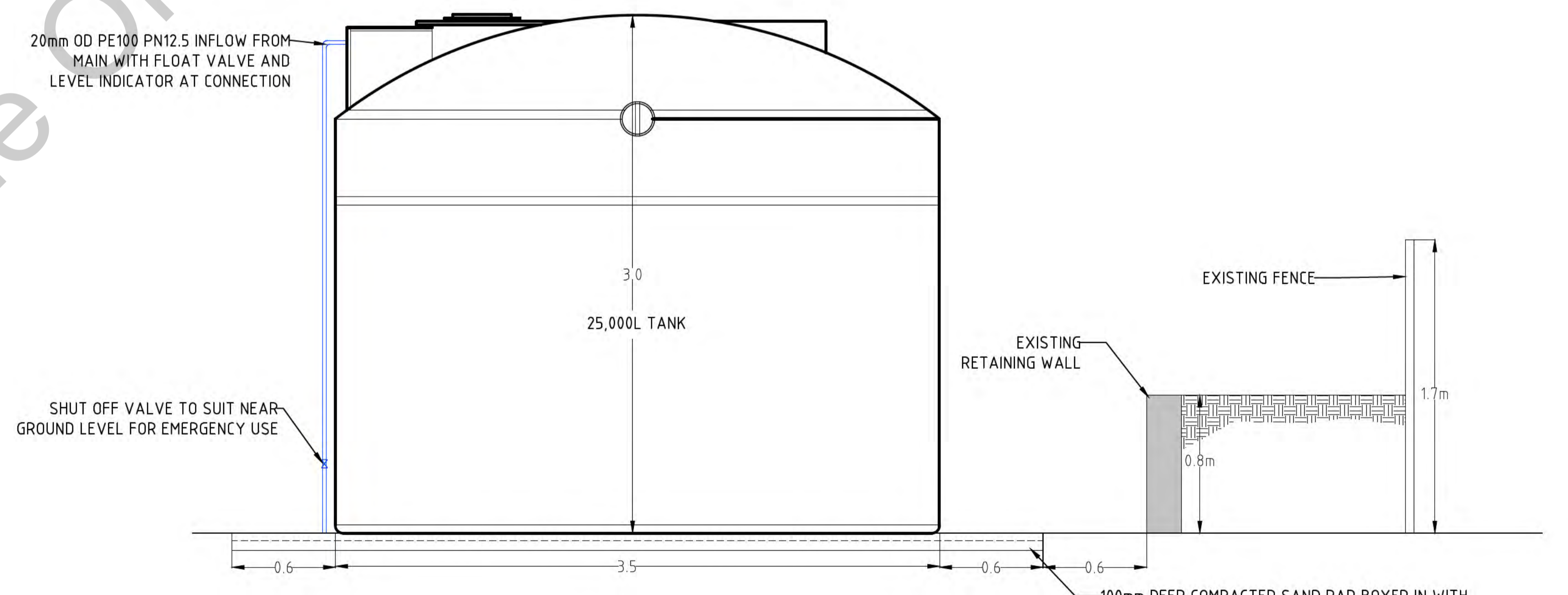
- NOTES:**
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 2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF THE TANKS, PIPES AND ANCILLARY ITEMS, IN CONSULTATION WITH THE ENGINEER, AFTER ALL EXISTING SERVICES HAVE BEEN LOCATED.
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PERSPECTIVE VIEW
N.T.S.



DETAIL PLAN
SCALE 1:50



ELEVATION
SCALE 1:20

Rev	Date	Description	Des	Vent	Appd
2	30/10/2014	UPDATES FROM CLIENT	CFN	LV	DB
1	23/09/2014	FOR APPROVAL	CFN	LV	DB



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Drawn	CFN	Date	23/09/2014
Checked	LV	Date	23/09/2014
Designed	CFN	Date	23/09/2014
Verified	LV	Date	23/09/2014
Approved	DB	Date	23/09/2014

Client	WELLINGTON REGION EMERGENCY MANAGEMENT OFFICE
Project	EMERGENCY WATER SUPPLY
	WELLINGTON CITY
	WATER STORAGE TANKS (SET 5)
Title	THORNDON SCHOOL
	TURNBALL STREET
	THORNDON

Status	FOR APPROVAL		
	NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Datum	Wgtn2000	Council Ref.	Scale
			AS SHOWN
Drawing Number	NZ0114207-D404	Size	A1
		Revision	2

From: [Deb Taylor](#)
To: [x@x](#)
Subject: Thorndon School - land swap
Date: Wednesday, 21 March 2018 4:41:00 p.m.
Attachments: [RE Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements.msg](#)
Importance: High

Ben,

I was in discussion with Tony Jaegars concerning a Service Authority Consent Letter the Ministry of Education requires to facilitate a land swap between the Ministry and the Wellington City Council. I have attached the last email I received from Tony before he went on leave.

We urgently need to resolve this matter. I am in Wellington on Friday and would very much appreciate meeting with you to discuss this. Could you please advise if there is a time that would suit you on Friday for such a meeting?

Kind regards

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

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From: [Tony Jaegers](#)
To: [Deb Taylor](#)
Cc: [Royce Haxton](#); [Ben Waters](#); [Trudie Ward](#); [Matt Jeffery](#) | [McKenzie Higham Architects](#); [Angela Rampton](#) (xxxxxx.xxxxxx@xxx.xxx.xx); [John Vriens](#) (xxxx.xxxxxx@xxx.xxx.xx)
Subject: RE: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements
Date: Friday, 2 March 2018 11:58:30 a.m.
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)
[image012.png](#)
[image013.png](#)
[Thorndon School Emergency Water Tank - Design Drawing.pdf](#)
[Thorndon School Emergency Water Tank photo 1.jpg](#)

Hi Deb,

Thanks for discussing this yesterday and Wellington Water's comments to the three items below are:

1. Water mains in dead end streets shall have a fire hydrant installed at the end of the main to allow for flushing. These are always located in the road carriageway unless the discharged water can flow to a suitable stormwater sump without causing flooding, which may be a problem in this situation. The existing fire hydrant also give us a visual point to where the existing water main ends.
2. Easements in favour of Wellington City Council are required for any public water supply assets proposed to be laid in private property to allow access for maintenance or renewal.
3. Items 1 and 2 are linked to the existing water supply emergency tank. The water supply connection to the tank comes off the main next to the existing fire hydrant at the end of the street.

As discussed if the emergency water tank was to be moved next to house number 17, the main in Turnbull Street would be capped at the new fire hydrant and the existing fire hydrant and main would be abandoned. A new connection for the emergency tank would be installed next to the new hydrant.

Abandoning the existing water main from the new fire hydrant to the existing fire hydrant would require that no service pipe to any properties are off this section of main to be abandoned including the service pipe to number 17. It would help if the existing water service pipes to the houses were shown on the design drawings.

The cost to install the existing tank was **9(2)(i)** excluding GST. This does not include the cost of the tank.

Attached are the design drawing and a photo of the existing tank.

Please contact me if you have any questions.

Thanks.

Regards Tony

Tony Jaegers Investigations Engineer – Potable Water



DDI 04 912 4568 Mob 021 306094 Tel 04 912 4400

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

ove every drop

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We manage their drinking water, wastewater and stormwater services

From: Deb Taylor [mailto:xxx.xxxxxx@xxxxxxxxxx.xxx.xx]
Sent: Tuesday, 27 February 2018 7:10 p.m.
To: Tony Jaegers
Cc: Royce Haxton; Ben Waters; Trudie Ward; Matt Jeffery | McKenzie Higham Architects
Subject: RE: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements

Hi Tony,
Thank you for your response. Can I call you tomorrow to discuss?

I would like to discuss:

1. The reasoning behind the Wellington Water requirement to retain the existing fire hydrant; and
2. The requirement of the easement; and
3. The link of these two items to the current licence agreement.

Please send me through some times that would be appropriate for me to call.

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Tony Jaegers [mailto:xxxx.xxxxxx@xxxxxxxxxxxxxxxxxx.xx.xx]
Sent: Tuesday, 27 February 2018 10:35 a.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxx.xx >
Cc: Royce Haxton <xxxxx.xxxxxx@xxxxxxxxxxxxxxxxxx.xx.xx >; Ben Waters <xxx.xxxxxx@xxxxxxxxxxxxxxxxxx.xx.xx >
Subject: Turnbull Street Proposed Land Swap for Thorndon School - Water Supply Requirements
Importance: High

Dear Deb,

Thank you for your email and drawings of 26 February 2017.

Current records show that there is a Council 100 mm diameter ductile iron water main laid in 2009 and a fire hydrant located in the area of the proposed land swap as shown in the attached letter.

There is also a Council emergency water supply tank located on Ministry of Education land as recorded in a licence agreement between the Ministry of Education and Council. This licence agreement is attached.

Based on the current licence agreement it is a requirement that:

1. The existing fire hydrant remains. The fire hydrant box may need to be adjusted to match the new level of the area – see Water Amendments Drawing in the attached letter.
2. A four metre wide easement is created over the water main and two metres past the existing fire hydrant in favour of Wellington City Council – see Water Amendments Drawing in the attached letter.
3. A new fire hydrant is installed at the location as proposed on McKenzie Higham drawing TH02 C.

Note:

1. Requirements 1 and 2 are not shown on the latest drawings you provided. Please get McKenzie Higham Architects to amend the drawings.
2. The new fire hydrant is not shown on perspective views 1 and 2.

The construction work will be paid for by the applicant and must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz. Please contact Royce Haxton (027 232 4291) at Wellington Water to arrange.

Water Supply letter to MOE is attached.

Please contact me if you have any questions.

Yours sincerely

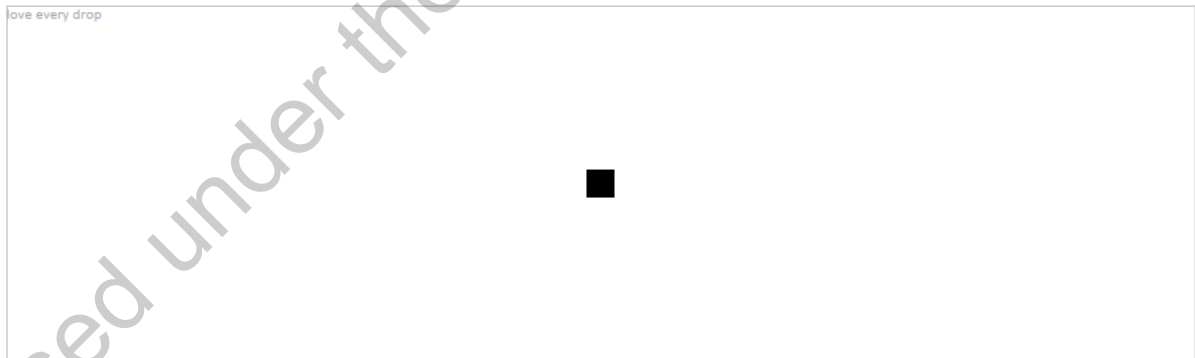
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From: Deb Taylor [<mailto:Deb.Taylor@education.govt.nz>]
Sent: Monday, 26 February 2018 11:32 a.m.
To: Tony Jaegers
Subject: Thorndon School: Land swap - relocation of services
Importance: High

To: Tony Jaegers – Wellington Water

Dear Tony

Proposed road stopping at Turnbull Street, Wellington.

The Ministry of Education is applying to Wellington City Council to swap a portion of legal road fronting its property in Turnbull Street, Wellington.

Part of the road-stopping process is to obtain consent from service authorities. Your consent is required to ascertain the location of the service that you provide in relation to the proposed boundary line and if you have any specific requirements.

I have attached a Land Transfer Plan showing the area to be swapped. I have also attached the current drawings from the architect showing the extent of the works to be completed. Please provide your written consent to me via email.

We are wanting to have all our responses from the various service authorities as soon as possible as we need to have our completed Road Stopping Form to Council by **Friday 2 March 2018**. This is to meet a March council meeting date for Council consideration of our proposal. Any priority that could be given to this request would be greatly appreciated. We would also appreciate you forwarded this email onto anyone else in your organisation that needs to consider this request.

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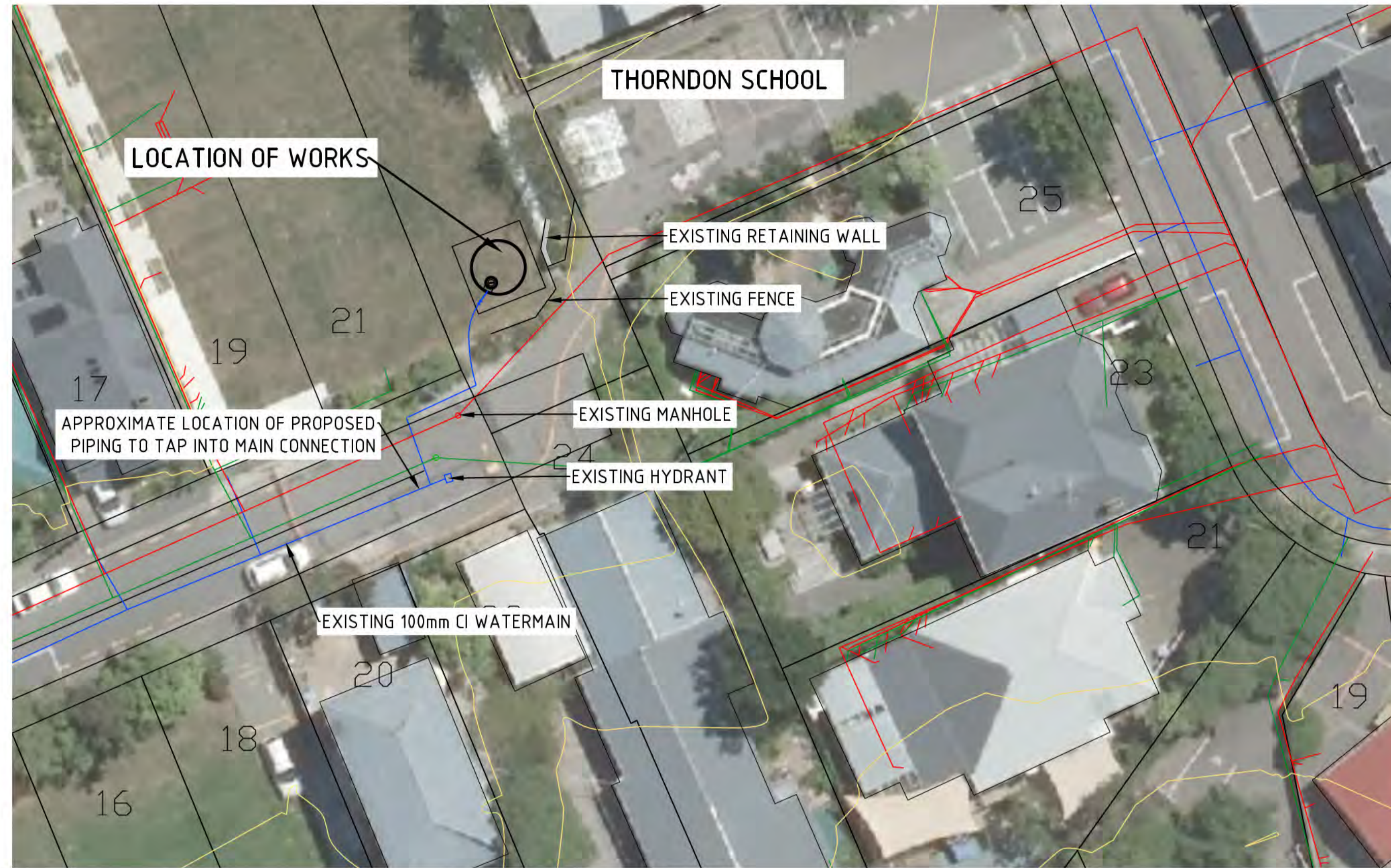
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LEGEND

EXISTING SEWER	---	S
EXISTING STORMWATER	---	SWD
EXISTING WATER	---	W
EXISTING FENCE	---	

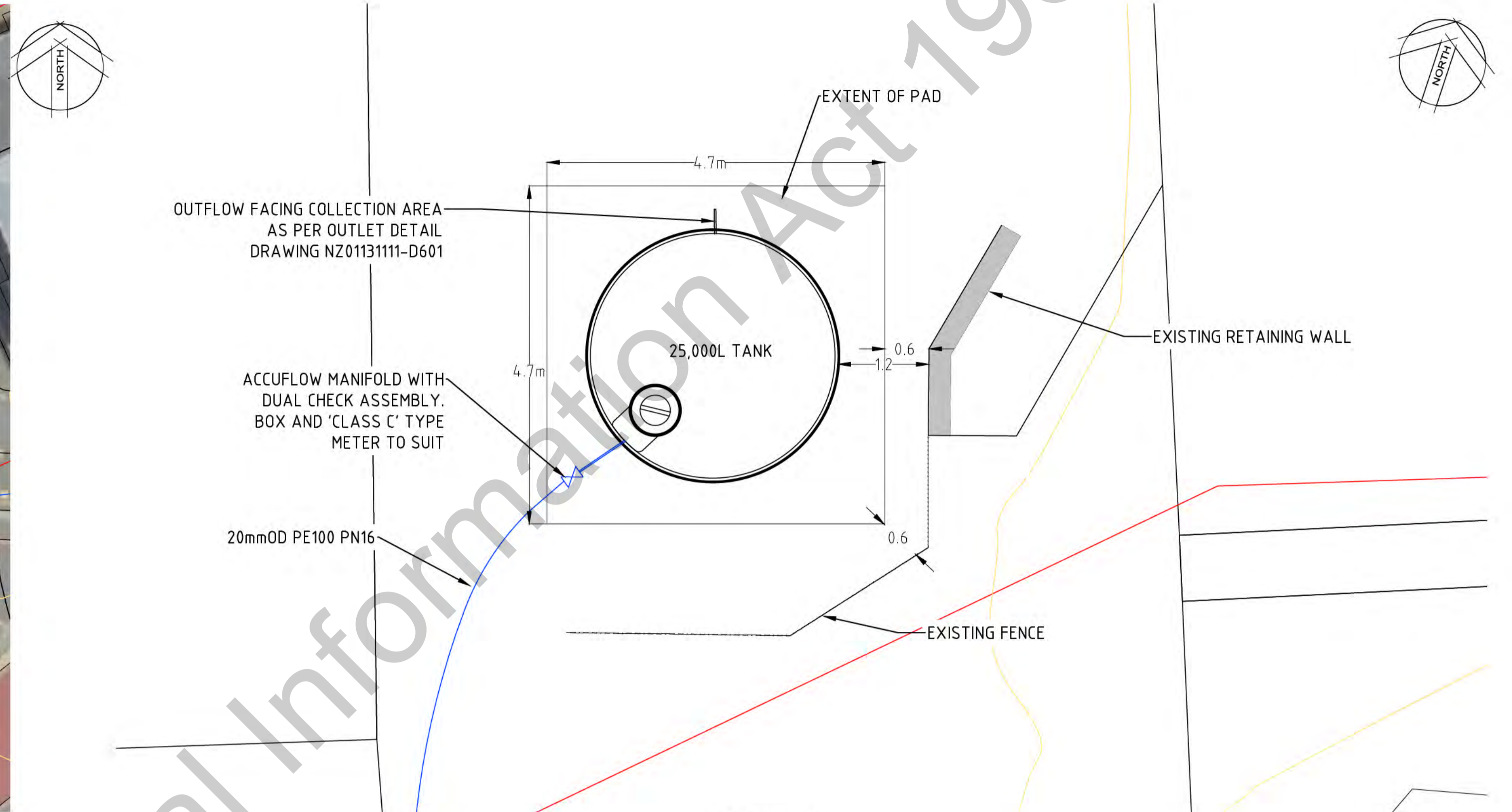
PLAN
SCALE 1:250

NOTES:

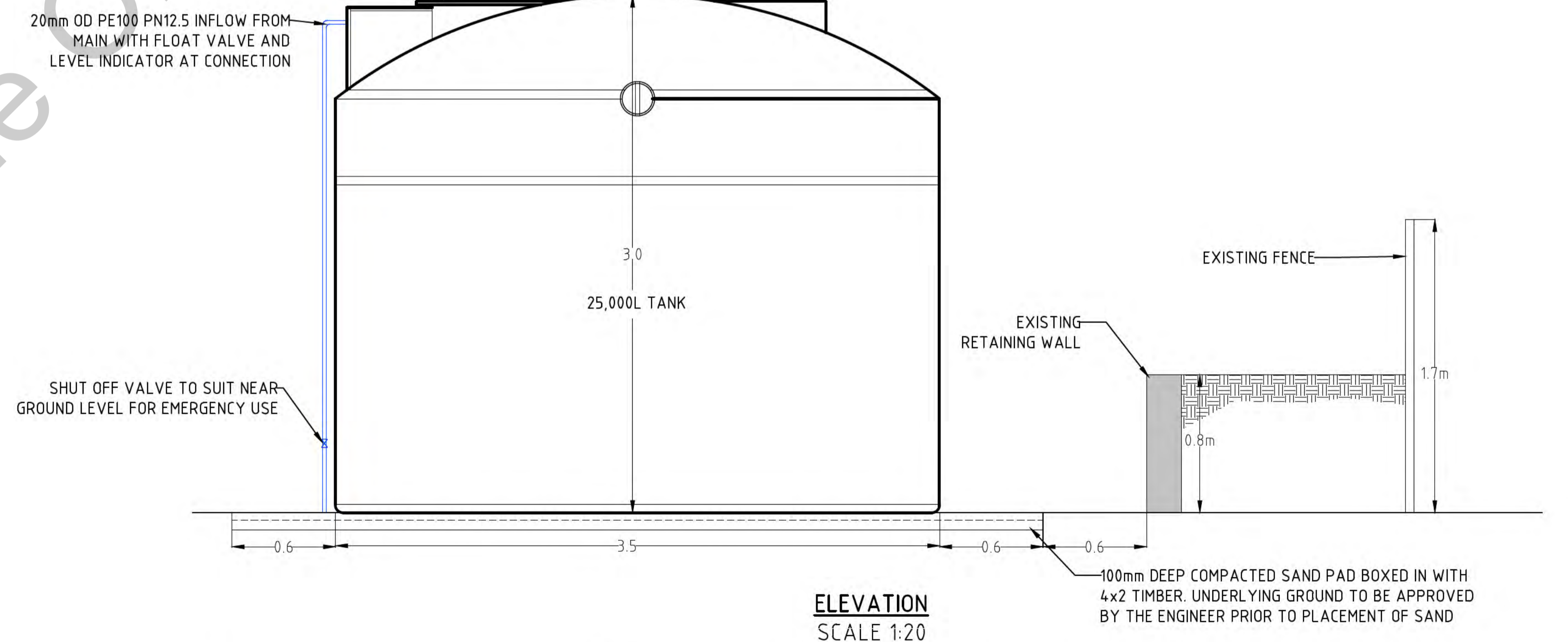
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PERSPECTIVE VIEW
N.T.S.



DETAIL PLAN
SCALE 1:50



ELEVATION
SCALE 1:20

Rev	Date	Description	Des	Vent	Appd
2	30/10/2014	UPDATES FROM CLIENT	CFN	LV	DB
1	23/09/2014	FOR APPROVAL	CFN	LV	DB



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Drawn	CFN	Date	23/09/2014
Checked	LV	Date	23/09/2014
Designed	CFN	Date	23/09/2014
Verified	LV	Date	23/09/2014
Approved	DB	Date	23/09/2014

Client	WELLINGTON REGION EMERGENCY MANAGEMENT OFFICE		
Project	EMERGENCY WATER SUPPLY		
	WELLINGTON CITY		
	WATER STORAGE TANKS (SET 5)		
Title	THORNDON SCHOOL		
	TURNBALL STREET		
	THORNDON		
Status	FOR APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum	Wgtn2000	Council Ref.	
Scale	AS SHOWN	Size	A1
Drawing Number	NZ0114207-D404		Revision
			2



Information Act 1982

From: [Deb Taylor](#)
To: [@xxx](#)
Subject: FW: Thorndon School: Land swap - relocation or termination of services
Date: Wednesday, 21 March 2018 4:51:00 p.m.
Attachments: [352951 Powerco - Turnbull Street Thorndon Wellington.pdf](#)
[Land transfer plan.pdf](#)
[Thorndon School - set of plans.pdf](#)
Importance: High

Dear Sir/Madam,

Please find below an email sent last month. I have not received a reply to date and I understand that you may not have received this.

Can you please action urgently? Please don't hesitate to contact me should you wish to discuss.

Kind regards

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Deb Taylor
Sent: Monday, 26 February 2018 1:09 p.m.
To: 'xxx.xxxxxxxxxxxx@xxxxxxxx.xx.xx' <xxx.xxxxxxxxxxxx@xxxxxxxx.xx.xx>
Subject: Thorndon School: Land swap - relocation or termination of services
Importance: High

Dear Sir/Madam,

Proposed road stopping at Turnbull Street, Wellington - Your urgent response would be appreciated.

The Ministry of Education is applying to Wellington City Council to swap a portion of legal road fronting its property in Turnbull Street, Wellington.

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If you have any questions or would like any clarification, please do not hesitate to contact me at the email address, or contact numbers below.

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Underground Gas Enquiry Sheet

Date/Time Recd: 20/02/2018 12:55:00 p.m. **Sequence No:** 6125989 **Enquiry No:** 352951
Enquiry Type: Personal Mail Fax Phone E Mail
Company: McKenzie Higham Architects **Phone:** 049034975
Contact Name: Matt Jeffery **Mobile:**
Location of Work: Turnbull Street; Thorndon
Additional Info on Property:
Description of Work: Turnbull Street
Proposed Commencement Date: 23/02/2018

Information Provided

Gas Record Plans Showing Mains/Service Pipes			
<input checked="" type="checkbox"/> Low Pressure	<input checked="" type="checkbox"/> Medium Pressure	<input type="checkbox"/> Intermediate Pressure	NO GAS IN AREA <input type="checkbox"/>
Plan	352951 - Turnbull Street.pdf		
Strategic Pipes in Area?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
Standover may be required:	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
Plans Issued to:	Matt Jeffery	Date/Time:	
On-Site Location Required:	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Date:	Time:
General Comments:			
Processed By: Dulcie Mist			

Conditions

- The purpose of this document is to outline conditions that apply and precautions that should be taken when undertaking excavation work in the vicinity of underground gas pipes.
- Information concerning the location of underground Powerco owned gas pipes is freely available from Powerco and must be obtained prior to commencing any excavation work.
- The information shown on the plans provided relate only to Powerco's gas reticulation. Other relevant service authorities should be contacted to obtain information concerning their services.
- The plans provided may not necessarily indicate all redundant pipes or all service pipes (e.g. pipes, in road reserve, connecting the Consumer to Powerco's reticulation system).
- The record plans must be kept on site while excavations are in progress.
- On-site gas pipeline location marking carried out by Powerco is to be used as a guide only and no warranty as to its accuracy is given or implied.
- It must be noted that it is the Contractors' responsibility to determine the exact location of the underground gas pipes by hand-digging. In the event of being unable to locate the gas pipe, Powerco should be contacted for further assistance prior to commencing any further excavation work.

Damage to Powerco Underground Plant:

Any accidental damage to gas pipes, however slight, must be reported to Powerco immediately. This will enable prompt and cost efficient repairs to be carried out and will avoid subsequent complications and more expensive

remedial work being undertaken should a fault develop at a later date.

- **To report any damage to gas pipes, contact the Powerco Help Desk on 0800 111 848 immediately.**

Clearances:

It is the responsibility of the person in charge of the work to ensure that the minimum clearances shown below are maintained at all times during the progress of the work. This person is also responsible for compliance with the requirements of the relevant Acts and Regulations, Codes of Practice as well as the relevant WorkSafe New Zealand booklet "Guide for Safety with Underground Services".

Electricity Regulations 1997 Regulation 93 - Every person who is operating mechanical equipment near conductors of overhead electric lines shall ensure that the equipment does not encroach within 4 metres of the conductor, unless the written permission of the owner of the electric line has been obtained.

NZ Electrical Code Of Practice No 34 : 2001 for Electrical Safe Distances - Section 2 - Minimum Safe Distances for Excavation and Construction Near Overhead Electric Line Supports.

Underground Gas Pipes:

1. **Machine Digging**

Strategic Intermediate Pressure [feeder main operating at pressures greater than 700kPa (100psi)] and Medium Pressure Gas Pipes

- (a) Machine digging is not permitted closer than 1.0m from any Strategic Intermediate Pressure and Medium Pressure gas mains or services. Any excavation work within this distance must be performed by hand digging and under the observation of a Powerco Approved Works Protection Observer including the backfilling operation.
- (b) Please refer to the Powerco Standard "*Excavation Works in the Vicinity of Strategic Cables and Pipes*" before commencing excavation work in the vicinity of Strategic Gas Pipes.

Medium and Low Pressure Gas Pipes

- (c) Machine digging is not permitted closer than 500mm from any Medium or Low Pressure gas main or service unless the position of the pipes has been verified by hand digging and exposing them first.

2. **Personnel On-Site**

It will be necessary for a Powerco Approved Works Protection Observer to be on site where any strategic intermediate or medium pressure main or service is to be exposed or crossed.

3. **Notification of work near Strategic Intermediate Pressure and Medium Pressure Gas Pipes**

- (a) At least 2 working days notice must be given to Powerco prior to any excavation work taking place.
- (b) It is the Excavation Contractor's responsibility to contact the Powerco Help Desk on 0800 769 372 for the above notification.
- (c) The Excavation Contractor will be issued with a Works Agreement, which must be completed and signed prior to any excavation work taking place near any Strategic Intermediate Pressure or Medium Pressure gas pipes.

4. **Location of other services**

(a) Intermediate Pressure Gas Pipes

No service shall be laid closer than 300mm from any Intermediate Pressure Gas Pipe

(b) Low or Medium Pressure Gas Pipes

No service shall be laid closer than 250mm from any Low or Medium Pressure Gas Pipe



Utility Details

Please be advised the person below has requested information about underground assets in your jurisdiction. You are required to respond within 2 working days and reference the Job Number, Sequence Number and the User Reference (where supplied).

To:	Graham Mist	Enquiry Date:	20/02/2018
Utility ID:	70053	Priority Type:	Normal
Utility Name:	Powerco Gas (Wellington) -Detect Service	Enquiry Medium:	Phone
Email:	xxxxxxxxxxxxxxxxxxxxxx@xxxxxxxx.xx.x		

Customer Details

Customer ID:	139484	Contact:	Mr Matt Jeffery
Company:	McKenzie Higham Architects	Phone:	049034975
Address:	PO BOX 9292 Wellington 6141	Mobile:	Not Supplied
Email:	xxxx@xxxxxxxxxxxxxxxx.xx.xx	Fax:	Not Supplied

Proposed Site Location



WARNING: The adjacent map displays the extent of the proposed dig site as specified and confirmed by the beforeUdig customer.

User Reference:

Not Supplied

Working on Behalf of:

Private

Start Date:

23/02/2018

End Date:

23/02/2018

Address:

Turnbull Street
Thorndon Wellington 6011

For Planning:

Yes

Plans Requested:

Yes

Asset Locate:

No

Preferred Locate Date:

Not Supplied

Workplace Location:

Both

Location in Road:

CarriageWay, Footpath, Berm

Nature of Works:

Hand Digging

Additional Work Site Notes:

Not Supplied

Legend

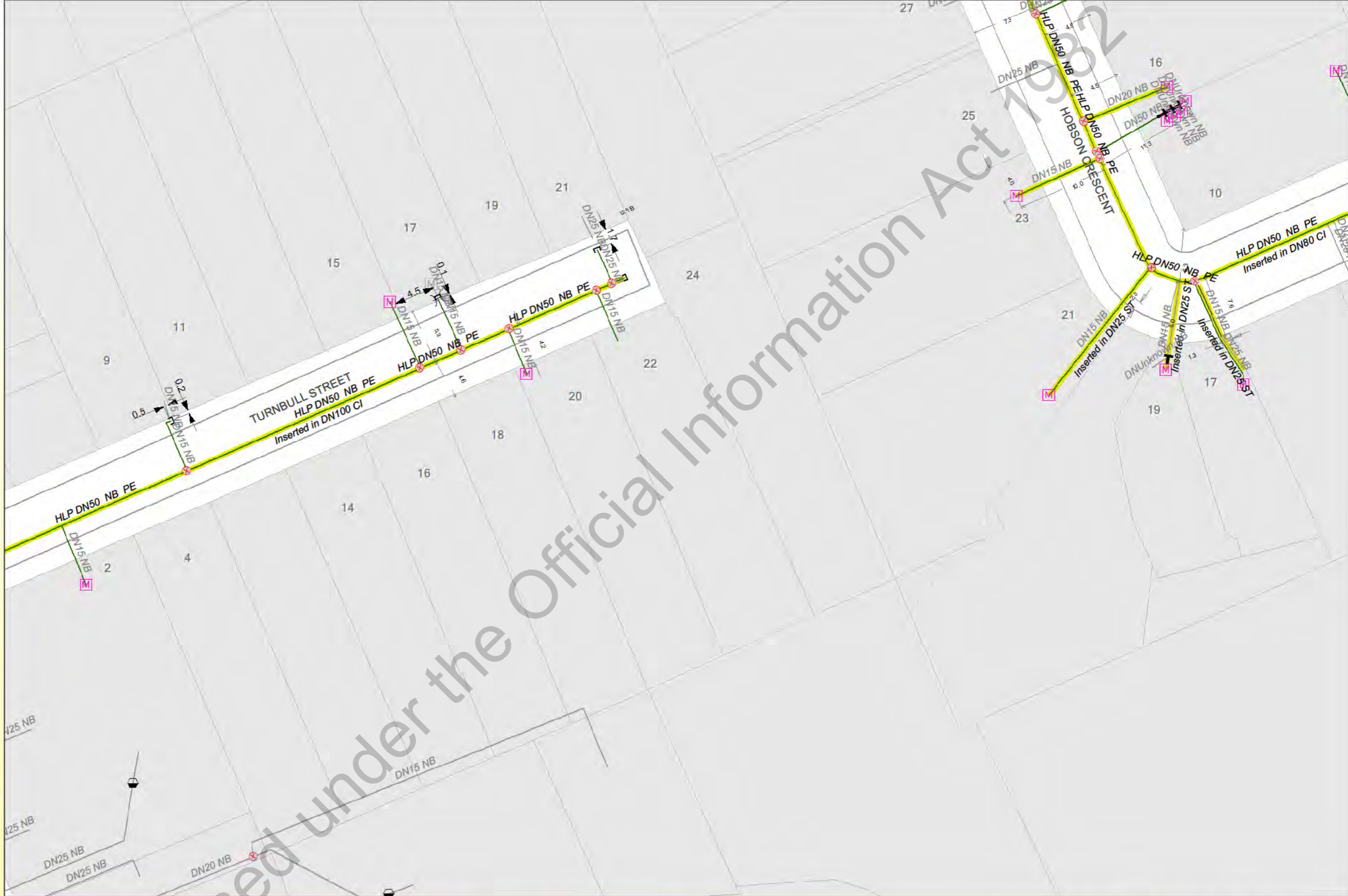
- Distribution Main/Service**
OPERATING PRESSURE, STATUS, STRATEGIC
- HLP 1200-2000Pa, Live, Yes
 - LP 700-1200Pa, Live, Yes
 - HMP 420-700Pa, Live, Yes
 - HMP 420-700Pa, Live, No
 - MP 210-420Pa, Live, Yes
 - MP 210-420Pa, Live, No
 - LMP 25-210Pa, Live, Yes
 - LMP 25-210Pa, Live, No
 - HLP 7-25Pa, Live, Yes
 - HLP 7-25Pa, Live, No
 - LP 0-7Pa, Live, Yes
 - LP 0-7Pa, Live, No
 - UNKNOWN, Live, Yes
 - UNKNOWN, Live, No
 - NO PRESSURE, Inactive, No
 - NO PRESSURE, Redundant, No
 - NO PRESSURE, Removed, No
 - -all other values-
- Gas Measurement System**
FLOWRATE, OWNER, STATUS
- M >10cmh, Powerco/Unknown, Live
 - M >10cmh, Powerco, Inactive
 - M >10cmh, Others, Live
 - M >10cmh, Powerco/Unknown, Live
 - M >10cmh, Powerco, Inactive
 - M >10cmh, Powerco/Unknown, Redundant
 - M >10cmh, Others, Live
 - M >10cmh, Others, Inactive
 - M >10cmh, All, Removed
 - M -all other values-
- Gas Installation**
- Connected
 - Disconnected
 - Temporary Disconnect
 - Unknown
- Gas Valve**
- ◀▶ Closed
 - X Open
 - ◻ Unknown
- Gas Gate**
- ◻ Gas Gate
 - ◻ DRS
 - ◻ Service Regulator
 - ◻ PRS

The information shown on this plan relates to Powerco's UNDERGROUND GAS reticulation only. This plan should be used as a guide only and no warranty to its accuracy is given or implied.

- Must be used in conjunction with the Conditions outlined on the Underground Enquiry Form
- Must be kept on site while excavation work is taking place
- May not necessarily indicate all redundant pipes or all service pipes. Additional pipes may have been installed since this plan was printed.

For work in the vicinity of Powerco's gas pipes please refer to the Conditions outlined on the Underground Enquiry Form.

It is the responsibility of the person in charge of the work to ensure compliance with all relevant Acts, Regulations and Codes of Practice. It is the Contractor's responsibility to comply with the Department of Labour's Occupational Safety & Health booklet "Guide of Safety with Underground Services", this includes the requirement that the exact location of the gas pipes be determined by handdigging. In the event of being unable to locate the gas pipe and/or additional information is required, Powerco should be contacted. For further assistance phone 0800 769 372.



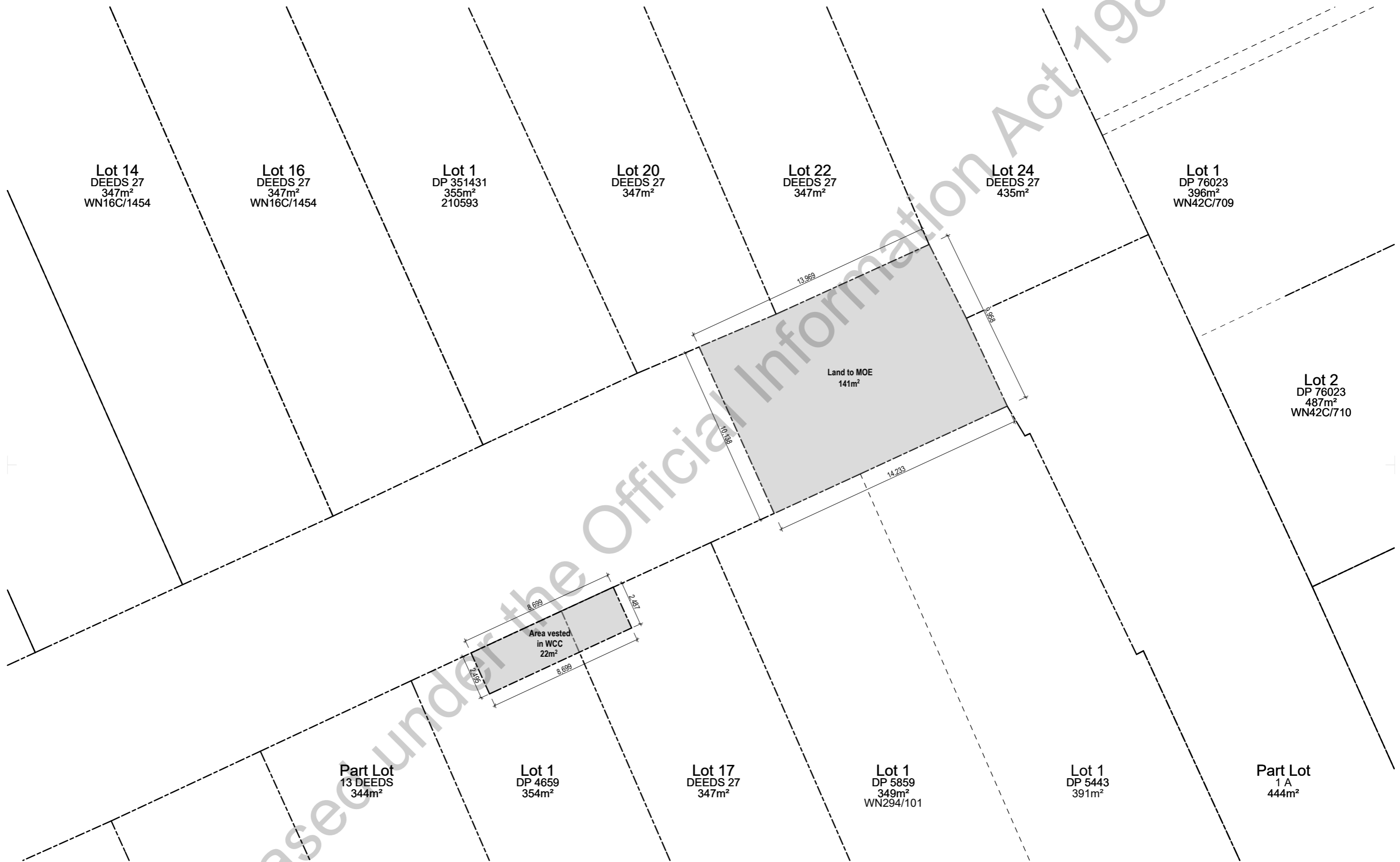
**Powerco Gas Network
 Gas Reticulation Map**

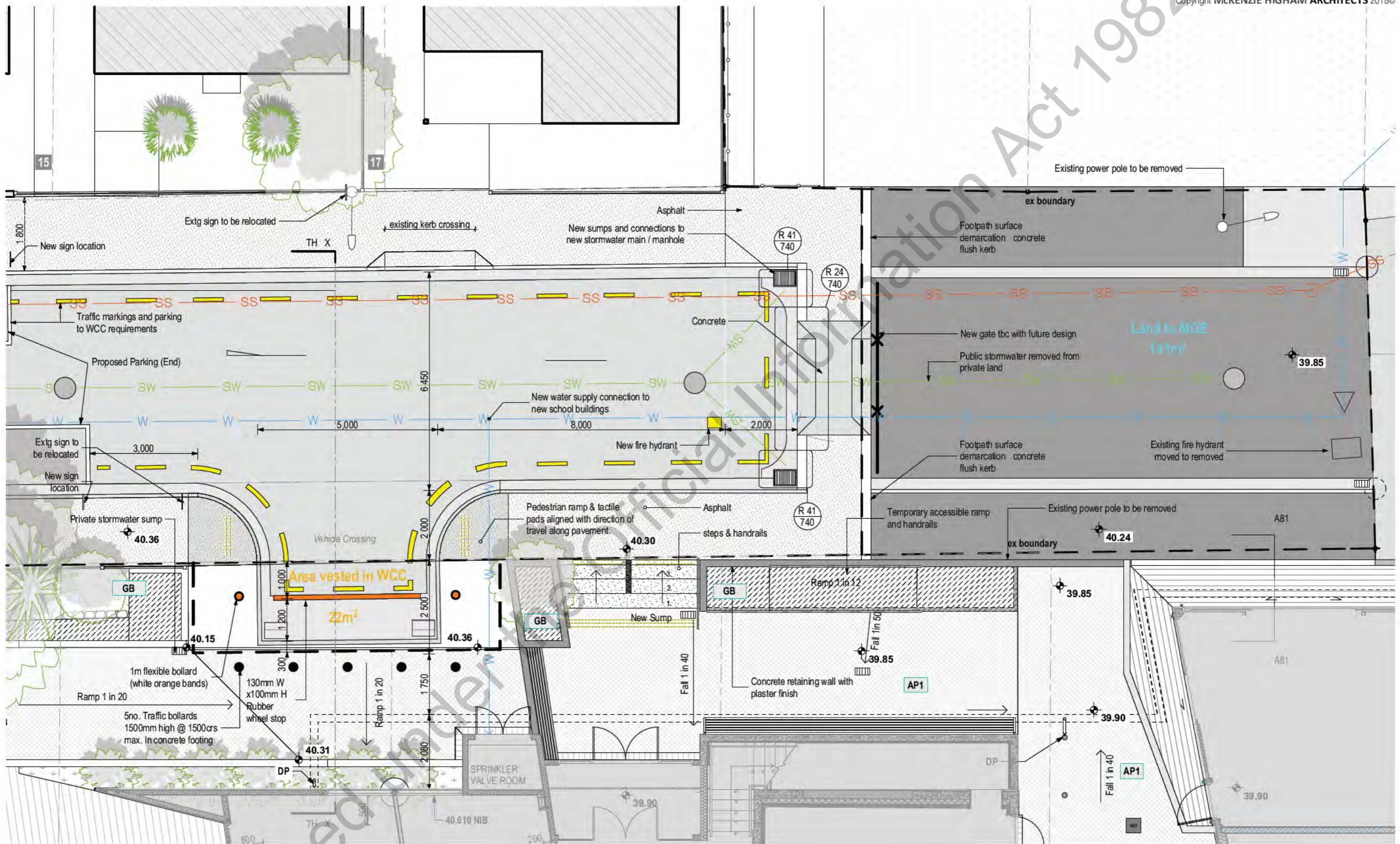
352951 - Turnbull Street

DO NOT SCALE FROM PLAN



Colour map generated: 20/02/2018
 Expires 1 month from this date





Released under the Official Information Act 1982

Vehicle crossing with heavy duty concrete
(refer R-24-721) and new gate (tbc)

Pedestrian ramps & tactile
indicators to ea. side of
turning head

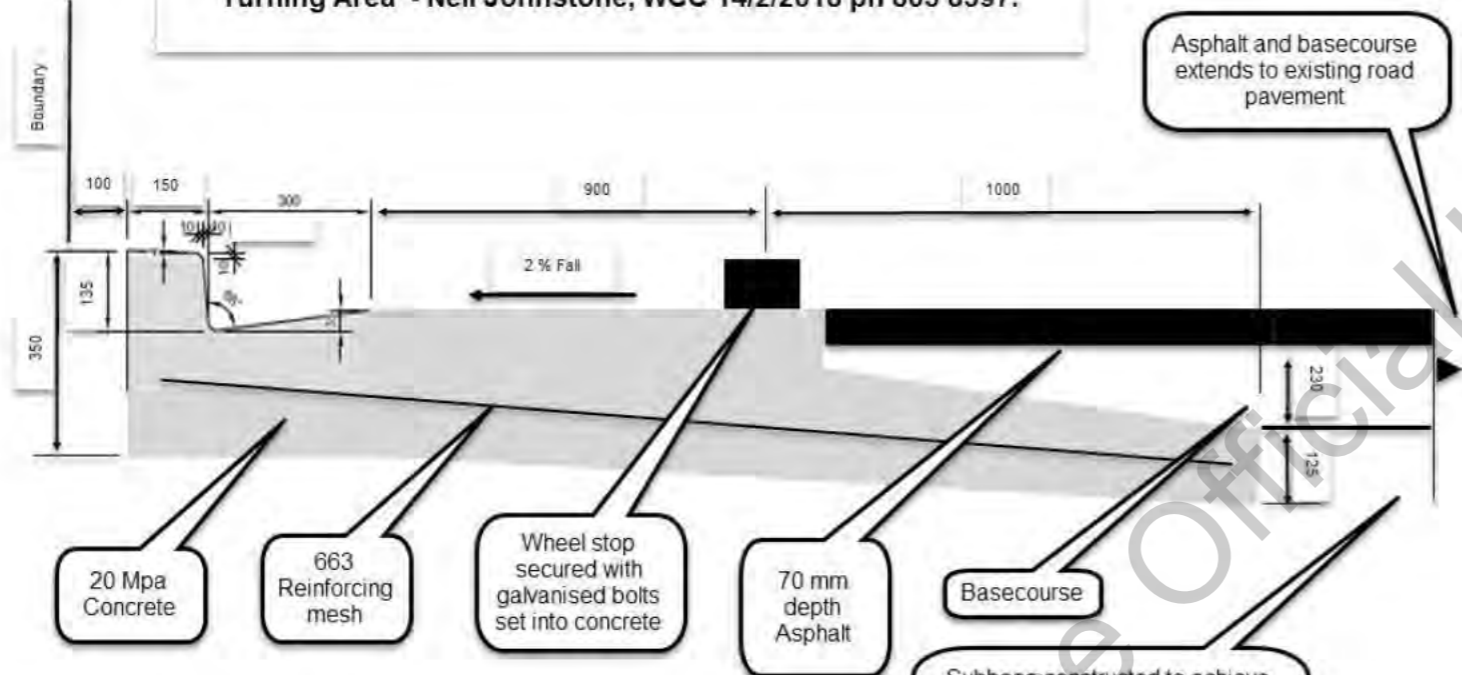
Turning head, with kerb and
channel to appropriate falls.

Car parking and road markings
confirmed by WCC



2 Tumbull Street - Perspective View Looking East

Cross section of Pavement construction in Tunbull Street Turning Area - Neil Johnstone, WCC 14/2/2018 ph 803 8397.



Asphalt and basecourse extends to existing road pavement

20 Mpa Concrete

663 Reinforcing mesh

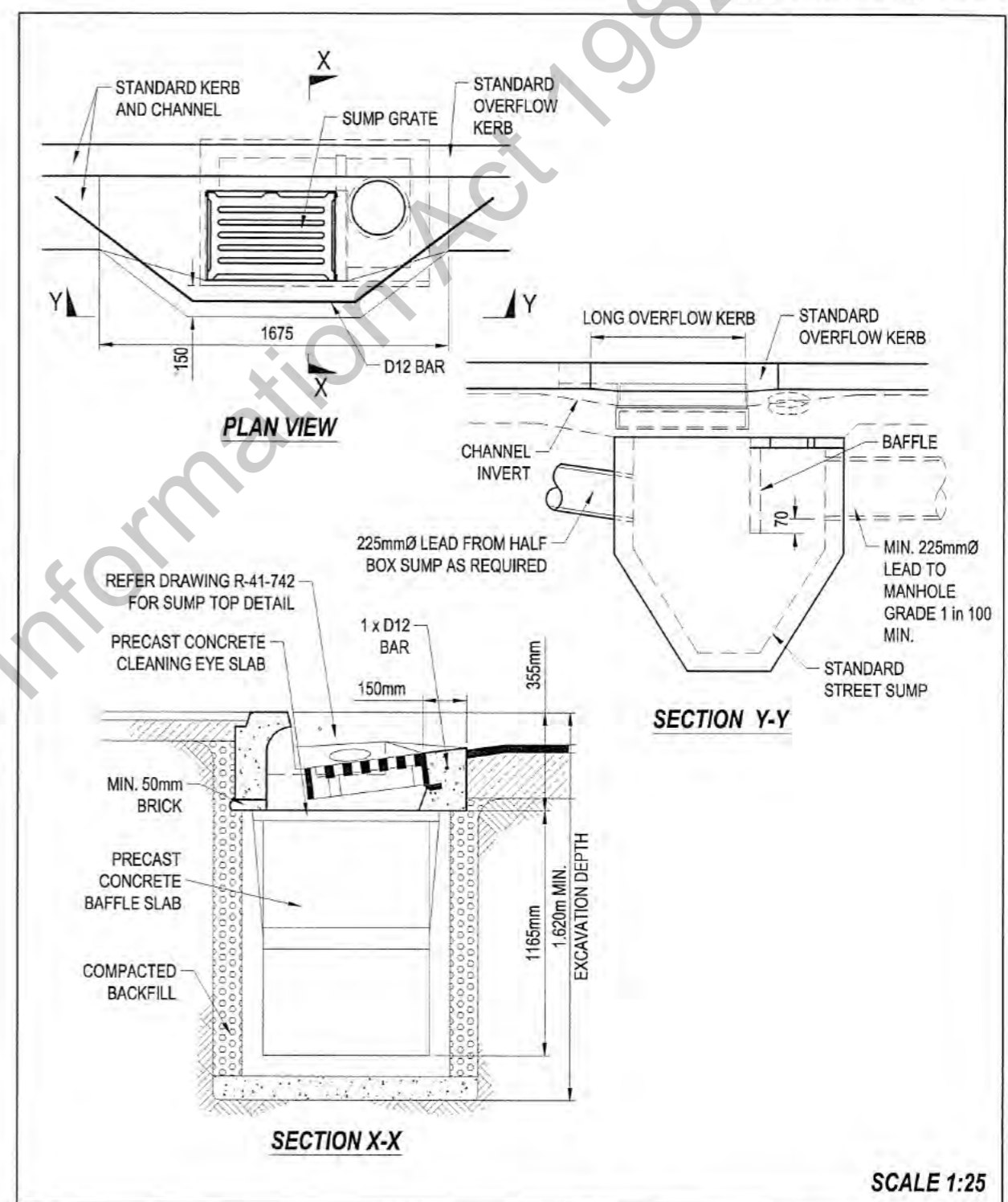
Wheel stop secured with galvanised bolts set into concrete

70 mm depth Asphalt

Basecourse

Subbase constructed to achieve a Clegg hammer strength of 35 measured on the fourth blow.

Please refer to WCC Code of Practice for Working on the Road for more detail on materials and standards

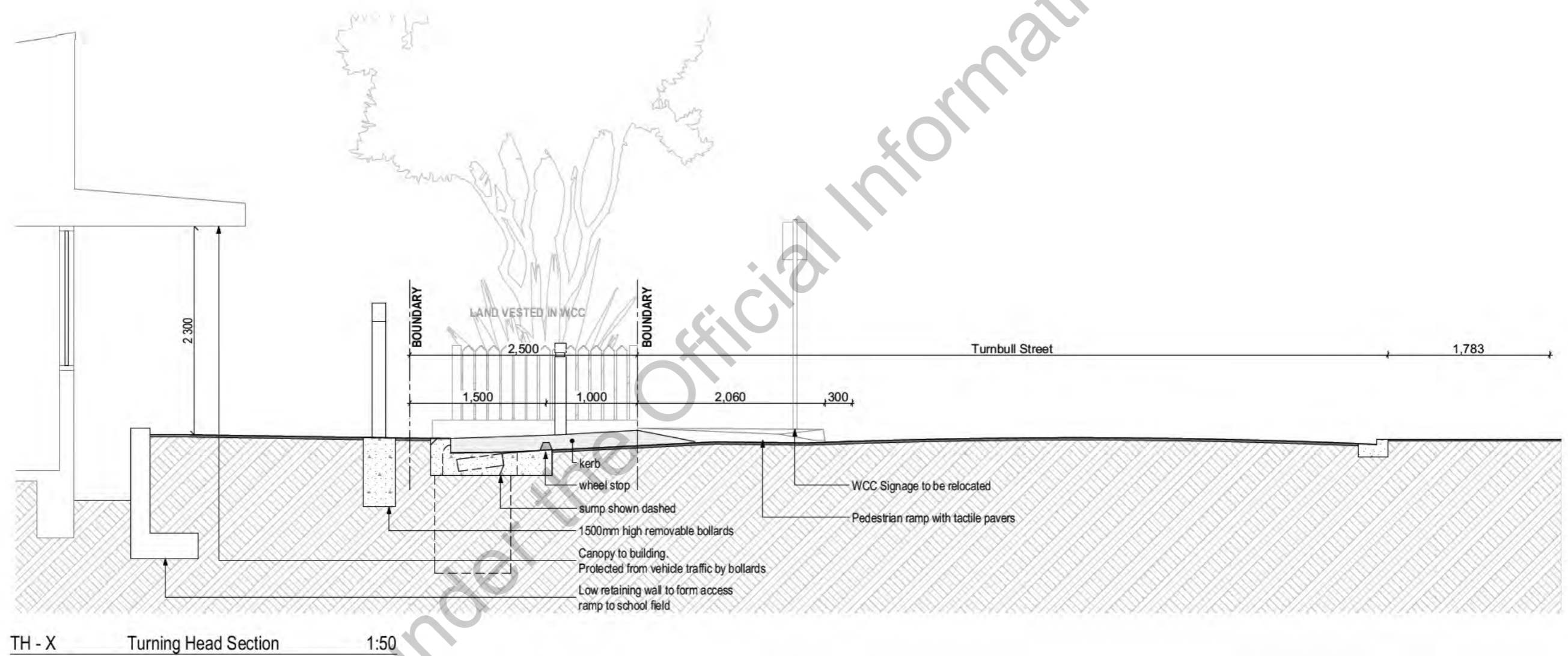


SCALE 1:25

**Absolutely
POSITIVELY
Wellington**

**FULL SUMP
AND SECTIONS**

PLAN NO.	R-41-740
ASSET CATEGORY:	SUMPS AND LEADS
APPROVED BY:	D. SINGH
DATE:	18 OCT. 2010



1982



Proposed Option for Turning Head

From: [Deb Taylor](#)
To: [Ben Waters](#)
Bcc: [Deb Taylor](#)
Subject: Re: Thorndon School - land swap
Date: Wednesday, 21 March 2018 5:55:32 p.m.
Attachments: [image002.png](#)

Thanks Ben. Can I book in 1:30pm with you at your office? I will send you a plan and explanatory email in the morning.

Thanks and kind regards
 Deb

On 21/03/2018, at 5:48 PM, Ben Waters <xxx.xxxxxx@xxxxxxxxxxxxxxxxxx> wrote:

Hi Deb,

I am available Friday before 10am or between 1 and 4pm. Is there anything I need to look over or consider prior to us meeting?

Regards,

Ben Waters Acting Potable Water Investigations Team Leader

<image001.jpg>

Tel 04 912 4400 DDI 04 912 4465 Mob 021 875 346
 Private Bag 39804, Wellington Mail Centre 5045
 Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council. We manage their drinking water, wastewater and stormwater services.

<image002.png>

From: Deb Taylor [<mailto:xxx.xxxxxx@xxxxxxxxxxxxxxxxxx>]
Sent: Wednesday, 21 March 2018 4:42 p.m.
To: Ben Waters
Subject: Thorndon School - land swap
Importance: High

Ben,

I was in discussion with Tony Jaegars concerning a Service Authority Consent Letter the Ministry of Education requires to facilitate a land swap between the Ministry and the Wellington City Council. I have attached the last email I received from Tony before he went on leave.

We urgently need to resolve this matter. I am in Wellington on Friday and would very much appreciate meeting with you to discuss this. Could you please advise if there is a time that would suit you on Friday for such a meeting?

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations |
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

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From: [Deb Taylor](#)
To: [Matt Jeffery | McKenzie Higham Architects](#)
Subject: FW: Thorndon School - land swap
Date: Thursday, 22 March 2018 8:58:00 a.m.
Attachments: [image002.png](#)

I hope 1:30am tomorrow works with you as well?

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Deb Taylor
Sent: Wednesday, 21 March 2018 5:56 p.m.
To: Ben Waters <xxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx>
Subject: Re: Thorndon School - land swap

Thanks Ben. Can I book in 1:30pm with you at your office? I will send you a plan and explanatory email in the morning.

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Ben Waters Acting Potable Water Investigations Team Leader

<image001.jpg>

Tel 04 912 4400 **DDI** 04 912 4465 **Mob** 021 875 346

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<image002.png>

From: Deb Taylor [<mailto:xxx>]
Sent: Wednesday, 21 March 2018 4:42 p.m.
To: Ben Waters
Subject: Thorndon School - land swap
Importance: High

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Deb

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From: [Deb Taylor](#)
 To: [Simon Roche](#)
 Cc: [Simon Roche](#); [Matt Jeffery](#); [Mick Simons](#); [Kacey Graham](#)
 Subject: RE: Thorndon School: Land swap - re location or termination of services
 Date: Thursday, 22 March 2018 11:39:00 a.m.
 Attachments: [img000.png](#)
[1102_4_-_Processed_Turning_Head.pdf](#)
[img000.jpg](#)

Hi Simon
 I have copied Matt Jeffery into this email and he can provide you with any advice needing further clarification or corrected.

I obviously haven't explained myself at all well in my original email.

The situation is that the Ministry is wanting to acquire and stop 141sqm of existing road. See attached plan. This part of the road is currently surrounded on three sides by Ministry of Education land. From the plans the main gas line that runs down Turnbull Street has no connections after house 17. We'd want to stop the gas line just after that point in the road reserve so that it does not continue into Ministry land - therefore no need for an easement.

The Ministry will pay any costs associated with the stopping of the line. The Ministry land does not need gas servicing from this gas main.

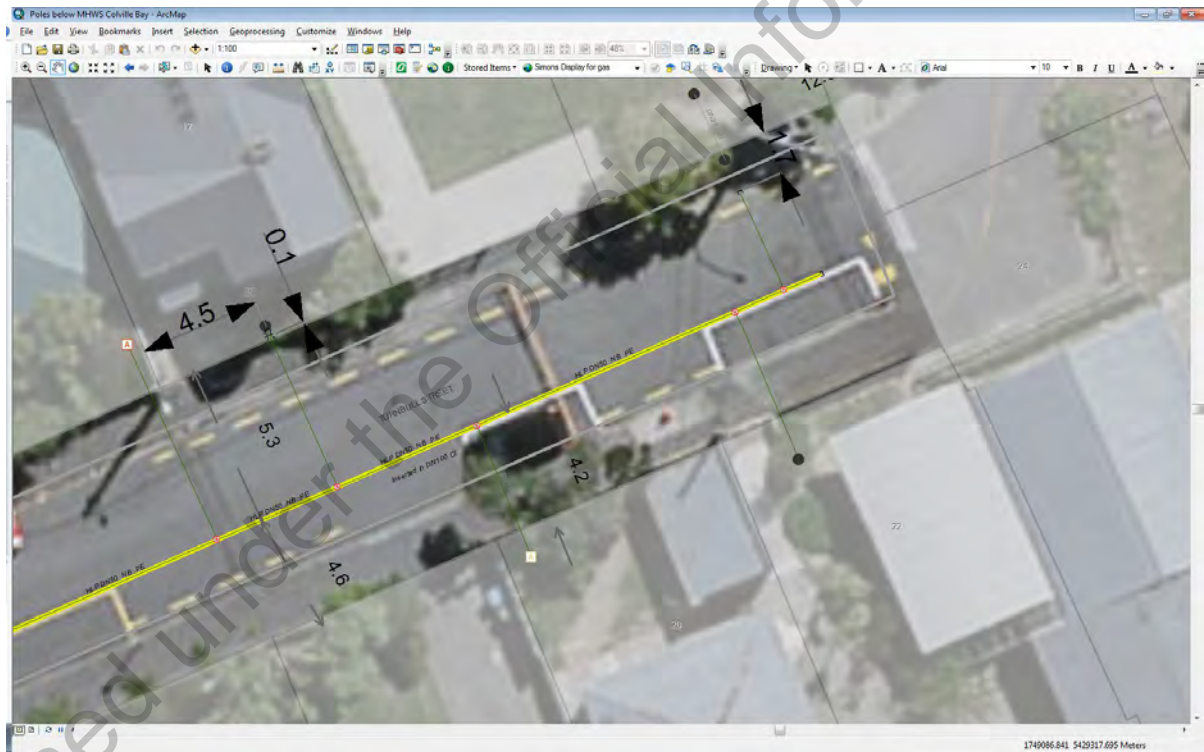
I hope this clarifies what we are asking to progress?

Kind regards
 Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
 DDI 64 3 378 7398 Ext 37398 | Mobile 64 21 748832
 Te Uruti | 48 Hereford St | West End
 Christchurch 8013

From: Simon Roche [mailto:xxxxxx.xxxxx@xxxxxxxxxx]
 Sent: Thursday 22 March 2018 8:27 a.m.
 To: Deb Taylor <xxxx.xxxxx@xxxxxxxxxx>
 Cc: Kacey Graham <xxxxxx@xxxxxxxxxx>
 Subject: RE: Thorndon School: Land swap - relocation or termination of services

Hi Deb
 We have main gas lines in the road to be stopping and given to MOE, so we will require easements over our assets in this area.
 This is to ensure we can maintain access and they do not get built over.
 Are you agreeable to this?
 I can provide a formal letter with contact details on how to action this.
 Was there any plans to build over this area?
 Regards



Simon Roche | Environmental Planner
POWERCO
 350 Hereford St east, New Plymouth 4312 | P. Ivate Bag 2065, New Plymouth 4342
 Ext 6779 | FDI 64 6 9681779 | Web www.powerco.co.nz
 Please consider the environment before printing this e-mail

From: The Gas Hub
 Sent: Thursday 22 March 2018 8:01 a.m.
 To: Simon Roche
 Subject: FW: Thorndon School: Land swap - re location or termination of services
 Importance: High

Hey Simon
 Road stopping request.
 Can you please action for this customers?
 Cheers

Kacey Graham | Customer Team Manager - Kaiwhakahaeere tima kiritaki
 M 027 703 7682 | DDI 04 978 0537 | Level 4 | 1 Grey Street | PO Box 62 | Wellington

From: Deb Taylor [mailto:Deb.Tay@powerco.co.nz]
 Sent: Wednesday 21 March 2018 4:52 p.m.
 To: The Gas Hub
 Subject: FW: Thorndon School: Land swap - re location or termination of services
 Importance: High

Released under the Official Information Act 1982

Dear Sir/Madam

Please find below an email sent last month. I have not received a reply to date and I understand that you may not have received this.

Can you please action urgently? Please don't hesitate to contact me should you wish to discuss.

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
DDI 64 3 378 7398 Ext 37398 | Mobile 64 21 748832
Te Uruti |48 Hereford St | West End
Christchurch 8013

From: Deb Taylor

Sent: Monday, 26 February 2018 1:09 p.m.

To: 'xxx.xxxxxxxxxxxxx@xxxxxxxx.xx.xx' <xxx.xxxxxxxxxxxxx@xxxxxxxx.xx.xx>

Subject: Thorndon School: Land swap - relocation or termination of services

Importance: High

Dear Sir/Madam

Proposed road stopping at Turnbull Street Wellington - Your urgent response would be appreciated.

The Ministry of Education is applying to Wellington City Council to swap a portion of legal road fronting its property in Turnbull Street Wellington.

Part of the road-stopping process is to obtain consent from service authorities. Your consent is required to ascertain the location of the service that you provide in relation to the proposed boundary line and if you have any specific requirements.

I have attached a Land Transfer Plan showing the area to be swapped. I have also attached the current drawings from the architect showing the extent of the works to be completed. Please provide your written consent to me via email.

We are wanting to have all our responses from the various service authorities as soon as possible as we need to have our completed Road Stopping Form to Council by **Friday 2 March 2018**. This is to meet a March council meeting date for Council consideration of our proposal. Any priority that could be given to this request would be greatly appreciated. We would also appreciate you forwarded this email onto anyone else in your organisation that needs to consider this request.

If you have any questions or would like any clarification please do not hesitate to contact me at the email address or contact numbers below.

Kind regards
Deb Taylor

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Land & Property Services
DDI 64 3 378 7398 Ext 37398 | Mobile 64 21 748832
Te Uruti |48 Hereford St | West End
Christchurch 8013

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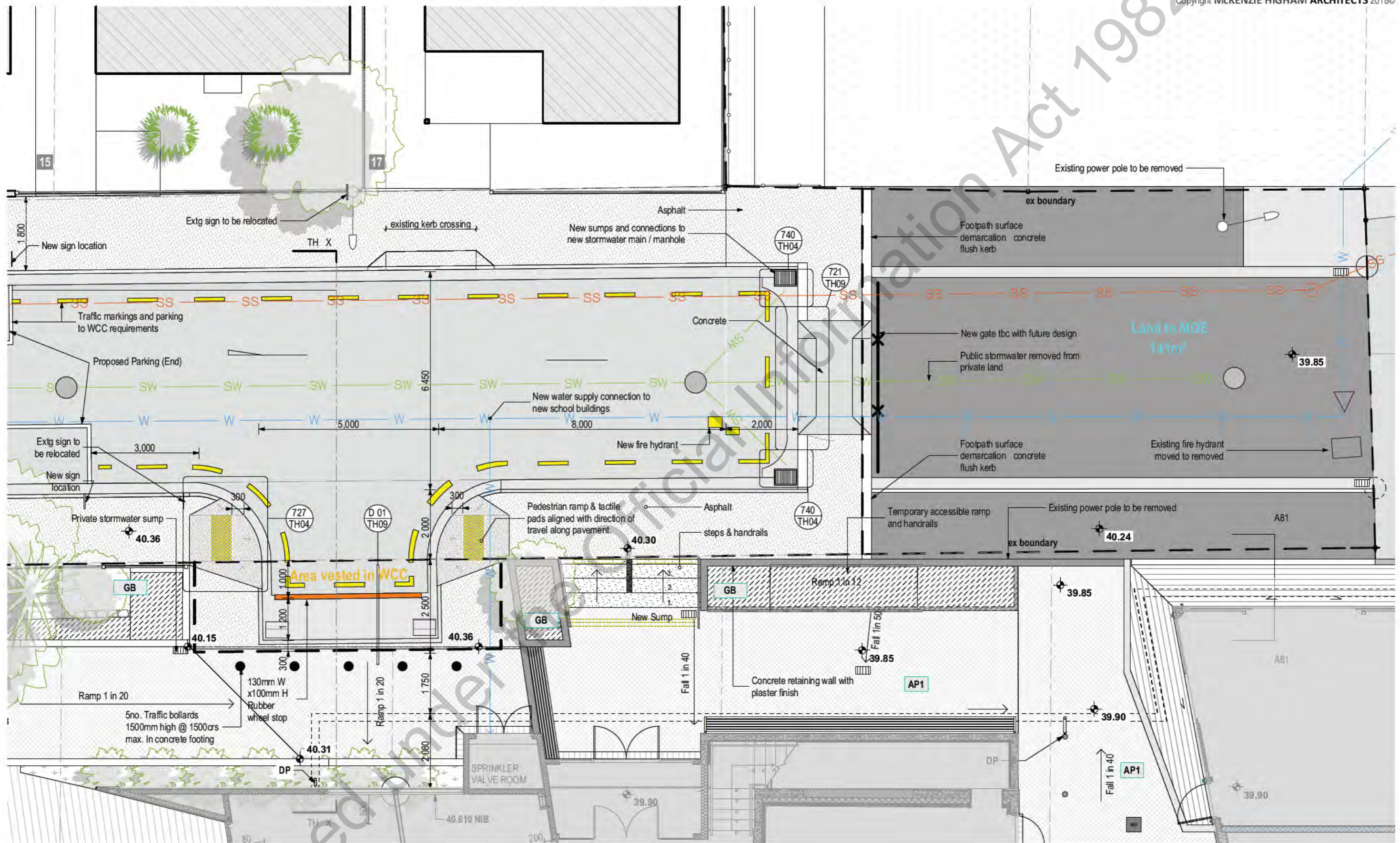
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THORNDON SCHOOL for Ministry Of Education

20 Turnbull St, Thorndon WELLINGTON

TH01 G Proposed Turning Head

Scale: 1:100 at A3 Printed 3/8/2018 Project No.17141

**MCKENZIE
HIGHAM**
ARCHITECTS

Level 1, 171 Vivian Street, Te Aro, Wellington 6011
Phone 04 384 8192

From: [Deb Taylor](#)
To: [Ben Waters](#)
Cc: [Matt Jeffery | McKenzie Higham Architects](#)
Subject: RE: Thorndon School - land swap
Date: Thursday, 22 March 2018 1:34:00 p.m.
Attachments: [image002.png](#)
[Thorndon School Land swap - relocation of services.msg](#)

Hi Ben,

The situation upon which we'd like to continue discussions is as follows:

The Ministry of Education is wanting Wellington City Council to swap 141sqm of land, currently road, in Turnbull Street. We want to stop that part of the road. At present, there is a hydrant and a pipe to an emergency water tank in the part of the road that we want to stop. The emergency water tank is located on Ministry of Education land and is covered under a current lease agreement.

I sent an initial email to Tony (initial email to Tony attached). This was followed by a discussion where we thought we may have to relocate the emergency water supply, however, we'd like to discuss other options with you.

We look forward to meeting you at 1:30pm at your office.

Kind regards

Deb Taylor

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Ben Waters [mailto:xxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx]

Sent: Wednesday, 21 March 2018 5:47 p.m.

To: Deb Taylor <xxx.xxxxxx@xxxxxxxx.xx>

Subject: RE: Thorndon School - land swap

Hi Deb,

I am available Friday before 10am or between 1 and 4pm. Is there anything I need to look over or consider prior to us meeting?

Regards,

Ben Waters Acting Potable Water Investigations Team Leader



Tel 04 912 4400 DDI 04 912 4465 Mob 021 875 346

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

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We manage their drinking water, wastewater and stormwater services.

Take care of our water now and
help us enjoy it all summer.



See how at loveeverydrop.nz

From: Deb Taylor [<mailto:deb@wllt.co.nz>]

Sent: Wednesday, 21 March 2018 4:42 p.m.

To: Ben Waters

Subject: Thorndon School - land swap

Importance: High

Ben,

I was in discussion with Tony Jaegers concerning a Service Authority Consent Letter the Ministry of Education requires to facilitate a land swap between the Ministry and the Wellington City Council. I have attached the last email I received from Tony before he went on leave.

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From: [Deb Taylor](#)
To: [x@xx](#)
Subject: Thorndon School: Land swap - relocation of services
Date: Monday, 26 February 2018 11:31:00 a.m.
Attachments: [Land transfer plan.pdf](#)
[Thorndon School - set of plans.pdf](#)
[image001.png](#)
Importance: High

To: Tony Jaegers – Wellington Water

Dear Tony

Proposed road stopping at Turnbull Street, Wellington.

The Ministry of Education is applying to Wellington City Council to swap a portion of legal road fronting its property in Turnbull Street, Wellington.

Part of the road-stopping process is to obtain consent from service authorities. Your consent is required to ascertain the location of the service that you provide in relation to the proposed boundary line and if you have any specific requirements.

I have attached a Land Transfer Plan showing the area to be swapped. I have also attached the current drawings from the architect showing the extent of the works to be completed. Please provide your written consent to me via email.

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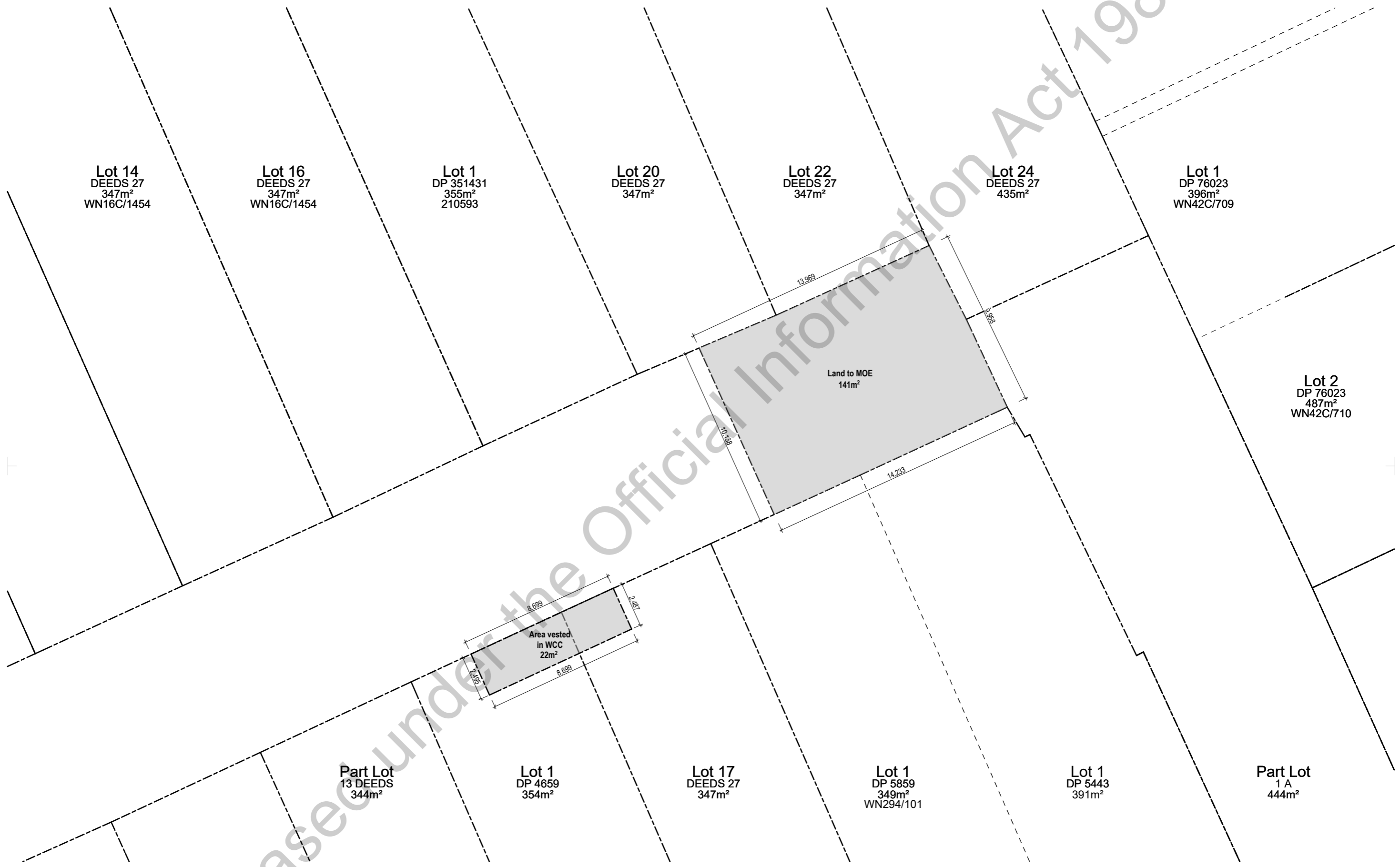
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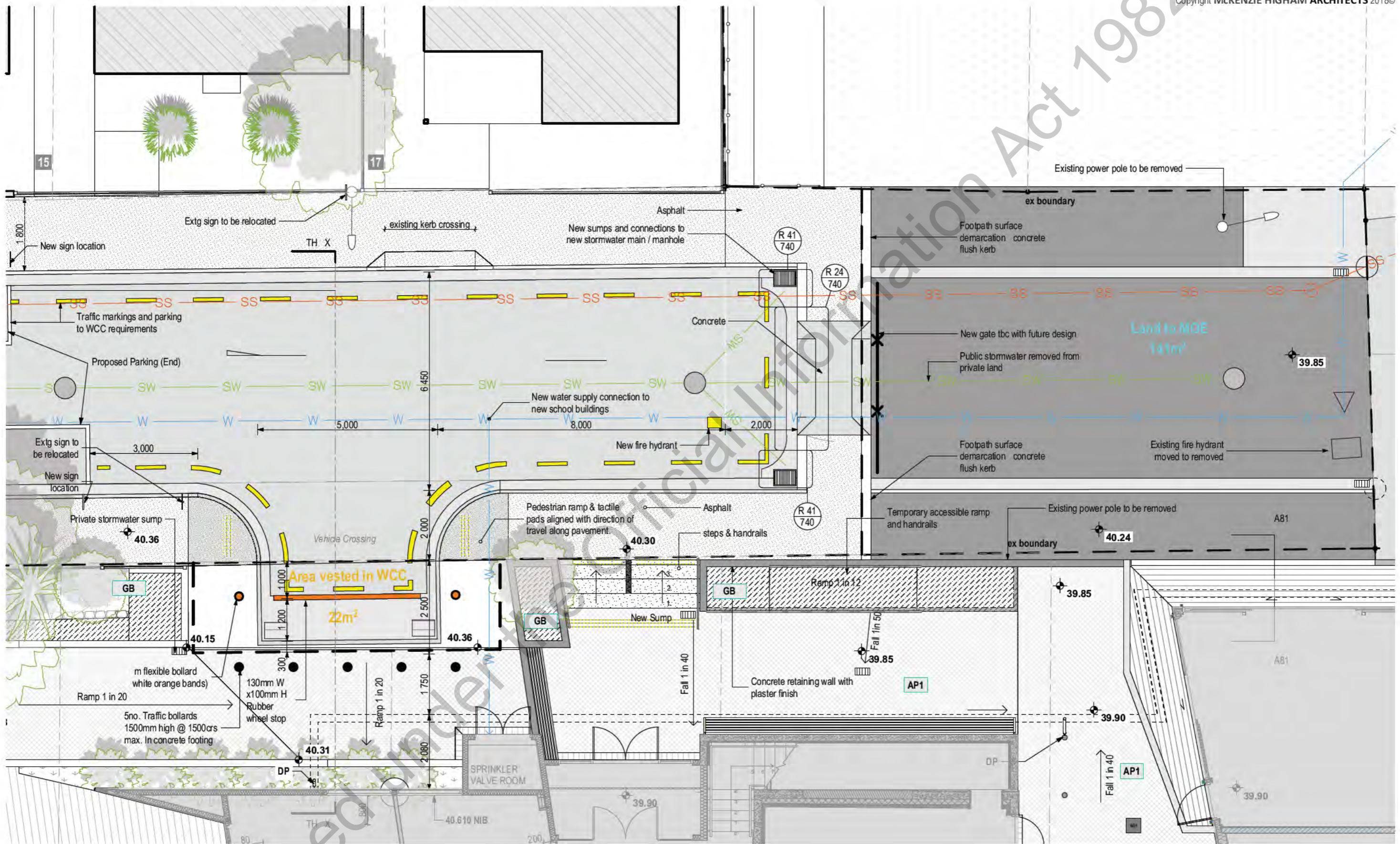
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Vehicle crossing with heavy duty concrete
(refer R-24-721) and new gate (tbc)

Pedestrian ramps & tactile
indicators to ea. side of
turning head

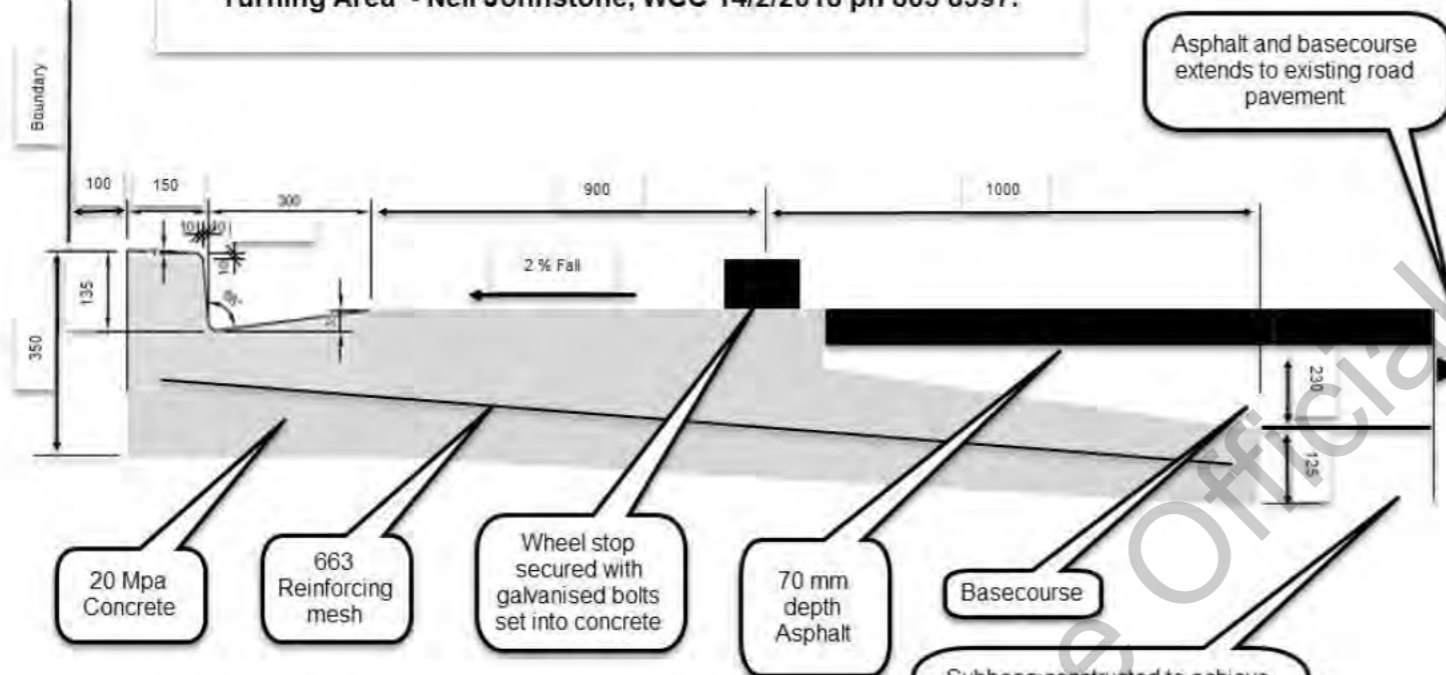
Turning head, with kerb and
channel to appropriate falls.

Car parking and road markings
confirmed by WCC



2 Tumbull Street - Perspective View Looking East

Cross section of Pavement construction in Tunbull Street Turning Area - Neil Johnstone, WCC 14/2/2018 ph 803 8397.



Asphalt and basecourse extends to existing road pavement

20 Mpa Concrete

663 Reinforcing mesh

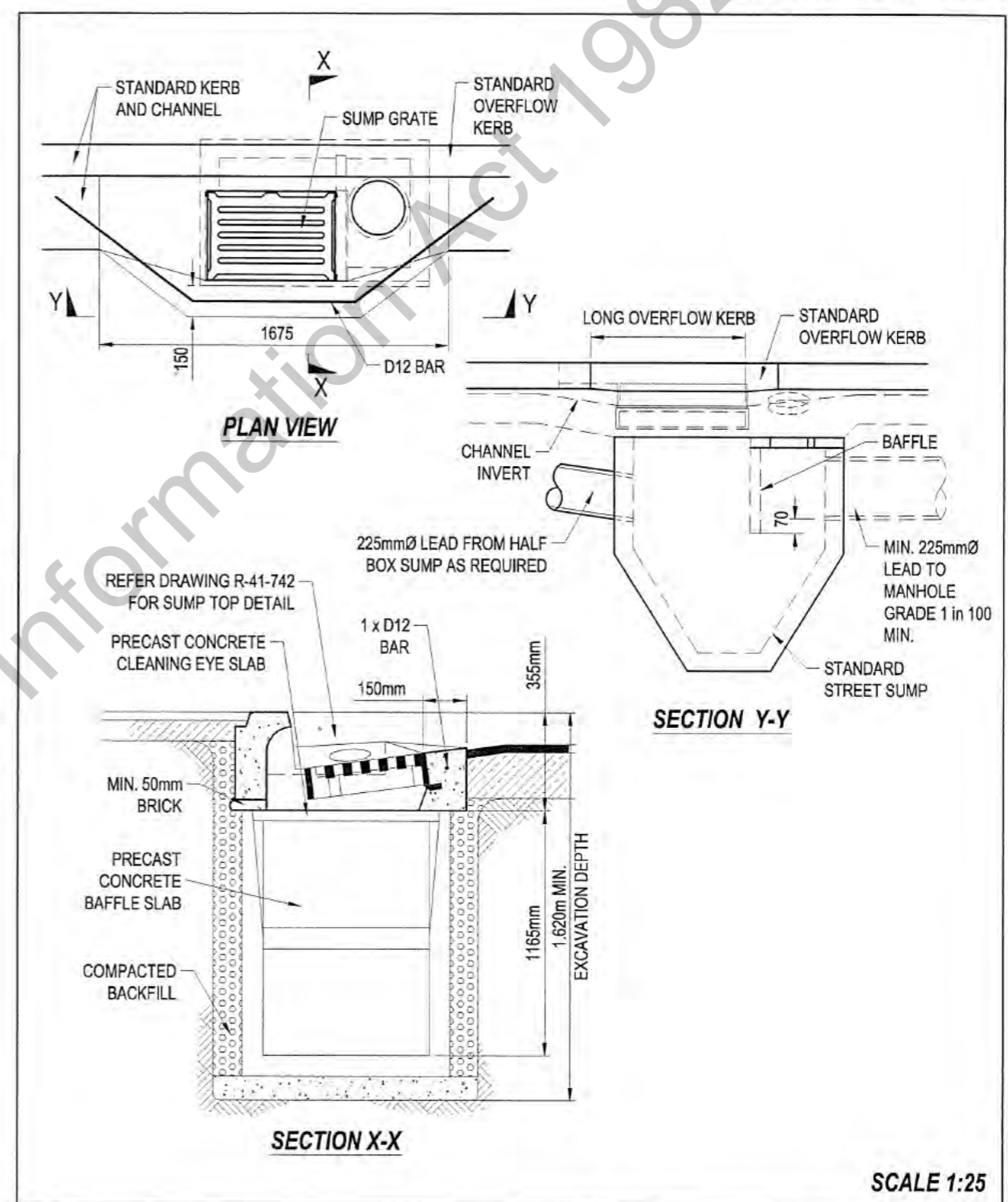
Wheel stop secured with galvanised bolts set into concrete

70 mm depth Asphalt

Basecourse

Subbase constructed to achieve a Clegg hammer strength of 35 measured on the fourth blow.

Please refer to WCC Code of Practice for Working on the Road for more detail on materials and standards

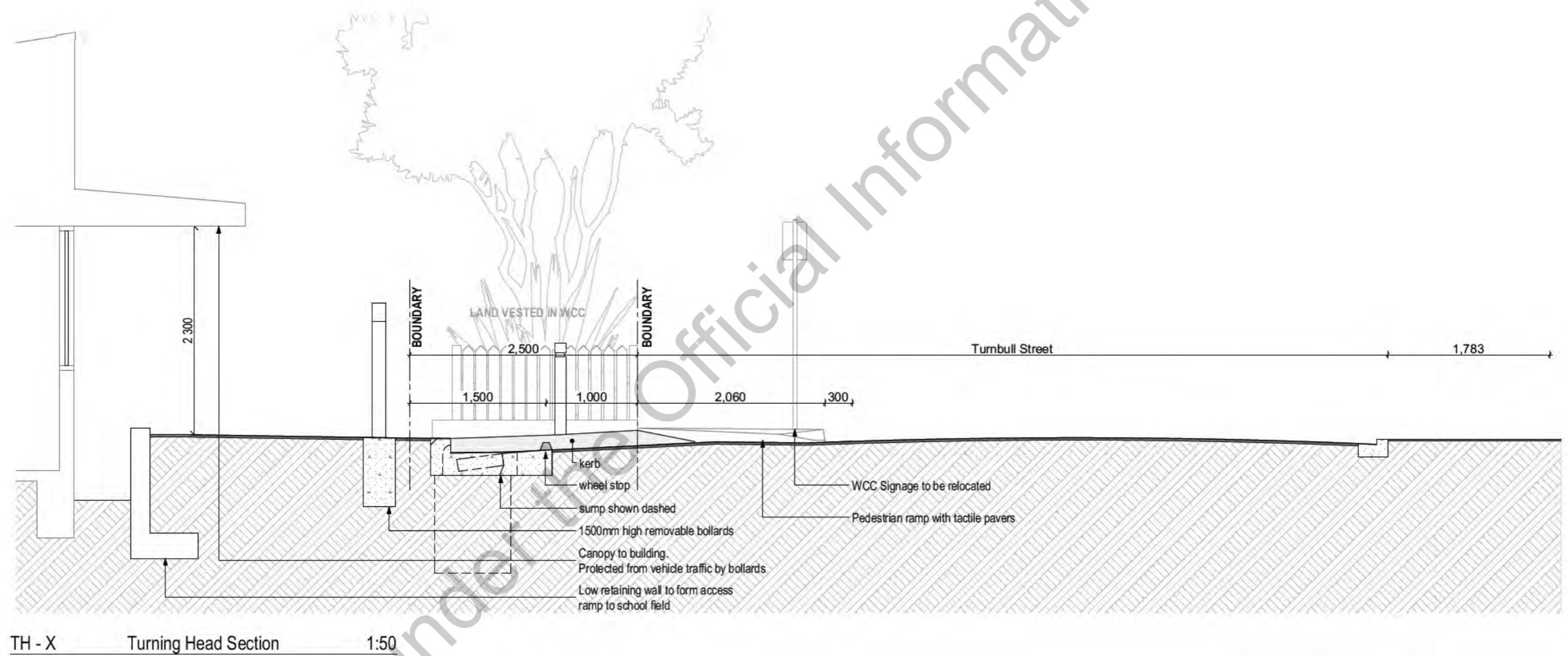


SCALE 1:25

**Absolutely
 POSITIVELY
 Wellington**

**FULL SUMP
 AND SECTIONS**

PLAN NO.	R-41-740
ASSET CATEGORY:	SUMPS AND LEADS
APPROVED BY:	D. SINGH
DATE:	18 OCT. 2010



TH - X Turning Head Section 1:50

1982



Proposed Option for Turning Head

From: Deb Taylor
To: Kacey Graham, Simon Roche
CC: Matt Jeffery | McKenzie Higham Architects
Subject: RE: Thorndon School Land swap - relocation or termination of services
Date: Friday, 23 March 2018 10:33:00 a.m.
Attachments: [image001.png](#)
Importance: High

Hi Kacey
 Thanks for progressing this. In the first instance what we require with some **urgency** is a letter or email that confirms that Powerco give approval for their services to be terminated at the indicated location.

If you could progress this specific matter with urgency we would greatly appreciate it. Please do not hesitate to contact me should you need to discuss

Kind regards
 Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
 DDI 64 3 378 7398 Ext 37398 | Mobile 64 21 748832
 Te Uruti |48 Hereford St |West End
 Christchurch 8013

From: Kacey Graham [mailto:xxxxx@xxxxxxxxxx]
Sent: Thursday 22 March 2018 4:27 p.m.
To: Deb Taylor <xxxxx@xxxxxxxxxx>; Simon Roche <Simon.Roche@powerco.co.nz>
Cc: Matt Jeffery | McKenzie Higham Architects <xxxxx@xxxxxxxxxx>
Subject: RE: Thorndon School Land swap - relocation or termination of services

Hi Deb

We can arrange this for you. We'll arrange a quote to confirm costs and schedule the work in for completion once the quote has been accepted.

I'll be in touch early/mid next week.

Regards

Kacey Graham | Customer Team Manager - Kaiwhakahaere tima kiritaki
 P 0508 427 482 | Level 4 | 1 Grey Street | PO Box 62 | Wellington 6140



[thesashub.co.nz](#) | [powerco.co.nz](#)
 The Gas Hub is a division of Powerco Limited

From: Deb Taylor [mailto:Deb.Tay@...]
Sent: Thursday 22 March 2018 11:40 a.m.
To: Simon Roche
Cc: Kacey Graham, Matt Jeffery | McKenzie Higham Architects
Subject: RE: Thorndon School Land swap - relocation or termination of services

Hi Simon

I have copied Matt Jeffery into this email and he can provide you with any advice needing further clarification or corrected.

I obviously haven't explained myself at all well in my original email.

The situation is that the Ministry is wanting to acquire and stop 141sqm of existing road. See attached plan. This part of the road is currently surrounded on three sides by Ministry of Education land. From the plans the main gas line that runs down Turnbull Street has no connections after house 17. We'd want to stop the gas line just after that point in the road reserve so that it does not continue into Ministry land - therefore no need for an easement.

The Ministry will pay any costs associated with the stopping of the line. The Ministry land does not need gas servicing from this gas main.

I hope this clarifies what we are asking to progress?

Kind regards
 Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
 DDI 64 3 378 7398 Ext 37398 | Mobile 64 21 748832
 Te Uruti |48 Hereford St |West End
 Christchurch 8013

From: Simon Roche [mailto:xxxxx@xxxxxxxxxx]
Sent: Thursday 22 March 2018 8:27 a.m.
To: Deb Taylor <xxxxx@xxxxxxxxxx>
Cc: Kacey Graham <xxxxx@xxxxxxxxxx>
Subject: RE: Thorndon School Land swap - relocation or termination of services

Hi Deb

We have main gas lines in the road to be stopping and given to MOE, so we will require easements over our assets in this area.

This is to ensure we can maintain access and they do not get but over.

Are you agreeable to this ?

I can provide a formal letter with contact details on how to action this.

Was there any plans to build over this area ?

Regards

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Great results are our bottom line *Ko nga huanga tino pai a mataou wha nga mutunga*

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From: [Deb Taylor](#)
To: [@xx](#)
Cc: [Matt Jeffery | McKenzie Higham Architects](#)
Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington
Date: Friday, 23 March 2018 11:53:00 a.m.
Attachments: [JT220739 Sales and Service Advice Note.pdf](#)
[JT220739 Proposed Design 041217.pdf](#)

Hi Johnno,

Please progress in providing an updated quotation for the work quoted below on the plan attached.

To recap, Chorus has provided a quotation to the Ministry of Education for the termination/relocation of services in part of Turnbull Street. This is to facilitate a land swap, whereby the Wellington City Council swap land with the Ministry of Education. The Council land being acquired by the Ministry is 141sqm, currently road, adjacent to 19 and 21 Turnbull Street. The Ministry has agreed to pay any relocation/termination costs for services that existing in the road they are looking to acquire.

It seems that part of infrastructure belonging to Chorus was overlooked when we requested the attached quote. We also need the relocation/termination of the cable and post that runs from BS51/11 WN465 to BS51/9 WN465 shown on the proposed design at 21 Turnbull Street. I can confirm that the Ministry of Education owns the land on both 19 and 21 Turnbull Street (held in gazette notice). It also looks like, but will obviously need confirming, that 29 Turnbull Street is serviced from U-JWS192.

We have some urgency on this project, and would appreciate assistance from you. We require a document (the updated quotation would be sufficient) that Chorus approves this relocation/termination for our Council application to stop the road by Wednesday next week. Again, any assistance you can provide to help us meet this deadline would be much appreciated.

Please do not hesitate to contact me should you wish to discuss further.

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [mailto:Matt@mckenzie-higham.co.nz]
Sent: Monday, 26 February 2018 1:17 p.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Cc: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>

Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington

Hi Deb,

E-mail & quote / design from Chorus, as requested.

Cheers

Matt Jeffery

Associate

P 04 903 4975

**McKENZIE
HIGHAM**
ARCHITECTS



From: Network Services [<mailto:xxxxxxxxxxxxxxxx@xxxxxx.xx.xx>]

Sent: Monday, 4 December 2017 4:47 PM

To: xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx; Matt Jeffery | McKenzie Higham Architects

Subject: 01933964 : 20 & 21 Turnbull Street, Wellington

Good afternoon Trudie & Matt

Thanks for your recent request for us to relocate our network at the above address.

Please sign the attached Sales & Service advice note and pay our quote of **9(2)(i)** (including GST) within 30 days of the date of this email.

If we don't receive the above within the 30 day time frame, this quote will be withdrawn and you'll need to reapply for a new quote if you still want to go ahead at a later date.

Next steps

1. Return the signed sales & service advice note to us at xxxxxxxxxxxxxxxx@xxxxxx.xx.xx ~~mailto:xxxxxxxxxxxxxxxx@xxxxxx.xx.xx~~ or by post to **Chorus Network Services, PO Box 9405, Waikato Mail Centre, Hamilton 3200.**

By signing you agree to us carrying out the proposed works on the terms set out in this email and as outlined in that note and the lay plan / designs.

2. You have the following options for payment:
 - **Online banking:** our account number is 03-0584-0256885-00
 - **Credit card:** <https://payments.chorus.co.nz>. T&Cs (including relevant fees) are at <https://www.chorus.co.nz/legal-disclaimer>
 - **Cheque:** made out to **Chorus New Zealand Limited**, sent to **Chorus Billing & Credit Management, Chorus NZ Ltd, P.O. Box 6640, Wellesley Street, Auckland.**

Please use the Chorus reference number in the email subject line as your reference when making payment, or on the back of the cheque.

Once we've received the signed agreement and payment we can start the proposed works, which could take up to 40 days to complete.

Is there anything else I need to know?

- If the sales & service advice note contradicts the terms of this email, the email terms will prevail.
- The quote covers relocation of our network at the above address and not the provision of any telecommunications services.
- We retain ownership of our network and the proposed works are provided in line with our End User Terms, which you can find at <https://company.chorus.co.nz/contracts-and-agreements>.
- You can change your mind and cancel the order. If you cancel the order, we will refund the payment to you, deducting any costs we've incurred in relation to the proposed works up to the time of cancellation. This may include design costs and any build work completed.
- We may decide to cancel the job if it's not completed within six months of the date you sign the agreement and you're directly or indirectly responsible for the delay. If we cancel the proposed works, we will refund the payment as above.

Kind Regards

Catherine Maher

Network Services Coordinator
T 0800 4 NETWORK (0800 463 896)
Opt 3
E xxxxxxxxxxxxxx@xxxxxx.xx.xx
PO Box 9405
Waikato Mail Centre
Hamilton 3200
www.chorus.co.nz



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Customer Name and Address
Chorus NBC Billing
Pwire Wellington Area
***Trudie Ward -0274063166**
Ministry of Education -Thorndon School
21 Turnbull St. Wellington

Arrival Time **11:00 am** Date **29/11/17**
 Completion time _____ Date _____
 Reference # **0 4 3 7 0 4 5 5**
 Telephone # **1 4 9 9 6 2 6 4**
 Telephone Exchange _____

DETAILED WORK
 Site Scoping by Investigation
 Provide 50mm duct / Pipe to be installed by customer.
 Remove existing terminal and cable on pole.
 Cut-in new pillar to boundary.
 Supply by supervise installation of duct.
 Migrate existing customer to new pillar.
 Reinststate footpath.
 Update records of Chorus.

Visit Fee \$	
Network Connection \$	
Internal Wiring \$	
External Wiring \$	
Labour and/or Materials \$	
Authorised Quote \$	
Fault Charges \$	
Sub Total \$	
GST \$	
Total \$	

Accepted by (Print) *****

Signature *****

Service Technician (Print) **Jose Masalunga**

I acknowledge supply of the above services and any applicable charges will be debited to my telephone account

Company ID # **8 2 9 5 9 9**

Patch # **CSA03** SO Type **7N**

CUSTOMER CHARGES

Description	Cons.	SME	Qty	Price
Connection - New Line				
Connection - 2nd Line				
Connection - Existing Line				
Connection - Demarc Pt		ISCN1		
Connection - Temporary		ISCFT		
Centrex Surcharge		ICCFI		
ISDN Surcharge		IBCC		
ISDN/Centrex Surcharge		ICCS		
Broadband Connection Only	IAF	IAF		
Broadband Connection & Wiring	IAF	IAF		
PC/Modem Configuration	IAF	IAF		
External Wiring <65m	ILX65	IUG3R		
Chorus J/P, Not Wired	ISINT	ISN5B		
Customer J/P, Not Wired	ISINC	ISN6B		
Chorus J/P, Pre-Wired	ISAST	ISP1B		
Customer J/P, Pre-Wired	ISASC	ISP2B		
Install/Faults Only				
Service Visit Fee	IVNNR	IVN1B		
Labour (per 1/4hr)	ILN2R	ILN2B		
Materials/Miscellaneous	IMTR	IMTB		
Misc Network Charges Only				
Service Visit Fee	IVSVF	IVSVF		
Labour (per 1/4hr)	ILLAB	ILLAB		
Materials/Miscellaneous	ICMAT	ICMAT		
Cable Location				

SERVICE COMPANY CHARGES

Description	Code	Qty
Consumer New/Rearrangement	121	
Consumer Disconnection	123	
External Wiring	124	
Business New/Rearrangement	126	
Business Disconnection	128	
Data Provisioning	129	
Complex New/Rearrangement	131	
Complex Disconnection	133	
Network 2 Meg Link	134	
Win-From Labour	151	
Win-From Materials	152	
Broadband Connection Only	163	
Broadband Connection & Wiring	165	
PC/Modem Configuration	166	
ADSL Splitter	167	
BCL Wireless Provisioning	168	
*Miscellaneous Labour	191	
*Miscellaneous Materials	192	
Customer Charged Labour	194	
Customer Charged Materials	195	
*Work Mgmt Authority # Reqd		
DESCRIPTION	QUANTITY	
EQUIPMENT INSTALLED		
CONSIGNED EQUIPMENT		
EQUIPMENT RECOVERED		



Cut and recover existing aerial drop lead.

Remove and recover copper terminal & cable on pole.

Dig and locate existing 50*/0.63 copper cable concrete footpath and cut 15*/0.40 copper cable tail.



Customer : Trench and install 50mm duct with minimum 0.600mm cover.

Downer : Provide 50mm duct to customer and supervise customer trenching and duct installation.

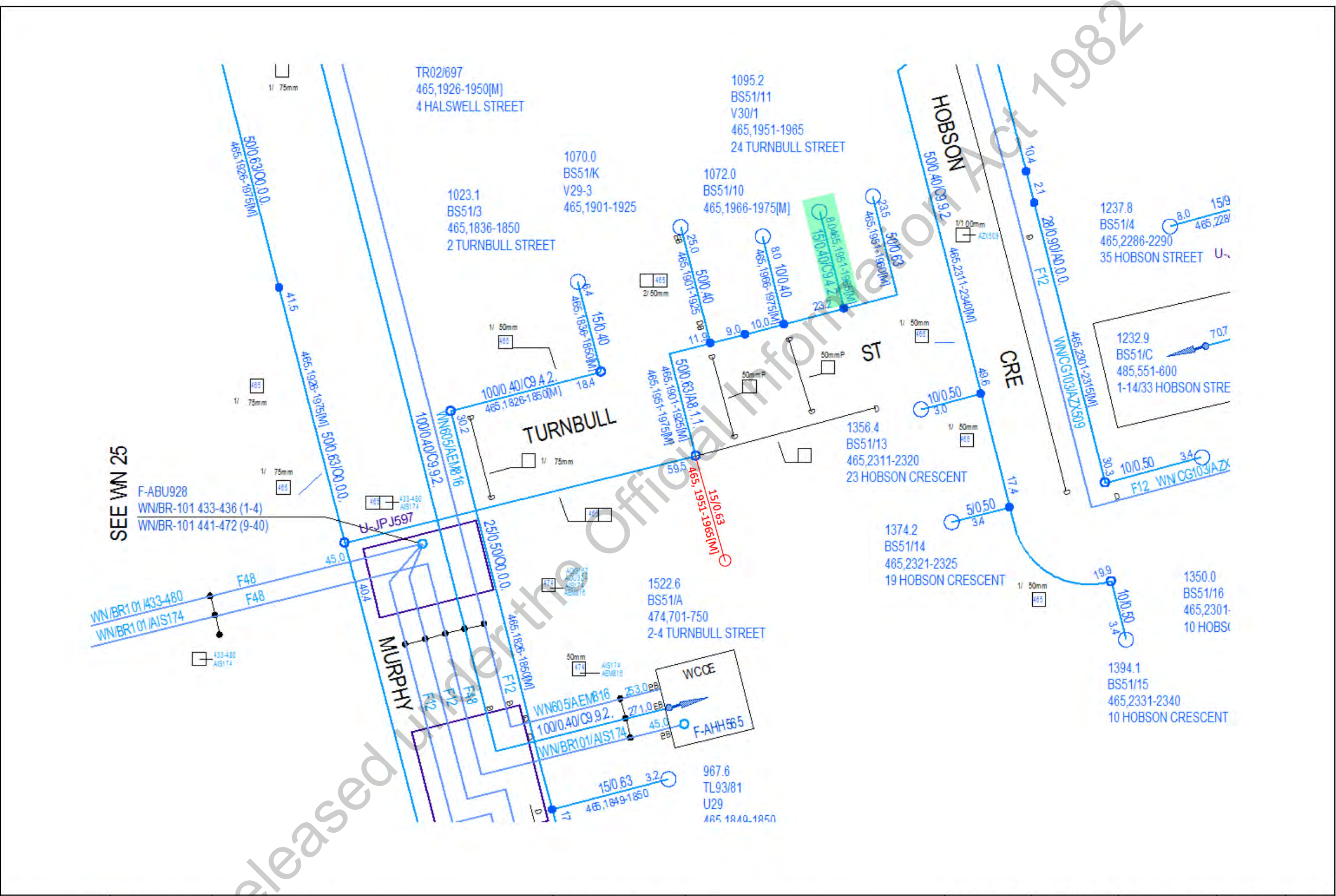
Haul service drop lead and complete connection.

Cut-in new pillar. Refer to CDP.

Note:
 Customer to remove existing power pole. Copper cable and terminal attached will be removed and recover.
 Customer to trench and install 50mm duct from end of existing 50mm duct to termination point. Approx.30m
 Customer to arrange removal of WE pole after removal of chorus terminal and cable.

New DP will be cut at the boundary of the Thorndon School to transfer and serve the customer on the existing terminal at pole.

Site Contact : Trudie Ward – 027 406 3166



SEE WN 25

	Project: WN: 19 Aitken St, Thomdon	Plan Title: Key Plan	JobTrak # JT220739	COiNS # 20593.7362	Designer Jose Masalunga	Date 4/12/17	Page 2

From: [Deb Taylor](#)
To: [Kevin Hodge](#)
Subject: RE: Thorndon School Turnball St - gas main enquiry
Date: Friday, 23 March 2018 4:27:00 p.m.
Attachments: [image001.png](#)

Thanks Kevin. I've checked with WCC and your email will be sufficient for their purposes to progress the road stopping application.

I will leave Matt and/or Trudie to contact you to discuss the details of the work actually being scheduled.

Is that ok?

Cheers

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Kevin Hodge [mailto:xxxxx.xxxxx@xxxxxxxx.xx.xx]
Sent: Friday, 23 March 2018 4:23 p.m.
To: Deb Taylor <xxx.xxxxx@xxxxxxxxxx.xxxx.xx>
Subject: RE: Thorndon School Turnball St - gas main enquiry

Hi Deb,

Thanks for the detail just a little confused over the agreement in writing from Powerco , does my previous email not suffice?

You state you are dealing with Kacey , is Kacey from our customer team? Is so she has handed over to myself to action.

If you can please confirm this detail it would be appreciated so I am clear.

Kind regards

Kevin Hodge | Field Services Co-ordinator

POWERCO | Mobile +64 27 702 6095

From: Deb Taylor [mailto:xxx.xxxxx@xxxxxxxxxx.xxxx.xx]
Sent: Friday, 23 March 2018 2:59 PM
To: Kevin Hodge <xxxxx.xxxxx@xxxxxxxx.xx.xx>

Cc: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxxxx.xx.xx >; Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx >

Subject: RE: Thorndon School Turnball St - gas main enquiry

Hi Kevin,

Thanks for your email. This particular request is part of a larger project to stop road as part of a land swap between the Ministry of Education and Wellington Water. Trudie Ward, is my colleague in Capital Works that is the Project Delivery Manager on this project and Matt Jeffery from McKenzie Higham the architectural consultant.

What I require with some urgency at this stage, is agreement in writing that the Powerco services can be terminated/relocated (at the Ministry's cost). I'm dealing with Kacey on that matter. The timing of the actual works are more in the hands of Trudie and Matt and not so critical.

I have copied Trudie and Matt into this email to prompt one of them to make contact you over the next week or so. Trudie is on leave until 31 March, so it may be after that date.

Again, thanks for your email. We appreciate you responding so quickly to our request.

Kind regards

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Kevin Hodge [mailto:xxxxx.xxxx@xxxxxxxx.xx.xx]

Sent: Friday, 23 March 2018 2:29 p.m.

To: Deb Taylor <xxx.xxxxx@xxxxxxxxxx.xxxx.xx >

Subject: Thorndon School Turnball St - gas main enquiry

Hi Deb,

I have received your request to shorten the gas main in Turnball Street for Thorndon School. I can confirm Powerco are able to shorten the gas main as identified to a location that suits both parties.

I understand you have to request to WCC for them to consider but am wondering what is the likely timeframe for Powerco to action the request?

Further to this any works Powerco undertake and carry on your behalf will be chargeable based on the work carried out.

Is it best we meet onsite to discuss any action, I have some time towards the end of next week and onwards to catch up if required. From this we could determine location to isolate current gas main and work required to complete.

Look forward to your response

Kind regards

Kevin Hodge – Field Services Co-ordinator

Mob 027 702 6095 | 101 Port Road, Lower Hutt, 5010,



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From: [Deb Taylor](#)
To: [Ben Waters](#)
Subject: RE: Thorndon School - Turnbull Street: Service relocation
Date: Monday, 26 March 2018 2:12:00 p.m.
Attachments: [image002.png](#)

Many thanks Ben.
Cheers
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Ben Waters [mailto:Ben.Waters@wellingtonwater.co.nz]
Sent: Monday, 26 March 2018 2:10 p.m.
To: Deb Taylor <Deb.Taylor@education.govt.nz>
Cc: Matt Jeffery | McKenzie Higham Architects <Matt@mckenzie-higham.co.nz>; Trudie Ward <Trudie.Ward@education.govt.nz>; Tony Jaegers <Tony.Jaegers@wellingtonwater.co.nz>
Subject: RE: Thorndon School - Turnbull Street: Service relocation

Deb,

Following our discussions, Wellington Water agree to the Ministry of Education relocating the hydrant and piping to the emergency water tank as discussed.

Wellington Water would prefer that the water pipe cross the sewer pipe within WCC land and the pipe servicing the emergency supply is run through the grass area for ease of future maintenance.

The pipe work must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz.

Kind regards,

Ben Waters Acting Potable Water Investigations Team Leader



Tel 04 912 4400 DDI 04 912 4465 Mob 021 875 346

Private Bag 39804, Wellington Mail Centre 5045

Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Take care of our water now and
help us enjoy it all summer.



See how at loveeverydrop.nz

From: Deb Taylor [<mailto:xxx@xxx>]
Sent: Friday, 23 March 2018 4:49 p.m.
To: Ben Waters
Cc: Matt Jeffery | McKenzie Higham Architects; Trudie Ward; Tony Jaegers
Subject: RE: Thorndon School - Turnbull Street: Service relocation

Thank you Ben. This advice is much appreciated. Would it be possible for you to send me a separate email along the lines of...

WW agree to the MoE relocating the hydrant and piping to the emergency water supply as discussed... WW would prefer that the water pipe cross the sewer pipe within WCC land and the pipe servicing the emergency supply is run through the grass area for ease of future maintenance. The pipe work must be completed by a WW approved water supply connection...

The easement discussion is not relevant to WCC so that can be omitted.

Thanks again for making this a priority for us.

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Ben Waters [<mailto:xxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx>]
Sent: Friday, 23 March 2018 4:38 p.m.
To: Deb Taylor <xxx.xxxxxx@xxxxxxxx.xx.xx>
Cc: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxxxx.xx.xx>; Trudie Ward <xxxxx.xxxx@xxxxxxxx.xx.xx>; Tony Jaegers <xxxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx>
Subject: RE: Thorndon School - Turnbull Street: Service relocation

Hi Deb,

I've had a chat to our land development team and there should be no problem with an informal arrangement instead of an easement.

There is no problem with the new pipe crossing the sewer, in fact this will be unavoidable, but it would be preferable if the pipes could cross within WCC land.

As discussed in our meeting, it would also be preferable if the new pipe could run through the grass area for ease of future maintenance.

Please also note Tony's previous advice that pipe work must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz. Please contact Royce Haxton (027 232 4291) at Wellington Water to arrange.

Regards,

Ben Waters Acting Potable Water Investigations Team Leader



Tel 04 912 4400 DDI 04 912 4465 Mob 021 875 346

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

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help us enjoy it all summer.**

See how at loveeverydrop.nz



From: Deb Taylor [<mailto:xx@xx>]

Sent: Friday, 23 March 2018 4:09 p.m.

To: Ben Waters

Cc: Matt Jeffery | McKenzie Higham Architects; Trudie Ward

Subject: Thorndon School - Turnbull Street: Service relocation

Ben,

Thank you so much for your time today – it was very much appreciated.

The following is a bullet point summary of the main discussion points:

- Deb gave some background: The Ministry of Education (the Ministry) is wanting to stop a

part of Turnbull Street. There is an existing hydrant and piping to service an emergency water supply within the part of the road the Ministry wishes to be stopped.

- The Ministry are wanting to relocate the existing hydrant so it remains in the public road reserve and relocate the emergency water supply piping.
- The emergency water supply is currently located on Ministry land, facilitated by way of a lease.
- The Ministry requires written approval from Wellington Water (WW) that is agreeable to this relocation.
- Ben mentioned that in principle, it appears that this could be acceptable, as long as:
 - The relocated hydrant is at least 2 metres from the “new” road termination point;
 - Scouring (and other required servicing/maintenance activities) of the water main in Turnbull Street can continue to occur; and
 - The piping to service the emergency water supply does not cross over the sewer line.
- Deb commented that there was no formal easement at present in place for the emergency water supply piping, and as such the Ministry would want this to remain the case for the relocation of the piping.
- Deb explained that the Ministry would be extremely reluctant to grant an easement to WW over this specific school land due to its duty of care for the students. Deb also mentioned section 78CA of the Education Act that deals with police vetting of contractors and how the granting of an easement over this specific piece of Ministry land could be in direct conflict with this clause.
- Ben will review the information and consult with others where necessary and respond to Deb and Matt.
- Deb mentioned the critical timing issues and asked if a response could be provided by COB Wednesday 28 March.

Ben, I hope that captures the main discussion points. Please feel free to add any further points (or amend where you feel I have not represented things correctly) and send back to both Matt and I.

Thanks again for your time. Please do not hesitate to contact either myself or Matt should you need to discuss any aspect of this proposal. I look forward to hearing from you.

Kind regards
Deb Taylor

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

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We back ourselves and others to win *Ka manawanui ki a matou, me etahi ake kia wikitoria*

We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

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From: [Deb Taylor](#)
To: [Matt Jeffery | McKenzie Higham Architects](#)
Subject: RE: 17141 - 180328 - Turning Head - Land Swap Plan
Date: Wednesday, 28 March 2018 5:08:00 p.m.

Is it possible to add on the "Land to MOE" portion – "Road to be Stopped"?

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [mailto:Matt@mckenzie-higham.co.nz]
Sent: Wednesday, 28 March 2018 4:58 p.m.
To: Deb Taylor <xxx.xxxxx@xxxxxxxxx.xxx.xx>
Subject: 17141 - 180328 - Turning Head - Land Swap Plan

Deb,

Can you pls confirm this is the document you were looking for?

Note I have minor changes to the dimensions to help the surveyors.

Regards

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



McKenzie Higham Architects
Level 1, 171 Vivian Street, Te Aro,
PO Box 9792, Wellington, 6141, NZ



Queen Margaret College Preschool | Building on Tradition

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From: [Deb Taylor](#)
To: [Lucy Ross](#)
Cc: [Trudie Ward](#); [Matt Jeffery](#) | McKenzie Higham Architects
Subject: RE: ROAD STOPPING APPLICATION FORM FOR SIGNATURE
Date: Thursday, 29 March 2018 9:49:00 a.m.

Perfect! Thank you... We're not there quite yet, but at least we're now in the process...

Cheers
 Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
 Infrastructure Services
 DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
 Te Uruti | 48 Hereford St | West End
 Christchurch 8013

From: Lucy Ross
Sent: Thursday, 29 March 2018 9:48 a.m.
To: Deb Taylor <xxx.xxxxx@xxxxxxxx.xxxx.xx>
Cc: Trudie Ward <xxxxx.xxxx@xxxxxxxx.xxxx.xx>; Matt Jeffery | McKenzie Higham Architects
 <xxxx@xxxxxxxxxxxxxxxx.xx.xx>
Subject: RE: ROAD STOPPING APPLICATION FORM FOR SIGNATURE

Hi Deb
 I printed and signed the first 3 pages only. I confirm I had a look at the various documents attached –
 wow a fair amount of work involved – well done.
 Many thanks for progressing this; it is a really good outcome for the school.
 Cheers
 Lucy

Lucy Ross | Regional Infrastructure Manager - Central South | Education Infrastructure Service
 DDI +64 4 463 8896 | Ext 48896 | Mobile +64 274 798 753

From: Deb Taylor
Sent: Wednesday, 28 March 2018 5:53 p.m.
To: Lucy Ross <xxxx.xxxx@xxxxxxxx.xxxx.xx >
Cc: Trudie Ward <xxxxx.xxxx@xxxxxxxx.xxxx.xx >; Matt Jeffery | McKenzie Higham Architects
 <xxxx@xxxxxxxxxxxxxxxx.xx.xx >
Subject: ROAD STOPPING APPLICATION FORM FOR SIGNATURE
Importance: High

Hi Lucy,
 As discussed earlier this week, please find attached the Road Stopping Application Form for
 signature. This form is part of the process in the Turnbull Road land swap project for Thorndon
 School.

Please sign on Page 3 of the form under “signature(s) of all property owners” as the designated signatory in this instance.

I have included all the attachments for you to review (if required). The Council is waving the application fee.

Once signed if you could please return to me so that I can send the whole application to John Vriens in at Council tomorrow.

Please do not hesitate to contact me should you wish to discuss.

Thanks and regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education
Infrastructure Services
DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

education.govt.nz | [Follow us on Twitter: @EducationGovtNZ](https://twitter.com/EducationGovtNZ)

We get the job done *Ka oti i a matou nga mahi*

We are respectful, we listen, we learn *He ropu manaaki, he ropu whakarongo, he ropu ako matou*

We back ourselves and others to win *Ka manawanui ki a matou, me etahi ake kia wiktoria*

We work together for maximum impact *Ka mahi ngatahi mo te tuinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whaingā mutunga*

ROAD-STOPPING APPLICATION FORM

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Send or deliver your application to:
Property Projects, Wellington City Council, PO Box 2199, 101 Wakefield Street, Wellington 6140.
For more information phone 04 499 4444.

NOTES FOR THE APPLICANT

The Council may request further information to better understand the potential effects of this proposal. If the information is not received by the Property Projects team within six months of the request being made, the application may lapse and a new application may be required unless prior approval is obtained.

Once this application is lodged with the Council, it becomes public information. If there is sensitive information in the proposal, please let us know.

For more information, please refer to the Road Encroachment and Sale Policy on our website Wellington.govt.nz/plans/bylaws or read the enclosed information sheet on road stoppings.

APPLICANT DETAILS

Full name	Ministry of Education		
Postal address	C/-Chris Leech, Senior Property Advisor, The Property Group, PO Box 7240, Christchurch 8240		
Phone	+64 3 363 5909	Mobile	+64 27 226 3164
Email	cleech@propertygroup.co.nz	Fax	

PROPERTY OWNER DETAILS *(if different from above)*

Names of all property owners	Her Majesty the Queen (Crown) - The Ministry of Education		
Contact person	As above		
Postal address			
Phone		Mobile	
Email		Fax	

PROPERTY DETAILS

Site address <i>(Specify unit/level number, location of building within site/block number, building name and street name)</i>
19-24 Turnbull Street, Thorndon, Wellington
Land use <i>(District Plan zoning, eg commercial, residential, rural etc)</i>
Held for Educational Purposes
Legal description <i>(eg Lot 1 DP12345 Land title WN12A/345)</i>
19 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 898025
21 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 866350
23 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 866350
20 Turnbull Street: Lot 1 Deposited Plan 5859
22 Turnbull Street: Lot 1 Deposited Plan 5443
24 Turnbull Street: Part Lot 1 Application Plan 648

DESCRIPTION OF PROJECT

Name of road to be stopped

Part of Turnbull Street (as illustrated on the map attached to this application)

Reason for stopping (*Examples include decks, gardens, garages, balconies, retaining walls, future subdivision. Please note this is not a full list*)

The Wellington City Council and the Ministry of Education are entering into a land swap agreement. The land comprises 141sqm of legal road, owned by the Council, in Turnbull Street (illustrated on the attached plan). As part of this agreement, the legal road land status is to be lifted from that land.

The Ministry of Education owns the land that adjoins the 141sqm of road on three boundaries. The acquisition of the land will enable the Ministry to form a safer pathway from its redeveloped Thorndon School site with its playing field. The site will be redeveloped to also enable a usable area to be created for the students.

The Ministry is paying for all costs associated with the land swap.

Service provider approvals/acknowledgements are attached as requested

Please continue on a separate sheet if necessary.

Associated subdivision (*if any*)

None

COUNCIL APPLICATIONS FOR THIS PROJECT

Common applications	Have applied already (<i>Write application number if known</i>)	Office use only (<i>information provided</i>)
Project information memorandum (PIM)	N/A	
Building consent	To be submitted once land swap concluded	
Vehicle access	N/A	
Encroachment licence/landowner consent	N/A	
Land use resource consent	N/A	
Subdivision resource consent	N/A	
Sewer connection/disconnection	Not required for this stopping	
Stormwater connection/disconnection	See attached service authority approval email	
Water connection/disconnection	See attached service authority approval email	
Other		

ATTACHMENTS

Land title (Computer Freehold Register - search copy dated within past 30 days) <i>(Contact Land Information New Zealand on 0800 665 463)</i>	Attached	
Aerial view of the property clearly showing the area that may be stopped <i>(The Council's service centre at 101 Wakefield Street can provide a map or check cityview on our website Wellington.govt.nz)</i>	Attached	
Service authority consents	Attached	
Application fee of \$517.50 (including GST). Please make cheques out to Wellington City Council.	Attached	
<ul style="list-style-type: none"> This includes up to five hours of processing time by Council staff. Once processing time exceeds five hours, \$103.50 (including GST) per hour will be charged on a time taken basis. A refund may be given if the proposal is declined, less a non-refundable amount of \$207 (including GST). This is equivalent to two hours processing time. Time incurred by Council staff in excess of two hours will also be charged. No refund will be made following a favourable Council resolution at step 4 of the road-stopping process. 		

APPLICANT STATEMENT

<p>I/We understand that the road stopping must be done in compliance with the Local Government Act 1974 and/or the Public Works Act 1981 and Wellington City Council's road-stopping process.</p> <p>I/We understand that Wellington City Council cannot guarantee that any given application will be successful.</p> <p>I/We agree to pay the application fee of \$517.50 (including GST), of which \$207 (including GST) is non-refundable. <i>(See section 5 for details)</i></p>	
Signature(s) of all property owners	
	Date
	Date
	Date

OFFICE USE ONLY

Date received	Project #	
Property ID	Receipt #	Amount paid \$



Lot 1
DP 352333
0 0532
214490

Lot
DP 35
0 03
7824

Lot 24
Deed 27
0.0435

Lot 22
Deed 27
0.0347

Lot 20
Deed 27
0.0347

Lot 1
DP 351431
0.0355
210593

Lot 16
Deed 27
0.0347
WN16C/1454

21

19

17

15

24

22

20

Pt Lot 1
Application Plan 648
0.0444
782453

18

Lot 1
DP 5443
0.0399
782453

16

14

Lot 1
DP 5859
0.0348
782453

Lot 17
Deed 27
0.0347
782453

Lot 1
DP 4659
0.0354
782453

Pt Lot 13
Deed 27
0.0344
782453

Lot 11
Deed 27
0.0347
782453

Lot 1

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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier 782453
Land Registration District Wellington
Date Issued 28 March 2017

Prior References

782452 WN294/101

Estate Fee Simple
Area 4080 square metres more or less
Legal Description Lot 1 Application Plan 2947 and Lot 11 Deeds Plan 27 and Part Lot 13 Deeds Plan 27 and Lot 17 Deeds Plan 27 and Lot 1 Deposited Plan 4659 and Lot 1 Deposited Plan 5443 and Part Lot 1 Application Plan 648 and Lot 1 Deposited Plan 808 and Lot 1 Deposited Plan 76023 and Part Lot 15 Deposited Plan 861 and Lot 2 Deposited Plan 352333 and Lot 1 Deposited Plan 5859

Purpose Education

Proprietors

Her Majesty the Queen

Interests

Subject to a right of way over part Lot 1 DP 808 created by Transfer 28387 - 7.4.1897 at 3:00 pm

Appurtenant to Lot 1 DP 808 is a right of way created by Transfer 28387 - 7.4.1897 at 3:00 pm

Appurtenant to Lot 1 DP 76023 is a pedestrian right of way and rights to drain water and sewage created by Transfer B290747.3 - 14.5.1993 at 11:41 am

The easements created by Transfer B290747.3 are subject to Section 243 (a) Resource Management Act 1991

8302440.1 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 1.10.2009 at 9:00 am (affects Lot 1 DP 76023 and Lot 2 DP 352333)

8318249.1 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 19.10.2009 at 9:00 am (affects Lot 1 DP 5859)

10744140.6 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 28.3.2017 at 7:00 am (affects Lot 1 Application Plan 2947, Lot 11 Deeds Plan 27, Part Lot 13 Deeds Plan 27, Lot 17 Deeds Plan 27, Lot 1 DP 4659, Lot 1 DP 5443, Lot 1 DP 808, Part Lot 1 Application Plan 648 and Part Lot 15 DP 861)

10856792.1 Encumbrance to Wellington City Council - 4.8.2017 at 5:19 pm

GN 866350 Gazette Notice

Copy - 07/07, Pgs - 003, 25/09/07, 15:16



DocID: 411911982

W.D.O. File

13/1/39/0/9

Ministry of Works,
District Office,
Private Bag,
WELLINGTON.

6-4-71

The District Land Registrar,
Wellington

Job No. 71002

... I enclose for deposit in your office:

1. Copy of :
Declaration
Proclamation
~~Notice~~
~~Order in Council~~
~~Certificate~~
2. Copy of the Plan M.O.W. S.O. Plan
H.D.W. Plan.
3. ~~Discharge of Compensation Certificate No.~~

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect, will you please refrain from registering it and inform me at once.

Compensation Certificate No. 828982 need not be formally discharged as all the land in the certificate has become a public work and the purpose of the certificate has now been fulfilled.

C. J. Tustin
District Commissioner of Works

per:

Encl:

Extract from N.Z. Gazette, 18 March 1971, No. 21, page 488

Declaring Land Taken for a Special School in the City of Wellington

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken for a special school from and after the 22nd day of March 1971.

SCHEDULE

WELLINGTON LAND DISTRICT

ALL that piece of land containing 30.9 perches situated in the City of Wellington, Wellington R.D., being part of Section 588 on the public map of the Town of Wellington, and being also Lots 22 and 24, Deeds Plan 27. All certificate of title, Volume 401, folio 3, Wellington Land Registry (limited as to parcels).

Dated at Wellington this 2nd day of March 1971.

PERCY B. ALLEN, Minister of Works.

(P.W. 31/2646; Wn. D.O. 13/1/39/0/9)

A. K. SHAW, Government Printer, Wellington, New Zealand.

866350

195

PARTICULARS ENTERED IN THE REGISTER-BOOK
VOL. 401 FOLIO 3 and Indexes
THE 7 APR 1971.
AT 1:36 O'CLOCK.

Judith A. [Signature]
Assistant Land Registrar
WELLINGTON
N.Z.

DUPLICATE DESTROYED

RECALL FILE LABEL
F5000009319521

Recorded on Wellington 33A
2F 19.4.71.

GN
MOW
E7 APR 1971
1.36
NIC
Abstr of No. 2365

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13/1/47/0/14

250808

W.D.O. File

Ministry of Works,
District Office,
Private Bag,
WELLINGTON.

26th Nov. 1971

The District Land Registrar,
Wellington

Job No. ~~71255~~ 71253

1820097

I enclose for deposit in your office:

1. Copy of : *Gazette Nov 1971 ND 86*
 Declaration *Page 2373*
 Proclamation
 Notice
~~Order in Council~~
 Certificate
2. Copy of the Plan M.O.W. ~~_____~~ S.O. Plan
 H.D.W. Plan.
3. ~~Discharge of Compensation Certificate No.~~

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect, will you please refrain from registering it and inform me at once.

~~Compensation Certificate No. _____ need not be formally discharged as all the land in the certificate has become a public work and the purpose of the certificate has now been fulfilled.~~

C.J. Tustin
District Commissioner of Works
per:

Encl: Blue copy Gazette

Released under the Official Information Act 1982

820808

Extract from N.Z. Gazette, 11 November 1971, No. 86, p. 2373

Land Held for Buildings of the General Government Set Apart for a Special School in the City of Wellington

PURSUANT to section 25 of the Public Works Act 1928, the Minister of Works hereby declares the land described in the Schedule hereto to be set apart for a special school from and after the 15th day of November 1971.

SCHEDULE

WELLINGTON LAND DISTRICT

All that piece of land containing 13.7 perches situated in the City of Wellington, Wellington R.D., and being Lot 20, Desda Plan 27, being part Section 588, Town of Wellington. Formerly all certificate of title, Volume 401, folio 2, Wellington Land Registry (limited as to parcels). All Declaration No. 820097, Wellington Land Registry.

820097

Dated at Wellington this 22nd day of October 1971.

PERCY B. ALLEN, Minister of Works

(P.W. 31/2646; Wn. D.O. 13/1/47/0/14)

A. R. SWEENEY, Government Printer, Wellington, New Zealand

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898025

54

Phoc 820097

9.32

Goldth...



RECALL FILE LABEL



Recorded in Wght 334
P 14/12

LAND & DEEDS	
Nature:	GN
Firm:	MON
30 NOV 1971	
Time:	9.32
Fee:	ENR
Abstract No.	9492

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From: [Samir Hermiz](#)
To: [Deb Taylor](#)
Cc: [Tony Jaegers](#)
Subject: RE: Thorndon School: Land swap - relocation of services
Date: Monday, 26 February 2018 2:10:21 p.m.
Attachments: [image004.png](#)
[image005.png](#)
[Turnbull Street.pdf](#)

Dear Deb

Proposed Road Stopping at Thorndon School (Turnbull Street), Thorndon.

Thank you for your email dated 26 February 2018 relating to WCC drainage service.
WCC Public Drainage

There are no objections from Public Drainage, Wellington Water to the proposal for road stopping as indicated on your plans.

A public stormwater and wastewater drains are located within the area of proposed road stopping.

Building over or near these drains would be subject to prior approval of the public drainage Engineer, Land Development – Wellington water.

I attached a copy from WCC Arcview mapping showing the known water and drainage services in the area.

Regards,

Samir Hermiz Drainage Engineer - Land Development



Tel +64 4 912 4466 DDI Mob 021 879 133

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

From: [Kevin Hodge](#)
To: [Deb Taylor](#)
Subject: Thorndon School Turnball St - gas main enquiry
Date: Friday, 23 March 2018 2:28:57 p.m.
Attachments: [image001.png](#)

Hi Deb,

I have received your request to shorten the gas main in Turnball Street for Thorndon School. I can confirm Powerco are able to shorten the gas main as identified to a location that suits both parties.

I understand you have to request to WCC for them to consider but am wondering what is the likely timeframe for Powerco to action the request? Further to this any works Powerco undertake and carry on your behalf will be chargeable based on the work carried out.

Is it best we meet onsite to discuss any action, I have some time towards the end of next week and onwards to catch up if required. From this we could determine location to isolate current gas main and work required to complete.

Look forward to your response

Kind regards

Kevin Hodge – Field Services Co-ordinator

Mob 027 702 6095 | 101 Port Road, Lower Hutt, 5010,



The Gas Hub is a Division of Powerco Limited

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www.powerco.co.nz | www.thegashub.co.nz

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Wellington Electricity Lines Limited

Level 2, 75 The Esplanade,
Petone
PO Box 31 049, Lower Hutt
Wellington, New Zealand
Tel 64 4 915 6100
Fax 64 4 915 6130



wellington electricity

Wellington Electricity
Lines Limited

75 The Esplanade
Petone, PO Box 31049
Lower Hutt 5040
New Zealand

Tel: +64 4 915 6100
Fax: +64 4 915 6130
www.welectricity.co.nz

IISC is a service provider to we

To	Deb Taylor	email	Deb.Taylor@education.govt.nz
Company	Ministry of Education	Date	26 February 2018
From	Paul Stent	No. of pages	1
Subject	Road Stopping – 20 Turnbull Street (Thorndon School), Thorndon		

Deb,

There are **OVERHEAD ELECTRICITY LINES** in the vicinity of the road stopping area.

Provided you comply with the following conditions, Wellington Electricity has no objections to your application for a road stopping:

- 1 All activities near the lines must be carried out in accordance with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:2001).
- 2 Please contact Northpower (0800 248 288) to obtain plans of the lines.
- 3 Any relocation of the lines will be at your cost and you should contact Northpower to discuss options.
- 4 If any of Wellington Electricity's lines are to be located on private land (either as a result of a boundary change or a relocation of the lines), an easement must be granted to Wellington Electricity.
- 5 If during construction you notice any underground electricity cables or cause an electricity outage, please halt construction immediately and contact Wellington Electricity's fault line on 0800 248 148.

Yours sincerely

Paul Stent - IISC
Project Administrator
Wellington Electricity

From: [Matt Jeffery | McKenzie Higham Architects](#)
To: [Deb Taylor](#)
Cc: [Trudie Ward](#)
Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington
Date: Monday, 26 February 2018 1:17:12 p.m.
Attachments: [JT220739 Sales and Service Advice Note.pdf](#)
[JT220739 Proposed Design 041217.pdf](#)

Hi Deb,

E-mail & quote / design from Chorus, as requested.

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



From: Network Services [mailto:~~xxxx~~]
Sent: Monday, 4 December 2017 4:47 PM
To: ~~xxxx~~ Matt Jeffery | McKenzie Higham Architects
Subject: 01933964 : 20 & 21 Turnbull Street, Wellington

Good afternoon Trudie & Matt

Thanks for your recent request for us to relocate our network at the above address.

Please sign the attached Sales & Service advice note and pay our quote of **9(2)(i)** (including GST) within 30 days of the date of this email.

If we don't receive the above within the 30 day time frame, this quote will be withdrawn and you'll need to reapply for a new quote if you still want to go ahead at a later date.

Next steps

1. Return the signed sales & service advice note to us at xxxxxxxxxxxxxxxx@xxxxxx.xx.xx or by post to **Chorus Network Services, PO Box 9405, Waikato Mail Centre, Hamilton 3200.**

By signing you agree to us carrying out the proposed works on the terms set out in this email and as outlined in that note and the lay plan / designs.

2. You have the following options for payment:
 - **Online banking:** our account number is 03-0584-0256885-00
 - **Credit card:** <https://payments.chorus.co.nz>. T&Cs (including relevant fees) are at <https://www.chorus.co.nz/legal-disclaimer>
 - **Cheque:** made out to **Chorus New Zealand Limited**, sent to **Chorus Billing**

& Credit Management, Chorus NZ Ltd, P.O. Box 6640, Wellesley Street, Auckland.

Please use the Chorus reference number in the email subject line as your reference when making payment, or on the back of the cheque.

Once we've received the signed agreement and payment we can start the proposed works, which could take up to 40 days to complete.

Is there anything else I need to know?

- If the sales & service advice note contradicts the terms of this email, the email terms will prevail.
- The quote covers relocation of our network at the above address and not the provision of any telecommunications services.
- We retain ownership of our network and the proposed works are provided in line with our End User Terms, which you can find at <https://company.chorus.co.nz/contracts-and-agreements>.
- You can change your mind and cancel the order. If you cancel the order, we will refund the payment to you, deducting any costs we've incurred in relation to the proposed works up to the time of cancellation. This may include design costs and any build work completed.
- We may decide to cancel the job if it's not completed within six months of the date you sign the agreement and you're directly or indirectly responsible for the delay. If we cancel the proposed works, we will refund the payment as above.

Kind Regards

Catherine Maher
Network Services Coordinator
T 0800 4 NETWORK (0800 463 896)
Opt 3
E xxxxxxxxxxxxxx@xxxxxx.xx.xx
PO Box 9405
Waikato Mail Centre
Hamilton 3200
www.chorus.co.nz



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From: [Network Services](#)
To: [Deb Taylor](#)
Subject: 02058333: 20 & 21 Turnbull Street, Wellington
Date: Tuesday, 27 March 2018 11:12:41 a.m.
Attachments: [image003.png](#)

Hi Deb,

We have raised a new Service Order to get a quote for the widening of scope of works with our service company. Your new Chorus Reference # : 02058333

Kind Regards

Jono Tutty

Network Services Coordinator

T 0800 463 896 opt.3
E xxxxxxxxxxxxxxxx@xxxxxxxx.xx.xx

PO Box 9405
Hamilton 3240
www.chorus.co.nz



Aon Hewitt Best Employer in Australasia 2012-2017

Aon Hewitt Best of the Best Employers in Australasia 2015

Please consider the environment before printing this e-mail

From: Deb Taylor [mailto:xxx.xxxxxx@xxxxxxxxx.xxxx.xx]
Sent: Friday, 23 March 2018 11:53 a.m.
To: Network Services <xxxxxxxxxxxxx@xxxxxxxx.xx.xx>
Cc: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxx.xx.xx>
Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington

Hi Johnno,

Please progress in providing an updated quotation for the work quoted below on the plan attached.

To recap, Chorus has provided a quotation to the Ministry of Education for the termination/relocation of services in part of Turnbull Street. This is to facilitate a land swap, whereby the Wellington City Council swap land with the Ministry of Education. The Council land being acquired by the Ministry is 141sqm, currently road, adjacent to 19 and 21 Turnbull Street. The Ministry has agreed to pay any relocation/termination costs for services that existing in the road they are looking to acquire.

It seems that part of infrastructure belonging to Chorus was overlooked when we requested the attached quote. We also need the relocation/termination of the cable and post that runs from BS51/11 WN465 to BS51/9 WN465 shown on the proposed design at 21 Turnbull Street. I can confirm that the Ministry of Education owns the land on both 19 and 21 Turnbull Street (held in gazette notice). It also looks like, but will obviously need confirming, that 29 Turnbull Street is serviced from U-JWS192.

We have some urgency on this project, and would appreciate assistance from you. We require a document (the updated quotation would be sufficient) that Chorus approves this relocation/termination for our Council application to stop the road by Wednesday next week. Again, any assistance you can provide to help us meet this deadline would be much appreciated.

Please do not hesitate to contact me should you wish to discuss further.

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxxx@xxxxxxxxxxxxxxxx.xx.xx>]

Sent: Monday, 26 February 2018 1:17 p.m.

To: Deb Taylor <xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Cc: Trudie Ward <xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx>

Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington

Hi Deb,

E-mail & quote / design from Chorus, as requested.

Cheers

Matt Jeffery

Associate

P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



From: Network Services [<mailto:xxxxxxxxxxxxxxxx@xxxxxx.xx.xx>]

Sent: Monday, 4 December 2017 4:47 PM

To: xxxxxx.xxxx@xxxxxxxxxx.xxxx.xx; Matt Jeffery | McKenzie Higham Architects

Subject: 01933964 : 20 & 21 Turnbull Street, Wellington

Good afternoon Trudie & Matt

Thanks for your recent request for us to relocate our network at the above address.

Please sign the attached Sales & Service advice note and pay our quote of **9(2)(i)** (including GST) within 30 days of the date of this email.

If we don't receive the above within the 30 day time frame, this quote will be withdrawn and you'll need to reapply for a new quote if you still want to go ahead at a later date.

Next steps

1. Return the signed sales & service advice note to us at xxxxxxxxxxxxxxxx@xxxxxx.xx.xx or by post to **Chorus Network Services, PO Box 9405, Waikato Mail Centre, Hamilton 3200.**

By signing you agree to us carrying out the proposed works on the terms set out in this email and as outlined in that note and the lay plan / designs.

2. You have the following options for payment:
 - **Online banking:** our account number is 03-0584-0256885-00
 - **Credit card:** <https://payments.chorus.co.nz>. T&Cs (including relevant fees) are at <https://www.chorus.co.nz/legal-disclaimer>
 - **Cheque:** made out to **Chorus New Zealand Limited**, sent to **Chorus Billing & Credit Management, Chorus NZ Ltd, P.O. Box 6640, Wellesley Street, Auckland.**

Please use the Chorus reference number in the email subject line as your reference when making payment, or on the back of the cheque.

Once we've received the signed agreement and payment we can start the proposed works, which could take up to 40 days to complete.

Is there anything else I need to know?

- If the sales & service advice note contradicts the terms of this email, the email terms will prevail.
- The quote covers relocation of our network at the above address and not the provision of any telecommunications services.
- We retain ownership of our network and the proposed works are provided in line with our End User Terms, which you can find at <https://company.chorus.co.nz/contracts-and-agreements>.
- You can change your mind and cancel the order. If you cancel the order, we will refund the payment to you, deducting any costs we've incurred in relation to the proposed works up to the time of cancellation. This may include design costs and any build work completed.
- We may decide to cancel the job if it's not completed within six months of the date you sign the agreement and you're directly or indirectly responsible for the delay. If we cancel the proposed works, we will refund the payment as above.

Kind Regards

Catherine Maher
Network Services Coordinator
T 0800 4 NETWORK (0800 463 896)

From: [Ben Waters](#)
To: [Deb Taylor](#)
Cc: [Matt Jeffery](#) | [McKenzie Higham Architects](#); [Trudie Ward](#); [Tony Jaegers](#)
Subject: RE: Thorndon School - Turnbull Street: Service relocation
Date: Monday, 26 March 2018 2:10:19 p.m.
Attachments: [image002.png](#)

Deb,

Following our discussions, Wellington Water agree to the Ministry of Education relocating the hydrant and piping to the emergency water tank as discussed.

Wellington Water would prefer that the water pipe cross the sewer pipe within WCC land and the pipe servicing the emergency supply is run through the grass area for ease of future maintenance.

The pipe work must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz.

Kind regards,

Ben Waters Acting Potable Water Investigations Team Leader



Tel 04 912 4400 DDI 04 912 4465 Mob 021 875 346

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

**Take care of our water now and
help us enjoy it all summer.**

See how at loveeverydrop.nz



From: [Deb Taylor](#)
To: [Fleur Morris](#)
Cc: [Andrew Buchanan](#)
Bcc: [Deb Taylor](#)
Subject: Re: Turnbull Street Land Swap with Wellington City Council
Date: Thursday, 29 March 2018 2:49:20 p.m.

I'll send a meeting request for Tuesday. The ministry is looking to swap a small bit of land adjacent to Turnbull st for a bigger piece of legal road further up Turnbull st. I'll send you a plan as soon as I can (sometime over weekend). Chris Leech is the Linz accredited supplier on the job. I'm uncertain as to the status of the land that is owned by the ministry at present e.g is it in disposal?

Will send you an invite now.

Cheers

Deb

On 29/03/2018, at 2:43 PM, Fleur Morris <[x@xxx](#)> wrote:

Hi Deb

Better book something in as I'm only in the office on Tuesday next week.

Do you have any background info? I don't seem to have anything to hand.

Thanks

Fleur

Fleur Morris | National Manager - Ownership and Occupancy | Infrastructure Services
DDI +6444638277 | Mobile +64278078491

Please note I do not work Wednesdays

From: Deb Taylor
Sent: Thursday, 29 March 2018 1:01 p.m.
To: Fleur Morris <[xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](#)>; Andrew Buchanan <[xxxxxx.xxxxxxxx@xxxxxxxxxx.xxxx.xx](#)>
Subject: Turnbull Street Land Swap with Wellington City Council

Hi Fleur/Andrew,

I'm in Wellington next week. Would you have time for a 15 minute chat on Tuesday about the land we are swapping with the Council to facilitate the Turnbull Street works? I've sent this to both of you because I'm not sure who will know about it!

Cheers

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations |
Education Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832
Te Uruti | 48 Hereford St | West End
Christchurch 8013

education.govt.nz | [Follow us on Twitter: @EducationGovtNZ](https://twitter.com/EducationGovtNZ)

We get the job done *Ka oti i a matou nga mahi*

We are respectful, we listen, we learn *He ropu manaaki, he ropu whakarongo, he ropu ako matou*

We back ourselves and others to win *Ka manawanui ki a matou, me etahi ake kia wiktoria*

We work together for maximum impact *Ka mahi ngatahi mo te tukinga nui tonu*

Great results are our bottom line *Ko nga huanga tino pai a matou whainga mutunga*

Released under the Official Information Act 1982

From: [Deb Taylor](#)
To: [Andrew Buchanan](#)
Subject: Thorndon School: Turnbull Street
Date: Tuesday, 3 April 2018 10:55:00 a.m.
Attachments: [Road Stopping Application for Turnbull Street - WCC.PDF](#)
Importance: High

Hi Andrew,

Further to our brief discussion, please find attached a Road Stopping application that has been submitted to Wellington City Council (WCC). The background is:

- WCC and MoE have agreed in principle to a land swap.
- WCC is swapping 141sqm of road with 22sqm of MoE land
- The 22sqm will facilitate a turning head in Turnbull Street
- The 141sqm will have its road status removed and become MoE land
- This swap will facilitate safer access to the play area for the children of Thorndon School.
- The 141sqm is currently surrounded on three sides with MoE owned land.
- This is part of the Thorndon School redevelopment
- As I understand it: Thorndon School is subject to an RFR so will need a waiver however the property adjacent (Wellington College) is a deferred settlement property.

This application has been submitted to Council and will go to a regulatory meeting mid-month, then going to Full Council meeting at the end of the month.

As discussed, I have only just become aware that there could be a larger matter at play that may affect this piece of land.

Can you please advise as soon as possible whether we can continue with this?

Kind regards

Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Education Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

education.govt.nz | [Follow us on Twitter: @EducationGovtNZ](#)

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Great results are our bottom line *Ko nga huanga tino pai a matou whainga mutunga*

ROAD-STOPPING APPLICATION FORM

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Send or deliver your application to:
Property Projects, Wellington City Council, PO Box 2199, 101 Wakefield Street, Wellington 6140.
For more information phone 04 499 4444.

NOTES FOR THE APPLICANT

The Council may request further information to better understand the potential effects of this proposal. If the information is not received by the Property Projects team within six months of the request being made, the application may lapse and a new application may be required unless prior approval is obtained.

Once this application is lodged with the Council, it becomes public information. If there is sensitive information in the proposal, please let us know.

For more information, please refer to the Road Encroachment and Sale Policy on our website Wellington.govt.nz/plans/bylaws or read the enclosed information sheet on road stoppings.

APPLICANT DETAILS

Full name	Ministry of Education		
Postal address	C/-Chris Leech, Senior Property Advisor, The Property Group, PO Box 7240, Christchurch 8240		
Phone	+64 3 363 5909	Mobile	+64 27 226 3164
Email	cleech@propertygroup.co.nz	Fax	

PROPERTY OWNER DETAILS *(if different from above)*

Names of all property owners	Her Majesty the Queen (Crown) - The Ministry of Education		
Contact person	As above		
Postal address			
Phone		Mobile	
Email		Fax	

PROPERTY DETAILS

Site address <i>(Specify unit/level number, location of building within site/block number, building name and street name)</i>
19-24 Turnbull Street, Thorndon, Wellington
Land use <i>(District Plan zoning, eg commercial, residential, rural etc)</i>
Held for Educational Purposes
Legal description <i>(eg Lot 1 DP12345 Land title WN12A/345)</i>
19 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 898025
21 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 866350
23 Turnbull Street: Deeds Plan 27 Held in Gazette Notice 866350
20 Turnbull Street: Lot 1 Deposited Plan 5859
22 Turnbull Street: Lot 1 Deposited Plan 5443
24 Turnbull Street: Part Lot 1 Application Plan 648

DESCRIPTION OF PROJECT

Name of road to be stopped

Part of Turnbull Street (as illustrated on the map attached to this application)

Reason for stopping (*Examples include decks, gardens, garages, balconies, retaining walls, future subdivision. Please note this is not a full list*)

The Wellington City Council and the Ministry of Education are entering into a land swap agreement. The land comprises 141sqm of legal road, owned by the Council, in Turnbull Street (illustrated on the attached plan). As part of this agreement, the legal road land status is to be lifted from that land.

The Ministry of Education owns the land that adjoins the 141sqm of road on three boundaries. The acquisition of the land will enable the Ministry to form a safer pathway from its redeveloped Thorndon School site with its playing field. The site will be redeveloped to also enable a usable area to be created for the students.

The Ministry is paying for all costs associated with the land swap.

Service provider approvals/acknowledgements are attached as requested

Please continue on a separate sheet if necessary.

Associated subdivision (*if any*)

None


COUNCIL APPLICATIONS FOR THIS PROJECT

Common applications	Have applied already (<i>Write application number if known</i>)	Office use only (<i>information provided</i>)
Project information memorandum (PIM)	N/A	
Building consent	To be submitted once land swap concluded	
Vehicle access	N/A	
Encroachment licence/landowner consent	N/A	
Land use resource consent	N/A	
Subdivision resource consent	N/A	
Sewer connection/disconnection	Not required for this stopping	
Stormwater connection/disconnection	See attached service authority approval email	
Water connection/disconnection	See attached service authority approval email	
Other		

ATTACHMENTS

Land title (Computer Freehold Register – search copy dated within past 30 days) (<i>Contact Land Information New Zealand on 0800 665 463</i>)	Attached	
Aerial view of the property clearly showing the area that may be stopped (<i>The Council's service centre at 101 Wakefield Street can provide a map or check cityview on our website Wellington.govt.nz</i>)	Attached	
Service authority consents	Attached	
Application fee of \$517.50 (including GST). Please make cheques out to Wellington City Council.	Attached	
<ul style="list-style-type: none"> • This includes up to five hours of processing time by Council staff. • Once processing time exceeds five hours, \$103.50 (including GST) per hour will be charged on a time taken basis. • A refund may be given if the proposal is declined, less a non-refundable amount of \$207 (including GST). This is equivalent to two hours processing time. Time incurred by Council staff in excess of two hours will also be charged. No refund will be made following a favourable Council resolution at step 4 of the road-stopping process. 		

APPLICANT STATEMENT

<p>I/We understand that the road stopping must be done in compliance with the Local Government Act 1974 and/or the Public Works Act 1981 and Wellington City Council's road-stopping process.</p> <p>I/We understand that Wellington City Council cannot guarantee that any given application will be successful.</p> <p>I/We agree to pay the application fee of \$517.50 (including GST), of which \$207 (including GST) is non-refundable. (<i>See section 5 for details</i>)</p>	
Signature(s) of all property owners	
 Lucy Ross Regional Information Manager Ministry of Education	Date 28/3/2018
	Date
	Date

OFFICE USE ONLY

Date received	Project #	
Property ID	Receipt #	Amount paid \$



Lot 1
DP 352333
0 0532
214490

Lot
DP 35
0 03
7824

Lot 24
Deed 27
0.0435

Lot 22
Deed 27
0.0347

Lot 20
Deed 27
0.0347

Lot 1
DP 351431
0.0355
210593

Lot 16
Deed 27
0.0347
WN16C/1454

54

15

17

19

21

24

22

20

Pt Lot 1
Application Plan 648
0.0444
782453

Lot 1
DP 5443
0.0399
782453

Lot 1
DP 5859
0.0348
782453

Lot 17
Deed 27
0.0347
782453

Lot 1
DP 4659
0.0354
782453

Pt Lot 13
Deed 27
0.0344
782453

Lot 11
Deed 27
0.0347
782453

Lot 1

Released under the Official Information Act 1982



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier 782453
Land Registration District Wellington
Date Issued 28 March 2017

Prior References

782452 WN294/101

Estate Fee Simple
Area 4080 square metres more or less
Legal Description Lot 1 Application Plan 2947 and Lot 11 Deeds Plan 27 and Part Lot 13 Deeds Plan 27 and Lot 17 Deeds Plan 27 and Lot 1 Deposited Plan 4659 and Lot 1 Deposited Plan 5443 and Part Lot 1 Application Plan 648 and Lot 1 Deposited Plan 808 and Lot 1 Deposited Plan 76023 and Part Lot 15 Deposited Plan 861 and Lot 2 Deposited Plan 352333 and Lot 1 Deposited Plan 5859

Purpose Education

Proprietors

Her Majesty the Queen

Interests

Subject to a right of way over part Lot 1 DP 808 created by Transfer 28387 - 7.4.1897 at 3:00 pm

Appurtenant to Lot 1 DP 808 is a right of way created by Transfer 28387 - 7.4.1897 at 3:00 pm

Appurtenant to Lot 1 DP 76023 is a pedestrian right of way and rights to drain water and sewage created by Transfer B290747.3 - 14.5.1993 at 11:41 am

The easements created by Transfer B290747.3 are subject to Section 243 (a) Resource Management Act 1991

8302440.1 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 1.10.2009 at 9:00 am (affects Lot 1 DP 76023 and Lot 2 DP 352333)

8318249.1 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 19.10.2009 at 9:00 am (affects Lot 1 DP 5859)

10744140.6 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 28.3.2017 at 7:00 am (affects Lot 1 Application Plan 2947, Lot 11 Deeds Plan 27, Part Lot 13 Deeds Plan 27, Lot 17 Deeds Plan 27, Lot 1 DP 4659, Lot 1 DP 5443, Lot 1 DP 808, Part Lot 1 Application Plan 648 and Part Lot 15 DP 861)

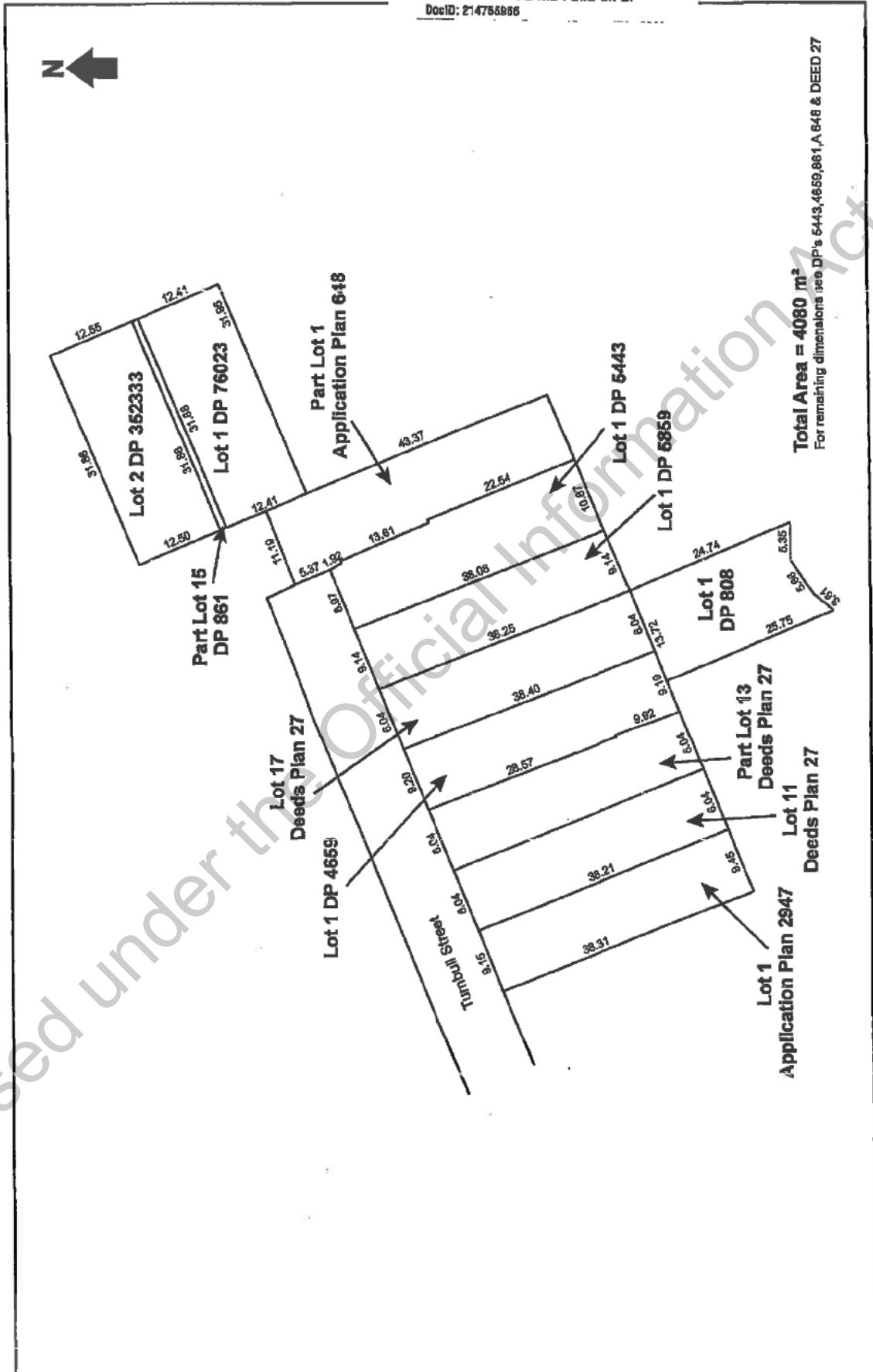
10856792.1 Encumbrance to Wellington City Council - 4.8.2017 at 5:19 pm

Title Diagram Title Diagram

Cpy - 01/01, Page - 001, 12/04/17, 08:10



DocID: 214756866



GN 866350 Gazette Notice

Copy - 07/07, Pgs - 003, 25/09/07, 15:16



DocID: 411911982

W.D.O. File

13/1/39/0/9

Ministry of Works,
District Office,
Private Bag,
WELLINGTON.

6-4-71

The District Land Registrar,
Wellington

Job No. 71002

... I enclose for deposit in your office:

1. Copy of :
Declaration
Proclamation
~~Notice~~
~~Order in Council~~
~~Certificate~~
2. Copy of the Plan M.O.W. S.O. Plan
H.D.W. Plan.
3. ~~Discharge of Compensation Certificate No.~~

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect, will you please refrain from registering it and inform me at once.

Compensation Certificate No. 828982 need not be formally discharged as all the land in the certificate has become a public work and the purpose of the certificate has now been fulfilled.

C. J. Tustin
District Commissioner of Works

per:

Encl:

Extract from N.Z. Gazette, 18 March 1971, No. 21, page 488

Declaring Land Taken for a Special School in the City of Wellington

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken for a special school from and after the 22nd day of March 1971.

SCHEDULE

WELLINGTON LAND DISTRICT

ALL that piece of land containing 30.9 perches situated in the City of Wellington, Wellington R.D., being part of Section 588 on the public map of the Town of Wellington, and being also Lots 22 and 24, Deeds Plan 27. All certificate of title, Volume 401, folio 3, Wellington Land Registry (limited as to parcels).

Dated at Wellington this 2nd day of March 1971.

PERCY B. ALLEN, Minister of Works.

(P.W. 31/2646; Wn. D.O. 13/1/39/0/9)

A. K. SHAW, Government Printer, Wellington, New Zealand.

866350

195

PARTICULARS ENTERED IN THE REGISTER-BOOK
VOL. 401 FOLIO 3 and Indexes
THE 7 APR 1971.
AT 1:36 O'CLOCK.

Judith A. [Signature]
Assistant Land Registrar
WELLINGTON
N.Z.

DUPLICATE DESTROYED

RECALL FILE LABEL
F5000009319521

Recorded on Wellington 33A
[Signature]
19.4.71.

(2F)

Volume	GN
Page	MOW
Date	07 APR 1971
Time	1.36
Page	NIC
Abstr of No.	2365

[Signature]

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13/1/47/0/14

250808

W.D.O. File

Ministry of Works,
District Office,
Private Bag,
WELLINGTON.

26th Nov. 1971

The District Land Registrar,
Wellington

Job No. ~~71255~~ 71253

1820097

I enclose for deposit in your office:

- 1. Copy of : *Gazette Nov 1971 ND 82*
 Declaration *Page 2373*
 Proclamation
 Notice
~~Order in Council~~
 Certificate
- 2. Copy of the Plan M.O.W. ~~_____~~ S.O. Plan
 H.D.W. Plan.
- 3. ~~Discharge of Compensation Certificate No.~~

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect, will you please refrain from registering it and inform me at once.

~~Compensation Certificate No. _____ need not be formally discharged as all the land in the certificate has become a public work and the purpose of the certificate has now been fulfilled.~~

C.J. Tustin
District Commissioner of Works
per:

Encl: Blue copy Gazette

Released under the Official Information Act 1982

820808

Extract from N.Z. Gazette, 11 November 1971, No. 86, p. 2373

Land Held for Buildings of the General Government Set Apart for a Special School in the City of Wellington

PURSUANT to section 25 of the Public Works Act 1928, the Minister of Works hereby declares the land described in the Schedule hereto to be set apart for a special school from and after the 15th day of November 1971.

SCHEDULE

WELLINGTON LAND DISTRICT

All that piece of land containing 13.7 perches situated in the City of Wellington, Wellington R.D., and being Lot 20, Desda Plan 27, being part Section 588, Town of Wellington. Formerly all certificate of title, Volume 401, folio 2, Wellington Land Registry (limited as to parcels). All Declaration No. 820097, Wellington Land Registry.

GN 820097

Dated at Wellington this 22nd day of October 1971.

PERCY B. ALLEN, Minister of Works

(P.W. 31/2646; Wn. D.O. 13/1/47/0/14)

A. R. SWEENEY, Government Printer, Wellington, New Zealand

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898025

54

Phoc 820097

9.32



RECALL FILE LABEL



Recorded in Wght 334
 P 14/12

LAND & DEEDS	
Nature:	GN
Firm:	MON
Date:	30 NOV 1971
Time:	9.32
Fee:	ENR
Abstract No.	9492

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From: [Samir Hermiz](#)
To: [Deb Taylor](#)
Cc: [Tony Jaegers](#)
Subject: RE: Thorndon School: Land swap - relocation of services
Date: Monday, 26 February 2018 2:10:21 p.m.
Attachments: [image004.png](#)
[image005.png](#)
[Turnbull Street.pdf](#)

Dear Deb

Proposed Road Stopping at Thorndon School (Turnbull Street), Thorndon.

Thank you for your email dated 26 February 2018 relating to WCC drainage service.
WCC Public Drainage

There are no objections from Public Drainage, Wellington Water to the proposal for road stopping as indicated on your plans.

A public stormwater and wastewater drains are located within the area of proposed road stopping.

Building over or near these drains would be subject to prior approval of the public drainage Engineer, Land Development – Wellington water.

I attached a copy from WCC Arcview mapping showing the known water and drainage services in the area.

Regards,

Samir Hermiz Drainage Engineer - Land Development



Tel +64 4 912 4466 DDI Mob 021 879 133

Private Bag 39804, Wellington Mail Centre 5045

Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

From: [Kevin Hodge](#)
To: [Deb Taylor](#)
Subject: Thorndon School Turnball St - gas main enquiry
Date: Friday, 23 March 2018 2:28:57 p.m.
Attachments: [image001.png](#)

Hi Deb,

I have received your request to shorten the gas main in Turnball Street for Thorndon School. I can confirm Powerco are able to shorten the gas main as identified to a location that suits both parties.

I understand you have to request to WCC for them to consider but am wondering what is the likely timeframe for Powerco to action the request? Further to this any works Powerco undertake and carry on your behalf will be chargeable based on the work carried out.

Is it best we meet onsite to discuss any action, I have some time towards the end of next week and onwards to catch up if required. From this we could determine location to isolate current gas main and work required to complete.

Look forward to your response

Kind regards

Kevin Hodge – Field Services Co-ordinator

Mob 027 702 6095 | 101 Port Road, Lower Hutt, 5010,



The Gas Hub is a Division of Powerco Limited

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www.powerco.co.nz | www.thegashub.co.nz

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Wellington Electricity Lines Limited

Level 2, 75 The Esplanade,
Petone
PO Box 31 049, Lower Hutt
Wellington, New Zealand
Tel 64 4 915 6100
Fax 64 4 915 6130



wellington electricity

Wellington Electricity
Lines Limited

75 The Esplanade
Petone, PO Box 31049
Lower Hutt 5040
New Zealand

Tel: +64 4 915 6100
Fax: +64 4 915 6130
www.welectricity.co.nz

IISC is a service provider to we

To	Deb Taylor	email	Deb.Taylor@education.govt.nz
Company	Ministry of Education	Date	26 February 2018
From	Paul Stent	No. of pages	1
Subject	Road Stopping – 20 Turnbull Street (Thorndon School), Thorndon		

Deb,

There are **OVERHEAD ELECTRICITY LINES** in the vicinity of the road stopping area.

Provided you comply with the following conditions, Wellington Electricity has no objections to your application for a road stopping:

- 1 All activities near the lines must be carried out in accordance with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:2001).
- 2 Please contact Northpower (0800 248 288) to obtain plans of the lines.
- 3 Any relocation of the lines will be at your cost and you should contact Northpower to discuss options.
- 4 If any of Wellington Electricity's lines are to be located on private land (either as a result of a boundary change or a relocation of the lines), an easement must be granted to Wellington Electricity.
- 5 If during construction you notice any underground electricity cables or cause an electricity outage, please halt construction immediately and contact Wellington Electricity's fault line on 0800 248 148.

Yours sincerely

Paul Stent - IISC
Project Administrator
Wellington Electricity

From: [Matt Jeffery | McKenzie Higham Architects](#)
To: [Deb Taylor](#)
Cc: [Trudie Ward](#)
Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington
Date: Monday, 26 February 2018 1:17:12 p.m.
Attachments: [JT220739 Sales and Service Advice Note.pdf](#)
[JT220739 Proposed Design 041217.pdf](#)

Hi Deb,

E-mail & quote / design from Chorus, as requested.

Cheers

Matt Jeffery
Associate
P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



From: Network Services [mailto:~~xxxx~~]
Sent: Monday, 4 December 2017 4:47 PM
To: ~~xxxx~~ Matt Jeffery | McKenzie Higham Architects
Subject: 01933964 : 20 & 21 Turnbull Street, Wellington

Good afternoon Trudie & Matt

Thanks for your recent request for us to relocate our network at the above address.

Please sign the attached Sales & Service advice note and pay our quote of **9(2)(i)** (including GST) within 30 days of the date of this email.

If we don't receive the above within the 30 day time frame, this quote will be withdrawn and you'll need to reapply for a new quote if you still want to go ahead at a later date.

Next steps

1. Return the signed sales & service advice note to us at xxxxxxxxxxxxxxxx@xxxxxx.xx.xx or by post to **Chorus Network Services, PO Box 9405, Waikato Mail Centre, Hamilton 3200.**

By signing you agree to us carrying out the proposed works on the terms set out in this email and as outlined in that note and the lay plan / designs.

2. You have the following options for payment:
 - **Online banking:** our account number is 03-0584-0256885-00
 - **Credit card:** <https://payments.chorus.co.nz>. T&Cs (including relevant fees) are at <https://www.chorus.co.nz/legal-disclaimer>
 - **Cheque:** made out to **Chorus New Zealand Limited**, sent to **Chorus Billing**

& Credit Management, Chorus NZ Ltd, P.O. Box 6640, Wellesley Street, Auckland.

Please use the Chorus reference number in the email subject line as your reference when making payment, or on the back of the cheque.

Once we've received the signed agreement and payment we can start the proposed works, which could take up to 40 days to complete.

Is there anything else I need to know?

- If the sales & service advice note contradicts the terms of this email, the email terms will prevail.
- The quote covers relocation of our network at the above address and not the provision of any telecommunications services.
- We retain ownership of our network and the proposed works are provided in line with our End User Terms, which you can find at <https://company.chorus.co.nz/contracts-and-agreements>.
- You can change your mind and cancel the order. If you cancel the order, we will refund the payment to you, deducting any costs we've incurred in relation to the proposed works up to the time of cancellation. This may include design costs and any build work completed.
- We may decide to cancel the job if it's not completed within six months of the date you sign the agreement and you're directly or indirectly responsible for the delay. If we cancel the proposed works, we will refund the payment as above.

Kind Regards

Catherine Maher
Network Services Coordinator
T 0800 4 NETWORK (0800 463 896)
Opt 3
E xxxxxxxxxxxxx@xxxxxx.xx.xx
PO Box 9405
Waikato Mail Centre
Hamilton 3200
www.chorus.co.nz



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From: [Network Services](#)
To: [Deb Taylor](#)
Subject: 02058333: 20 & 21 Turnbull Street, Wellington
Date: Tuesday, 27 March 2018 11:12:41 a.m.
Attachments: [image003.png](#)

Hi Deb,

We have raised a new Service Order to get a quote for the widening of scope of works with our service company. Your new Chorus Reference # : 02058333

Kind Regards

Jono Tutty

Network Services Coordinator

T 0800 463 896 opt.3
E xxxxxxxxxxxxxxxx@xxxxxxxx.xx.xx

PO Box 9405
Hamilton 3240
www.chorus.co.nz



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Aon Hewitt Best of the Best Employers in Australasia 2015

 Please consider the environment before printing this e-mail

From: Deb Taylor [mailto:xxx.xxxxxx@xxxxxxxxx.xxxx.xx]
Sent: Friday, 23 March 2018 11:53 a.m.
To: Network Services <xxxxxxxxxxxxx@xxxxxxxx.xx.xx>
Cc: Matt Jeffery | McKenzie Higham Architects <xxxx@xxxxxxxxxxxxxx.xx.xx>
Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington

Hi Johnno,

Please progress in providing an updated quotation for the work quoted below on the plan attached.

To recap, Chorus has provided a quotation to the Ministry of Education for the termination/relocation of services in part of Turnbull Street. This is to facilitate a land swap, whereby the Wellington City Council swap land with the Ministry of Education. The Council land being acquired by the Ministry is 141sqm, currently road, adjacent to 19 and 21 Turnbull Street. The Ministry has agreed to pay any relocation/termination costs for services that existing in the road they are looking to acquire.

It seems that part of infrastructure belonging to Chorus was overlooked when we requested the attached quote. We also need the relocation/termination of the cable and post that runs from BS51/11 WN465 to BS51/9 WN465 shown on the proposed design at 21 Turnbull Street. I can confirm that the Ministry of Education owns the land on both 19 and 21 Turnbull Street (held in gazette notice). It also looks like, but will obviously need confirming, that 29 Turnbull Street is serviced from U-JWS192.

We have some urgency on this project, and would appreciate assistance from you. We require a document (the updated quotation would be sufficient) that Chorus approves this relocation/termination for our Council application to stop the road by Wednesday next week. Again, any assistance you can provide to help us meet this deadline would be much appreciated.

Please do not hesitate to contact me should you wish to discuss further.

Kind regards
Deb

Deb Taylor | Project Delivery Manager Acquisitions & Designations | Infrastructure Services

DDI +64 3 378 7398 Ext 37398 | Mobile +64 21 748832

Te Uruti | 48 Hereford St | West End

Christchurch 8013

From: Matt Jeffery | McKenzie Higham Architects [<mailto:xxxx@xxxxxxxxxxxxxxxx.xx.xx>]

Sent: Monday, 26 February 2018 1:17 p.m.

To: Deb Taylor <xxx.xxxxx@xxxxxxxx.xx.xx>

Cc: Trudie Ward <xxxxxx.xxxx@xxxxxxxx.xx.xx>

Subject: FW: 01933964 : 20 & 21 Turnbull Street, Wellington

Hi Deb,

E-mail & quote / design from Chorus, as requested.

Cheers

Matt Jeffery

Associate

P 04 903 4975

**MCKENZIE
HIGHAM**
ARCHITECTS



From: Network Services [<mailto:xxxxxxxxxxxxxxxx@xxxxxx.xx.xx>]

Sent: Monday, 4 December 2017 4:47 PM

To: xxxxxx.xxxx@xxxxxxxx.xx.xx; Matt Jeffery | McKenzie Higham Architects

Subject: 01933964 : 20 & 21 Turnbull Street, Wellington

Good afternoon Trudie & Matt

Thanks for your recent request for us to relocate our network at the above address.

Please sign the attached Sales & Service advice note and pay our quote of **9(2)(i)** (including GST) within 30 days of the date of this email.

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Kind Regards

Catherine Maher
Network Services Coordinator
T 0800 4 NETWORK (0800 463 896)

From: [Ben Waters](#)
To: [Deb Taylor](#)
Cc: [Matt Jeffery](#) | [McKenzie Higham Architects](#); [Trudie Ward](#); [Tony Jaegers](#)
Subject: RE: Thorndon School - Turnbull Street: Service relocation
Date: Monday, 26 March 2018 2:10:19 p.m.
Attachments: [image002.png](#)

Deb,

Following our discussions, Wellington Water agree to the Ministry of Education relocating the hydrant and piping to the emergency water tank as discussed.

Wellington Water would prefer that the water pipe cross the sewer pipe within WCC land and the pipe servicing the emergency supply is run through the grass area for ease of future maintenance.

The pipe work must be completed by a Wellington Water approved water supply connection contractor. A list is available at wellingtonwater.co.nz.

Kind regards,

Ben Waters Acting Potable Water Investigations Team Leader



Tel 04 912 4400 DDI 04 912 4465 Mob 021 875 346

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

**Take care of our water now and
help us enjoy it all summer.**

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