

## Document 1

**From:** [Jody Nichols](#)  
**To:** [Bua Sargent](#) <sup>9(2)(a)</sup> [@bcsquared.nz](#)  
**Cc:** [Lance Florance](#); [Mary Povich](#); [9\(2\)\(a\)](#)  
**Subject:** FW: Re-location to Salisbury  
**Date:** Thursday, 19 May 2022 3:47:00 pm  
**Attachments:** [2019 June BLLENZ Nelson Brief.docx](#)  
[Awaruni Build Plan.pdf](#)  
[Hamilton North Build Plan.pdf](#)  
[Pukekohe Build Plan.pdf](#)  
[Tauranga Build Plan.pdf](#)  
[Tirirunga Build Plan.pdf](#)  
[Wellington VRC Build Plan.pdf](#)  
[Biselay Road Multi Sensory Hub - PD2 Proposed Floor Plan - Rev 5, 8.10.1....pdf](#)

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Jody Nichols | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

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**From:** 9(2)(a) [@education.govt.nz](#)>  
**Sent:** Tuesday, 22 December 2020 2:41 pm  
**To:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>  
**Subject:** FW: Re-location to Salisbury

More useful background on RTLB, LENNZ etc

This time plans for other locations showing design that has mostly worked well

9(2)(a) | Regional Property Adviser, Nelson  
9(2)(a)

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**From:** Blind and Low Vision Education Network NZ Principal [9\(2\)\(a\)](#) [@blennz.school.nz](#)>  
**Sent:** Sunday, 16 June 2019 10:45 p.m.  
**To:** [9\(2\)\(a\)](#) [@education.govt.nz](#)>; [Bernie Mulcahy-Bouwman](#)  
[9\(2\)\(a\)](#) [@deafeducation.nz](#)>  
**Subject:** RE: Re-location to Salisbury

Kia ora [9\(2\)\(a\)](#)

Thank you so much for taking the time at the end of the day to meet with Bernie and I. It was good to meet and develop a sense of what you are seeking to achieve, I believe there is great potential to develop a wonderful resource for the Nelson community. We visited the site on Friday and were impressed with the space. Some of the existing large spaces would easily convert to communal multi-purpose spaces and if the bedrooms were gutted the spaces would make great open work spaces with some shared access meeting rooms (small and medium size) along with great storage and resource production areas. It was easy to envisage how the access could be altered and the site redeveloped with Salisbury School remaining a secure safe site for the residential students.

**Attached please find** a brief for Nelson and a range of plans of various plans that have been developed to date. I have provided some information below re the nature of each of the projects:

- Riselaw – a refurbishment which has RTV & RTD collocated with RTLB also in the space.
- Awapuni – a refurbishment which includes RTD and RTV with separate work spaces and shared communal and multipurpose space
- Tikipunga - a refurbishment which includes RTD and RTV with separate work spaces and shared communal and multipurpose space
- Hamilton North – a new build with RTV and RTD located with Hamilton North admin and outreach team and utilises a shared multipurpose and communal spaces
- Tauranga – a new build which is a base for RTV and RTD with communal spaces and multipurpose space
- Wellington – starting as a refurbishment with a new addition this was all but rebuilt and accommodates RTV only.

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**From:** 9(2)(a) <[REDACTED]>@education.govt.nz>

**Sent:** Friday, 14 June 2019 10:11 AM

**To:** Bernie Mulcahy-Bouwman <9(2)(a) [REDACTED]>@deafeducation.nz>; Karen Stobbs <9(2)(a) [REDACTED]>@Blennz.school.nz>

**Subject:** Re-location to Salisbury

Many thanks for taking time to meet yesterday. I am pleased that we can plan to co-locate Van Asch and BLENNZ at the Salisbury School site along with regional RTLB staff.

And also pleased that we are likely to have a few sources to provide useful design input from previous initiatives.

As mentioned I'm hopeful that the space at Hurley House at Salisbury will be able to accommodate all three parties and also retain some common meeting space that all can use. As noted MOE has already approved funding for the building upgrade and we are now able to commence planning.

To aid planning can you confirm just how many staff you expect to have based at the Salisbury premises? I will need to apply the MOE space entitlement rules but at the same time I fully expect that some entropy will follow ie the design will expand to fill a vacuum. As we agreed, there is not much point in refurbishing 90% of a building and leaving the last 10% fallow

I will get familiar with the entitlement rules for sensory schools and apply them along with the standards for RTLB. I will also touch base with a few of the useful contacts – 9(2)(a) [REDACTED], 9(2)(a) [REDACTED] for a start. There is a good chance we would want to use designers who have worked well before at Riselaw or Hamilton North.

At this stage I am about to appoint a project manager to start preparing scope of works. The project manager will be encouraged to get involved with design early as I see that the design element may be our slowest stage. Hence there is every chance the project manager could start working with a designer within a few weeks.

Naturally the design will involve consultation with you and your staff. We won't be progressing far without feedback from your teams, obviously.

For now let me know the base information to work on your respective entitlement areas and I will check that our initial goals are feasible.

Trust that today you will get a chance to view Hurley House and the meeting room at the end in particular. The building has potential to become a constructive hub for a range of support services and replicate the add value you have already observed in other centres.

Regards

9(2)(a) | Regional Property Adviser, Nelson  
9(2)(a)

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## DRAFT BLENNZ Nelson Brief

**Total staffing for 2019: 4+ teachers and 1 DOM plus 1 support staff = 6 people in total**

### Local Team

Resource Teachers Vision = 4+

Support staff = 1

Developmental O&M = 1 (visits the Nelson team to provide service across the region operating from the base)

**Subtotal = 6+**

### Regular team visitors:

Coordinator VRC = 1

Specialist team = 1 - 3

9(2)(a) identified that DOM would also be counted in the formula.

Currently these people are located at BLENNZ Nelson on the grounds of Nelson Intermediate site.

There needs to be some future proofing of these figures.

The allocations for BLENNZ and DECs is outlined within the MOE Special Education Property Guide where there is a section for the requirements of visual/ Sensory Resource Centres.

Who will work in the space:

BLENNZ Service	Number of people	Detail	Roles re property requirements
<b>Visual Resource Centre</b>	4 +	3-4 Full time teacher equivalent positions With the occasional additional part time staff member as resourcing allows. The staff numbers continue to grow, this was originally a one teacher centre.  This includes a centre Manager	Itinerant teaching team working away from the centre most of the day Return to centre for: <ul style="list-style-type: none"> <li>- Record keeping</li> <li>- Report writing</li> <li>- Collegial support</li> <li>- Resource gathering</li> <li>- Access to student files</li> <li>- Phone email and online contact</li> <li>- Meetings</li> <li>- Professional meetings</li> </ul>
	1	= 1 administrator / resource producer  Potential for small groups of volunteers to produce tactile materials / resource production	Provides support to manager and team re: <ul style="list-style-type: none"> <li>- Administration</li> <li>- Reception</li> <li>- Management of learning and teaching resources</li> <li>- Adaptation and production of learning and teaching resources eg braille large print collage</li> <li>- Is on site all day every day</li> </ul>
<b>DOM Instructor</b>	1 person	1 Full Time Equivalent who visits from out of region and bases themselves there when working across region.	Similar requirements to Resource Teachers
<b>Coordinator VRC</b>	1 person	This senior teacher is responsible for the 4 centres across the south island and is a regular visitor to the centre	
<b>Specialist team</b>	1 – 2+	The team and ākonga are supported by a range of national service leaders who provide additional support including early childhood and assessment.	

**What spaces are required?** Refer Special Education Property Guide, page 28 / 29

- **Open office space**
- 
- **Space/s for small groups** of people 2 – 6 to meet, phone, and plan without disturbing others, space for confidential meetings with whānau.
  
- **Large multi purpose space** which would be utilised for (up to 30 people ):
  - o Team meetings ie > 6 people
  - o Regional team meetings ie > 12 people
  - o Professional learning for BLENNZ staff
  - o Professional learning, seminars, workshops etc for other educators and therapists
  - o Formal meetings such as advisory meetings
  - o Learners coming into centre for teaching and learning activities in areas of the expanded core curriculum
    - These activities are a very regular feature of the centre's program and may include groups of learners of different ages with a common need / focus.
    - They may be accompanied by support staff / teacher
  - o Parent meetings and parent support groups
  - o Group activities for parents and their children
  - o Volunteers to support resource production
  
- **Reception area** which would contain usual phone, computer etc for both reception and administration tasks
  
- **Resource production / management area**
  - o This needs to be closely linked to reception as often the person may undertake both roles
  - o Needs to accommodate working space for <6 people ( if volunteers group is running) for production of accessible format materials including:
    - Large print, braille and tactile materials

- Adaptation of learning resources
  - Within this space there would need to be a sound proofed set up for the braille embosser
  - Large equipment used in resource production including guillotine, binder, laminator etc
  - May need separate sink access for resource production area / easy access to wash toys etc
- **Kitchenette area:**

All will require access to a space for:

  - catering space for break / lunch times
  - catering for events such as workshops; learner or parent / child groups
  - General collegial gathering
    - Use by staff for breaks / meetings etc
  - For learners to develop daily living skills when attending group activities
- Access to facilities for groups of learners, in-service etc separate from staff on a break
- May need separate sink access for resource production area or easy access to a sink.
- **Storage (Lundia):**
  - Resources are held for the entire region to meet a diverse range of needs of teachers, learners (who are aged from 0 – 21years) and their whānau.
  - Resources could be curriculum resources in a range of formats including braille, electronic, collage.
  - There will also be:
    - reference material for teachers, whānau. and teams
    - as well as toys, assistive technology equipment etc for learners.
    - student files
    - an extensive range of materials used for the production of tactile resources
  - Office supplies
- **Toilet area (accessible)**

- **Dark room** – useful for assessment and demonstration of teaching and learning strategies to stimulate use of vision and visual responsiveness may be able to be accommodated by black out curtains in another space rather than a space in it's own right.
- Janitors cupboard for cleaning materials
- Parking Area for staff and visitors with secure parking for BLENNZ leased vehicles stored overnight.

**ICT will need to be clarified with BLENNZ provider re server requirements, voip phone, wifi and data connections**

**The contact for these is our Coordinator Digital Access and eLearning, 9(2)(a) [REDACTED] who will connect you with our IT providers Fastcom.**

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## VAN ASCH DEAF EDUCATION CENTRE (VADEC) – NELSON BRIEF

**Total staffing for 2020: 4-5 teachers and 1 NZSL Tutor = 5-6 people in total**

Resource Teachers Deaf = 4 - 5

Sign Language Tutor = 1

**Subtotal for formula** = 5-6

Currently these VADEC people are located at Victory School, Nelson

### Who will work in the space:

VADEC Service	Number of people	Detail	Roles re property requirements
Resource Teachers of the Deaf (RTD)	4 -5 people	4 Full time teacher equivalent positions based at the (Deaf) Sensory Resource Centre. Occasional additional part time staff member as resourcing allows. This includes the lead teacher.	Itinerant teaching team working away from the centre most of the day but who return to centre for: <ul style="list-style-type: none"> <li>- Record keeping</li> <li>- Report writing</li> <li>- Collegial support</li> <li>- Resource gathering</li> <li>- Access to student files</li> <li>- Phone email and online contact</li> <li>- Meetings</li> <li>- Professional meetings</li> <li>- Professional learning</li> </ul>

NZSL Tutor	1 person	1 Full Time Equivalent based at the (Deaf) Sensory Resource Centre who visits students, schools and families from around the Nelson region, supporting the development of NZSL communication skills.	Similar requirements to Resource Teachers of the Deaf.
Visiting Specialist Support Teachers	3-4 people	Specialist full time staff who visit from out of the region and base themselves there when working across the region	Similar requirements to Resource Teachers of the Deaf.

### What spaces are required?

*Refer Special Education Property Guide.*

*Refer Deaf Space Design Guidelines.*

- Open office space. These are required to be deaf friendly as deaf staff and students are on this site.
- Fire alarms and bells need flashing LED lights.
- Staff need to be able to communicate via sign language across the rooms (have a line of sight).
- Excellent acoustics.
- Space/s for small groups of people 2 – 6 to meet, phone, and plan without disturbing others
- Space for confidential meetings with whānau.
- Large multi-purpose space which would be utilised for:
  - Team meetings
  - Professional learning for VADEC staff
  - Professional learning, seminars, workshops etc for other educators and whanau
  - Formal meetings such as advisory/moderation meetings
  - Learners coming into centre for teaching and learning activities in areas of the expanded core curriculum
    - These activities are a developing feature of the centre's program and may include groups of learners of different ages with a common need / focus (Deaf Hubs).
    - They may be accompanied by support staff / teacher

- Parent meetings and parent support groups
- Group activities for parents and their children
- Video conferencing and eLearning
- Resource management/storage area
  - Needs to accommodate working space for <3-4 people for production teaching materials including:
    - Photocopier/printer, guillotine, binder, laminator etc
    - Adaptation of learning resources
- Storage (Lundia):
  - Resources are held for the Nelson region to meet a diverse range of needs of teachers, learners (who are aged from 3 – 21 years) and their whānau.
  - These include:
    - reference material for teachers, whānau, and teams.
    - Books, toys, learning games/activities, assistive technology equipment etc for learners.
    - student files
  - Office supplies
- Kitchenette area:

All will require access to a space for:

  - catering space for break / lunch times
  - catering for events such as workshops; learner or parent / child groups
  - General collegial gathering
    - Use by staff for breaks / meetings etc
  - For learners to develop daily living skills when attending group activities
- Access to facilities for groups of learners, in-service etc separate from staff on a break
- Toilet area (accessible)
- Janitors cupboard for cleaning materials
- Parking Area for staff and visitors
- ICT will need to be clarified with VADEC provider re server requirements, voip phone, wifi and data connections

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**Carpet Tiles**

- Shaw "Frequency"
- Shaw "Cosmic"
- Shaw "Night Vision"

**Wall Coverings**

All walls requiring pinboards unless otherwise noted

- Autex Cube "Opera"

To walls indicated (reminder to be "opera")

Accent Panels K1, K2, B2

- 1  Autex Cube "Acros"

Accent Panels B1, Corridor 1, Offices 1, 2, 3 and Meeting

- 2  Autex Cube "Fallingwater"

Accent Panels Staffroom (single panel only position to confirm)

- 3  Autex Cube "Senado"

**Notes**

- A = For information 14 January 2015
- B = For information 29 January 2015

No. Amendments

9(2)(b)(ii)

Job

Hamilton North School  
Specialist Resource Centre

Title

R1 Floor Finishes Plan

Date	29 January 2015
Job No.	201320
Scale	as shown @ A3
Drawn	MJR
Checked	

C.A.D File Hamilton North SRC Master 5 - 17.dwg

Date Printed Friday, 30 January 2015 10:50 a.m.

Drawing No.

AX2

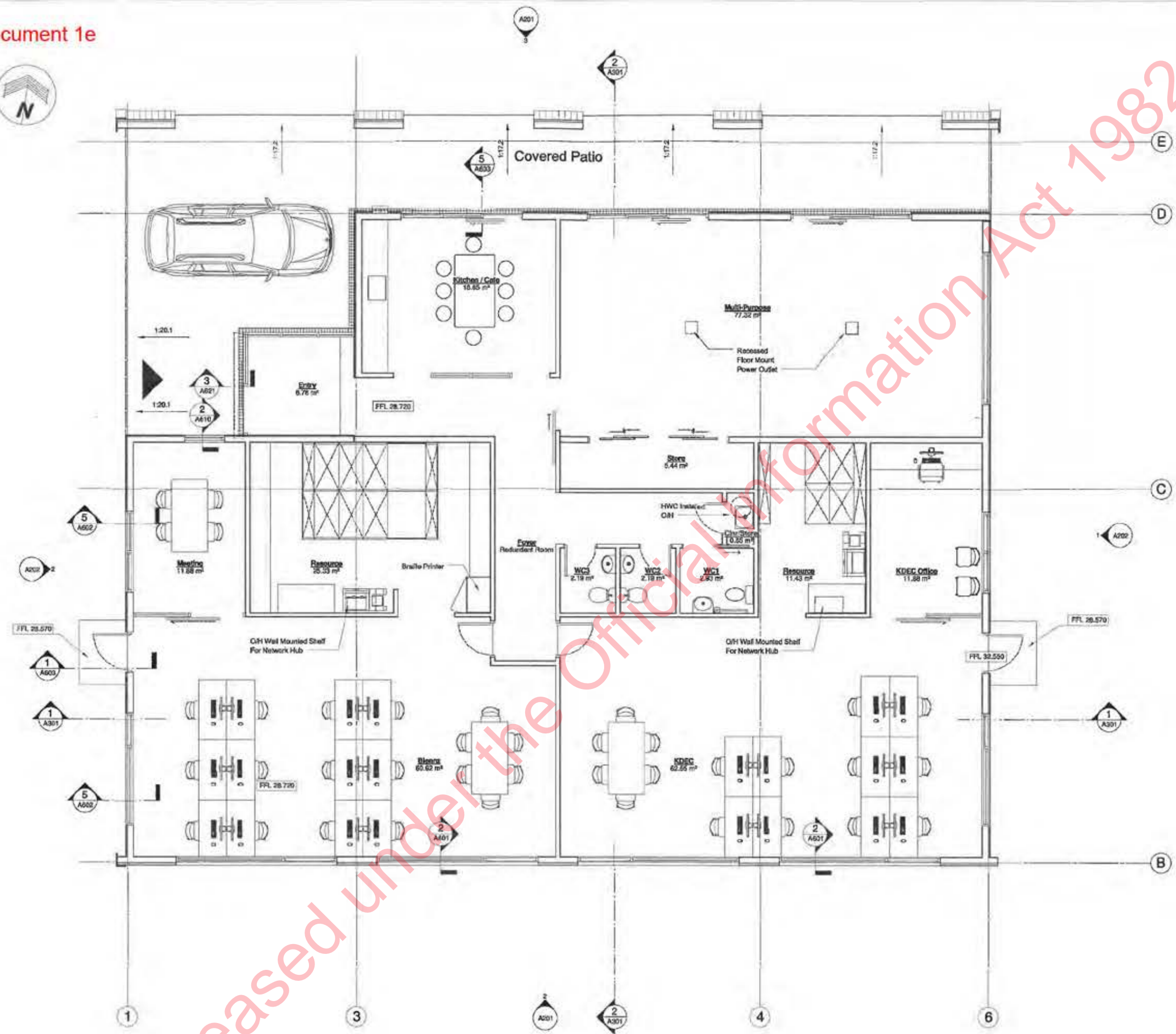
Revision

B

Do not scale  
Contractor must verify all dimensions on site before commencing any work

1

**Floor Finishes Plan**  
Scale 1:150



9(2)(b)(ii)

REV	DESCRIPTION	DATE

**PRELIMINARY**

9(2)(b)(ii)

CLIENT / PROJECT / ADDRESS

Tauranga Sensory Centre

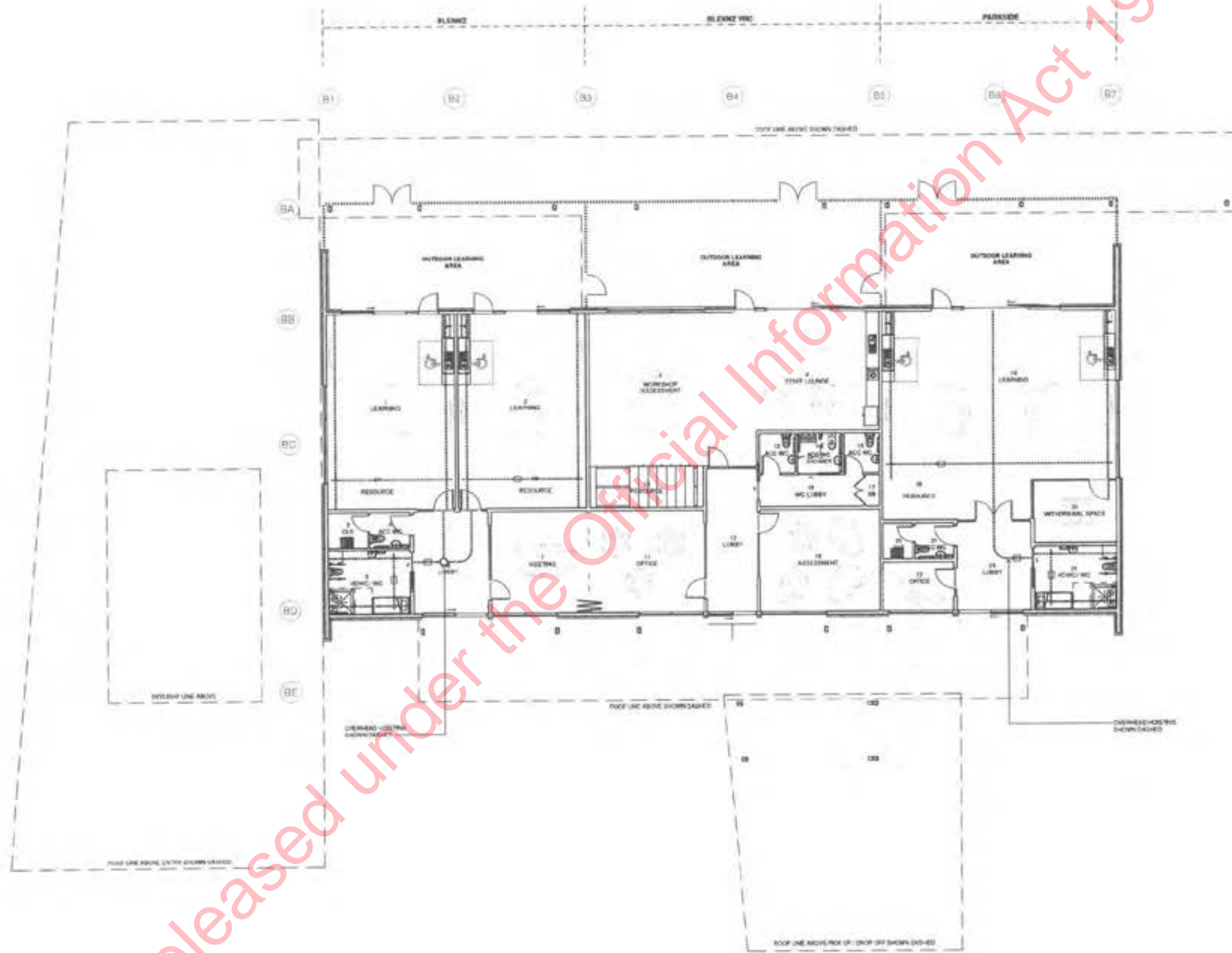
DRAWING TITLE  
**Floor Plans**

	DATE	INITIAL
DESIGNED	04/12/2014	FHD
DRAWN	04/12/2014	PLMS
CHECKED		
APPROVED		

SCALE @ A1

1 : 50

JOB NUMBER	DRAWING NUMBER	REVISION
51427	A102	



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9(2)(b)(ii)

BELMONT PUKEKOHE WEST SCHOOL  
PRELIMINARY DESIGN

BLENNZ, BLENNZ YRC AND PARKSIDE SATELLITE UNITS  
GROUND FLOOR PLAN

Project No.: 19801A  
Scale: 1:200 @ A3



9(2)(b)(ii)

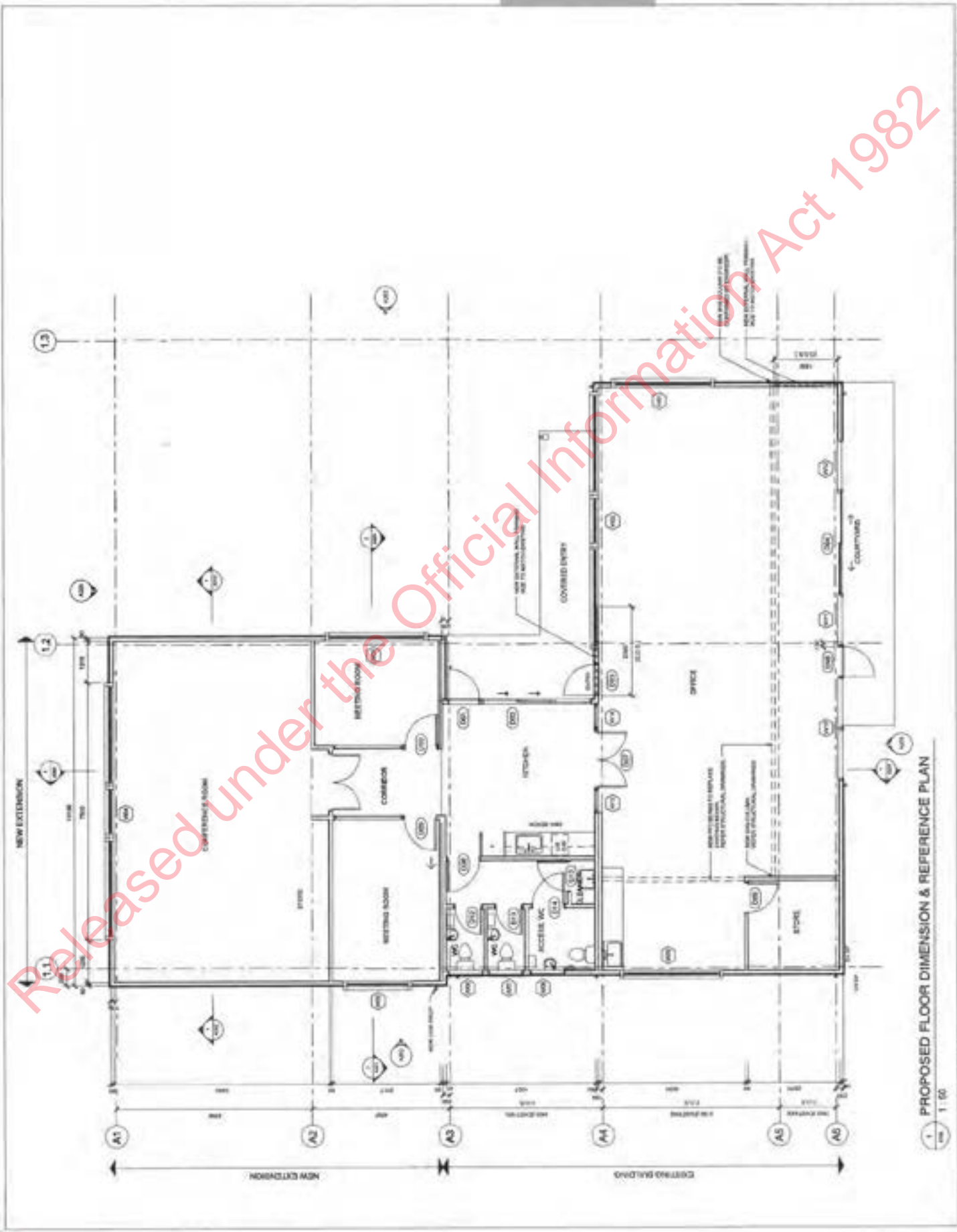
NO.	REVISION	DATE
1	ISSUE FOR INFORMATION	18-11-82

NO.	REVISION	DATE
1	ISSUE FOR INFORMATION	18-11-82

PROJECT TITLE  
**BLENNZ VRC  
WELLINGTON**

PROPOSED FLOOR  
DIMENSION &  
REFERENCE PLAN

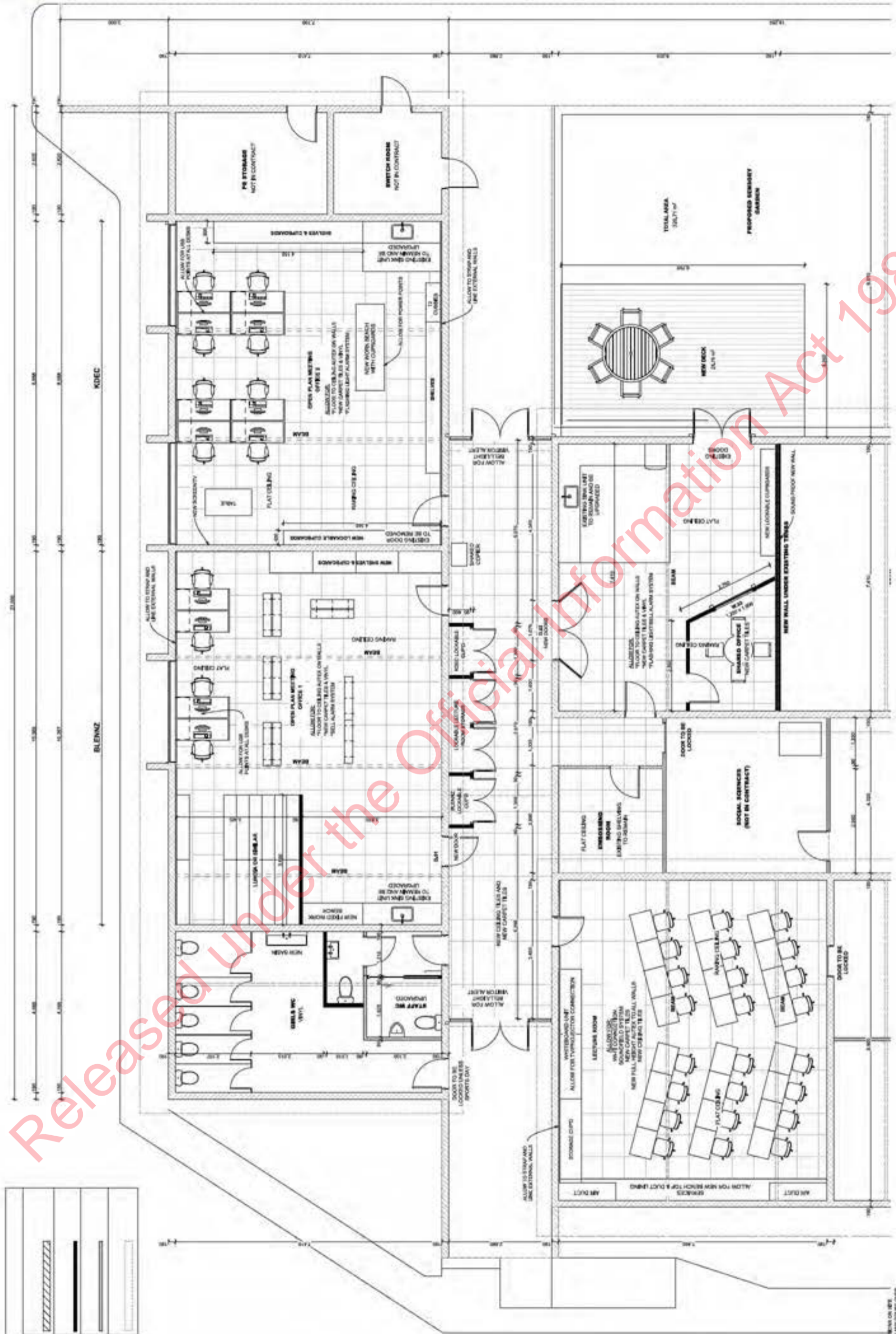
SCALE	1:100
DATE	18/11/82
PROJECT NO.	A104
DESIGNER	BLINNZ VRC



1 PROPOSED FLOOR DIMENSION & REFERENCE PLAN  
Scale 1:100

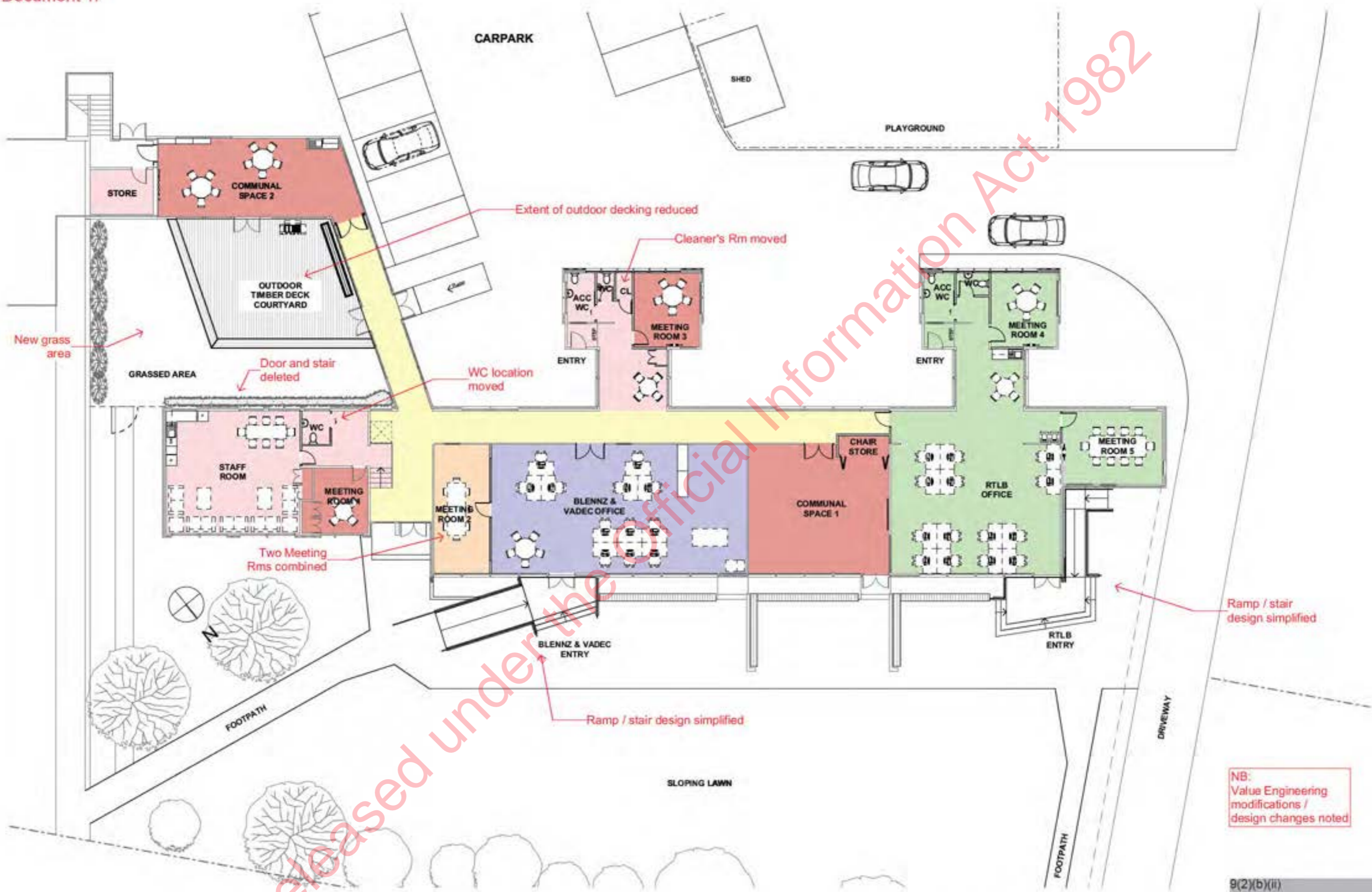
DEVELOPED DESIGN





CLIENT: <b>MINISTRY OF EDUCATION</b>	PROJECT: <b>NEW BLENZ &amp; KDEC SENSORY RESOURCE, TIKIPUNGA HIGH SCHOOL, 194 CORKS RD, TIKIPUNGA, WHANGAREI</b>	ISSUE TYPE: <b>PRELIMINARY</b> <small>For information only. Use of drawings for other than intended purpose is prohibited.</small>	DESIGNER: 	DRAWING TITLE: <b>PROPOSED I BLOCK FLOOR PLAN</b>	JOB NUMBER: <b>1825</b>	SCALE B/A1: <b>1:100</b>
			ENGINEER: CHECKED: MANDENO DESIGN	DATE: <b>28/03/2019</b>	DRAWING: <b>4 of 5</b>	REVISION: <b>SK.12</b>

© MANDENO DESIGN LTD.  
 DO NOT SCALE DRAWING. ALL DIMENSIONS ON SITE.  
 BEFORE COMMENCING WORK, IF IN ANY DOUBT OVER  
 BUILDING WORK CHECK WITH DESIGNER.



NB:  
Value Engineering  
modifications /  
design changes noted

## Document 2

**From:** [Jody Nichols](#)  
**To:** [Lance Florance](#)  
**Cc:** [Rua Sargent](#) <sup>9(2)(a)</sup> [@qsquared.nz](#); **9(2)(a)**; [Stewart Lawson](#)  
**Subject:** RE: BLENNZ and Ko Taku Reo  
**Date:** Tuesday, 31 May 2022 11:40:00 am  
**Attachments:** [image002.png](#)

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Kai ora Lance

I have briefed Stewart who I understand is meeting with you today about other things – my suggestion is that we postpone until we have some direction from Learning Support.

Ngā mihi

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

**9(2)(a)**

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**From:** Lance Florance <xxxxx.xxxxxxxx@xxxxxxx.xxxx.xx>  
**Sent:** Tuesday, 31 May 2022 7:25 am  
**To:** Jody Nichols <xxxx.xxxxxxx@xxxxxxx.xxxx.xx>  
**Cc:** Rua Sargent (<sup>9(2)(a)</sup> [@qsquared.nz](#)) <<sup>9(2)(a)</sup> [@qsquared.nz](#)>; **9(2)(a)** <**9(2)(a)** [@education.govt.nz](#)>  
**Subject:** RE: BLENNZ and Ko Taku Reo

Good morning Jody,

Thanks for the outline below, as you know all users of this building are thinking about layout etc which is great but I'm nervous about sitting down with the team at the next meeting not knowing the floor area we have to work within.

With the question below have we got timeframe by when a decision will be made on m2 building size?

Cheers

**Lance Florance** | Delivery Team Manager  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

**9(2)(a)**

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**From:** Jody Nichols <[xxxx.xxxxxxx@xxxxxxx.xxxx.xx](#)>  
**Sent:** Monday, 30 May 2022 3:20 pm  
**To:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxx.xxxx.xx](#)>; Simon Cruickshank <[xxxxx.xxxxxxxxxx@xxxxxxx.xxxx.xx](#)>  
**Cc:** Lance Florance <[xxxxx.xxxxxxxx@xxxxxxx.xxxx.xx](#)>  
**Subject:** FW: BLENNZ and Ko Taku Reo

Hi Stewart/Simon

I have done some calculations and if we combine the schools the total would be the following:

BLENNZ – 3.6 FTE – 54m2 net  
Ko Taku Reo – 6 FTE - 168m2  
Total = 222

Combined 9.6 FTE – 202m2

Therefore if they wanted to maximise space then the accommodation would be better off just using their FTE separately.

So the question I will need some guidance on should we be adding some additional capacity to allow for future growth with both these schools? What should we be building to? If we were to increase BLENNZ by 1 to 4.6FTE and did the same to Ko Taku Reo:

BLENNZ – 4.6 FTE – 154m2 net  
Ko Taku Reo – 7 FTE - 178m2  
Total = 332

I have checked in with Network and they don't have data for either of these SRC so not able to do any extrapolations currently.

We have limited budget and it is likely that we are going to need additional funding.

RTLB are different as they are not a resource centre so we propose providing 15m2 per FTE\*occupation time (feedback is that they are in the office half of the time).

Ngā mihi

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

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**From:** Bernie Cruise <[xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Sent:** Monday, 30 May 2022 11:17 am  
**To:** Jody Nichols <[xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Cc:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Subject:** RE: BLENNZ and Ko Taku Reo

Oh yes, I see what's going on. My bad.

Yes I think it would be sensible to combine the two schools in the one calculator on the basis this tool is telling you how big to build a building based on the number of FTE staff/ occupants.

The proviso on this is:

- that this space is not just a staff office, but a space that needs a learner assessment area and library etc
- someone signs it off on the basis this arrangement is a long-term vision for this building, and the funding implications

**Bernie Cruise** | School Design  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

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**From:** Jody Nichols <[xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Sent:** Monday, 30 May 2022 10:57 am  
**To:** Bernie Cruise <[xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Cc:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Subject:** RE: BLENNZ and Ko Taku Reo

Hi Bernie

Attached is the calculator that we use for special school and there is a tab for SRC which does provide entitlement.

Thanks

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

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**From:** Bernie Cruise <[xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Sent:** Monday, 30 May 2022 10:41 am  
**To:** Jody Nichols <[xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Cc:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Subject:** RE: BLENNZ and Ko Taku Reo

Hi Jody,

I'm not aware of SRC's being provided from within the SPG area entitlement. They are generally classified as legitimate space – outside of SPG

**Bernie Cruise** | School Design  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

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**From:** Jody Nichols <[xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Sent:** Friday, 27 May 2022 12:07 pm  
**To:** Bernie Cruise <[xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Cc:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Subject:** FW: BLENNZ and Ko Taku Reo

Hi Bernie

Are you able to provide guidance on this scenario -Two sensory resource centres - Ko Taku Reo and BLENNZ (and RTLB) sharing same space?

Thanks

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

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**From:** Nicky Hampshire <[xxxx.xxxxxxxx@xxxxxxx.xxx.xx](mailto:xxxx.xxxxxxxx@xxxxxxx.xxx.xx)>  
**Sent:** Friday, 27 May 2022 12:02 pm  
**To:** Jody Nichols <[xxxx.xxxxxxxx@xxxxxxx.xxx.xx](mailto:xxxx.xxxxxxxx@xxxxxxx.xxx.xx)>  
**Cc:** 9(2)(a) <[xxxx.xxxxxxxx@education.govt.nz](mailto:xxxx.xxxxxxxx@education.govt.nz)>; Mary Pupich <[xxxx.xxxxxxxx@xxxxxxx.xxx.xx](mailto:xxxx.xxxxxxxx@xxxxxxx.xxx.xx)>; Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxx.xxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxx.xxx.xx)>  
**Subject:** RE: BLENNZ and Ko Taku Reo

Kia ora Jody

I'm not an expert in how the SPG should operate, particularly with two services sharing. You could ask Bernie Cruise in the School Design Team. There may be examples of shared facilities already in place that could inform the entitlement.

Ngā mihi

Nicky

**Nicky Hampshire** | Chief Advisor Network, Learning Support  
Te Pae Aronui

9(2)(a)

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**From:** Jody Nichols <[xxxx.xxxxxxxx@xxxxxxx.xxx.xx](mailto:xxxx.xxxxxxxx@xxxxxxx.xxx.xx)>  
**Sent:** Friday, 27 May 2022 11:36 am  
**To:** Nicky Hampshire <[xxxx.xxxxxxxx@xxxxxxx.xxx.xx](mailto:xxxx.xxxxxxxx@xxxxxxx.xxx.xx)>  
**Cc:** 9(2)(a) <[xxxx.xxxxxxxx@education.govt.nz](mailto:xxxx.xxxxxxxx@education.govt.nz)>; Mary Pupich <[xxxx.xxxxxxxx@xxxxxxx.xxx.xx](mailto:xxxx.xxxxxxxx@xxxxxxx.xxx.xx)>; Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxx.xxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxx.xxx.xx)>  
**Subject:** RE: BLENNZ and Ko Taku Reo

Thanks Nicky – I am waiting to get FTEs back from Ko Taku Reo but BLENNZ have less than the 4FTE that the calculator provides for. Would it be appropriate to combine the two schools FTEs (Ko Taku Reo and BLENNZ) for the SPG entitlement considering they will be sharing the same building?

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

---

**From:** Nicky Hampshire <[xxxx.xxxxxxxx@xxxxxxx.xxx.xx](mailto:xxxx.xxxxxxxx@xxxxxxx.xxx.xx)>  
**Sent:** Thursday, 26 May 2022 5:25 pm

**To:** Jody Nichols <[xxxx.xxxxxx@xxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxx@xxxxxxxx.xxxx.xx)>  
**Cc:** 9(2)(a) <[REDACTED]> <[\[REDACTED\]@education.govt.nz](mailto:[REDACTED]@education.govt.nz)>  
**Subject:** RE: BLENNZ and Ko Taku Reo

Hi Jody

Sorry. I thought our response had come through to you before now.

To the best of our knowledge they are both Sensory Resource Centres. The KTR SRC is listed at Salisbury and the BLENNZ SRC listed at Nelson Int. I assume the proposal replaces both of these.

Ngā mihi

Nicky

**Nicky Hampshire** | Chief Advisor Network, Learning Support  
Te Pae Aronui

9(2)(a) <[REDACTED]>

---

**From:** Jody Nichols <[xxxx.xxxxxx@xxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxx@xxxxxxxx.xxxx.xx)>  
**Sent:** Thursday, 26 May 2022 3:26 pm  
**To:** Nicky Hampshire <[xxxx.xxxxxx@xxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxx@xxxxxxxx.xxxx.xx)>  
**Subject:** FW: BLENNZ and Ko Taku Reo

Kia ora Nicky – any update on Nelson Ko Taku REo and BLENNZ classification – are they satellites of Sensory Resource Centres?

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a) <[REDACTED]>

---

**From:** Mary Pupich <[xxxx.xxxxxx@xxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxx@xxxxxxxx.xxxx.xx)>  
**Sent:** Friday, 20 May 2022 9:06 am  
**To:** Nicky Hampshire <[xxxx.xxxxxx@xxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxx@xxxxxxxx.xxxx.xx)>  
**Cc:** Jody Nichols <[xxxx.xxxxxx@xxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxx@xxxxxxxx.xxxx.xx)>  
**Subject:** FW: BLENNZ and Ko Taku Reo

Hi Nicky

Are you able to help out with the query from Jody below.

Thanks

Mary

**Mary Pupich** | Manager Learning Support | Nelson Marlborough West Coast  
Te Mahau | Te Tai Runga

9(2)(a) <[REDACTED]>

Nelson

[education.govt.nz](http://education.govt.nz)

-  
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**We shape an education system that delivers equitable and excellent outcomes**

---

**From:** Jody Nichols <[xxxx.xxxxxx@xxxxxxxxxx.xxx.xx](mailto:xxxx.xxxxxx@xxxxxxxxxx.xxx.xx)>  
**Sent:** Friday, 20 May 2022 8:53 am  
**To:** Mary Pupich <[xxxx.xxxxxx@xxxxxxxxxx.xxx.xx](mailto:xxxx.xxxxxx@xxxxxxxxxx.xxx.xx)>  
**Cc:** Rua Sargent <sup>9(2)(a)</sup> <[9\(2\)\(a\)@qsquared.nz](mailto:9(2)(a)@qsquared.nz)>; Lance Florance  
<[xxxxx.xxxxxxx@xxxxxxxxxx.xxx.xx](mailto:xxxxx.xxxxxxx@xxxxxxxxxx.xxx.xx)>  
**Subject:** BLENNZ and Ko Taku Reo

Kai ora Mary

Are you able to confirm if the Nelson branches of these schools are classified as Sensory Resource Centre as this could impact significantly on their entitlement. I have gone back to both Matthew and Karen and asked them for their FTE numbers as if it is more than 3 than that will kick in other areas of entitlement.

Ngā mihi

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital  
<sup>9(2)(a)</sup>  
Nelson Office  
[education.govt.nz](http://education.govt.nz)

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## Document 3

9(2)(a)

**From:** 9(2)(a)  
**Sent:** Friday, 10 June 2022 9:42 am  
**To:** Jody Nichols; Mary Pupich; Principal - Motueka South School; Matthew Koning; Zoe Taylor; Principal - Blind and Low Vision Education Network NZ; Elaine Gilmour  
**Cc:** Minor Works CS  
**Subject:** Proposed site visit to Modular building factory at Fitzgerald Construction base in Nelson - Fri 17th June at 11a.m

Kia ora All

Hope you are all well.

Great to listen to all your thoughts at our previous group meeting last week, very informative for me and looking forward to working with you all.

With regard to viewing buildings , can you let me know if the below time/date is suitable for all. I would preferably like to get everyone involved but understand if travel or workload constraints. There are currently two buildings to view at Fitzgeralds factory but they are due to be moved in the next fortnight hence the short turn around in timeline since the meeting.

Modular building factory at Fitzgerald Construction base in Nelson - Fri 17th June at 11a.m. There would potentially be an alternative option on the 23<sup>rd</sup> of June to site visit Fitzgeralds factory, however one of the buildings will have been transported by then.

Let me know if above timeline suits and Ill organise with Fitzgeralds accordingly.

Thanks

9(2)(a)

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)  
Christchurch Office

[education.govt.nz](https://www.education.govt.nz)

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## Document 4

9(2)(a)

**From:** 9(2)(a)  
**Sent:** Thursday, 23 June 2022 9:49 am  
**To:** Jody Nichols  
**Subject:** RE: Student Numbers

Kia ora Jody

Thanks for info, trail 😊.....here's hoping the figures stack up positively for all.  
Let me know if there's anything I can pre-empt from my end if it helps the process at all?

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

Christchurch office



Te Tāhuhu o  
te Mātauranga  
MINISTRY OF EDUCATION

---

**From:** Jody Nichols <Jody.Nichols@education.govt.nz>  
**Sent:** Wednesday, 22 June 2022 5:31 pm  
**To:** 9(2)(a) @education.govt.nz  
**Subject:** FW: Student Numbers

Fyi 😊

Jody Nichols | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital  
9(2)(a)

---

**From:** Megan Hannigan <Megan.Hannigan@education.govt.nz>  
**Sent:** Tuesday, 21 June 2022 12:46 pm  
**To:** Andrew Devonport <Andrew.Devonport@education.govt.nz>; Jody Nichols <Jody.Nichols@education.govt.nz>  
**Subject:** RE: Student Numbers

Thanks so much Andrew.

Jody, once I have met with NO I will get back to you about a Memo with the information in.

Ngā mihi,

**Megan Hannigan** | Lead Adviser Network  
Te Mahau | Te Tai Runga

9(2)(a)

---

**From:** Andrew Devonport <[Andrew.Devonport@education.govt.nz](mailto:Andrew.Devonport@education.govt.nz)>

**Sent:** Tuesday, 21 June 2022 12:31 pm

**To:** Megan Hannigan <[Megan.Hannigan@education.govt.nz](mailto:Megan.Hannigan@education.govt.nz)>; Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>

**Subject:** RE: Student Numbers

Thanks for the clarification, I've updated the document with the numbers [BLENNZ Ko Taku Reo estimated future demand from the Nelson region - June2022](#)

As Carey mentioned they are quite a rough numbers, but in summary the potential population growth suggests potential demand for at most 70 for BLENNZ and 160 for Ko Taku Reo over the next 30 years based on the current proportion of students being supported by the centre.

Cheers

**Andrew Devonport** | Network Analyst - Otago/Southland & Nelson/Marlborough/West Coast  
Te Mahau | Te Tai Runga

9(2)(a)

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**From:** Megan Hannigan <[Megan.Hannigan@education.govt.nz](mailto:Megan.Hannigan@education.govt.nz)>

**Sent:** Tuesday, 21 June 2022 12:12 pm

**To:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>; Andrew Devonport <[Andrew.Devonport@education.govt.nz](mailto:Andrew.Devonport@education.govt.nz)>

**Subject:** RE: Student Numbers

Yes, BLENNZ are one (50) provision, and Ko Taku Reo (123) are the other provision, so two projections please  
Andrew 😊

Ngā mihi,

**Megan Hannigan** | Lead Adviser Network  
Te Mahau | Te Tai Runga

9(2)(a)

---

**From:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>

**Sent:** Tuesday, 21 June 2022 12:11 pm

**To:** Andrew Devonport <[Andrew.Devonport@education.govt.nz](mailto:Andrew.Devonport@education.govt.nz)>; Megan Hannigan <[Megan.Hannigan@education.govt.nz](mailto:Megan.Hannigan@education.govt.nz)>

**Subject:** RE: Student Numbers

They are two different supports so should be treated separately – I imagine that there might be situations where a student is hearing and visually impaired but that would not be the norm

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

---

**From:** Andrew Devonport <[Andrew.Devonport@education.govt.nz](mailto:Andrew.Devonport@education.govt.nz)>

**Sent:** Tuesday, 21 June 2022 11:59 am

**To:** Megan Hannigan <[Megan.Hannigan@education.govt.nz](mailto:Megan.Hannigan@education.govt.nz)>; Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>  
**Subject:** RE: Student Numbers

Hi Megan and Jody

As the logic is the same for the projection I can easily sub in 123 instead of the 50 that I used.

Do you want both the number based on the 50 and the 123?

I'm just a little bit confused as to whether 50 are being supported by BLENNZ and then 123 are also being supported by Ko Taku Reo, or if there is some crossover and it should just be the 123 as stated on the Ko Taku Reo roll.

If it is just the 123 for Ko Taku Reo I can simply sub out the numbers in the one pager on the shared drive.

Cheers

**Andrew Devonport** | Network Analyst - Otago/Southland & Nelson/Marlborough/West Coast  
Te Mahau | Te Tai Runga

9(2)(a)

---

**From:** Megan Hannigan <[Megan.Hannigan@education.govt.nz](mailto:Megan.Hannigan@education.govt.nz)>

**Sent:** Tuesday, 21 June 2022 9:07 am

**To:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>; Andrew Devonport <[Andrew.Devonport@education.govt.nz](mailto:Andrew.Devonport@education.govt.nz)>

**Subject:** RE: Student Numbers

Thanks Jody,

Andrew, can you please add to the BLENNZ projection please 😊

Ngā mihi,

**Megan Hannigan** | Lead Adviser Network  
Te Mahau | Te Tai Runga

9(2)(a)

---

**From:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>

**Sent:** Tuesday, 21 June 2022 8:25 am

**To:** Andrew Devonport <[Andrew.Devonport@education.govt.nz](mailto:Andrew.Devonport@education.govt.nz)>; Megan Hannigan

<[Megan.Hannigan@education.govt.nz](mailto:Megan.Hannigan@education.govt.nz)>

**Subject:** FW: Student Numbers

Confirmation that these figures were just for our region

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

---

**From:** Matthew Koning <[matthew.koning@kotakureo.school.nz](mailto:matthew.koning@kotakureo.school.nz)>

**Sent:** Monday, 20 June 2022 6:00 pm

**To:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>

**Subject:** FW: Student Numbers

## Document 5

**From:** [Jody Nichols](#)  
**To:** [Rua Sargent](#); 9(2)(a)  
**Cc:** [Stewart Lawson](#); [Simon Cruickshank](#)  
**Subject:** Salisbury Education Building - Calculations  
**Date:** Thursday, 11 August 2022 9:02:00 pm  
**Attachments:** [image001.png](#)  
[SPG Special Calc.xlsx](#)  
[image002.png](#)

---

Kia ora All

Based on the network projections of population demand for sensory resource centre in the region (BLENNZ and Ko Taku Reo) I have combined the FTE equivalent for both these groups which gives 11.5 FTE resource teachers needed to support the projected number of students:

Resource Teachers	
FTTEs	11.5

SRC Area Entitlement	
Administration area	84
Resource area	38
Library area	14
Assessment area	82
<b>Total net area</b>	<b>218</b>
Gross area	262
Toilet area	14
<b>Total gross area</b>	<b>276</b>

Working on an occupancy rate of 50% for RTLB gives us 172.5m<sup>2</sup> – which incidentally correlates to Arahina in ChCh.

Total building size up to 449m<sup>2</sup>

Ngā mihi

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital  
9(2)(a)  
Nelson Office  
[education.govt.nz](http://education.govt.nz)

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# Sensory Resource Centre Calculator

Complete all white boxes

v1.2016

## School Information

Base school number	<input type="text"/>
Base school name	<input type="text"/>
Base school type	<input type="text"/>
Host school number	525
Host school name	Salisbury School (Nelson)
Host school type	Special school

## Resource Teachers

FTTEs	11.5
-------	------

## SRC Area Entitlement

Administration area	84
Resource area	38
Library area	14
Assessment area	82
<b>Total net area</b>	<b>218</b>
Gross area	262
Toilet area	14
<b>Total gross area</b>	<b>276</b>

## SRC Funding Entitlement

Construction	\$ 923,134
Site works	\$ 33,067
<b>Total funding</b>	<b>\$ 956,201</b>
Furniture and equipment	\$ 27,288

### Note:

When there are **less than 4 FTTE** resource teachers located at the school the net area entitlement is 15m<sup>2</sup>/FTTE.

When there are **more than 4 FTTEs** the entitlement is based on a variety of areas to be provided.

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## Document 6

**From:** [Rua Sargent](#)  
**To:** [Principal - Motueka South School](#)  
**Cc:** [9\(2\)\(a\)](#); [Elaine Gilmour](#); [Janet Kelly](#); [Jody Nichols](#); [Principal - Blind and Low Vision Education Network NZ](#); [Matthew Koning](#); [Zoe Taylor](#); [9\(2\)\(a\)](#) [@blennz.school.nz](#); [Mary Pupich](#); [9\(2\)\(a\)](#) [@deafeducation.nz](#)  
**Subject:** RE: Salisbury Ed Support site visit  
**Date:** Friday, 12 August 2022 8:26:07 am  
**Attachments:** [image001.png](#)

---

Kia ora tātou,

I wanted you all to know that [9\(2\)\(a\)](#) and I visited Michael on Tuesday. Michael, his board, and staff have valid apprehension about the current project status.

Yesterday, Jody, [9\(2\)\(a\)](#) and I met and had a look through the whole Salisbury facility. In addition, Chris's Minor Works team is advancing procurement options in parallel. Jody has called a meeting with the Salisbury Maitai project team, which is happening today at 2:30. Our immediate position is to seek a review of the Salisbury Maitai programme to avoid the proposed interim move. We cannot promise any outcome on that timeline but will push hard for a better solution.

Please be assured that Jody, [9\(2\)\(a\)](#) and I continue to advocate strongly for a smooth transition and a quality outcome for all your organisations.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihangā  
Quantity Surveyor | Building Surveyor



[9\(2\)\(a\)](#)

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---

**From:** Michael Harrison [9\(2\)\(a\)](#) [@motuekasouth.school.nz](#)>  
**Sent:** Tuesday, 9 August 2022 10:05 AM  
**To:** Rua Sargent [9\(2\)\(a\)](#) [@qsquared.nz](#)>  
**Cc:** [9\(2\)\(a\)](#) [@education.govt.nz](#)>; Elaine Gilmour [9\(2\)\(a\)](#) [@blennz.school.nz](#)>; Janet Kelly [9\(2\)\(a\)](#) [@xtra.co.nz](#)>; Jody Nichols [9\(2\)\(a\)](#) [@education.govt.nz](#)>; Karen Stobbs [9\(2\)\(a\)](#) [@blennz.school.nz](#)>; Matthew Koning [9\(2\)\(a\)](#) [@kotakureo.school.nz](#)>; Zoe Taylor [9\(2\)\(a\)](#) [@kotakureo.school.nz](#)>; [9\(2\)\(a\)](#) [@blennz.school.nz](#); [xxx.xxxxxx@xxxxxxxxx.xxx.xx](#);  
[9\(2\)\(a\)](#) [@deafeducation.nz](#)  
**Subject:** Re: Salisbury Ed Support site visit

Rua.

May I join you for the walk through.

I had to front up to 22 RTLB yesterday re possibility of moving.

Did not disclose where they might be moving to.

I do need to see more of the actual space offered so I can consider/plan/options.

Ellie and I have had open communication which I appreciate. We agreed to embargo release until yesterday.

Very Very disappointed ko taku reo and BLENNZ released to their staff last week ahead of agreed time.

Made it very difficult for both of us to manage.

What time Thursday please?

My board is very concerned we may well be accused of not looking after staff well-being. They feel moe has not been considerate or communicative regarding the master plan and they are being pushed and shoved.

Last count this is our 7th move for RTLB. Not professionally acceptable Rua.

Has this been put to MoE?

I now have RTLB suggesting the stress of this development/reshuffle is causing major anxiety. I cannot afford to lose the highly professional team we have employed over the last twelve years. Our national survey results are in the top 3% and have been so consistently year after year. I want them to continue delivering this high quality service without the constant impediment of yet another move.

This proposal could well be a legal issue for my board as employer.

MSS board has been totally supportive of the service since transformation. Decisions made and delivered by national office puts us legally in a possibly delicate situation.

It just needs one RTLB to declare they have felt threatened/unsafe by this shifting and shifting again into what might be considered inadequate sub standard accommodation to put my board into a legally difficult situation.

Appreciate the work you are doing for all involved Rua.

National Office needs to appreciate there is a possible issue here.

If this becomes a legal issue or need for mediation MSS board will hand this over to MoE to sit down at the table as this has been forced on us without any consultation.

I have this morning advised our insurers of a possible legal issue.

Ellie, thank you for your open communication. You have been placed in a very difficult situation.

Regards and respect to you all

On Tue, 9 Aug 2022 at 9:03 AM, Rua Sargent <sup>9(2)(a)</sup> <[@qsquared.nz](mailto:qsquared.nz)> wrote:

Kia ora team,

Jody, <sup>9(2)(a)</sup> and I are doing a site visit to Salisbury on Thursday morning to assess the new space available.

I know you will all be anxious for your staff and how this interim move might affect them as we have built them up with the promise of a new building. This is delicate and difficult for Salisbury School also.

We will gain as much information as we can and provide that to all of you. In the meantime, our request is that you do not contact Allie regarding access and also please ask your staff not to discuss the move with anyone outside your organisation.

This one did come out of left field so, appreciate your patience.

Mauri ora,



**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



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9(2)(a)  
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--

Michael Harrison Principal Motueka South School

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9(2)(a)

**From:** 9(2)(a)  
**Sent:** Monday, 15 August 2022 3:56 pm  
**To:** Jody Nichols; Rua Sargent  
**Subject:** Update - Re: Salisbury RTLB Education Support Building

Kia ora Korua,

Productive hui this p.m with Lance F , David H and Simon C re option for 2 x Reloc. Buildings currently located at Waimea College to be moved across the road to Salisbury school and be used by our current RTLB/Ko Taku Reo/BLENNZ group as an educational support building along with some additional central space in between the Reloc.s T.B.C.

Prelim. S.O.W & Reloc. Dim.s - Potential for 2 x approx. 144m2 ( each ) buildings to be relocated from Waimea College over the road to Salisbury front paddock area.

Simon Cruickshank will contact Stewart Lawson with the intention to set up and attend a meeting with 9(2)(a) ( Principal of Waimea College ) on Mon. 22 August to present the above scope option.

The intention would be for Hawkins to transport these two buildings in the 2022/23 Xmas Hol.s period and handle B.C stage as part of their brief.

Let me know if any early queries or want to discuss further.

Thanks

9(2)(a)

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)  
Christchurch Office

[education.govt.nz](https://www.education.govt.nz)

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## Document 8

**From:** [Rua Sargent](#)  
**To:** [Principal - Motueka South School](#); [Matthew Koning](#); [Zoe Taylor](#); [Principal - Blind and Low Vision Education Network NZ](#); [Elaine Gilmour](#); [9\(2\)\(a\) @blennz.school.nz](#)  
**Cc:** [9\(2\)\(a\)](#); [Jody Nichols](#); [Mary Pupich](#)  
**Subject:** Salisbury education support update  
**Date:** Wednesday, 17 August 2022 11:18:09 am  
**Attachments:** [image001.png](#)

---

Tēnā koutou e rangatira ma,

Sorry for the delay in getting back to you. Last week we met with the Salisbury / Maitai project team to see if there was a better way to progress all our projects concurrently without the need for your staff to do an interim relocation. It was good to connect and now fortnightly meetings have been set up between our project and the wider site.

Firstly: you will be pleased to know that in working through the delivery programme it looks very unlikely that RTRLB, Ko Taku Reo and BLENZ will need to move this year.

As you will appreciate there are quite a few moving parts to work through here. The Education Support team think we have a good plan to get your people into a new space before the existing buildings are required vacant. Please appreciate there are many items still to be finalised and some of the parameters are outside of our control – such as resource consent planning. So no promises for you at the moment, other than our commitment to do the best we can for you and your staff.

Mauri ora,

**Rua Sargent MNZIQS MNZIBS**  
Tohunga Waihangā  
Quantity Surveyor | Building Surveyor



**Q SQUARED**  
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9(2)(a)

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**From:** Rua Sargent  
**Sent:** Friday, 12 August 2022 8:26 AM  
**To:** Michael Harrison [9\(2\)\(a\) @motuekasouth.school.nz](#)>  
**Cc:** [9\(2\)\(a\) @education.govt.nz](#)>; Elaine Gilmour  
[9\(2\)\(a\) @blennz.school.nz](#)>; Janet Kelly [9\(2\)\(a\) @xtra.co.nz](#)>; Jody Nichols  
<[jody.nichols@education.govt.nz](mailto:jody.nichols@education.govt.nz)>; Karen Stobbs <[9\(2\)\(a\) @blennz.school.nz](#)>; Matthew  
Koning <[9\(2\)\(a\) @kotakureo.school.nz](#)>; Zoe Taylor [9\(2\)\(a\) @kotakureo.school.nz](#)>;  
[9\(2\)\(a\) @blennz.school.nz](#); [mary.pupich@education.govt.nz](mailto:mary.pupich@education.govt.nz);  
[9\(2\)\(a\) @deafeducation.nz](#)  
**Subject:** RE: Salisbury Ed Support site visit

Kia ora tātou,

I wanted you all to know that 9(2)(a) and I visited Michael on Tuesday. Michael, his board, and staff have valid apprehension about the current project status.

Yesterday, Jody, 9(2)(a) and I met and had a look through the whole Salisbury facility. In addition, 9(2)(a) Minor Works team is advancing procurement options in parallel. Jody has called a meeting with the Salisbury Maitai project team, which is happening today at 2:30. Our immediate position is to seek a review of the Salisbury Maitai programme to avoid the proposed interim move. We cannot promise any outcome on that timeline but will push hard for a better solution.

Please be assured that Jody, 9(2)(a) and I continue to advocate strongly for a smooth transition and a quality outcome for all your organisations.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



9(2)(a)

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## Document 9

**From:** [Rua Sargent](#)  
**To:** [Justin Fletcher](#)  
**Cc:** 9(2)(a) [Jody Nichols](#)  
**Subject:** Salisbury Education Support - confidential  
**Date:** Thursday, 8 September 2022 1:36:52 pm  
**Attachments:** [image001.png](#)  
[22024 Salisbury Minutes 22.05.19.pdf](#)  
[213 MBS - 100% Master Plan DRP Report 20220824 \(dragged\).pdf](#)  
[Salisbury Maitai Masterplan Note Abley v1 DRP 2022-07-20.pdf](#)  
[Arahina RTL B floor plan.PNG](#)

---

Kia ora Justin,

The Ministry of Education would like to engage Redbox Architects as lead designer for the delivery of a new building on the Salisbury campus.

I will provide a request for tender in due course, but thought it would be good to get your thoughts on the scope first.

### Salisbury Education Support

This building will be a regional hub for RTL B (Resource Teacher: Learning and Behaviour), Ko Taku Reo (Deaf Education NZ), and BLENZ (Blind and Low Vision Education Network NZ).

The history of this project is complex and painful for the 3 groups, so we are trying our best to make sure there is no additional stress in the delivery.

The project is being delivered by MOE Minor Works team. 9(2)(a) is the delivery manager. Jody Nichols is the local property advisor.

We have not yet shared allocations or budgets with the user groups so appreciate your confidence on all this at the moment.

### Outline scope

Provide a building ~450 m2 comprised of 2 UC Relocs (144 m2 each) plus infill or additional build.

Mix of admin, meeting rooms, ablutions, kitchen, small teaching spaces.

Car parking and minor landscaping.

Budget is actually quite tight Justin, which is why the reloc solution suits us well.

The relocs are tired, so we propose full reclad on a drained cavity system.

The infrastructure isn't currently servicing this part of the site very well.

Planning is complex so will probably piggy back on what the wider project is doing.

### Redbox offer


We would like Redbox to manage and deliver full architectural services, including:

- Consultation and engagement with the user groups
- Attendance at bi-weekly meetings
- Preliminary design for approval
- Detailed Design for Building Consent and Tender
- Construction monitoring to end of defects
- Inc Structural, Fire, Civils, Planning, and Interior fitout.
- Specifically would like you to use Space Creations for the interior for their expertise in users with Blind / Low Vision and Deaf / hard of hearing.

**Bella Cramond**

Interior Architect / Workplace Designer

9(2)(b)(ii)



I have attached our first minutes that set out the brief, Arahina plans that were quite popular with everyone, master plan report and masterplan site plan showing location of our site.

Let me know if you have any queries. Lets have a catch up next week eh?

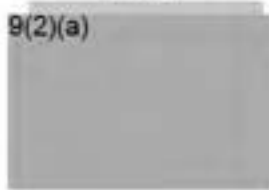
Mauri ora,

**Rua Sargent MNZIQS MNZIBS**  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



**Q SQUARED**  
CONSTRUCTION  
EXPERTISE

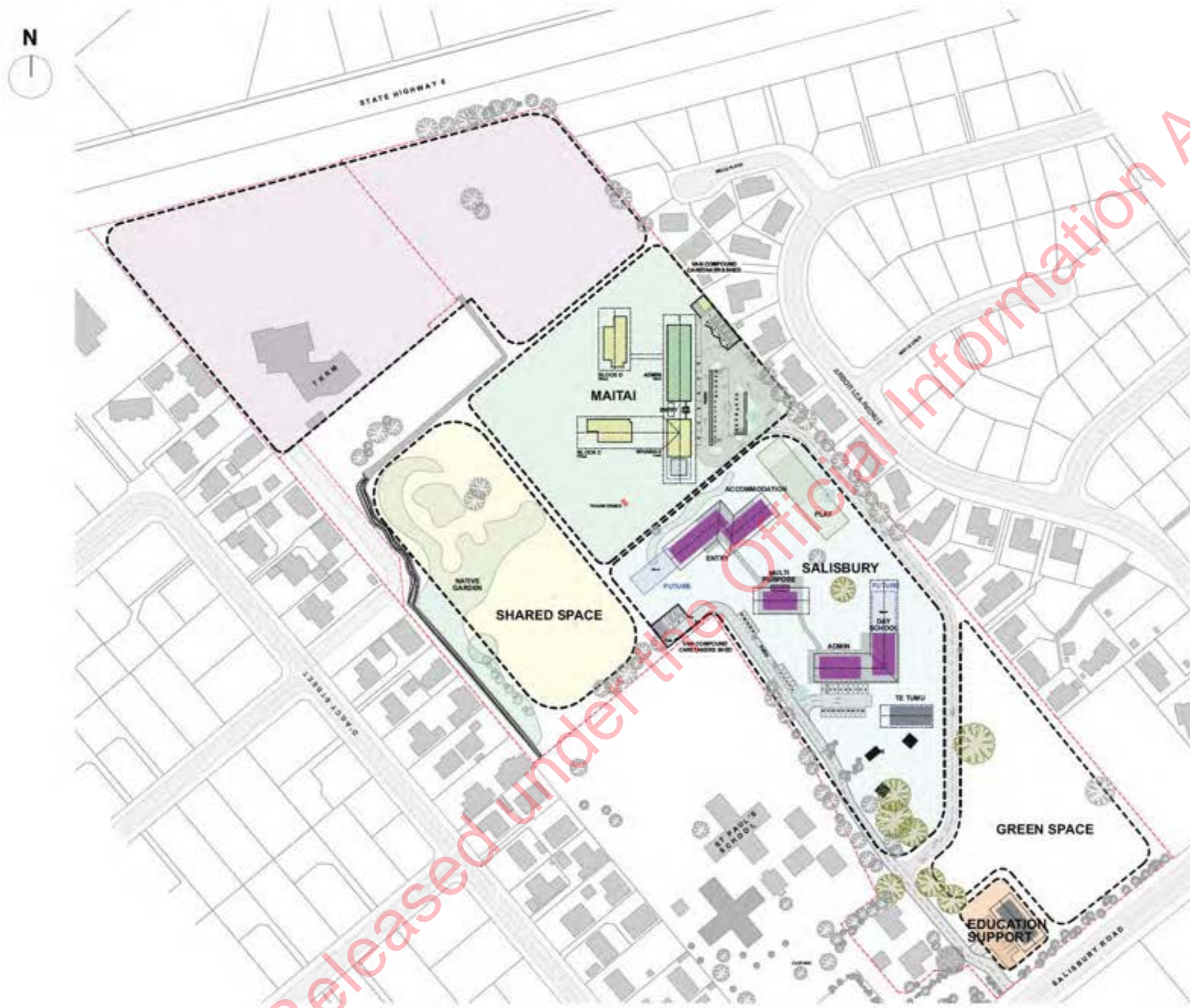
9(2)(a)



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### 3.02 Design Response - Site Planning - Preferred Option



**PROS**

- Good observation/supervision from Admin across central courtyard and leaning commons for assistance
- Improved observation of secure play and de-escalation space
- Community facilities, whanau and pool located for ease of access to entry and parking.
- Good north facing orientation for both learning communities and play space.
- Creates different zones and separation for outdoor learning
- Allows for good future growth options.




**Minutes of Meeting**

Contract	Salisbury Education Support Building
Principal	Ministry of Education
Location	Salisbury School, Richmond
Date	19 May 2022
Time	15:00
Meeting number	#1
Author	Rua Sargent
Present	Lance Florence, 9(2)(a) Jody Nichols, Mary Pupich (MOE); Michael Harrison (RTLB); Matthew Koning, Zoe Taylor (Ko Taku Reo); Elaine Gilmour, Karen Stobbs (BLENZ)
Apologies	John Hewlett
Distribution	Cc to Riki Edmonds

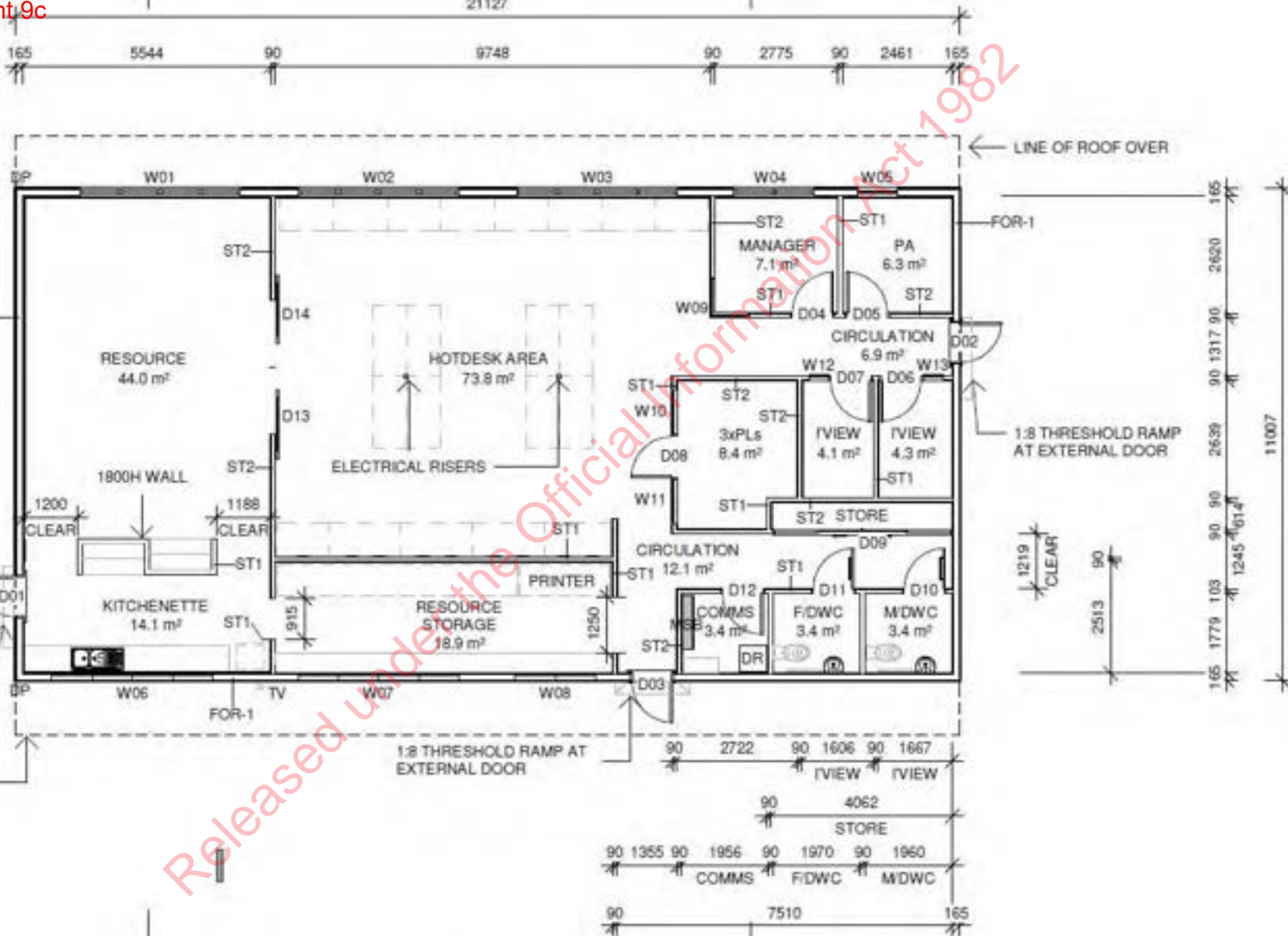
Item	Description	Action	Date
<b>1.</b>	<b>Whakamihi</b>		
1.1.	Introductions ia a a ai te tūta i i ā outou Greeting everyone, it is nice to meet you all.		
1.2.	The groups wish to acknowledge the support of Salisbury School for accommodating and supporting them.		
<b>2.</b>	<b>Previous minutes accepted</b>	N/A	
<b>3.</b>	<b>Previous minutes actions</b>		
3.1.			
<b>4.</b>	<b>Background</b>		
4.1.	There are three services using a building on the Salisbury School site: RTLB (Resource Teacher: Learning and Behaviour), Ko Taku Reo (Deaf Education New Zealand), and BLENZ (Blind and Low Vision Education network NZ) Salisbury School site is being redeveloped and the three services are to be relocated into a new building. Planning for this project has been drawn out. This has been frustrating for the groups and particularly in the management of their staff expectations and wellbeing. The project has now been given to MOE Minor Works to deliver. Lance is very keen to get the project moving and 9(2)(a) has been assigned as Delivery Manager. Rua will assist 9(2)(a) as Project Manager in ha atū		



4.2.	<p>RTLB</p> <ul style="list-style-type: none"> <li>• Current staff 23 including manager + 1 coming.</li> <li>• Request a separate office for the manager and another separate office for the 3 practice leads.</li> <li>• The teachers are itinerant so open plan hot desk space is OK and there is some space in Motueka.</li> <li>• A shared meeting space needs to be able to cater for the full staff, which happens three times a term.</li> <li>• Need staff kitchen facilities.</li> <li>• There are still a lot of resources requiring storage.</li> </ul>		
4.3.	<p>Ko Taku Reo</p> <ul style="list-style-type: none"> <li>• Service caters for ages 5 to 21 years old</li> <li>• Staff are sometimes itinerant, but they also need to be able to cater for hānau and ea ningonite</li> <li>• 5 to 6 staff including tutor</li> <li>• Very important that the environment meets the sensory requirements.</li> <li>• There are specific requirements for fire alarms.</li> <li>• Staff need to be able to stand back from the work stations to enable them to communicate effectively. They use multiple cameras.</li> <li>• There is a sensory design guideline available.</li> <li>• Small private meeting rooms important.</li> <li>• Refer original brief</li> </ul>		
4.4.	<p>BLENZ</p> <ul style="list-style-type: none"> <li>• Service caters from birth to end of school</li> <li>• 4 staff, 1 in Blenheim, 1 x admin</li> <li>• The service provides a community hub.</li> <li>• Staff are sometimes itinerant but they also need to be able to cater for teaching on site.</li> <li>• Need space for resources plus resource making</li> <li>• Require a small meeting room plus larger shared meeting space</li> <li>• Need to have a shower</li> <li>• 2 x carparks</li> <li>• This set up is similar to other sites around the country</li> </ul>		
<b>5.</b>	<b>Solution</b>		
5.1.	<p>The building will be new and suggest a modular solution would provide the most efficient delivery in terms of time and cost.</p> <p>There is a fixed budget, and the new building will need to provide adaptable spaces.</p> <p>There is likely to be a reasonable consideration to carparking and access. There is also likely to be considerable costs to installing infrastructure.</p> <p>The location of this facility is dependent upon master planning for the whole site.</p> <p>The current master layout is shown here:</p>		

			
<p>5.2.</p>	<p>Internal requirements could be distilled as follows (this is very preliminary, and we will certainly continue to consult with all stakeholders).</p> <ul style="list-style-type: none"> <li>• Flexible space that functions as a workplace, a teaching environment, a community hub, a safe space for hānau and staff to have private conversations.</li> <li>• Very much acknowledging accessibility requirements and not just to tick the building consent boxes.</li> <li>• In accordance with applicable design standards for blind / low vision and deaf / hard of hearing. Important to note that m<sup>2</sup> allocations do not allow for the specific requirements of some of the users.</li> <li>• Large open plan office area.</li> <li>• Board room / staff room that can be booked out.</li> <li>• Kitchen to serve on site staff and catering for larger meetings and events.</li> <li>• Toilets and a shower.</li> <li>• Resource storage required.</li> <li>• Lots of specific ICT requirements.</li> </ul>		

5.3.	The exterior will need to provide good access and carparking. We will need to have a think about how to be sensible about this, so we don't spend all our money on asphalt!		
<b>6.</b>	<b>More information</b>		
6.1.	MOE <ul style="list-style-type: none"> <li>• Confirm entitlements</li> <li>• Look at C3 resource allocation</li> <li>• Provide projected roll numbers for the next few years so we don't outgrow the build</li> </ul>	Jody	
6.2.	Blind and low vision <ul style="list-style-type: none"> <li>• Please provide current design standards</li> </ul>	Elaine Karen	
6.3.	Deaf and hard of hearing <ul style="list-style-type: none"> <li>• Please provide current design standards</li> </ul>	Zoe Matthew	
6.4.	Example layouts Attached are layout from similar facilities around the country. Please note that these are of varying sizes and might be a bit ambitious for our needs, but they are a good starting point for our discussions. Please review and note any things that you like or do not like for our next meeting	All	
<b>7.</b>	<b>Documentation</b>		
7.1.	All comms through Rua please. 9(2)(a) <a href="mailto:9(2)(a)@qsquared.nz">@qsquared.nz</a> 9(2)(a) [redacted] and cc 9(2)(a) [redacted] 9(2)(a) <a href="mailto:9(2)(a)@education.govt.nz">@education.govt.nz</a> 9(2)(a) [redacted]		
<b>8.</b>	<b>Next meeting</b>		
8.1.	Recurring Thursday fortnight 3 pm? Does this suit everyone? I think MS Teams will be best but when we start design proper we might meet in person. I will send out the invite and you can all respond about suitability.		



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9(2)(a)

**From:** 9(2)(a)  
**Sent:** Friday, 7 October 2022 4:05 pm  
**To:** 9(2)(a)  
**Subject:** Procurement Info. for 9(2)(a) - Multiple projects  
**Attachments:** Out of scope

Hi 9(2)(a)

Thanks for your help on the following projects – the most urgent being Salisbury RTLB project in Nelson.

I will send the other projects through in separate email otherwise things will get messy.

Let me know if you want the below presented differently or if you require further information.

Many thanks

9(2)(a)

**Project 1 - Salisbury RTLB Housing Project ( K2 – 213797 ) Nelson/Tasman** region isa combination of Hearing ( Ko Taku reo ) and EyeSight ( BLENZ ) teams as well as local Tasman area RTLB team sharing two Reloc. Buildings sourced from Waimea High School and need to be delivered across road to Salisbury site by late Dec 2022 or at worse a minimum of mid Jan 2023. The Two Reloc.s will have a third approx. 12m x 12m area built in between the Reloc. buildings and reloc.s are to be externally reclad and toilets at rear. Carparking and services will also be included in the project costs.

Design fees and breakdown of stages and costs for consultants as follows – noting that Redbox architects will need to deliver a foundation plan sufficient for Fitzgerald construction Ltd to be able to relocate the two Reloc. Buildings from Waimea High School to Salisbury site.

#### Lead Design Architectural Services

##### Salisbury Education Support

This building will be a regional hub for RTLB (Resource Teacher: Learning and Behaviour), Ko Taku Reo (Deaf Education NZ), and BLENZ (Blind and Low Vision Education Network NZ).

##### Outline scope

Provide a building ~450 m2 comprised of 2 UC Relocs (144 m2 each) plus infill or additional build.

Mix of admin, meeting rooms, ablutions, kitchen, small teaching spaces.

Car parking and minor landscaping.

Proposed full reclad on a drained cavity system.

Infrastructure upgrades and connections.

Planning in conjunction with the wider site development.

High need to meet the specific requirements of the users.

Supplier	Preliminary	Developed	Detailed	Construction	TOTAL
9(2)(b)(ii)	\$10,740	\$4,225	\$23,825	\$14,225	\$53,015
9(2)(b)(ii)	\$500				\$500
9(2)(b)(ii)	\$4,250	\$10,880		\$9,350	\$24,480
9(2)(b)(ii)		\$2,500			\$2,500
(Mechanical)		\$3,000			\$3,000
Design margin 7.5 %	\$356	\$1,229	\$0	\$701	\$2,286

Total fees excl GST	\$15,846	\$21,834	\$23,825	\$24,276	\$85,781
---------------------	----------	----------	----------	----------	----------

Design expectation – Redbox to start prelim. Design for foundation details asap and all design completed by early/mid Dec. 2022.

Out of scope

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)  
Christchurch Office

[education.govt.nz](http://education.govt.nz)

*He mea tārai e mātou te mātauranga kia rangatira ai, kia mana taurite ai ōna huanga*  
*We shape an education system that delivers equitable and excellent outcomes*



Te Tōhuhu o  
te Mātauranga  
MINISTRY OF EDUCATION

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## Document 11

**From:** [Rua Sargent](#)  
**To:** [Jody Nichols](#); [Justin Fletcher](#); [Zoe Taylor](#); [9\(2\)\(a\)](#) [@blennz.school.nz](#);  
[9\(2\)\(a\)](#) [@deafeducation.nz](#); [Principal - Moturka South School](#); [Mary Purich](#); [9\(2\)\(a\)](#); [Matthew Koning](#); [Principal - Blind and Low Vision Education Network NZ](#); [Elaine Gilmour](#)  
**Subject:** Salisbury Education Support - Design phase  
**Date:** Friday, 7 October 2022 9:32:40 am  
**Attachments:** [image001.png](#)

---

Kia ora team,

The Ministry of Education has secured two modern relocated 12 x 12 m classrooms for this project. The buildings are well insulated and have very good HVAC systems in them. They are a good blank canvas for us to adapt for a suitable layout. The plan is to use these buildings and build brand new additional space to provide ~450 m2 of space for our groups.

Redbox Architects are engaged as design lead and are keen to progress now. They propose the following programme for the initial phases. Our primary aim is to get building works underway on site during the summer holidays to stay ahead of the Salisbury and Maitai projects.

Justin, our architect proposes the following programme.

1. Online meeting for concept options - Wednesday next week 12th October - 1.5hrs max
2. Issue concept floor plan for comment - Friday 14th October
3. Nelson Workshop 18 or 20 October with the aim of finalising as Preliminary Design - 1/2 day?
4. Costing/site locate and Foundation design to follow
5. Lodge consent for relocate and foundations 1/11/22

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihangā  
Quantity Surveyor | Building Surveyor



**Q SQUARED**  
CONSTRUCTION  
EXPERTISE

9(2)(a)

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## Document 12

9(2)(a)

**From:** Justin Fletcher 9(2)(a)@redboxarchitects.co.nz>  
**Sent:** Thursday, 20 October 2022 4:19 pm  
**To:** Principal - Blind and Low Vision Education Network NZ; info@spacecreation.co.nz; Jody Nichols; Zoe Taylor; 9(2)(a)@blennz.school.nz; 9(2)(a)@deafeducation.nz; Principal - Motueka South School 9(2)(a); Rua Sargent  
**Subject:** Salisbury Education Support - Workshop follow up  
**Attachments:** 22-32 Salisbury School - CD meeting mark up Set 20.10.22.pdf

All

Thank you for your time today. It was great to meet everyone in person and online.

Please see here my notes from our meeting:

Attendance:

Online: Rua, 9(2)(a) Michael, Zoe

In person: Justin, Bella, Marine, Karen, John, Matthew, Sue & Jody.

Apologies: Elaine

Introduction from Rua and 9(2)(a)

Workshop discussion of tabled concept design based upon initial concept brief and previous online meeting.

Workshop outcomes:

- Overall scheme approved with a total square metre of between 450 and 500m<sup>2</sup> anticipated. Option A approved for site location. 24 car parks in total required. Mark ups drawings from today's meeting attached.
- Redbox to update site plan and floor plan for issue.
- Learning support area ok with minor changes to office configuration for manager and 3 leads. Admin/photocopy area adjacent to main circulation. Use of end external door for primary staff access. Breakout/meeting space approved.
- BLENZ/Ko Taku Reo combined open plan office relocated to southern side of open plan area with resource and storage area on northern side. Wash up and cleaning option in resource space. Detail required for specialist needs of staff for use and online teaching. Braille machine noisy and to be located to avoid disruption. Electrical interference from switchboard room to be considered in location.
- Public spaces ok in principal with review of seminar and smaller meeting rooms to ensure viable spaces for Ko Taku Reo online learning and meetings.
- Agreement that resource and storage space needs development and concerns over lack of m<sup>2</sup> for this. Proposal to utilise the deck area for this use. This adds floor area of approx 50m<sup>2</sup>.
- Link from multipurpose room to staff area seen as viable subject to control over access and privacy.
- Entry control for main public lobby and also to carparking space. This was seen as required to stop unapproved use of carparking spaces.
- Multipurpose room required wet space for educational learning
- Carparks: Blenz 2 lease +4, KTR 6 LS 12 total 24.

I will review with Rua early next week on next steps for Redbox and Space Creations and will advise.

We are now able to locate the relocatable parts of the build which will allow us to progress the outline plan approval and relocation of buildings over the xmas break.

Thanks again to everyone for your input today.



Regards

--

**Justin Fletcher**

Director

Registered Architect

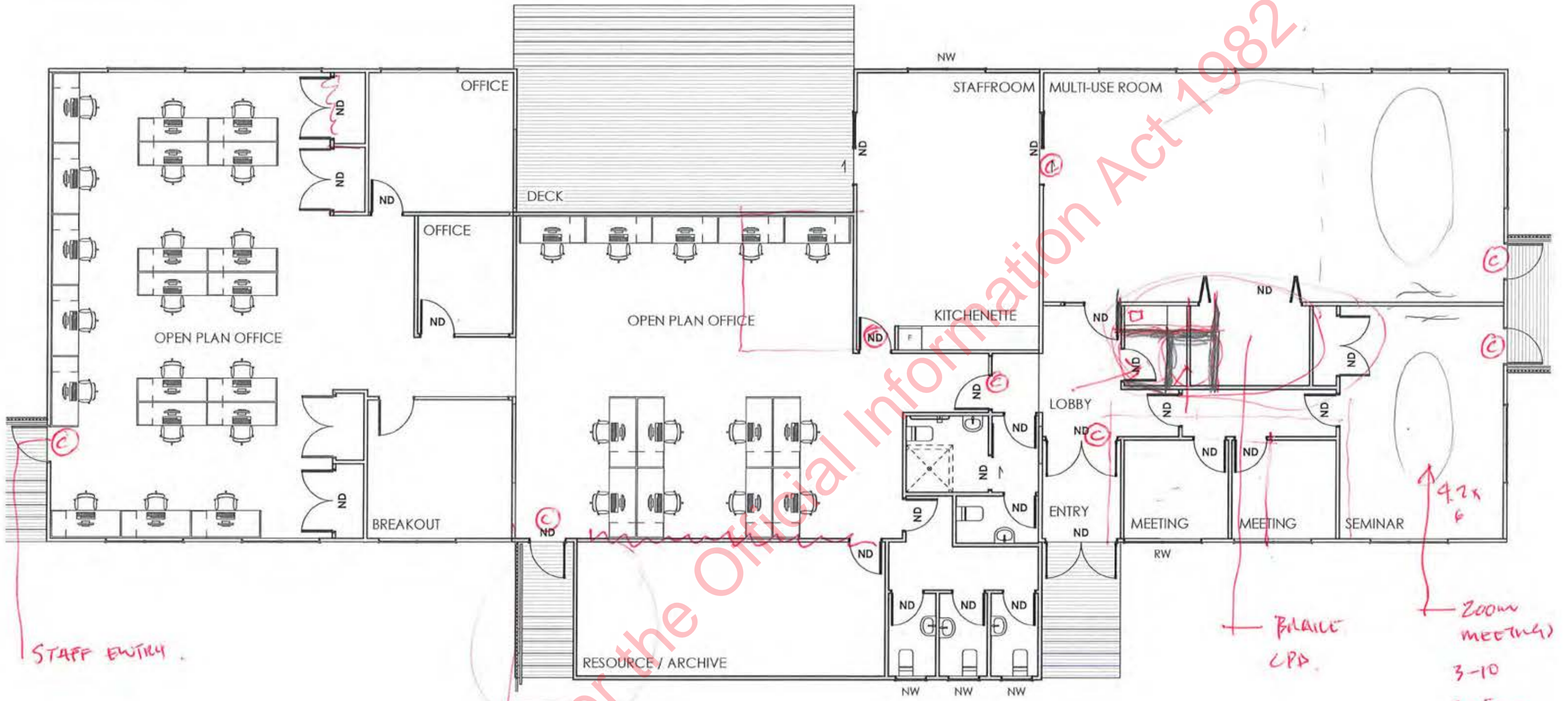
BAS BArch (hons)



9(2)(b)(ii)

[Redacted]

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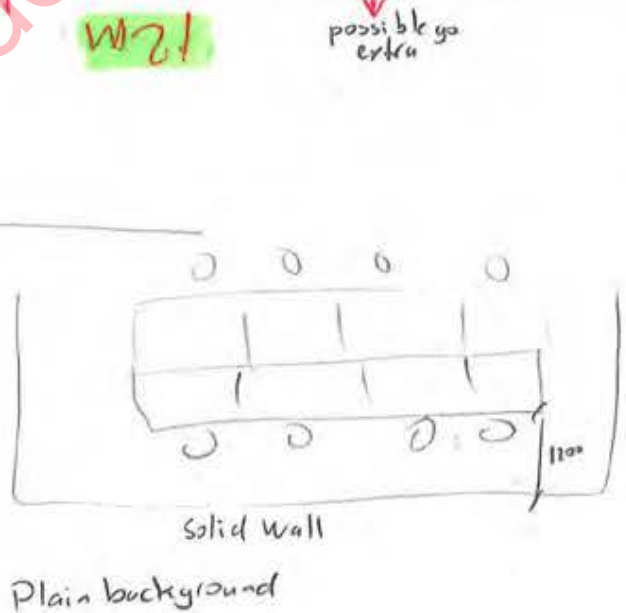
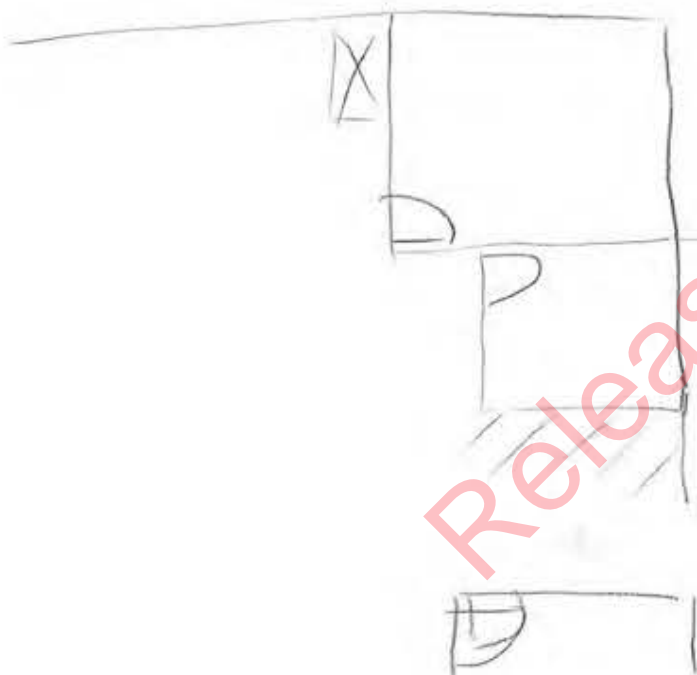
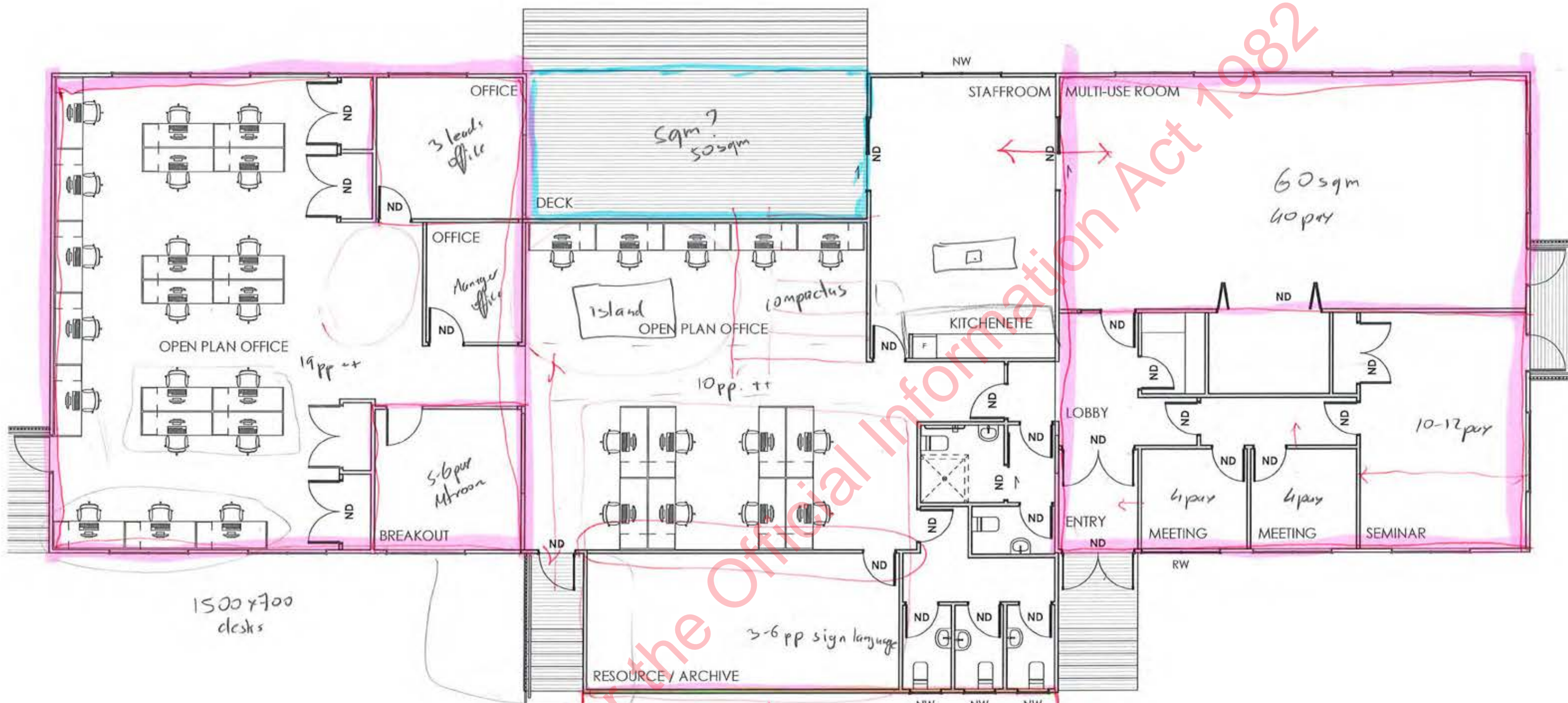
ID Date Transmittal Set Name



9(2)(b)(ii)

project ID	#22-32
drawing	CD05.
architects impression only, not to scale	

Salisbury School Relocatables  
 at 67 Salisbury Road, Richmond  
 for Ministry of Education



$2 \times 3 \times 3.3 = 10 \text{sqm}$   
 $1 \times = 15 \text{sqm}$

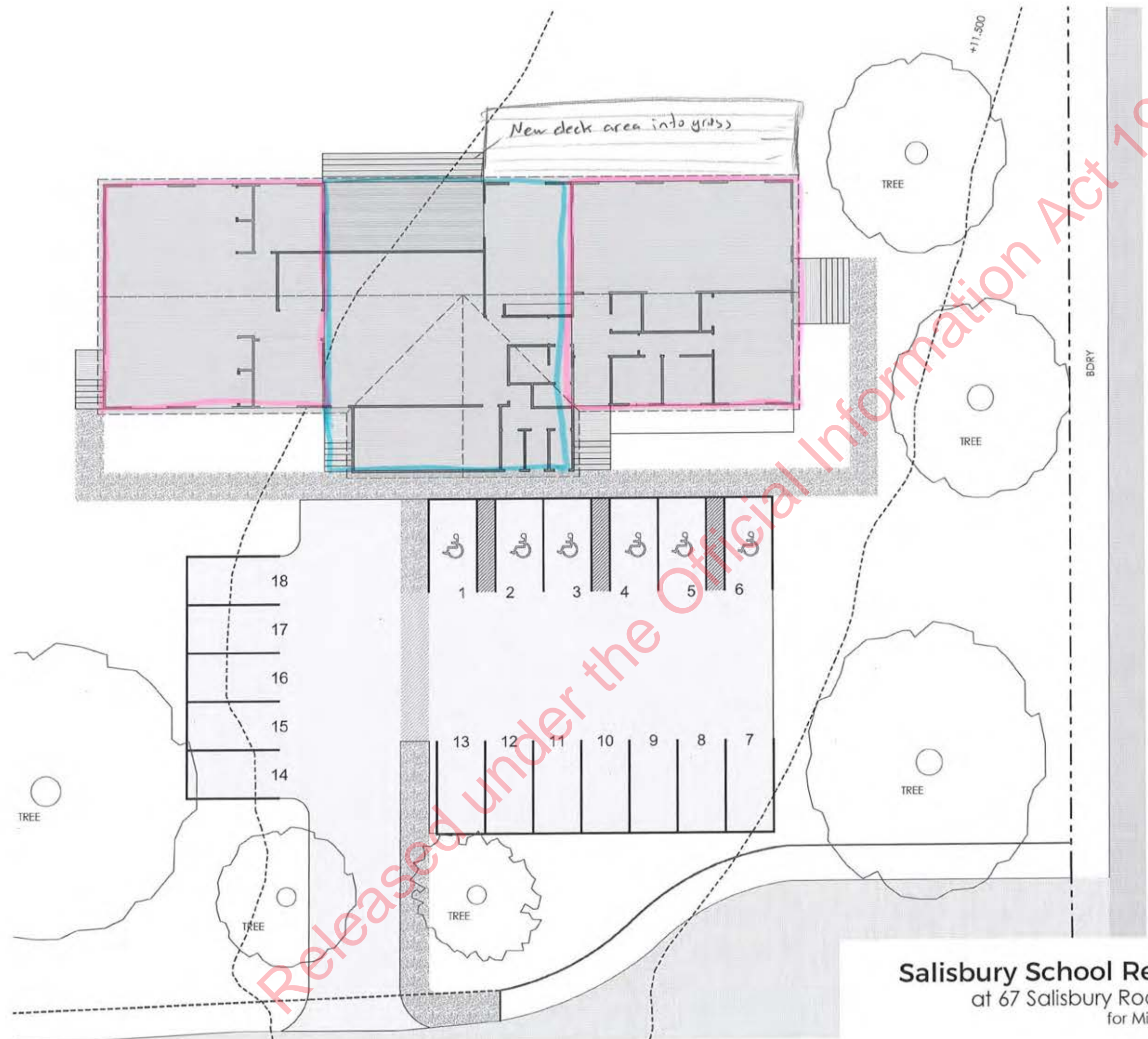
Relocated  
 New 12x12m

**Salisbury School Relocatable**  
 at 67 Salisbury Road, Richmond  
 for Ministry of Education

ID Date Transmittal Set Name




**redbox**  
 architects

9(2)(b)(ii)  
 project ID #22-32  
 drawing CD05.  
 architects impression only, not to scale



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**Salisbury School Relocatable**  
 at 67 Salisbury Road, Richmond  
 for Ministry of Education

  
 ID Date Transmittal Set Name  
  
 9(2)(b)(ii)  
 project ID #22-32  
 drawing CD02.  
 architects impression only, not to scale

## Document 13

**From:** [Rua Sargent](#)  
**To:** [Craig Morrison](#); 9(2)(a)  
**Cc:** 9(2)(a); [Jody Nichols](#)  
**Subject:** Salisbury Education Support Programme - draft  
**Date:** Tuesday, 25 October 2022 8:54:25 am  
**Attachments:** [image001.png](#)  
[22024 Salisbury Ed Support programme.pdf](#)  
[22024 Salisbury Ed Support programme.mpp](#)

---

Mōrena Kōrua, morning both,

Please see attached draft programme for the Salisbury Education Support project. Redbox are moving along at a pace now.

The key time considerations are:

- getting the buildings out of Waimea College and reinstating their grass for 31 January 2023
- Completing the building before the staff are required to move out of their existing buildings

The things that we have not yet done which will affect programme are:

- Outline plan approval – Peter, Justin will call you about this
- Iwi consultation – Peter if you could please send through William McDonald's contacts that would be appreciated.

It looks like we will be able to engage Hawkins or Fitzgerald under existing contracts for relocatable buildings, which will streamline procurement even if that is just to do the first stage.

I had an email from Ellie this morning asking for an update. I said that would come through you Craig. Please let me know any queries.

Mauri ora,

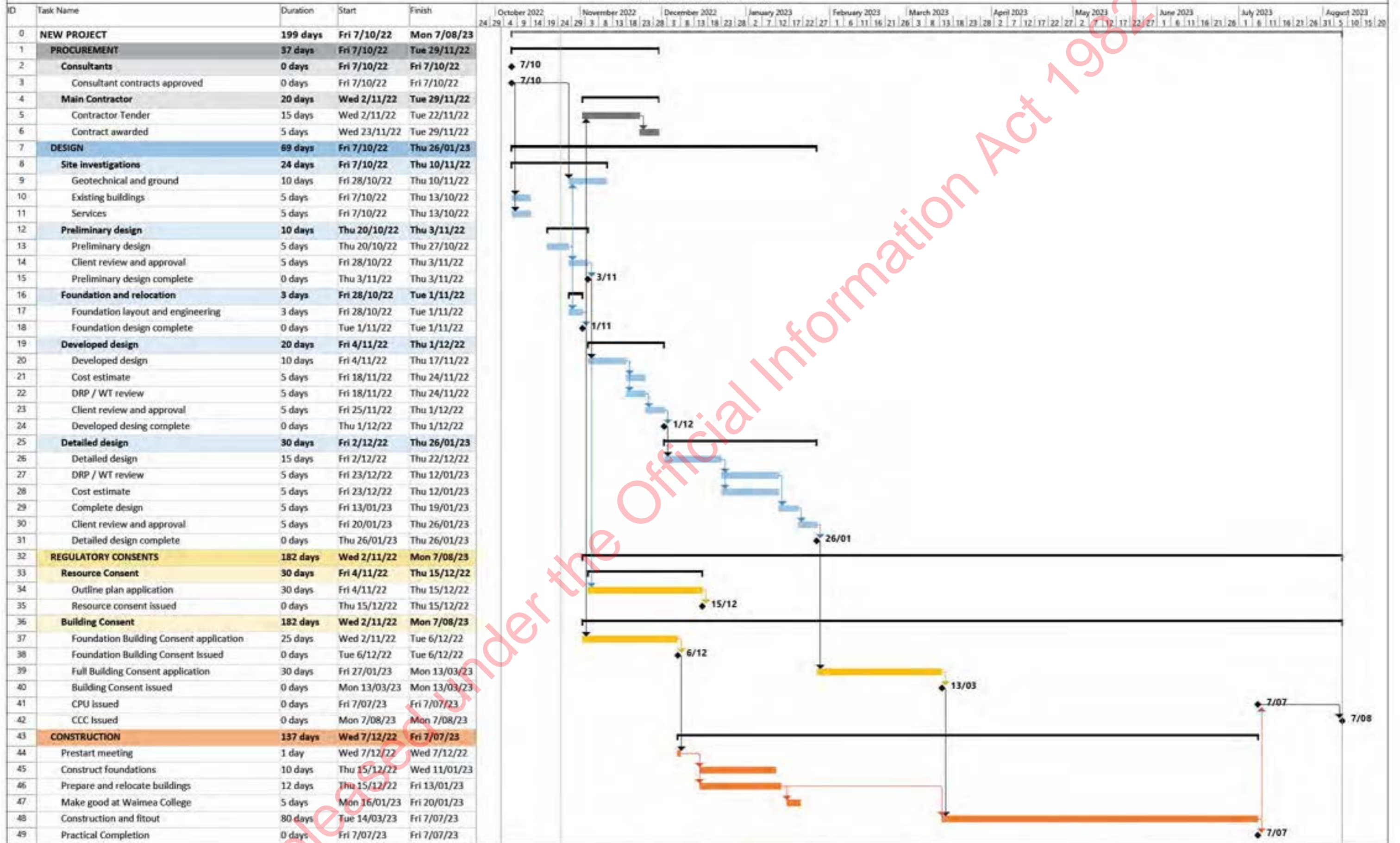
**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



9(2)(a)

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SALISBURY EDUCATION SUPPORT BUILDING  
DRAFT PROGRAMME FOR REVIEW



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Project: NEW PROJECT Date: Tue 25/10/22	<b>Task</b> Split Milestone	Summary Project Summary Inactive Task	Inactive Milestone Inactive Summary Manual Task	Duration-only Manual Summary Rollup Manual Summary	Start-only Finish-only External Tasks	External Milestone Deadline Progress	Manual Progress
--	-----------------------------------	---	---	--	---	--	-----------------

9(2)(a)

**From:** 9(2)(a)  
**Sent:** Monday, 31 October 2022 3:37 pm  
**To:** TPHM Contract Admin  
**Subject:** RE: Approval Request (Legal Review): Short Form Consultancy Agreement - Salisbury School (Nelson), RTLB/Ko Taku Reo/BLENNZ Learning support building, Design - Foundation Plan phase, 31 Oct 2022

Hi Tayla

Matter should be available in Contract express now.

Re the SFA costs, I have provided all design costs as reference only, however the purpose of this current engagement is for the architect to provide consented foundation plan only so that we can get the two relocatable classrooms moved and re-sited during December/January this year. Further design phases will be engaged as required.

Let me know if further info. required.

Many thanks

9(2)(a)

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

Christchurch office



---

**From:** TPHM Contract Admin <tphm.contractadmin@education.govt.nz>  
**Sent:** Monday, 31 October 2022 2:31 pm  
**To:** 9(2)(a) <9(2)(a)@education.govt.nz>  
**Cc:** TPHM Contract Admin <tphm.contractadmin@education.govt.nz>  
**Subject:** FW: Approval Request (Legal Review): Short Form Consultancy Agreement - Salisbury School (Nelson), RTLB/Ko Taku Reo/BLENNZ Learning support building, Design - Foundation Plan phase, 31 Oct 2022

Hey 9(2)  
( )

Unfortunately I will have to reject this as it's been submitted without a Matter, see below. Can you please create a Matter and then resubmit this contract for review?

I would also recommend having a chat to Procurement or your DTM about whether an SFA is the correct contract type for this, as SFAs are generally for contracts \$50k and below, and the amount in the quote is for more than this. A CCCS may be more appropriate.

---

### Matter Required

This contract has not been created within a Contract Express 'Matter'. Please delete this contract and create a [New Matter](#) instead, then create a new Short F from the Workflow Steps available on the Matter details screen.

If you have already provided answers that you would like to keep, save them to your computer using the "Download Answers" option in the top right hand corner. If you have created a new Short Form Agreement contract within your new Matter, you can upload those saved answers to populate your new contract.

Okay, got it



Cheers,

**Tayla Otway** | Contract Administrator  
Te Puna Hanganga, Matihiko | Infrastructure & Digital  
9(2)(a) [REDACTED]

---

**From:** [no-reply@contractexpress.com](mailto:no-reply@contractexpress.com) <[no-reply@contractexpress.com](mailto:no-reply@contractexpress.com)>

**Sent:** Monday, 31 October 2022 12:35 pm

**To:** Tayla Otway <[Tayla.Otway@education.govt.nz](mailto:Tayla.Otway@education.govt.nz)>

**Subject:** Approval Request (Legal Review): Short Form Consultancy Agreement - Salisbury School (Nelson), RTLB/Ko Taku Reo/BLENNZ Learning support building, Design - Foundation Plan phase, 31 Oct 2022

A new Short Form Consultancy Agreement is ready for review.

To view it, follow the url below:

[Short Form Consultancy Agreement - Salisbury School \(Nelson\), RTLB/Ko Taku Reo/BLENNZ Learning support building, Design - Foundation Plan phase, 31 Oct 2022](#)

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9(2)(a)

**From:** Michael Harrison 9(2)(a) @motuekasouth.school.nz>  
**Sent:** Sunday, 6 November 2022 12:54 pm  
**To:** 'Justin Fletcher'; Principal - Blind and Low Vision Education Network NZ; info@spacecreation.co.nz; Jody Nichols; Zoe Taylor; 9(2)(a) @blennz.school.nz; 9(2)(a) @deafeducation.nz; 9(2)(a) Rua Sargent  
**Subject:** RE: Salisbury Education Support - Workshop follow up  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Many thanks Justin. I am happy to sign off on this.

Ngā mihi | Kind regards

**Michael Harrison**  
Motueka South School &  
Nelson Bays RTLB Service  
P O Box 359  
Motueka 7143  
www.motuekasouth.school.nz  
www.nbrtlb.com

9(2)(a)

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**From:** Justin Fletcher [mailto:9(2) @redboxarchitects.co.nz]  
**Sent:** Friday, 4 November 2022 9:28 AM  
**To:** 9(2)(a) @blennz.school.nz; info@spacecreation.co.nz; Jody Nichols <Jody.Nichols@education.govt.nz>; 9(2)(a) @kotakureo.school.nz; 9(2)(a) @blennz.school.nz; 9(2)(a) @deafeducation.nz; principal@motuekasouth.school.nz; 9(2)(a) @education.govt.nz; Rua Sargent 9(2)(a) @qsquared.nz  
**Subject:** Re: Salisbury Education Support - Workshop follow up

Good morning everyone

Please see attached drawing set updated from our meeting yesterday. Updates include:

1. BLENZ/Ko Taku Reo office space location and resource/archive space relocated.
2. Sink and bench space added to the resource area.
3. Photocopy space added as per our workshop discussion.

As discussed yesterday this design is for development through the next phase of design. Our aim is to lock in the external building envelope and location of the building. **If all stakeholders can please confirm by email they sign off and approve this preliminary design.** This will be the design lodged for Outline Plan approval.

Any queries please let me know, regards

On Thu, Oct 20, 2022 at 4:18 PM Justin Fletcher 9(2)(a) @redboxarchitects.co.nz> wrote:

All

Thank you for your time today. It was great to meet everyone in person and online.

Please see here my notes from our meeting:

Attendance:

Online: Rua, 9(2) Michael, Zoe

In person: Justin, Bella, Marine, Karen, John, Matthew, Sue & Jody.

Apologies: Elaine

Introduction from Rua and 9(2)

Workshop discussion of tabled concept design based upon initial concept brief and previous online meeting. Workshop outcomes:

- Overall scheme approved with a total square metre of between 450 and 500m<sup>2</sup> anticipated. Option A approved for site location. 24 car parks in total required. Mark ups drawings from today's meeting attached.
- Redbox to update site plan and floor plan for issue.
- Learning support area ok with minor changes to office configuration for manager and 3 leads. Admin/photocopy area adjacent to main circulation. Use of end external door for primary staff access. Breakout/meeting space approved.
- BLENZ/Ko Taku Reo combined open plan office relocated to southern side of open plan area with resource and storage area on northern side. Wash up and cleaning option in resource space. Detail required for specialist needs of staff for use and online teaching. Braile machine noisy and to be located to avoid disruption. Electrical interference from switchboard room to be considered in location.
- Public spaces ok in principal with review of seminar and smaller meeting rooms to ensure viable spaces for Ko Taku Reo online learning and meetings.
- Agreement that resource and storage space needs development and concerns over lack of m<sup>2</sup> for this. Proposal to utilise the deck area for this use. This adds floor area of approx 50m<sup>2</sup>.
- Link from multipurpose room to staff area seen as viable subject to control over access and privacy.
- Entry control for main public lobby and also to carparking space. This was seen as required to stop unapproved use of carparking spaces.
- Multipurpose room required wet space for educational learning
- Carparks: Blenz 2 lease +4, KTR 6 LS 12 total 24.

I will review with Rua early next week on next steps for Redbox and Space Creations and will advise.

We are now able to locate the relocatable parts of the build which will allow us to progress the outline plan approval and relocation of buildings over the xmas break.

Thanks again to everyone for your input today.

Regards

--

**Justin Fletcher**

Director

Registered Architect

BAS BArch (hons)



9(2)(b)(ii)

--

**Justin Fletcher**

Director

Registered Architect

BAS BArch (hons)



9(2)(b)(ii)



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9(2)(a)

**From:** Karen Stobbs 9(2)(a) @Blennz.school.nz>  
**Sent:** Monday, 7 November 2022 3:58 pm  
**To:** Justin Fletcher; info@spacecreation.co.nz; Jody Nichols; Zoe Taylor; John Hewlett; 9(2)(a) @deafeducation.nz; Principal - Motueka South School; 9(2)(a) ;  
Rua Sargent  
**Subject:** RE: [External] Re: Salisbury Education Support - Workshop follow up  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kia ora Justin

Thank you Justin, I have followed up with Elaine Gilmour and we are both comfortable with the changes that you have made following last weeks workshop.

Thank you for your work in preparing this preliminary design.

Ngā mihi

Karen Stobbs

Principal

[#BornAccessible](#)

m. 9(2)(a)

w. [www.blennz.school.nz](http://www.blennz.school.nz)

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**Ko ia ākonga o BLENNZ kua tutuki kē o rātou oranga**



Te Kotuitinga Mātauranga Pura o Aotearoa

---

**From:** Justin Fletcher 9(2)(a) @redboxarchitects.co.nz>  
**Sent:** Friday, 4 November 2022 9:28 am  
**To:** Karen Stobbs 9(2)(a) @Blennz.school.nz>; info@spacecreation.co.nz; Jody Nichols <Jody.Nichols@education.govt.nz>; 9(2)(a) @kotakureo.school.nz; John Hewlett 9(2)(a) @Blennz.school.nz>; 9(2)(a) @deafeducation.nz; principal@motuekasouth.school.nz; 9(2)(a) @education.govt.nz; Rua Sargent 9(2)(a) @qsquared.nz>  
**Subject:** [External] Re: Salisbury Education Support - Workshop follow up

Good morning everyone

Please see attached drawing set updated from our meeting yesterday. Updates include:

1. BLENZ/Ko Taku Reo office space location and resource/archive space relocated.
2. Sink and bench space added to the resource area.
3. Photocopy space added as per our workshop discussion.

As discussed yesterday this design is for development through the next phase of design. Our aim is to lock in the external building envelope and location of the building. **If all stakeholders can please confirm by email they sign off and approve this preliminary design.** This will be the design lodged for Outline Plan approval.

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I will review with Rua early next week on next steps for Redbox and Space Creations and will advise.

We are now able to locate the relocatable parts of the build which will allow us to progress the outline plan approval and relocation of buildings over the xmas break.

Thanks again to everyone for your input today.

Regards

--

**Justin Fletcher**

Director

Registered Architect

BAS BArch (hons)



9(2)(b)(ii)

--

**Justin Fletcher**

Director

Registered Architect

BAS BArch (hons)



9(2)(b)(ii)

9(2)(a)

**From:** Rua Sargent <[redacted]@qsquared.nz>  
**Sent:** Monday, 7 November 2022 4:32 pm  
**To:** Justin Fletcher; 9(2)(a)  
**Subject:** RE: LS Salisbury School

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Great work thank you

Mauri ora,

Rua Sargent MNZIQS MNZIBS  
Tohunga Waihangā  
Quantity Surveyor | Building Surveyor



9(2)(a)

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**From:** Justin Fletcher [redacted]@redboxarchitects.co.nz>  
**Sent:** Monday, 7 November 2022 4:31 PM  
**To:** 9(2)(a) <[redacted]@education.govt.nz>; Rua Sargent [redacted]@qsquared.nz>  
**Subject:** LS Salisbury School

9(2) and Rua  
( )

We have received approval for the preliminary design from BLENZ, Ko Taku Reo and Learning Support.

We are awaiting a fee review/adjustment from Space Creations.

Regards

--

Justin Fletcher

Director

Registered Architect

BAS BArch (hons)



9(2)(b)(ii)



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9(2)(a)

**From:** 9(2)(a)  
**Sent:** Thursday, 10 November 2022 3:50 pm  
**To:** 9(2)(a)  
**Subject:** Project Update Re : 213797 Salisbury RTLB Housing Project - Relocation of 2 Reloc. Buildings from Waimea College

Hi 9(2)  
( )

As discussed, it would be ideal if we can utilise Nelson based Fitzgerald Construction and their transport team to prepare, uplift and relocate 2 existing reloc. Buildings to Salisbury school across the road to expedite delivery of above RTLB Housing Project – co stakeholders with RTLB team are the two sensory groups Ko Taku Reo and BLENNZ.

Let me know if further info. required or happy to catch up.

Many thanks

9(2)  
( )

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)  
Christchurch Office

[education.govt.nz](https://www.education.govt.nz)

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*We shape an education system that delivers equitable and excellent outcomes*



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9(2)(a)

**From:** 9(2)(a)  
**Sent:** Thursday, 17 November 2022 12:53 pm  
**To:** Candice Marais  
**Cc:** 9(2)(a); Lance Florance  
**Subject:** RE: Salisbury School : ROI + RFP (Request for Proposal) -> Closed Tender : Lead Design Services (LD)  
**Attachments:** Salisbury Education building foundations and transportation

Hi Candice

Hope the information below is what you require, I have attached the email correspondence from Rua Sargent of QSquared Ltd for supporting reference.

Let me know if you require further information.

Many thanks

9(2)

( )

*Project Name: Salisbury RTLB Housing Project ( Note: Have kept this the same as the project title in K2 file. )*

**Construction Value:** Recommended Budget value - \$250,000.00excl. gst

( Note: Budget encompasses the following scope items only )

- Construct new pile foundation
- Relocate 2 buildings to new site
- Connect to foundations and make watertight
- Remove foundations at Waimea College, make good and hydroseed.

**Tender Release Date:** 17/11/2022

**LD service Start Date:** 17/11/2022

**LD service complete Date (Including defect period):** 17/11/2023

**Work type:** Design services required to provide building consent and suitable plans and specifications to allow a selected contractor to provide fixed costs to deliver and complete following project items

- Construct new pile foundation
- Relocate 2 buildings to new site
- Connect to foundations and make watertight
- Remove foundations at Waimea College, make good and hydroseed.

**Delivery approach:** Traditional

**Pricing Method:** Fixed Lumpsum

**Description of Work:**

- Construct new pile foundation
- Relocate 2 buildings to new site
- Connect to foundations and make watertight
- Remove foundations at Waimea College, make good and hydroseed.

**Significant Factors:**

*Project timeline is time sensitive as the available physical and ' real time ' commercial window for a selected contractor to transport the two reloc. buildings is mid Dec.2022 or at latest mid Jan. 2023.*

These buildings are to form one main building on site, to be shared by a combined group of local RTLB, KoTaku Reo and BLENZ teams.

Nga mihi nui

9(2)(a) Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

Christchurch office



---

**From:** 9(2)(a) @education.govt.nz  
**Sent:** Wednesday, 16 November 2022 1:29 pm  
**To:** Candice Marais <Candice.Marais@education.govt.nz>; 9(2)(a) @education.govt.nz  
**Cc:** Lance Florance <Lance.Florance@education.govt.nz>  
**Subject:** RE: Sailsbury School : ROI + RFP (Request for Proposal) -> Closed Tender : Lead Design Services (LD)

Hi Team

Happy to endorse the shortlist you wrote below. @Candice Marais once you get the high level project details from 9(2) please approach these suppliers to confirm their interest.

( )

Thanks

9(2)(a) | Principal Procurement Specialist  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

---

**From:** Candice Marais <Candice.Marais@education.govt.nz>  
**Sent:** Wednesday, 16 November 2022 12:07 pm  
**To:** 9(2)(a) @education.govt.nz  
**Cc:** Lance Florance <Lance.Florance@education.govt.nz>; 9(2)(a) education.govt.nz  
**Subject:** RE: Sailsbury School : ROI + RFP (Request for Proposal) -> Closed Tender : Lead Design Services (LD)

Thanks 9(2)  
( )

Could you please complete the below information pertaining to this project.  
I have completed the delivery approach as well as the pricing method.

**Project Name:**  
**Construction Value:**  
**Tender Release Date:**  
**LD service Start Date:**

**LD service complete Date (Including defect period):**

**Work type:**

**Delivery approach:** Traditional

**Pricing Method:** Fixed Lumpsum

**Description of Work:**

**Significant Factors:**

Once I have this intel I will approach the suppliers.

We usually give them 3-4 working days to respond to the ROI. Would appreciate it you could have this back to me as soon as possible.

Please yell out if there are any questions 😊

Ngā mihi nui,

**Candice Marais** | Senior Procurement Specialist  
Te Puna Hanganga, Matihiko | Infrastructure – Southern (TPHM)

9(2)(a)  
Christchurch Office

---

**From:** 9(2)(a) <[redacted]@education.govt.nz>

**Sent:** Tuesday, 15 November 2022 2:51 pm

**To:** Lance Florance <Lance.Florance@education.govt.nz>; Candice Marais <Candice.Marais@education.govt.nz>

**Cc:** 9(2)(a) <[redacted]@education.govt.nz>

**Subject:** RE: Sailsbury School : ROI + RFP (Request for Proposal) -> Closed Tender : Lead Design Services

Hi All

Four suppliers as follows, I have used the first two suppliers below and found them to be capable, reliable and familiar with how ministry operates to date.

Redbox Architects 2017

9(2)(b)(ii)  
[redacted]

I am open to suggestions in terms of other applicable suppliers from the attached ministry list.

Many thanks

9(2)  
( )

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)  
[redacted]

Christchurch office

---

**From:** Lance Florance <[Lance.Florance@education.govt.nz](mailto:Lance.Florance@education.govt.nz)>  
**Sent:** Tuesday, 15 November 2022 7:10 am  
**To:** Candice Marais <[Candice.Marais@education.govt.nz](mailto:Candice.Marais@education.govt.nz)>; 9(2)(a) <[REDACTED]@education.govt.nz>  
**Cc:** 9(2)(a) <[REDACTED]@education.govt.nz>  
**Subject:** RE: Salsbury School : ROI + RFP (Request for Proposal) -> Closed Tender : Lead Design Services

Hi all,

My 5 cents worth ....local designers on the ground in Nelson.

- 9(2)(b)(ii) <[REDACTED]>
- Redbox
- 9(2)(b)(ii) <[REDACTED]>

Is 9(2)(b)(ii) <[REDACTED]> is doing a good job at Riwaka 9(2)(a) <[REDACTED]> could they be an option.....

9(2)(a) <[REDACTED]> is having issues on school led projects, I don't think he would make a good option at this point.

Cheers

**Lance Florance** | Delivery Team Manager  
Te Puna Hanganga, Matihiko | Infrastructure & Digital  
9(2)(a) <[REDACTED]>

---

**From:** Candice Marais <[Candice.Marais@education.govt.nz](mailto:Candice.Marais@education.govt.nz)>  
**Sent:** Monday, 14 November 2022 9:32 pm  
**To:** 9(2)(a) <[REDACTED]@education.govt.nz>  
**Cc:** 9(2)(a) <[REDACTED]@education.govt.nz>; Lance Florance <[Lance.Florance@education.govt.nz](mailto:Lance.Florance@education.govt.nz)>  
**Subject:** Salsbury School : ROI + RFP (Request for Proposal) -> Closed Tender : Lead Design Services  
**Importance:** High

Hi 9(2)  
( )

As part of the ROI engagement to gauge appetite for this project could you please select 5 suppliers as seen in the below table.

Nelson / Marlborough / West Coast	Category	New Build Value Band(s)	Redevelopment Value Band(s)	Remediation Value Band(s)
Arthouse Architects Limited	2	1 to 6	1 to 6	1 to 6
ASC Architects Limited	2	1 to 6		
Athfield Architects Limited	2	1 to 6	1 to 6	
Babbage Consultants Limited	2			1
Boon Limited	2	1	1	1
Bornmeister Architects Limited	2	1	1	
Designgroup Stapleton Elliott Limited	2	1 to 6	1 to 6	
Dominic Hassan Architect Limited & David A Smith Architects Limited	2	1	1	
Fulton Ross Team Architects Limited	2	1	1	
Hampton Jones Property Consultancy Limited	2			1 to 6
IKON Architects Limited	2	1	1	
Jasmax Central Limited	1	1 to 6	1 to 6	
Jerram Tocker Barron Architects Limited	2	1	1 to 6	1 to 6
Ken Robinson Architects Limited	2	1	1	
McKenzie Higham Limited	2	1 to 6	1 to 6	1 to 6
Redbox Architects 2017 Limited	2	1	1	1 to 6
Smart Alliances Limited	2	1	1	1 to 6
SRA Architects Limited	2	1 to 6	1 to 6	1 to 6
SSL Limited (School Support)	2	1	1	
Stephenson & Turner NZ Limited	2	1	1	1 to 6
Studio of Pacific Architecture Limited	2	1 to 6	1 to 6	1 to 6
The Buchan Group New Zealand PTY Ltd	2		1	1
Warren and Mahoney Architects New Zealand Limited	2	1 to 6	1 to 6	
Wilkie + Bruce Architects Limited	2	1	1	1 to 6
Wilson and Hill Architects Limited	2	1	1	1
WSP New Zealand Limited	2	1 to 6	1 to 6	1 to 6

Once I have this, I will engage with the suppliers to ascertain whether they express their interest in this project. 😊

Thank you & Kind Regards,  
C

Ngā mihi,

**Candice Marais** | Senior Procurement Specialist  
Te Puna Hanganga, Matihiko | Infrastructure – Southern (TPHM)

9(2)(a) [Redacted]  
Christchurch Office

[education.govt.nz](http://education.govt.nz)

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9(2)(a)

**From:** 9(2)(a)  
**Sent:** Wednesday, 23 November 2022 1:57 pm  
**To:** Omb Hub  
**Cc:** 9(2)(a)  
**Subject:** Salisbury RTLB Housing Project - OMB Brief  
**Attachments:** Salisbury RTLB Housing Project - 213797 - Offsite Manufactured Building.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Chel

OMB brief attached let me know urgently if you need clarity or info.

Many thanks

9(2)  
( )

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)  
Christchurch Office

[education.govt.nz](https://www.education.govt.nz)

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Document 21

9(2)(a)

**From:** Bella Cramond 9(2)(a) <pacecreation.co.nz>  
**Sent:** Thursday, 24 November 2022 4:17 pm  
**To:** Justin Fletcher  
**Cc:** 9(2)(a) @blennz.school.nz; 9(2)(a) @deafeducation.nz; Principal - Motueka South School; Mary Pupich; Jody Nichols; 9(2)(a); Matthew Koning; Zoe Taylor; Principal - Blind and Low Vision Education Network NZ; elaine.gilmour; Rua Sargent  
**Subject:** Preliminary layout plan  
**Attachments:** Start Template-PROP PL-4.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from 9(2)(a)@spacecreation.co.nz. [Learn why this is important](#)

Hi Everyone

Thanks for attending the meeting and for all the helpful comments.

See below the attached layout, feel free to make beautiful drawings on it with your comments. Once I receive everyone's feedbacks I will work on updating the layout accordingly and ready to discuss it in our next meeting.

Enjoy the rest of your week.

Ngā mihi | Kind Regards,

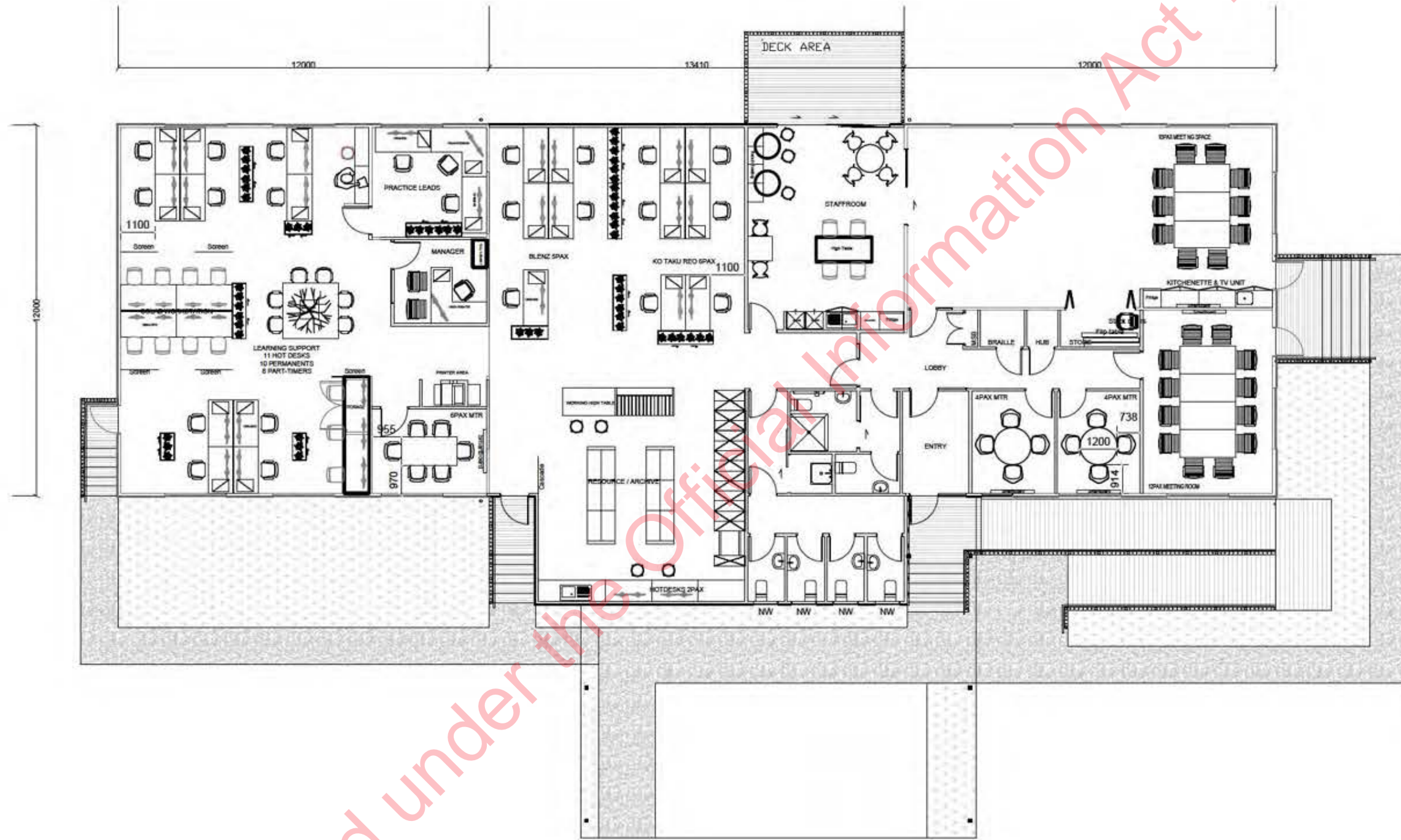
**Bella Cramond**  
Interior Architect / Workplace Designer

9(2)(a)



Released under the Official Information Act 1982





9(2)(b)(ii)

<p><b>JOB DETAILS</b>  <b>SALISBURY SCHOOL</b>          AT SALISBURY ROAD, HASTINGS, NEW ZEALAND</p>	<p>ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982.</p>	<p><b>ISSUED FOR</b>  <b>LAYOUT OPTION</b></p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	DESCRIPTION													<p>REV.  DWG. NO. <b>01-01</b></p>
REV	DATE	DESCRIPTION																	
<p><b>SHEET INFO</b>  <b>PROPOSED PLAN</b></p>	<p>CONTRACTOR AND ARCHITECT TO VERIFY ALL DIMENSIONS BY THE SURVEY CONTRACTOR. ALL DIMENSIONS SHALL BE APPROVED BY ARCHITECT. TO THE OFFICE FILE. DIMENSIONS SHALL BE THE DIMENSIONS OF THE DRAWING UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED.</p>	<p><b>SCALE</b>          1 : 150 (A3)</p> <p><b>NET FLOOR AREA</b>          500 SQM</p>	<p>PRINT DATE          24 NOV 2022</p>	<p>PRINT DATE          24 NOV 2022</p>															

9(2)(a)

**From:** Karen Stobbs <9(2)(a)@blennz.school.nz>  
**Sent:** Thursday, 1 December 2022 4:41 pm  
**To:** Bella Cramond; Justin Fletcher  
**Cc:** John Hewlett; 9(2)(a)@deafeducation.nz; Principal - Motueka South School; Mary Pupich; Jody Nichols; 9(2)(a); Matthew Koning; Zoe Taylor; elaine.gilmour; Rua Sargent  
**Subject:** RE: [External] Preliminary layout plan  
**Attachments:** 2022 11 BLENNZ Salisbury Plan feedback.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kia ora koutou

Apologies for the delay in the feedback, an incredibly busy time of year. Happy to touch base with regards to any of the feedback we have provided. Thank you to everyone in the design team for your time and talents to ensure this is a great inclusive space to teach and learn in.  
Ngā mihi

Karen Stobbs  
Principal  
[#BornAccessible](#)  
m. 9(2)(a)  
w. [www.blennz.school.nz](http://www.blennz.school.nz)

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Ko ia ākonga o BLENNZ kua tutuki kē o rātou oranga



Te Kotuitinga Mātauranga Pura o Aotearoa

**From:** Bella Cramond 9(2)(a)@spacecreation.co.nz>  
**Sent:** Thursday, 24 November 2022 4:17 pm  
**To:** Justin Fletcher 9(2)(a)@redboxarchitects.co.nz>  
**Cc:** John Hewlett 9(2)(a)@blennz.school.nz>; 9(2)(a)@deafeducation.nz; principal@motuekasouth.school.nz; mary.pupich@education.govt.nz; MOE Jody Nichols <Jody.Nichols@education.govt.nz>; 9(2)(a)@education.govt.nz>; 9(2)(a)@kotakureo.school.nz>; 9(2)(a)@kotakureo.school.nz>; Karen Stobbs <9(2)(a)@blennz.school.nz>; Elaine Gilmour 9(2)(a)@blennz.school.nz>; Rua Sargent 9(2)(a)@qsquared.nz>  
**Subject:** [External] Preliminary layout plan


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Enjoy the rest of your week.

Ngā mihi | Kind Regards,

 **Bella Cramond**  
9(2)(b)(ii) [Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]



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9(2)(a)

**From:** 9(2)(a)  
**Sent:** Friday, 2 December 2022 4:48 pm  
**To:** Jody Nichols  
**Subject:** Draft response to Salisbury School Re: RTLB/Ko Taku Reo/BLENNZ project  
**Attachments:** Salisbury School - Site Possession Fencing Plan.pdf

Kia ora Jody

Draft response for update to Salisbury school re above ministry led RTLB Housing project, feels a bit lumpy but cant put my finger on it though.

Kia ora Ellie

Thanks for your time and discussing the RTLB Housing project with me. Please find attached fencing plan from building contractor and the below comments in response to your questions tabled in our recent meeting at Salisbury school.

Please note key construction and delivery dates are yet to be confirmed but the work will be achieved during the xmas holiday break to achieve the least disruption to school operations.

The construction component of the project will be delivered by local business Fitzgerald Construction Ltd.

Fitzgerald is well aware of the peak traffic times for the Salisbury school driveway and St Patricks school traffic and will tailor the requirements accordingly. i.e delivery times scheduled outside of peak drop-off and pick-up times.

Any existing fencing that is removed for construction reasons will be stored and reinstalled when appropriate. Temporary fencing will respond to any removed existing fencing in terms of site and school security/safety.

Adequate advance notice will be communicated to yourself and school re any potential disruption to underground services.

Redbox has identified the Heritage trees and designed accordingly and Fitzgerald Construction are fully aware of schools concerns.

Please fell free to contact myself or Jody Nichols if you have any questions.

Kind regards

9(2)

( )

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

Christchurch Office

[education.govt.nz](http://education.govt.nz)

*He mea tārai e mātou te mātauranga kia rangatira ai, kia mana taurite ai ōna huanga*  
*We shape an education system that delivers equitable and excellent outcomes*

**From:** [Rua Sargent](#)  
**To:** [Ellie Salcin-Watts](#)  
**Cc:** [Lance Florance](#); [Jody Nichols](#); 9(2)(a)  
**Subject:** Salisbury Reporting  
**Date:** Monday, 5 December 2022 11:11:08 am  
**Attachments:** [image001.png](#)  
[22-32 Salisbury Campus - Learning Support Project - PRELIMINARY DESIGN - FOR CLIENT APPROVAL.pdf](#)  
[Salisbury School - Site Possession Fencing Plan.pdf](#)

---

Tenaā koe Ellie,

Mō taku hē, apologies that it has taken so long to provide information to you. I do want to acknowledge on behalf of our project team that we do appreciate that we are working on your school site. The three user groups are also extremely grateful for you hosting them.

Here now is an update of where we are at:

- Preliminary design (see attached) - The area for this building was assigned by the larger schools project. In placing the building we have been very conscious of traffic disruption, separation from the other schools and the heritage tress and buildings in the vicinity. Redbox Architects are lead design.
- Iwi consultation – We have been in dialogue with Rangitāne and will continue this through the design process.
- Infrastructure – we will need to connect to the existing services along Salisbury Road. Stormwater will be by soak pit. We will liaise to do the connections outside of school times.
- Stage 1 programme – The contractor will complete school access plan and site safety plan for your approval prior to establishment. We need to relocate two buildings from Waimea College during the summer holidays. We propose that the best way to do this safely is to erect site fencing in December after the school closes, then bring the buildings into the secure compound in January. A Building Consent application has been lodged for the foundations.
- Stage 2 programme – the designers are working through developed design now and should submit for building consent in March. Construction would begin upon receipt of the consent.
- Outline Plan – this is the resource consent planning. You will be aware that the TDC have concerns about traffic on Salisbury Rd. The submission for this building was done on the basis that the staff are already using the site. Our planner thought that this would have no impact on your new school.
- Contractor – we have Fitzgerald Construction engaged to bring the relocatable buildings over. Fitzgerald are very good in schools. They know how to manage health and safety and consideration of students and staff. Fitzgerald have only just received notification so are currently preparing their programme, health and safety and other information. As that comes through I will make sure we share that with you.
- Communications – this has clearly been lacking. Going forward we can add you to our fortnightly meetings on Thursdays and will update you formally after these meetings even if you do not attend.

We welcome and look forward to any comment you may have on the above.

Hope to catch up with you very soon.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS

Tohunga Waihanga

Quantity Surveyor | Building Surveyor

# drawing issue history

Issue History				
Issue	Sheet	Rev	Sheet Name	Change ID
2A, PRELIMINARY DESIGN - FOR CLIENT APPROVAL, 4/11/2022 9:20 am				
		2A	Document Transmittal	
	RC01	2A	Site Location & Site Plans	
	RC02	2A	Relocated Classroom Plans & Elevations	
	RC03	2A	Proposed Floor Plan	
	RC04	2A	Proposed Elevations	
	RC05	2A	Site Services Plans	

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PRELIMINARY DESIGN  
2A 4/11/2022 - FOR CLIENT  
APPROVAL

ID Date Transmittal Self Name



9(2)(b)(ii)

Salisbury School  
Relocatables  
for Ministry of Education

Document Transmittal

of 47 Salisbury Road, Richmond

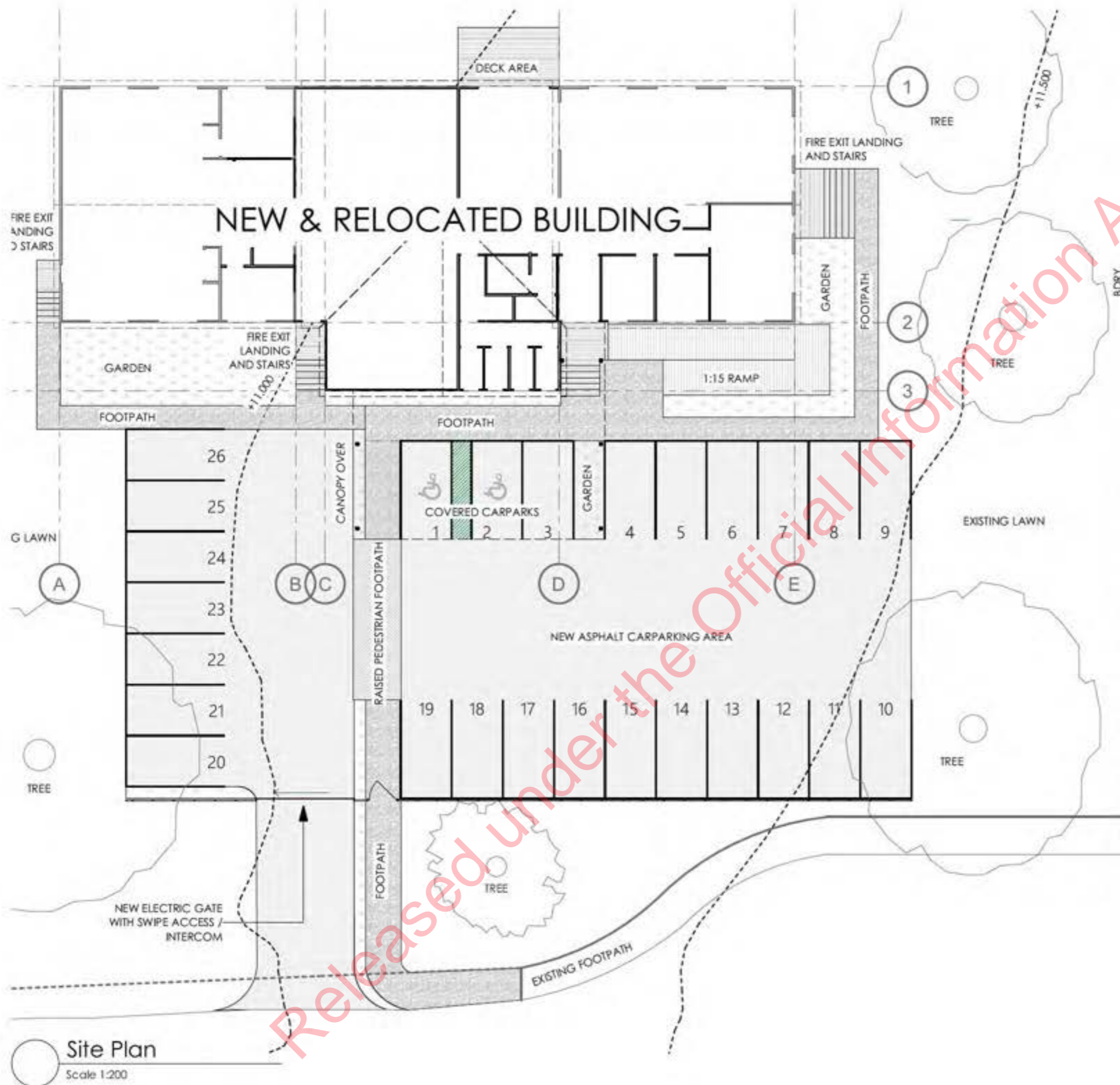
issued 4/11/2022

scale @A4 1:1

project ID #22-32

drawing 2A

do not scale from drawings, verify all  
dimensions on site, confirm any discrepancies  
with the architect prior to construction.



Site Location Plan  
Scale 1:1000

2A 4/11/2022 PRELIMINARY DESIGN - FOR CLIENT APPROVAL  
© Date Transmittal Set Name

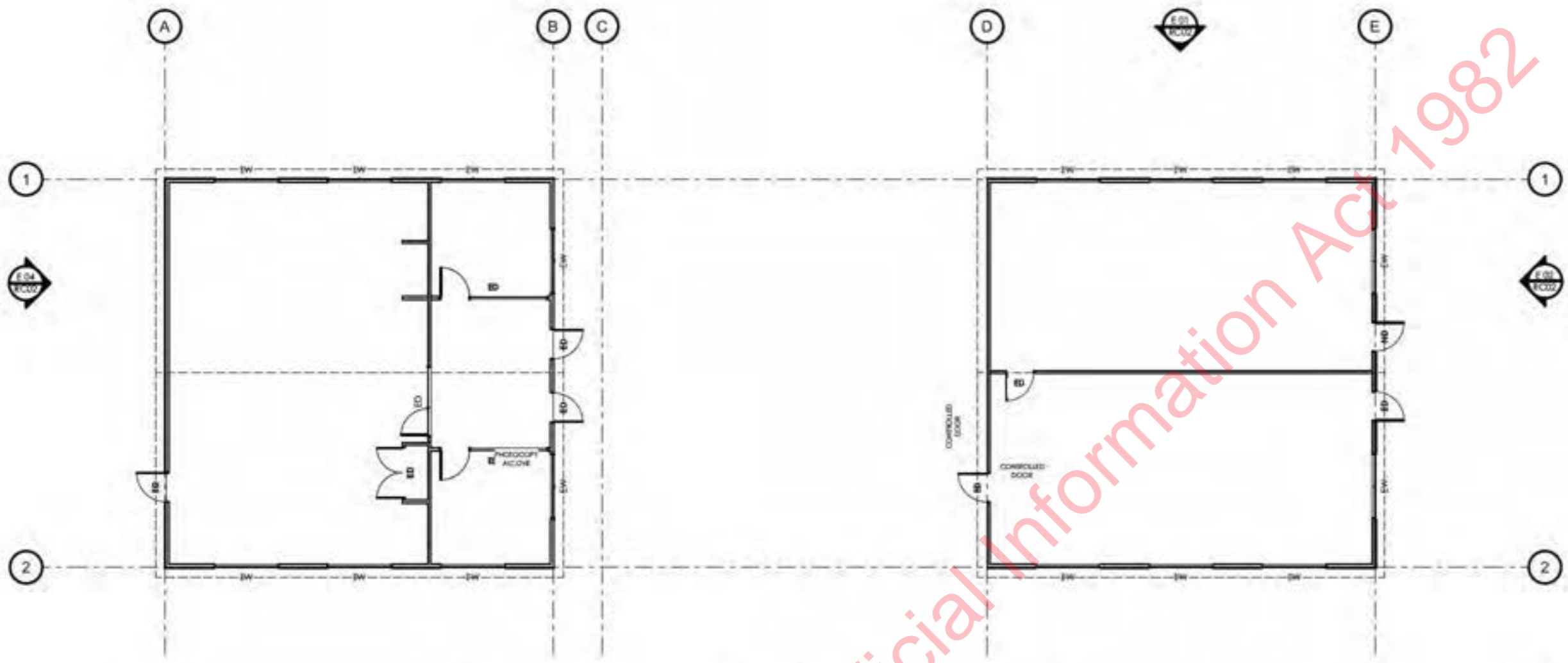


9(2)(b)(ii)

Salisbury School Relocatables for Ministry of Education

Site Location & Site Plans  
at 67 Salisbury Road, Richmond  
issued 4/11/2022  
scale @A3 1:200, 1:1000  
project ID #22-32  
drawing RC01.2A

do not scale from drawings. confirm all dimensions on site. confirm any discrepancies with the architect prior to construction.



**E-01 Existing North Elevation**  
Scale 1:200



**E-02 Existing East Elevation**  
Scale 1:200



**E-04 Existing West Elevation**  
Scale 1:200



**E-03 Existing South Elevation**  
Scale 1:200



2A 4/11/2022 PRELIMINARY DESIGN - FOR CLIENT APPROVAL  
 © Date Transmittal Set Name



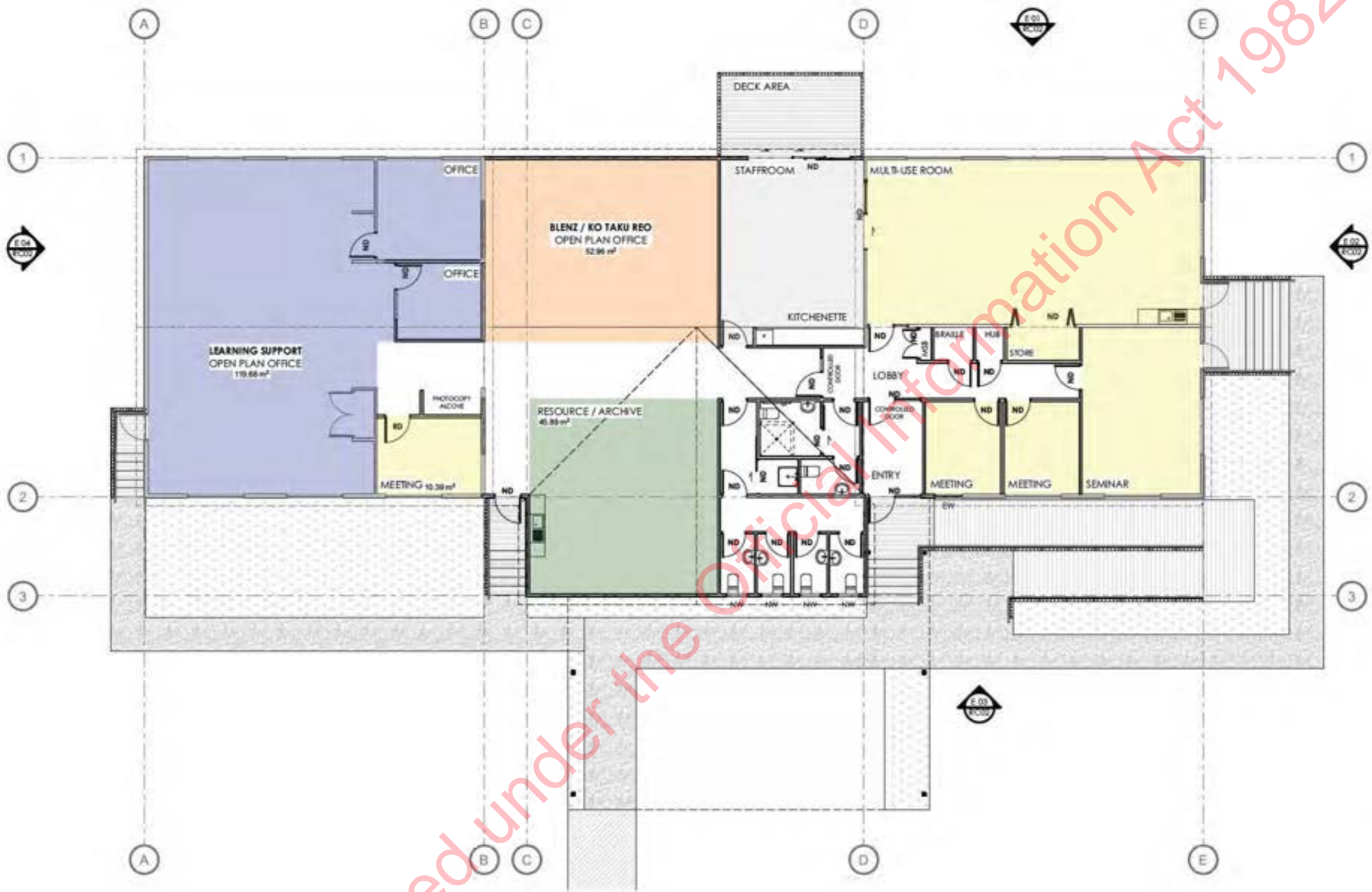
9(2)(b)(ii)

Salisbury School  
 Relocatables  
 for Ministry of Education  
 Relocated Classroom Plans  
 & Elevations

at 67 Salisbury Road, Richmond  
 issued 4/11/2022  
 scale @A3 1:150, 1:200  
 project ID #22-32  
 drawing RC02.2A

do not scale from drawings. confirm all dimensions on site. confirm any discrepancies with the architect prior to construction.





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2A 4/11/2022 PRELIMINARY DESIGN - FOR CLIENT APPROVAL  
 © Date Transmittal Set Name

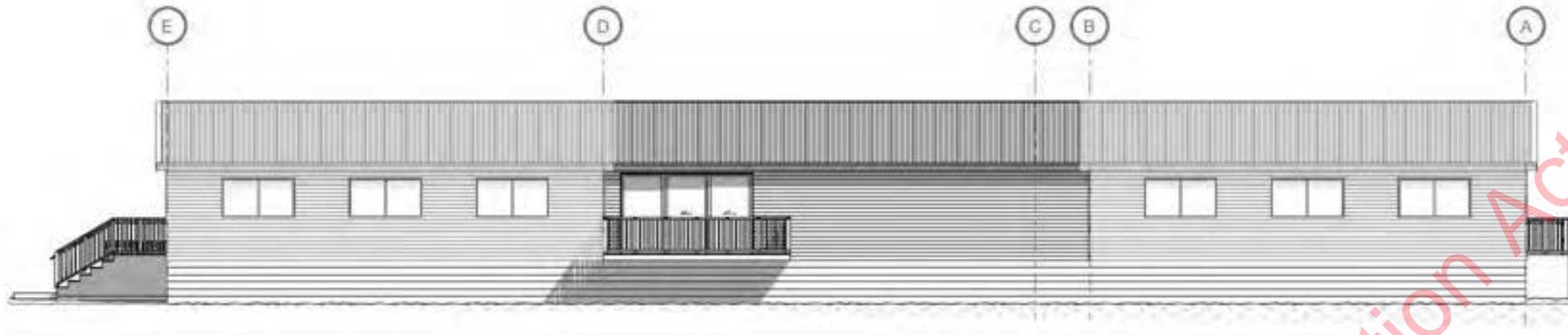


9(2)(b)(ii)

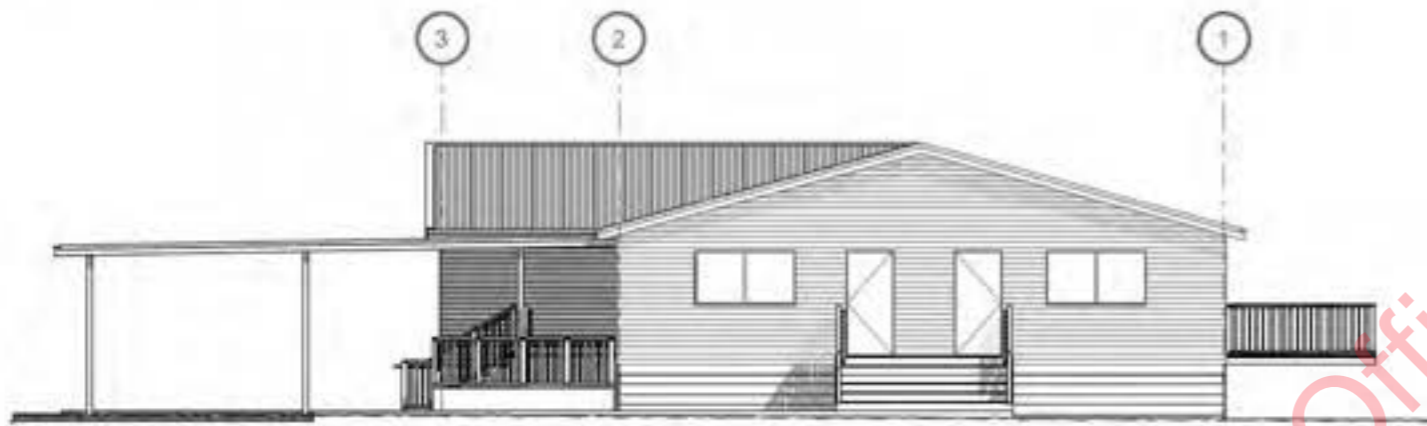
**Salisbury School Relocatables**  
 for Ministry of Education

**Proposed Floor Plan**  
 at 67 Salisbury Road, Richmond  
 issued 4/11/2022  
 scale @A3 1:150  
 project ID #22-32  
 drawing RC03.2A

do not scale from drawings. confirm all dimensions on site. confirm any discrepancies with the architect prior to construction.



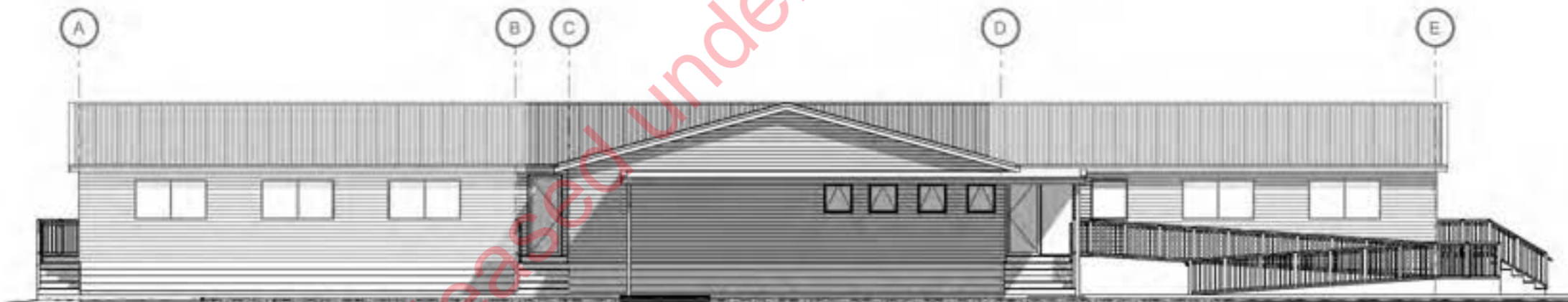
**E-01 Proposed North Elevation**  
Scale 1:150



**E-02 Proposed East Elevation**  
Scale 1:150



**E-04 Proposed West Elevation**  
Scale 1:150



**E-03 Proposed South Elevation**  
Scale 1:150

2A 4/11/2022 PRELIMINARY DESIGN - FOR  
CLIENT APPROVAL  
© Date Transmittal Set Name



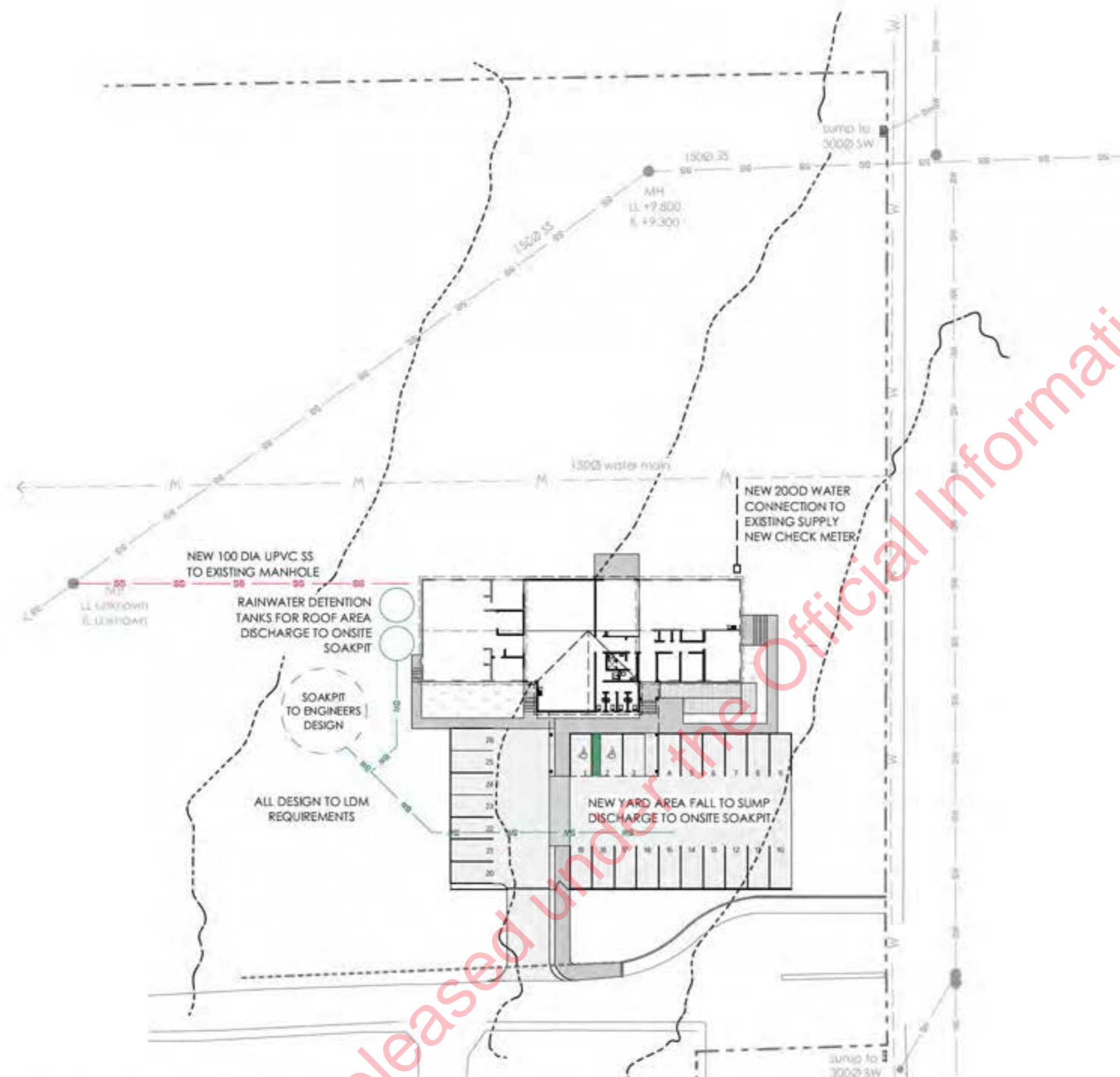
B(2)(b)(ii)

Salisbury School  
Relocatables  
for Ministry of Education

Proposed Elevations

at 67 Salisbury Road, Richmond  
issued 4/11/2022  
scale @A3 1:150  
project ID #22-32  
drawing RC04.2A


do not scale from drawings. confirm all  
dimensions on site. confirm any discrepancies  
with the architect prior to construction.




**Site Services Plan**  
 Scale 1:500  
 POWER AND DATA RETICULATION AND SUPPLY TBC

2A 4/11/2022 PRELIMINARY DESIGN - FOR CLIENT APPROVAL  
 © Date Transmittal Set Name

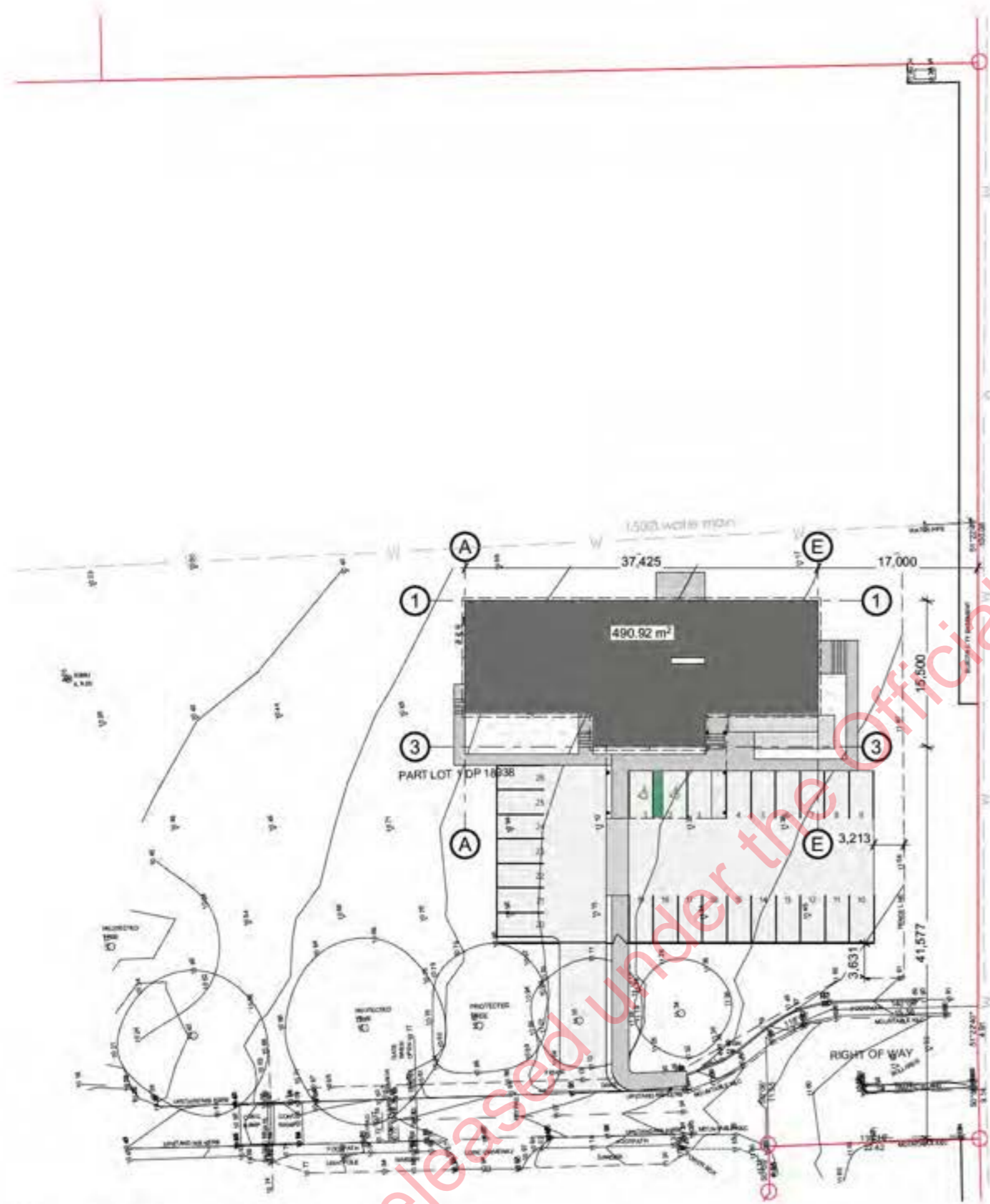



**Salisbury School**  
**Relocatables**  
 for Ministry of Education

**Site Services Plans**  
 at 67 Salisbury Road, Richmond  
 issued 4/11/2022  
 scale @A3 1:500  
 project ID #22-32  
 drawing RC05.2A

do not scale from drawings. confirm all dimensions on site. confirm any discrepancies with the architect prior to construction.





SALISBURY RD.

Site Survey and Location Plan  
 Scale 1:500  
 POWER AND DATA RETICULATION AND SUPPLY TBC

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28 7/11/2022 DEVELOPED DESIGN - LOCATION FOR APPROVAL  
 © Date Transmittal Set Name



9(2)(b)(ii)

Relocatables  
 for Ministry of Education  
 Site Survey and Location Plan

at 67 Salisbury Road, Richmond  
 issued 7/11/2022  
 scale @A3 1:500  
 project ID #22-32  
 drawing RC06.2B

do not scale from drawings. confirm all dimensions on site. confirm any discrepancies with the architect prior to construction.

## Document 25

**From:** [Rua Sargent](#)  
**To:** [Diane Chapman](#)  
**Cc:** [Lance Florance](#); [9\(2\)\(a\)](#); [Jody Nichols](#); [Jennifer Singleton](#); [Daryn Johnson](#) | [FCL Nelson](#); [stephen](#)  
**Subject:** Relocatable Buildings  
**Date:** Monday, 5 December 2022 11:22:58 am  
**Attachments:** [image001.png](#)  
[22-32 Salisbury Campus - Learning Support Project - PRELIMINARY DESIGN - FOR CLIENT APPROVAL.pdf](#)

---

Kia ora Diane,

We did speak a couple of weeks back.

I wanted to let you know that Fitzgerald Construction have now been formally engaged to remove two buildings and then to reinstate the grass area before term starts in 2023.

Obviously we will want to do a prestart covering off H&S, access and disruption.

Fitzgerald are preparing docs now so will let them do that and then we can arrange a prestart meeting.

You did point out to me the sensibilities of planting grass in January, so will put that on the agenda too to work out how best to manage this for the school.

As a wider piece that also affects Waimea College with the traffic congestion: The new facility we are building will not increase the staff loading as all the staff already work on the existing site. We are using the existing driveway with our entrance back from the St. Paul's driveway so as not to add to the congestion. Proposed site plan attached FYI.

I don't know if anyone told you what the buildings were being used for. It is a new facility for RTLB, Ko Taku Reo and BLENZ. It will support students in the region that have a greater need in education. The groups are all very excited about having a purpose built facility, so thank you for your part in making this happen.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



**Q SQUARED™**  
CONSTRUCTION  
EXPERTISE

9(2)(a)

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## Document 26

**From:** Rua Sargent  
**To:** Jody Nichols  
**Subject:** FW: Salisbury Cultural Narrative  
**Date:** Monday, 5 December 2022 8:27:10 am  
**Attachments:** image002.png

Mōrena Jody,

Here is the email from Will. I have sent to Justin.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



**Q SQUARED**  
CONSTRUCTION  
SERVICES

9(2)(a)

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**From:** William Macdonald | Rangitāne 9(2)(a) <[redacted]@rangitane.org.nz>  
**Sent:** Friday, 18 November 2022 9:22 AM  
**To:** Rua Sargent 9(2)(a) <[redacted]@qsquared.nz>  
**Subject:** FW: Salisbury Cultural Narrative

Kia Ora Rua,

Cultural piece from Peter Meihana below.

Kia rawe tō rā whakatā ki mua!

Manaakitia ngā tangata, nā,

### Will Macdonald

Kaikōkiri Bawa me ngā Kaupapa | Property & Projects Coordinator

9(2)(a)



**Rangitāne**

Te ōrangā o Rangitāne o Wairua

Please consider the environment before printing this email. This email (including attachments) is confidential. If you have received this email in error, please notify the sender immediately by reply email and delete.

**From:** William Macdonald | Rangitāne  
**Sent:** Friday, September 2, 2022 12:02 PM  
**To:** Ellie Salcin-Watts 9(2)(a) <[redacted]@Salisbury.school.nz>; Janet Kelly 9(2)(a) <[redacted]@salisbury.school.nz>; Carolyn Shirtliff 9(2)(a) <[redacted]@gmail.com>  
**Subject:** Salisbury Cultural Narrative

Kia Ora rā koutou,

Apologies for the delay in this. Please see below the kōrero on our journey with this whenua to review and think about collaboration before meeting together.

*"People have always been drawn to Te Taihū o te Waka o Māui, the northern South Island. From the mineral belt running from Rangitoto Island south to Lakes Rotoiti and Rotorua, the first people procured metasomatized mudstone from which stone tools were made. The estuarine areas to the west and east of the mineral belt provided ideal sites for settlement. A climate conducive to kumara cultivation added to Te Taihū's value. Although they have left behind a rich archaeological record, exactly who the first peoples to settle in Whakatū is shrouded in myth. 'Waitaha' is the name often used to*

describe these people.

*Tribes of Kurahaupō waka origin later settled the area. Ngāti Mamoe, Ngāti Tūmatakōkiri and Ngāi Tara were early occupants, followed by Ngāti Kūia, Rangitāne, and Ngāti Apa. These Kurahaupō peoples bequeathed to the history of Whakatū the oral traditions of Māui and Kupe. One such tradition relates to the hill range running behind Nelson, which according to tradition, was part of Māui's fishing line used by the Polynesian explorer to fish up the North Island. The Kupe traditions also account for some of Whakatū's distinctive geographical features.*

*From the late 1820s tribes from Kāwhia and Taranaki began to arrive. Ngāti Koata were the first of the new arrivals, followed by Ngāti Tama, Te Ātiawa, and Ngāti Rārua. Tangata Heke would come to occupy land from the western Marlborough Sounds through to Onetahua. Within 15 years a New Zealand Company settlement had been established in Whakatū.*

*The relationship between Māori and the Crown was often tested. Between 2000 and 2004 the Waitangi Tribunal heard the Treaty claims of Te Tauihu iwi. The Tribunal found that at 1840 all 8 Te Tauihu iwi had legitimate customary rights. In 2010 Rangitāne signed a Treaty of Waitangi settlement with the Crown. The settlement acknowledged the Crown's failure to properly protect Rangitāne's interests and in August 2014 the iwi purchased the land on which Salisbury School stands.'*

We have also contracted **9(2)(a)**, founder of Nelson based strategy, communications, and engagement firm **9(2)(a)** to work with us over the next six months to support us on the exciting journey of developing our education and mātauranga strategy. In collaboration with Johnny, we believe in the principles of lifelong learning and strongly advocate for kaupapa Māori approaches to developing skills and capabilities. **9(2)** has said, "Education is not something that begins and ends when you enter the education system. The mātauranga lens is one we need to apply right across our lifetime to understand how we can maximise opportunities to support whānau growth and development - both professionally and personally." We are so excited to commence this piece of critical work and are looking forward to collaborating with our Te Tauihu schools upon completion.

Apologies as this is a reasonably heavy email, however, I think this is a better route to take before getting together to have a kōrero.

Talk soon

Ngā manākitanga,

**Will Macdonald**

Kaikōkiri Bawa me ngā Kaupapa | Property & Projects Coordinator  
**9(2)(a)**



**Rangitāne**

Te Hōwhiri a Rangitāne o Waitānui

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## Document 27

**From:** [Rua Sargent](#)  
**To:** 9(2)(a) [@stpauls-richmond.school.nz](mailto:9(2)(a)@stpauls-richmond.school.nz)  
**Cc:** [Jody Nichols](#); [Lance Florance](#)  
**Subject:** Salisbury Education Support Building  
**Date:** Tuesday, 6 December 2022 7:57:23 am  
**Attachments:** [image001.png](#)  
[22-32 Salisbury Campus - Learning Support Project - PRELIMINARY DESIGN - FOR CLIENT APPROVAL.pdf](#)

---

Tēnā koe Maureen,

I think you are probably aware of the developments on the site next door to your school on the Salisbury site.

I am looking after the new building for the Ministry of Education for RTLB, Ko Taku Reo and BLENZ.

I'm sure one of your major concerns will be the congestion and access to the site.

Our building has been allocated the front of the site near the entrance, and we have been very conscious how this might affect the traffic on both sides of the road and the interactions with pedestrians in the area.

What our designers have come up with is to move the entrance back toward Salisbury School so they don't hold up traffic flow into the main driveway. All of the staff using this new building already work on the Salisbury site, so there will be no increase in volume.

I have attached the plans that were sent in to the Tasman District Council for the Outline Plan application.

Our programme is currently that we will erect site fencing in the Salisbury School in late December, then we are bringing two buildings over from Waimea College in January.

Please let me know if you would like to discuss anything related to this project

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



9(2)(a)

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**From:** [Rua Sargent](#)  
**To:** [William Macdonald Rangitane](#); [Jody Nichols](#); [Zoe Taylor](#); [Matthew Koning](#); [Principal - Blind and Low Vision Education Network NZ](#); [Principal - Blind and Low Vision Education Network NZ](#); [Lynette Evans](#); [Justin Fletcher](#)  
**Cc:** [Stewart Lawson](#); [Elle Salcin-Watts](#); [Jonathan Stewart](#); [Steph Baxendale](#); [John Hewlett](#)  
**Subject:** Salisbury Kōrerorero  
**Date:** Monday, 11 December 2023 12:48:03 pm  
**Attachments:** [image001.png](#)  
[22-32 Salisbury School Relocatables - Cultural Narrative.pdf](#)  
[FW Salisbury Cultural Narrative.msg](#)

---

Kia ora tātou,

Last week I had a discussion with Will Macdonald regarding our Salisbury Resource Centre.

Will and Rangitane have been doing a lot of work with Salisbury and Matai schools to develop a site wide cultural narrative. They are installing a large mahau – entrance structure to the site. They are also providing names for the proposed buildings.

For our project, Rangitane generously installed a mauri stone and Justin has previously looked at incorporating aspects of the cultural narrative into the building.

Agenda for our kōrerorero (discussion):

1. Whakawhanaungatanga and mihi
2. Project update for Will
3. Building name
  - a. What is the convention for the other buildings on the site?
  - b. What is the kaupapa of this building? What are the aims and aspirations related to the mahi here?
  - c. Are there values or whakapapa we would like to see expressed in the name for this building?
4. Cultural narrative
  - a. Confirm locations for storyboards and other elements.
  - b. Allocate tasks and roles.
5. Blessing – I will get confirmation from FCL regarding completion date before the meeting so we can confirm a suitable date.

Mauri ora,

**Rua Sargent**  
MNZIQS | MNZIBS | LBP  
Kaiwhakahaere Matua



9(2)(a)

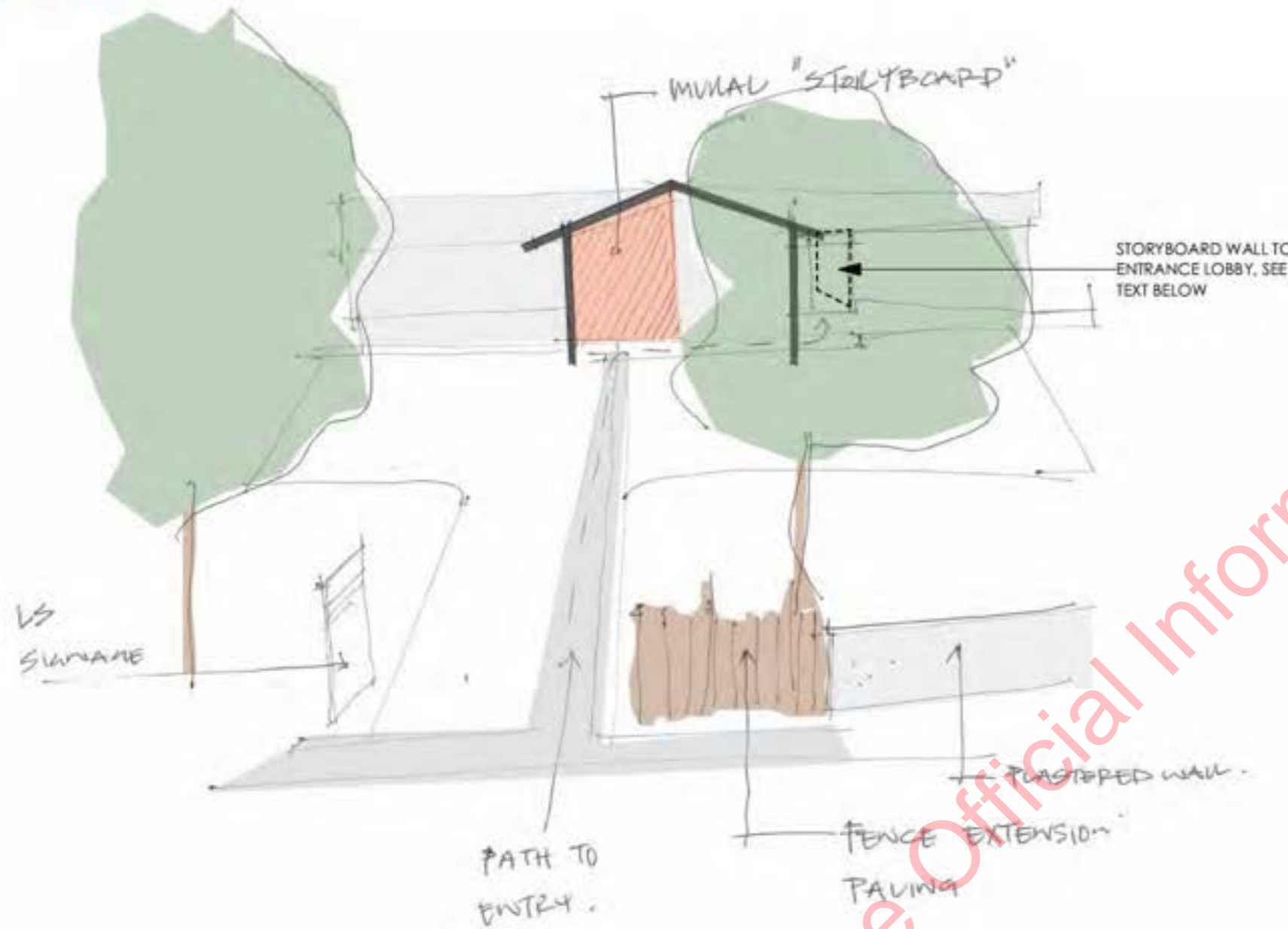
To book a meeting in person: <https://calendly.com/kaupapaprojects/on-site>

To book an online meeting: <https://calendly.com/kaupapaprojects/online>

Kia tūpatu. He tuhinga ki a koe anake.

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'Palisade' fencing

"For too long, it's been a problem that's just been too big. I want to change that narrative. Dieter Uchtdorf said, 'Stand close together and lift where you stand'. We can all do that. Stand close together, get that shared understanding. By each of us taking responsibility for the immediate spaces we occupy, regardless of the position we hold, if we lift where we stand, with our efforts to improve teaching and learning for ākonga Māori, then we will make a difference. We will move the system as a whole."

- Dr Melanie Riwai-Couch

**Proposed storyboard text:** Although they have left behind a rich archaeological record, exactly who the first peoples to settle in Whakatū is shrouded in myth. 'Waitaha' is the name often used to describe these people. Tribes of Kurahaupō waka origin later settled the area. Ngāti Mamoe, Ngāti Tūmatakōkiri and Ngāi Tara were early occupants, followed by Ngāti Kuia, Rangitāne, and Ngāti Apa. These Kurahaupō peoples bequeathed to the history of Whakatū the oral traditions of Māui and Kupe. One such tradition relates to the hill range running behind Nelson, which according to tradition, was part of Māui's fishing line used by the Polynesian explorer to fish up the North Island. The Kupe traditions also account for some of Whakatū's distinctive geographical features.



**Rangitāne**  
Te Rūnanga a Rangitāne o Wairau

ID: Date: Transmittal Set Name:

**redbox**  
architects

9(2)(b)(ii)

**Salisbury School Relocatable**  
at 67 Salisbury Road, Richmond  
for Ministry of Education

project ID #22.32  
drawing A2.01  
architects impression only, not to scale

## Document 29

9(2)(a)

**From:** 9(2)(a)  
**Sent:** Thursday, 15 December 2022 4:18 pm  
**To:** 9(2)(a)  
**Subject:** FW: [External] Salisbury School-PROP PL-1.REV1  
**Attachments:** Salisbury concept design .pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi 9(2)(a)

Attached doc. from todays Salisbury Teams meeting.

Cheers

9(2)(a)

Nga mihi nui

9(2)(a) | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a)

Christchurch office



Te Tōhuhu o  
te Mātauranga  
MINISTRY OF EDUCATION

---

**From:** Bella Cramond 9(2)(a) <pacecreation.co.nz>  
**Sent:** Thursday, 15 December 2022 4:01 pm  
**To:** Principal - Motueka South School <principal@motuekasouth.school.nz>  
**Cc:** Principal - Blind and Low Vision Education Network NZ 9(2)(a) @blennz.school.nz; Justin Fletcher 9(2)(a) @redboxarchitects.co.nz; Rua Sargent 9(2)(a) @qsquared.nz; John Hewlett 9(2)(a) @Blennz.school.nz; Matthew Koning 9(2)(a) @kotakureo.school.nz; Mary Pupich <Mary.Pupich@education.govt.nz>; 9(2)(a) @education.govt.nz; 9(2)(a) @deafeducation.nz; Zoe Taylor 9(2)(a) @kotakureo.school.nz; elaine.gilmour 9(2)(a) @blennz.school.nz; Jody Nichols <Jody.Nichols@education.govt.nz>  
**Subject:** Re: [External] Salisbury School-PROP PL-1.REV1

Hi All

See preliminary design concept I just presented.

Have a wonderful Christmas and thank you all for your help.

Ngā mihi | Kind Regards,

SPACE  
CREATION

**Bella Cramond**  
Interior Architect / Workplace Designer

9(2)(b)(ii)

9(2)(b)(ii)

9(2)(b)(ii)

9(2)(b)(ii)



On 15/12/2022, at 15:28, Michael Harrison 9(2)(a) <[9\(2\)\(a\)@motuekasouth.school.nz](mailto:9(2)(a)@motuekasouth.school.nz)> wrote:

Many thanks Bella

I wish to confirm that I am comfortable with the design provided and discussed this afternoon and would like to proceed to the next level.

Ngā mihi | Kind regards

**Michael Harrison**

Motueka South School &  
Nelson Bays RTL B Service  
P O Box 359  
Motueka 7143  
[www.motuekasouth.school.nz](http://www.motuekasouth.school.nz)  
[www.nbrtlb.com](http://www.nbrtlb.com)

9(2)(a)

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**From:** Bella Cramond 9(2)(a) <[9\(2\)\(a\)@spacecreation.co.nz](mailto:9(2)(a)@spacecreation.co.nz)>

**Sent:** Tuesday, 13 December 2022 12:07 PM

**To:** Karen Stobbs 9(2)(a) <[9\(2\)\(a\)@Blennz.school.nz](mailto:9(2)(a)@Blennz.school.nz)>

**Cc:** Justin Fletcher 9(2)(a) <[9\(2\)\(a\)@redboxarchitects.co.nz](mailto:9(2)(a)@redboxarchitects.co.nz)>; Rua Sargent 9(2)(a) <[9\(2\)\(a\)@qsquared.nz](mailto:9(2)(a)@qsquared.nz)>; John Hewlett <[9\(2\)\(a\)@Blennz.school.nz](mailto:9(2)(a)@Blennz.school.nz)>; 9(2)(a) <[9\(2\)\(a\)@kotakureo.school.nz](mailto:9(2)(a)@kotakureo.school.nz)>;

9(2)(a) <[9\(2\)\(a\)@motuekasouth.school.nz](mailto:9(2)(a)@motuekasouth.school.nz)>; [mary.pupich@education.govt.nz](mailto:mary.pupich@education.govt.nz); 9(2)(a) <[9\(2\)\(a\)@education.govt.nz](mailto:9(2)(a)@education.govt.nz)>;

[matthew.koning@deafeducation.nz](mailto:matthew.koning@deafeducation.nz);

9(2)(a) <[9\(2\)\(a\)@kotakureo.school.nz](mailto:9(2)(a)@kotakureo.school.nz)>; Elaine Gilmour 9(2)(a) <[9\(2\)\(a\)@Blennz.school.nz](mailto:9(2)(a)@Blennz.school.nz)>; MOE Jody Nichols <[jody.nichols@education.govt.nz](mailto:jody.nichols@education.govt.nz)>

**Subject:** Re: [External] Salisbury School-PROP PL-1.REV1

Mōrena Karen

Thank you for your feedback.

See my comments below along with the updated plan.

Spoke to Michael this morning and changes regarding the learning support space were made as well.

So looks like we are ready to get this plan approved by the team and pass it on to Justin. Having another meeting this coming Thursday at 3pm to make last minute changes or to get verbal approval to move to next stage of the design.

Talk soon

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# Salisbury School

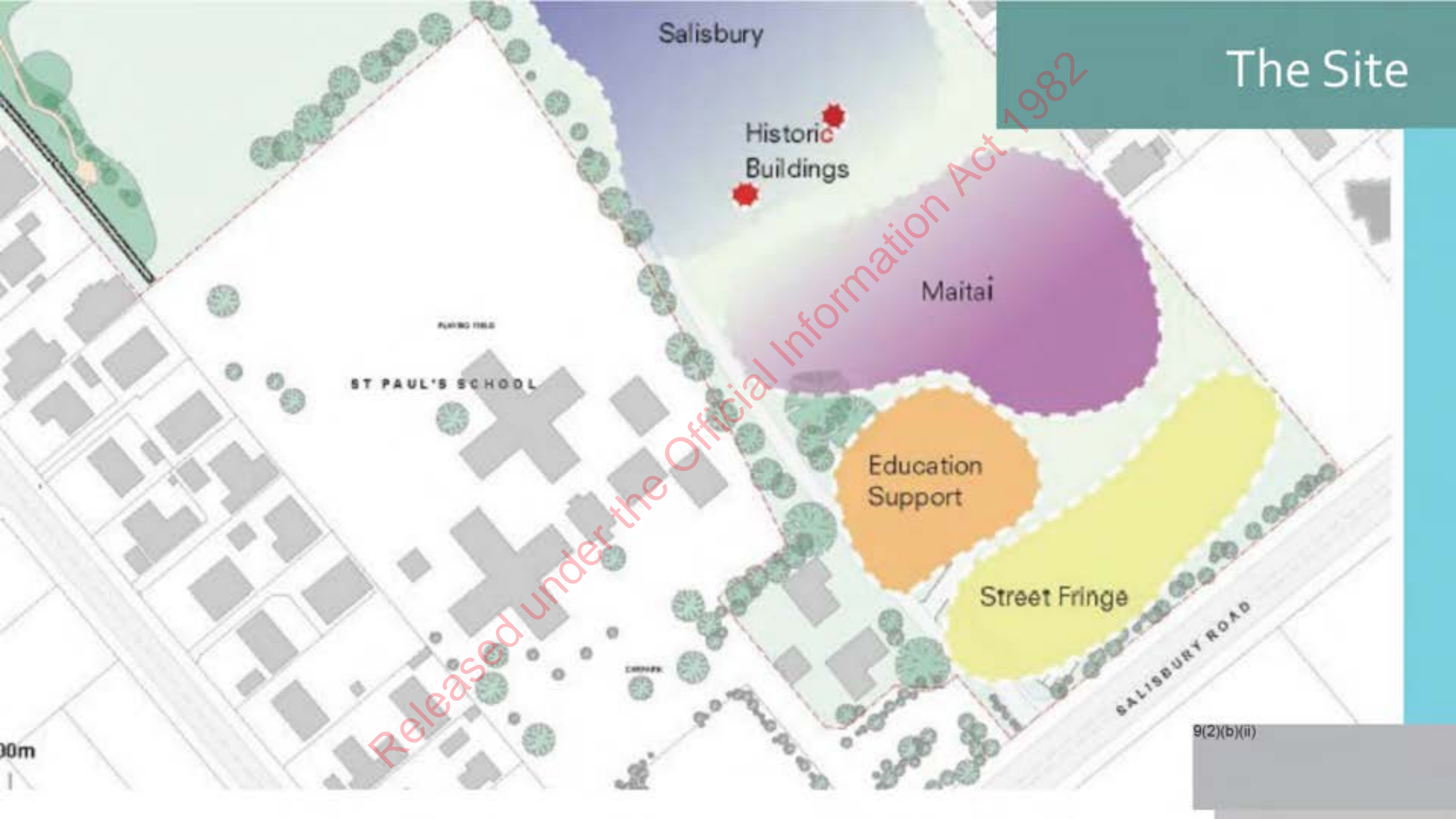
Conceptual design - December 2022



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# The Site



Salisbury

Historic  
Buildings

Maitai

Education  
Support

Street Fringe

ST PAUL'S SCHOOL

PLAYING FIELD

SALISBURY ROAD

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9(2)(b)(ii)

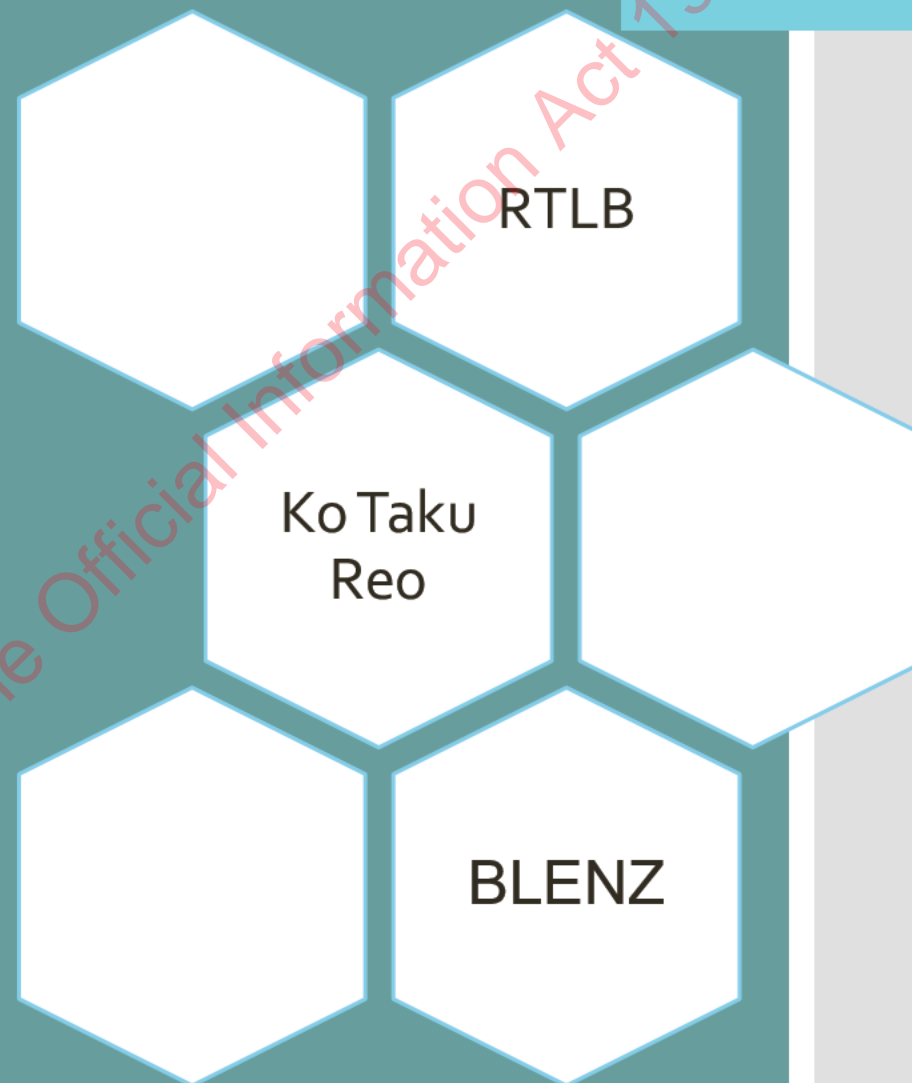
00m



## On site

Three services at the Salisbury School site to be relocated in a new building:

- RTLB (Resource Teacher: Learning and Behaviour)
- Ko Taku Reo (Deaf Education New Zealand)
- BLENZ (Blind and Low Vision Education network NZ)



## BLENZ

- Service caters from birth to end of school
- 4 staff, 1 in Blenheim, 1 x admin
- The service provides a community hub.
- Staff are sometimes itinerant, but they also need to be able to cater for teaching on site.
- Need space for resources plus resource making
- Require a small meeting room plus larger shared meeting space
- Need to have a shower
- 2 x carparks
- This set up is similar to other sites around the country

## RTLB

Current staff 23 including manager + 1 coming.

Request a separate office for the manager and another separate office for the 3 practice leads.

The teachers are itinerant so open plan hot desk space is OK and there is some space in Motueka.

A shared meeting space needs to be able to cater for the full staff, which happens three times a term.

Need staff kitchen facilities.

There are still a lot of resources requiring storage.

## Ko Taku Reo

- Service caters for ages 5 to 21 years old
- Staff are sometimes itinerant, but they also need to be able to cater for whānau and learning on site.
- 5 to 6 staff including tutor
- Very important that the environment meets the sensory requirements.
- There are specific requirements for fire alarms.
- Staff need to be able to stand back from the work stations to enable them to communicate effectively. They use multiple cameras.
- There is a sensory design guideline available.
- Small private meeting rooms important.
- Refer original brief



Multi-purpose space

Large and accessible archive space

Pathway

Partitioning

No pattern, plain background

Simple colours

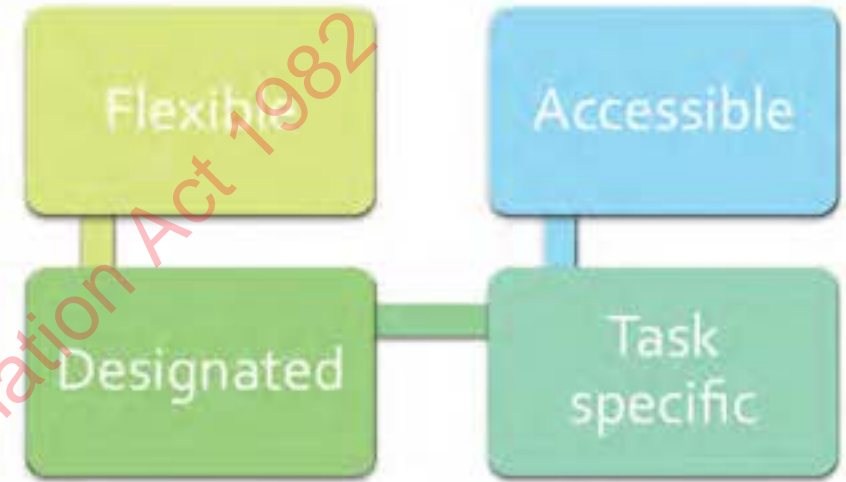
No distraction, clean lines

Flow continuity between spaces

Avoid visual distraction

# Internal Requirements

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- Flexible space that functions as a workplace, a teaching environment, a community hub and a safe place for whānau and staff to have private conversations
- Acknowledging accessibility requirements in accordance with applicable design standards for blind, low vision and deaf, hard of hearing
- Board room / staff room that can be booked out
- Kitchen to serve on site staff and catering for larger meetings and events
- Toilets and a shower
- Large resource storage required
- Lots of specific ICT requirements

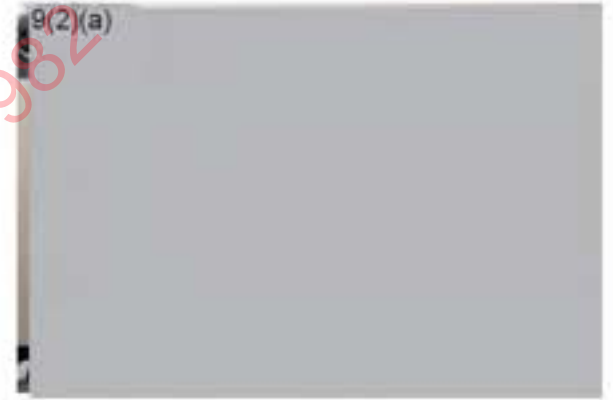
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# Ideas

Form follows function

Moving through the space with visual and textural prompts, way finders, and changes that are easy to navigate



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The student is  
at the center of  
all our planning  
with wellbeing  
prioritized

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# What inspires this design?



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# Understanding the needs



• Deaf people inhabit a rich sensory world where vision and touch are a primary means of spatial awareness and orientation.

- Space and Proximity
- Sensory Reach
- Mobility and Proximity
- Light and Colour
- Acoustics

Common to all of these are the principles of community, visual language, promotion of personal safety, and well-being.

Simple - Clean lines – Minimalist – Functional - Sustainable

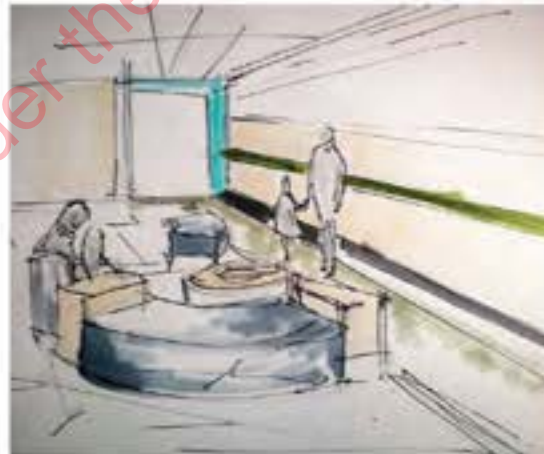
## Stay away from reflections

Bright light that minimizes glare while allowing ample contrast is ideal. Choose lighting as close to natural sunlight as possible.

Colours with a lot of reflectivity, like bright whites, require the pupil to work very hard.

Accordingly, the design team chose white with more grey content, and easy-to-see colours like green.

For the same reason, flat finishes work better than shiny, glossy finishes - it's better to stick with flat, which absorbs the light and is a bit easier to see.



Well-being – Comfort – Cool and Calming Pa

Contrasts

Textures

Sounds

Lighting



A palette of soft blues, greens, and grey-based w

9(2)(b)(ii)

## Design consideration

Use of color, make spaces more comfortable and easier to navigate for everyone, not just the deaf, hearing impaired, or visually impaired

A tall baseboard or chair rail in a contrasting color, for example, can indicate the presence of a wall and direction of a hallway; a doorway framed in a different color stands out from afar and help people visually locate themselves in a large building.

Keep the palette cool and calm to avoid visual distraction

9(2)(a)

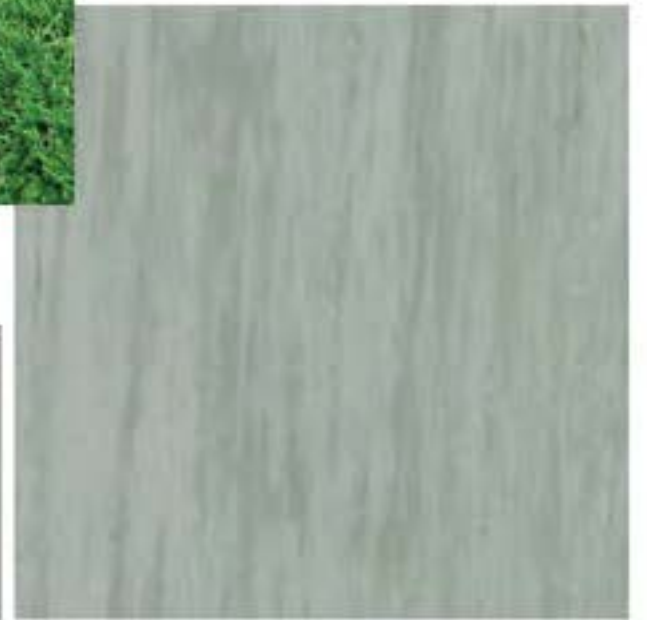
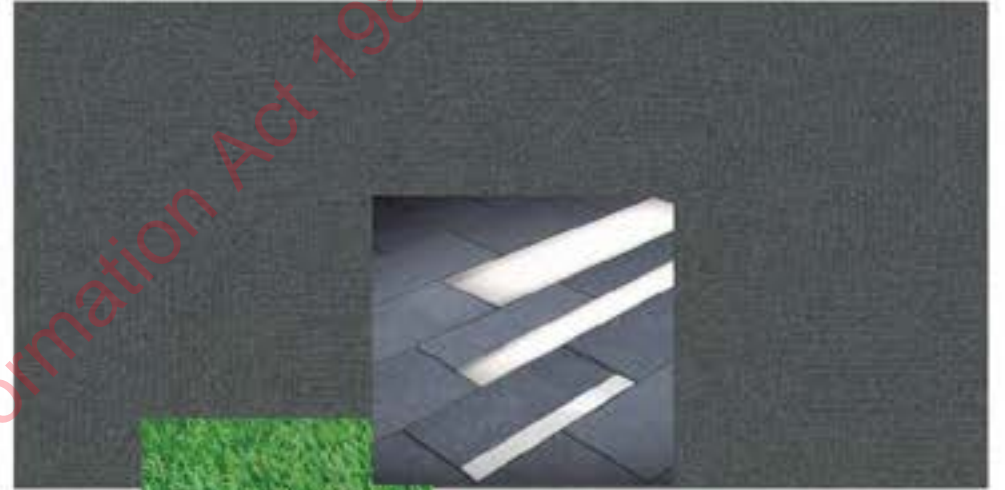
9(2)(b)(ii)

# Moving along flooring ideas

Use of solid non-patterned floor coverings (carpet, tile, or linoleum) that emphasize the boundary between the wall and the floor.

Place dark objects against lighter backgrounds, or vice versa.

Use of textures and audible signals



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# A surface to touch walls and space dividers

Define space with color and contrast to provide quick visual clues



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Thank you

9(2)(b)(ii)

**From:** [Rua Sargent](#)  
**To:** [Ellie Salcin-Watts](#); [9\(2\)\(a\)](#); [stephen](#); [Daryn Johnson](#) | [FCL Nelson](#)  
**Cc:** [Jody Nichols](#); [Justin Fletcher](#)  
**Subject:** Salisbury Education Support and Salisbury School - Minutes 1  
**Date:** Thursday, 15 December 2022 9:21:32 am  
**Attachments:** [image001.png](#)  
[Salisbury School - Site Possession Fencing Plan.pdf](#)  
[Salisbury School \(BLENNZ\) - School Access Plan.doc](#)  
[Salisbury School \(BLENNZ\) - OMB Construction Methodology Statement.docx](#)

---

Kia ora tātou,

Thank you all for meeting Wednesday 3:45. It was good to meet you and Theresa face to face, Ellie. (Sorry I don't have Theresa's email).

Ellie, Theresa, Stephen, Daryn, Rua present [9\(2\)\(a\)](#) on MS Teams. Apology from Jody.

Here is a summary of our discussions:

Rua apologised for the delay in meaningful communications with Salisbury School and said that we will stay in good contact now.

Fitzgerald Construction (FCL) have now been engaged as design and build contractors and are very experienced in schools and with building relocations for the Ministry of Education.

Redbox Architects are our designers. Director, Justin Fletcher is in regular contact with [9\(2\)\(a\)](#) at Noble PM in regard to the wider project.

[9\(2\)\(a\)](#) is based in tautahi Christchurch and is Delivery Manager for Minor Works.

#### Programme

Fitzgerald Construction confirmed they would like to establish on site next Monday 19 December.

Buildings will be delivered from Waimea College in second week of January.

Outline Plan submission is in

Building consent submission for foundations is in

Developed design should be signed off today (Thursday)

That would mean building consent hopefully submitted end of January.

FCL confident they could be finished in August 2023.

#### Risks

Risks to programme are:

- Outline plan approval
- Budget approval

We discussed the following, that could be risks but we think are well managed here

- Client approvals – everyone is happy
- Rangitane are in communications with our team
- Building consent approval should be straight forward
- If consents are not granted, we can and will still deliver the buildings and put them on temporary foundations
- Other stakeholders St Pauls and Waimea College have been contacted and have had had no feedback.

#### Salisbury School Considerations

- Contacts register required
- We reviewed the FCL site fencing proposal. Particular attention will be required to making sure the compound is secure.
- We reviewed the School Access Plan. Ellie highlighted some of the possible behaviours and things that FCL should be aware of and to watch out for. Daryn made some notes and provided this to Ellie. There will be high needs students on site.
- Daryn provided a methodology and a site specific safety plan (SSSP) for Ellie, but we did not



review these.

- There are holiday programmes on at St Pauls.
- Rua to provide some comms for Salisbury staff and whānau.
- We love the trees. Tree removal and pruning to be kept to a minimum. FCL to fence around the protected trees.
- FCL to see if they can get access for the buildings through the GJ Gardner site. If not, they will employ a certified arborist to prune any trees.
- Our current site plan carefully considers the dripline of the heritage trees.
- The existing school sign is historically significant and must be treated with care.

#### Design matters

- The Education Support Building site will have a perimeter fence. This needs to be designed in conjunction with and consideration to the wider site. Ellie is to be involved in this process.
- There may be some congestion at times around the driveway keypad. Is this staying at the current location, and do we need some mitigations / considerations to traffic flow?
- Is our building in the best place on the site?

#### Iwi Consultation

- Matua Harvey is the school kaumatua
- Rua has talked to Will at Rangitāne.
- Rua to follow up on the tikanga of this site.

#### Action points

##### **Ellie**

- Provide phone numbers for contact over the summer
- Approve the SSSP
- Approve the School Access Plan
- Provide unique code for gate access

##### **Daryn**

- Find out if we can use the GJ Gardner access
- Change project titles to Salisbury Education Support Building
- Update School Access Plan as discussed at our meeting
  - Buyer details: MOE 9(2)(a) [education.govt.nz](mailto:education.govt.nz), 9(2)(a) 9(2)(a)
  - School contact details: Ellie Salcin-Watts 9(2)(a) [@Salisbury.school.nz](mailto:@Salisbury.school.nz),

##### **Rua**

- Discuss tikanga with Janis
- Provide comms for Ellie's staff and whānau
- Talk to Justin about the design pieces

#### Next meeting

Ellie next year, let's look at a suitable day / time to have regular meetings.

**Rua Sargent** MNZIQS MNZIBS

He Tohunga Waihanga

Quantity Surveyor | Building Surveyor



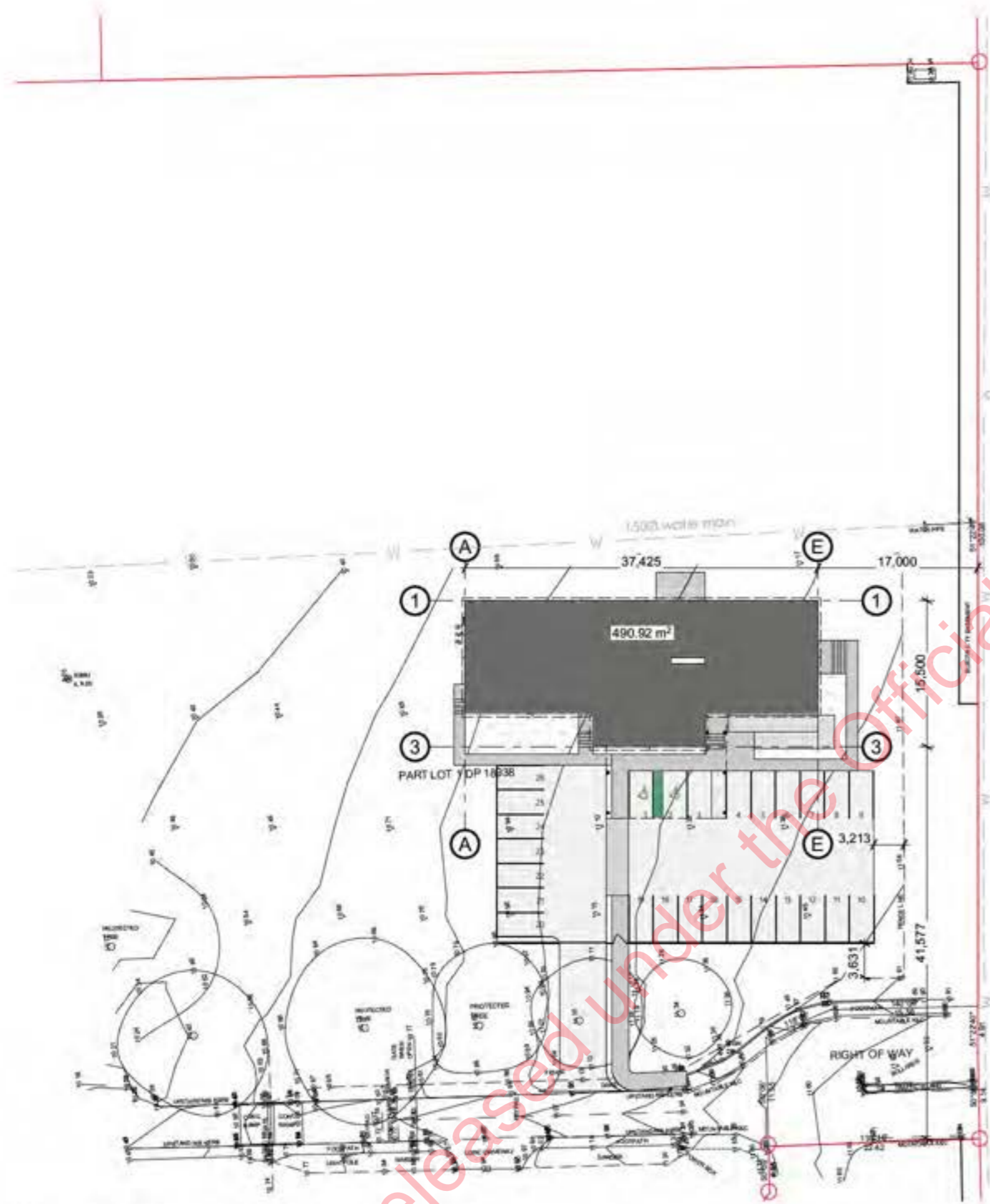
**Q SQUARED™**  
CONSTRUCTION  
EXPERTISE

9(2)(a)

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SALISBURY RD.

Site Survey and Location Plan  
 Scale 1:500  
 POWER AND DATA RETICULATION AND SUPPLY TBC

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28 7/11/2022 DEVELOPED DESIGN - LOCATION FOR APPROVAL  
 © Date Transmittal Set Name



**Relocatables**  
 for Ministry of Education  
**Site Survey and Location Plan**

at 67 Salisbury Road, Richmond  
 issued 7/11/2022  
 scale @A3 1:500  
 project ID #22-32  
 drawing RC06.2B

do not scale from drawings. confirm all dimensions on site. confirm any discrepancies with the architect prior to construction.

## **Salisbury School (BLENNZ) Office Construction Methodology Statement.**

Construction and delivery of OMB Classrooms at Salisbury School  
(BLENNZ) Offices, 67 Salisbury Road, Richmond.

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## 1. Introduction

The purpose of this Methodology Statement is to outline the site logistics, health and safety and environmental management protocols in conjunction with the scheduled activities. This document will also highlight where necessary how the proposed construction activity will comply with the parameters set out in the construction documentation provided.

The Construction Methodology Statement describes the construction works and key activities to be undertaken on the site in relation to this Contract.

## 2. Description of Works

The following provides a broad description of the likely nature of activities to occur over the Construction of the concrete foundation beam with timber pile & relocation of the classrooms.

Prior to any works commencing physically on site, a Site-Specific Safety Plan will be provided. More about this document is covered in the section on Site Logistics.

A quality assurance checklist specific to this project will be invented through the construction process. This checklist will be submitted in our regular Construction reports to ensure that every important step of the project is under scrutiny and thus obtaining the best result or finish intended.

## CONSTRUCTION METHODOLOGY

### Site Establishment

On possession of site, temporary fencing, silt barriers will be erected demarcating the safe working zones. Site signage, including hazard notifications will be erected. Site utility buildings will be located on site.

Particular attention will be paid to the erection of this fence ensuring that it is sturdy and not easily penetrated due the high safety risk of School work. Silt barriers will be included around the perimeter fencing where required.

### Site Survey

A surveyor has plotted the location of the site and the building position and will be used to determine the location of the new Learning Support and Offices.

### Demolition

Demolition will include the removal of the selected trees (NOTE: Protected trees present).

### Earth Works

Shall include the excavation of topsoil to solid bearing ground, hardfill as required for proposed carpark, building foundation and connection to the existing wastewater system, new stormwater soak pit. Connection of the electrical, communication and fire network.

### Plumbing & Services

All plumbing & drainage for these offices will be as per the provided plans for the fit-out stage of construction.



## Foundations

Timber pile foundation.

## Concrete Place & Finish

Concrete mow strip shall be as per the provided plans with a 50mm finish above the finished Ground Level.

## Curing

A curing duration will be confirmed following the finishing of the concrete.

## Roofing, Fascia, and Downpipes

Downpipes to new connections.

## Timber Wall Framing

As required.

## Aluminium Joinery

As per architectural drawings.

## External Cladding, junction flashings

As per architectural drawings.

## Thermal Insulation

As per architectural drawings.

## Electrical & Services

Electrical Services will be Reconnected During the Fit-out Stage of this Project.

#### Interior Linings

As per architectural drawings.

#### Interior Trims, Doors, and Hardware

As per architectural drawings.

#### Decorating

Touch-ups as applicable.

#### Landscaping & Siteworks

Scope of Landscaping is yet to be confirmed and will be treated as a variation to the project contract. The grounds will be made good after the transportation of the new classrooms and civil works are completed.

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## LOGISTICS

### Plant & Equipment

Consideration has been given to the types of plant and equipment that are likely to be used during construction. An indication of typical types of plant and equipment associated with each key element of construction is set out below.

<b>Excavator</b>	Earthworks / Site-works
<b>Trucks</b>	Earthworks / Site-works
<b>Rollers / Compactors</b>	Earthworks / Siteworks
<b>Crane / Hi-ab</b>	Deliveries / General Carpentry
<b>Concrete Plant</b>	Concreting / Siteworks
<b>Small Tools</b>	Concreting / Timber Framing / Roof Cladding / General Carpentry / Steelwork / Aluminium Joinery / Services
<b>Scaffolding</b>	Not Applicable
<b>Hydraulic Access Lifts</b>	General Carpentry

### Hours of Working

There appears to be no restriction on working hours, delivery of building will generally fall outside of the standard working hours. However, the standard working hours on site will be as follows:

- Monday to Friday.....7.00am – 5.30pm
- Saturday (when required) .....7.30am – 4.30pm

## Health & Safety Management

Prior to the project commencing on site, the Health & Safety Manager will provide a comprehensive Site-Specific Safety Plan. This document outlines protocols and mitigation strategies in relation to health and safety.

Prior to any trades commencing on site, the Health & Safety Manager will follow up with trades to confirm induction to the project and to provide Task Analyses (TA's) for the works to be undertaken on site.

The Health & Safety Manager will also follow up with trades 48 hours prior to commencement on site to confirm Health & Safety and methodology details.

Toolbox talks will be undertaken weekly. Hazard identification signage will be updated, and incident reporting will be maintained. A fortnightly site inspection will also be undertaken to ensure environmental and safety measures are adequately maintained.

## Communication Management

In addition to the fortnightly reporting, we will also be maintaining the following registers to manage information on site:

Request For Information (RFI) Register.

Document Transmittal.

Variation Register.

All correspondence is to be forwarded to the Project Manager in the first instance. This information will then be distributed internally.

## Site Access & Traffic Management Plan

A site-specific Traffic Management Plan for construction activities that will describe the deliveries, traffic path, pedestrian path, will be issued prior to commencing construction. The Traffic Management Plan will include information on the following:

### Overview

- Traffic will be limited to the designated parking area inside the construction zone.
- Delivery vehicles will be escorted into, from and while reversing on-site, with site gates to be closed on entry and exit. Exit from the construction will be monitored, no reversing from the construction zone onto Nelson Street.
- Visitors will be escorted from the access gate. Children (U15) will not be allowed on-site at any time.

- All neighboring property is owned by Salisbury School. Any damage made to property will be made good before completion of contract.
- Access to an area of the playing fields will be temporarily restricted during the landing of buildings. Currently this has been programmed to happen during school holidays (or during the weekend).

#### Site Fencing / Hoardings

The construction site will be fenced off with temporary fencing to all surrounds. Site fencing will prevent any access from un-authorized entry to site. Construction site access is through site entry only. Silt barriers will be included around the perimeter fencing where required.

#### Waste Management

Bins will be provided on site to ensure that any materials are dealt with appropriately.

#### Construction Site Entry

The construction vehicle site entry will be as marked up on the site plan provided.

#### Site Deliveries

Delivery areas will be located within the site compound - all material deliveries for the works shall be made via the vehicle entry. Care shall be taken around school drop off and pick up times.

#### Compliance

We will coordinate and collate the necessary code compliance documents.

**School Access Plan**

The Education and Training Act 2020 requires that a Police vet must be obtained for every contractor who has, or is likely to have, unsupervised access to students at a school during normal school hours.

A School Access Plan details:

- how contractors' access to school(s) will be managed to minimise the likelihood of unsupervised access to students at the school during normal school hours
- the people who are required to have a Police vet.

Property Project Name/description	
Salisbury School (BLENNZ)	Learning Support and BLENNZ Offices.
Responsible Parties	
Suppliers contact details	Fitzgerald Construction Ltd - 9(2)(a) - 9(2)(a)
Buyer contact details	MoE - **
School contact details	Salisbury School -
School Access	
The Contract	Delivery and Siteworks for Learning Support and BLENNZ Offices, Decking, canopies and carparking.
The engagement	<ul style="list-style-type: none"> <li>• Installation, connection, and commissioning of Learning Support and BLENNZ Offices. Including the Construction of decking, steps, handrails, baseboards and carpark.</li> <li>• Associated enabling works to ensure that the new offices have suitable foundations, access, and that all necessary services are connected.</li> <li>• The Contractor will be engaged through a Design and Construct Contract.</li> <li>• Fitzgerald Construction Ltd will manage/minimise/mitigate any damage to surfaces or nearby property.</li> </ul> <p>Time frames:</p> <ul style="list-style-type: none"> <li>• Indicative Start Date: TBA</li> <li>• Targeted Due date for completion: TBA</li> </ul>
Access description	<p>Circumstances of access required.</p> <ul style="list-style-type: none"> <li>• No unauthorised access allowed to the construction site at any time.</li> <li>• Normal School hours for the school: 9:00am to 3:30pm Monday to Friday.</li> <li>• Contractors will require access to the school property (front field) during school hours.</li> <li>• Contractors will require 24/7 access to the school (front field) outside of term time.</li> </ul>

	<ul style="list-style-type: none"> <li>Access for vehicles and staff required daily for site access for deliveries and classrooms arriving on site. This will be via: See attached Plan.</li> </ul> <p>Numbers of workers – approx 10.</p> <p>Description of worksite:</p> <ul style="list-style-type: none"> <li>Contractors may require access to school to connect to services.</li> <li>Toilet, waste bin and materials will be placed within the work site which will be enclosed by security fencing.</li> </ul>
Access management	<p>Contractors will require daily access to the site.</p> <ul style="list-style-type: none"> <li>The construction site will be fully isolated and secure with appropriate fencing and signage in place.</li> <li>If work extends into term time, there will be no traffic movements during drop off or pick up times unless discussed and agreed PRIOR with the school.</li> </ul>
Supervision requirements	<p>During term time:</p> <ul style="list-style-type: none"> <li>All site staff to be instructed not to access the school unsupervised.</li> </ul>
Is any contractor likely to have unsupervised access to students during normal school hours?	No.
Police Vetting requirement	Yes.
<b>Supplier Instructions</b>	
The Supplier is to:	<ul style="list-style-type: none"> <li>Not allow any worker to access the school before the School Access Plan has been agreed (signed) by all relevant parties (the Buyer, the Supplier, and the Board of Trustees)</li> <li>Implement decisions to decline worker's unsupervised access</li> <li>Brief/instruct all workers as to access requirements/safeguards for minimising the likelihood of unsupervised access (prior to any access) (see attached briefing notes)</li> <li>Immediately report to the Buyer any relevant change of circumstances (e.g., replacement of workers) and act to minimise the likelihood of unsupervised access</li> <li>Immediately report to the Buyer any issues (e.g., instances of unsupervised access by non-vetted workers)</li> </ul>
<b>Approval</b>	
Supplier	<p>Company: Fitzgerald Construction Ltd</p> <p>Name: <span style="background-color: black; color: black;">XXXXXXXXXX</span></p>

	Position: Delivery Manager 9(2)(a) Signature Date: 02.12.2022
Buyer	Company: MoE Name: Signature: Position: Date:
Board of Trustees	School: Salisbury School. Name: Signature: Position: Date:

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### School Access Worker Briefing Notes

Responsible Parties	
The school	Salisbury School (BLENNZ and learning support Offices)
The Engagement	Relocate 2 buildings and renovate to approved plans, construct decking, canopies and carpark.
Instructions	
Parking	Parking will be within the site's fenced off area.
School/Site access	Outside of term time this sign in is not required. Contractors and visitors to the FCL site are to sign in on-site with the FCL foreman / supervisor at all times. Entry and Exit times as per "Access Management" above or at the discretion of the school. Construction signage is to be placed at the entry to school driveway and entry to work site.
General instructions	Avoid being alone with students (Immediately report any instances to the site foreman). Avoid engaging with students (e.g., contact/conversation) onsite. Refer enquiries from students to their teacher. Refer other enquires to the site foreman Do not use student toilets Do not use foul language within the school site. Dress appropriately: shirts must be always worn. No smoking on the school site.
Deliveries	During term time deliveries will be before/ after school or while children are in class as per PRIOR agreement with the school.
Reporting	Refer to FCL SSSP.

9(2)(a)

**From:** 9(2)(a)  
**Sent:** Wednesday, 14 December 2022 9:08 am  
**To:** Justin Fletcher; Rua Sargent; Jody Nichols  
**Cc:** Lance Florance  
**Subject:** Salisbury RTL, Kotaku Reo & BLENNZ Housing Project - Request for confirm of Building occupant numbers for NOR purposes

Hi All

Justin can you let me know relevant feedback from the below request – Jody you may have best figures?

Many thanks

9(2)(a)

Please find attached the Draft Salisbury School - Notice of Requirement for your information

The Educational Support Building is included in the NOR, but currently noted for MoE Staff. Can you advise on the numbers of outside agency staff (RTL, BLENZ, Ko Taku Reo) likely to be going into the Educational Support building?

NOR Extract

#### A1.4 Designating Authority: Minister of Education

##### Nature of Works

(c) Special School (Salisbury School and Maitai School)

The Salisbury school provides educational and residential care for 80 girls up to 2 Maitai School provides educational support for up to 40 students. Facilities include classrooms, residential hostels and staff accommodation, kitchen and dir service block, playing grounds and sports courts and shared open spaces. Th accommodate an education support centre for Ministry of Education staff. † divided into three distinct parts:

- (i) — The school — four classroom blocks and a gymnasium.
- (ii) — The hostel — three girls' residential hostels, kitchen, dining and activities annex, and services block (boiler, bulk store and grounds sheds).
- (iii) — Staff facilities — administration centre, staff hostel, and three staff houses.

9(2)(a) [redacted] | Delivery Manager (Contractor)  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

9(2)(a) [redacted]  
Christchurch Office

[education.govt.nz](http://education.govt.nz)

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## Document 32

**From:** [Matthew Koning](#)  
**To:** [Principal - Motueka South School](#); ["Bella Cramond"](#); [Principal - Blind and Low Vision Education Network NZ](#)  
**Cc:** ["Justin Fletcher"](#); [Rua Sargent](#); ["John Hewlett"](#); [Mary Pupich](#); 9(2)(a)  
9(2)(a) [@deafeducation.nz](#); [Zoe Taylor](#); [elaine.gilmour](#); [Jody Nichols](#)  
**Subject:** RE: [External] Salisbury School-PROP PL-1.REV1  
**Date:** Thursday, 15 December 2022 4:21:59 pm  
**Attachments:** [KTR\\_Logo\\_078a1a4a-a243-4e33-80e8-085fc370a660.png](#)

---

Thanks Bella

I also wish to confirm that I am comfortable with the design provided and discussed this afternoon and would like to proceed to the next level.

Kind regards.

### Matthew Koning

Director of Corporate Services

KTR\_Logo



9(2)(a)

[Video Interpreting Service](#)

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---

**From:** Michael Harrison 9(2)(a) [@motuekasouth.school.nz](#)>  
**Sent:** Thursday, 15 December 2022 3:28 pm  
**To:** 'Bella Cramond' <9(2) [@spacecreation.co.nz](#)>; Karen Stobbs  
<9(2)(a) [@blennz.school.nz](#)>  
**Cc:** 'Justin Fletcher' 9(2)(a) [@redboxarchitects.co.nz](#)>; 'Rua Sargent' 9(2)(a) [@qsquared.nz](#)>; 'John Hewlett' 9(2)(a) [@Blennz.school.nz](#)>; Matthew Koning  
9(2)(a) [@kotakureo.school.nz](#)>; xxxx.xxxxxx@xxxxxxxxxx.xxxx.xx; 9(2)(a)  
[@education.govt.nz](#)>; 9(2)(a) [@deafeducation.nz](#); Zoe Taylor  
<9(2)(a) [x@xxxxxxxxxx.xxxxxx.xx](#)>; Elaine Gilmour 9(2)(a) [@blennz.school.nz](#)>; 'MOE  
Jody Nichols' <xxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>  
**Subject:** RE: [External] Salisbury School-PROP PL-1.REV1

Many thanks Bella

I wish to confirm that I am comfortable with the design provided and discussed this afternoon and would like to proceed to the next level.

Ngā mihi | Kind regards

Michael Harrison  
Motueka South School &  
Nelson Bays RTL B Service  
P O Box 359  
Motueka 7143  
[www.motuekasouth.school.nz](#)

# Document 33

**From:** [Rua Sargent](#)  
**To:** [9\(2\)\(a\) @blennz.school.nz](#); [9\(2\)\(a\) @deafeducation.nz](#); [Principal - Motueka South School](#); [Mary Pupich](#); [Jody Nichols](#); [Matthew Koning](#); [Zoe Taylor](#); [Principal - Blind and Low Vision Education Network NZ](#); [elaine.gilmour](#); [Justin Fletcher](#); [Bella Cramond](#); [stephen](#); [Daryn Johnson | FCL Nelson](#); [Charlie Evans FCL Nelson](#); [Stewart Lawson](#); [Stephanie Mander](#); [Lance Florance](#); [Ellie Salcin-Watts](#)  
**Subject:** RE: Salisbury Education Support - Site Blessing  
**Date:** Friday, 6 January 2023 12:02:39 pm  
**Attachments:** [image001.png](#)

---

Kia pai te tau hou, Happy New Year.

Kia ora all, blessing details as follows:

5.00am Gather at the site  
5.15am Karakia will begin  
5.45am We should be concluding, with time to spare before the sun rises...

- Daedae will also source the Pakohe that will be laid as the Mauri
- Ant will coordinate and work with Dae to deliver karakia
- There will be approximately 8 Rangitāne attending

I know that some of you are unable to have representatives attend due to the holiday period. Kei te pai, that is OK.

This ceremony is to bless the site for the construction. There will be a proper formal ceremony for the opening of this wonderful new facility later in the year.

I am unable to attend on Tuesday also, but there will be a good number representing from MOE.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



9(2)(a)

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## Document 34

**From:** [Rua Sargent](#)  
**To:** [John Hewlett](#); [Mary Pupich](#); [Jody Nichols](#); [Matthew Koning](#); [Zoe Taylor](#); [Principal - Blind and Low Vision Education Network NZ](#); [elaine.gilmour](#); [Bella Cramond](#); [stephen](#); [Daryn Johnson](#) | [FCL Nelson](#); [Charlie Evans](#) | [FCL Nelson](#); [Rua Sargent](#); [Lance Florance](#); [Stephanie Mander](#); [Lynette Evans](#); [Justin Fletcher](#)  
**Subject:** Salisbury Education Support 2023  
**Date:** Thursday, 26 January 2023 1:34:43 pm  
**Attachments:** [image001.png](#)

---

Kia ora tātou!

Ngā mihi o te tau hou, happy new year!

Tēnā koe greetings to you Lynette. Lynette has taken over the RTLB role.

There has been a lot of progress over the summer. We had a dawn blessing with mana whenua and Fitzgerald have successfully brought the buildings over from Waimea.

Really looking forward to having the design team progressing and starting the build phase. Fortnightly meetings will start again next Thursday 2<sup>nd</sup> Feb.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



9(2)(a)

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**From:** [Rua Sargent](#)  
**To:** [Stewart Lawson](#)  
**Cc:** [Jody Nichols](#)  
**Subject:** RE: BC230119: 67 Salisbury Road, Richmond  
**Date:** Thursday, 16 March 2023 4:04:16 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Ka pai understood

Mauri ora,

**Rua Sargent MNZIQS MNZIBS**  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



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**From:** Stewart Lawson <[Stewart.Lawson@education.govt.nz](mailto:Stewart.Lawson@education.govt.nz)>  
**Sent:** Thursday, March 16, 2023 3:52 PM  
**To:** Rua Sargent [9\(2\)\(a\)@qsquared.nz](mailto:9(2)(a)@qsquared.nz)  
**Cc:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>  
**Subject:** RE: BC230119: 67 Salisbury Road, Richmond

Tena koe Rua

We need to bring the Iwi in at Salisbury Hazard Notice..

I am waiting for clarification from the MoE Manager Treaty Settlements and then we can get going.

She seems Ok with the process at Riwaka – we need to make sure we use the formal contact.

Nga mihi

**Stewart Lawson** | Infrastructure Manager  
Te Pou Hanganga, Matihiko | Infrastructure & Digital

Nelson Office

9(2)(a)

---

**From:** Rua Sargent [9\(2\)\(a\)@qsquared.nz](mailto:9(2)(a)@qsquared.nz)

**Sent:** Thursday, 16 March 2023 7:57 am  
**To:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Cc:** Jody Nichols <[xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Subject:** RE: BC230119: 67 Salisbury Road, Richmond

Mörena Stewart,

Definitely the lease like we did in Riwaka.  
I have not spoken to Rangitāne, and would prefer not to based on the lease option.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



9(2)(a)

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**From:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)>  
**Sent:** Wednesday, March 15, 2023 2:20 PM  
**To:** Rua Sargent<sup>9(2)(a)</sup> <[9\(2\)\(a\)@qsquared.nz](mailto:9(2)(a)@qsquared.nz)>  
**Cc:** Jody Nichols <[Jody N xxxxx@xxxxxxxxxx.xxxx.xx](mailto:Jody N xxxxx@xxxxxxxxxx.xxxx.xx)>  
**Subject:** RE: BC230119: 67 Salisbury Road, Richmond  
**Importance:** High

Rua

Could you confirm that the hazard notice is intended to go onto the Lease?  
The Council are saying title and we are saying lease?

Also are Rangitane happy for this to occur? Have we discussed this with them?

Ngā mihi

**Stewart Lawson** | Infrastructure Manager  
Te Pou Hanganga, Matihiko | Infrastructure & Digital

Nelson Office

9(2)(a)



---

**From:** Stewart Lawson  
**Sent:** Wednesday, 15 March 2023 1:25 pm  
**To:** [xxxxxxx.xxxxxx@xxxxx.xxx.xx](mailto:xxxxxxx.xxxxxx@xxxxx.xxx.xx)  
**Cc:** Jody Nichols <[xxxx.xxxxxx@xxxxxxxxx.xxx.xx](mailto:xxxx.xxxxxx@xxxxxxxxx.xxx.xx)>; Rua Sargent <sup>9(2)(a)</sup> [@qsquared.nz](mailto:qsquared.nz)  
<sup>9(2)(a)</sup> [@qsquared.nz](mailto:qsquared.nz)  
**Subject:** FW: BC230119: 67 Salisbury Road, Richmond

Tena koe Krista

Ministry of Education (lessee) and would like to proceed with your recommendation to have the Hazard Notice placed on the lease.

Ngā mihi  
**Stewart Lawson** | Infrastructure Manager  
Te Pou Hanganga, Matihiko | Infrastructure & Digital

<sup>9(2)(a)</sup>  
Nelson Office

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**From:** Jody Nichols <[xxxx.xxxxxx@xxxxxxxxx.xxx.xx](mailto:xxxx.xxxxxx@xxxxxxxxx.xxx.xx)>  
**Sent:** Wednesday, 15 March 2023 1:18 pm  
**To:** Stewart Lawson <[xxxxxxx.xxxxxx@xxxxxxxxx.xxx.xx](mailto:xxxxxxx.xxxxxx@xxxxxxxxx.xxx.xx)>  
**Subject:** FW: BC230119: 67 Salisbury Road, Richmond

Hi Stewart

Can you please email <sup>9(2)(a)</sup> at TDC [xxxxxxx.xxxxxx@xxxxx.xxx.xx](mailto:xxxxxxx.xxxxxx@xxxxx.xxx.xx) the following:

Ministry of Education (lessee) and would like to proceed with your recommendation to have the Hazard Notice placed on the lease.

Ngā mihi

**Jody Nichols** | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital

<sup>9(2)(a)</sup>

---

**From:** Brad Beazley <sup>9(2)</sup> [@redboxarchitects.co.nz](mailto:redboxarchitects.co.nz)>  
**Sent:** Friday, 3 March 2023 10:50 am  
**To:** Rua Sargent <sup>9(2)(a)</sup> [@qsquared.nz](mailto:qsquared.nz)>; Justin Fletcher <sup>9(2)(a)</sup> [@redboxarchitects.co.nz](mailto:redboxarchitects.co.nz)>  
**Subject:** Fwd: BC230119: 67 Salisbury Road, Richmond

Kia ora Rua,

Query from the council in relation to the addition of a section 73 notice to the title for this property.

Can you please confirm with the owner that they are happy to accept the Section 73 Notice?

This is in response to the flooding and inundation that occurs on the property.

Ngā mihi nui

**Brad Beazley**

Director, Registered Architect

9(2)(a)

Error! Filename not specified. \_\_\_\_\_

Redbox Architects | 53 Collingwood Street, Nelson | [www.redboxarchitects.co.nz](http://www.redboxarchitects.co.nz)

for and on behalf of redbox architects 2017 ltd

----- Forwarded message -----

From: **Tasman District Council** <[xxxxxx@xxxxxx.xxxx.xx.xx](mailto:xxxxxx@xxxxxx.xxxx.xx.xx)>

Date: Fri, Mar 3, 2023 at 10:46 AM

Subject: BC230119: 67 Salisbury Road, Richmond

To: 9(2) [@redboxarchitects.co.nz](mailto:9(2)@redboxarchitects.co.nz)>

( )

Hi Brad,

I just need to confirm that the owner's are happy to accept the Sec 73 Notice that will be applied to the Record of Title.

Could you please confirm via email.

Thanks,

9(2)(a)

Tasman District Council

189 Queen Street, Richmond 7020

9(2)(a)

W: <http://www.tasman.govt.nz>

=====

Kia ora 9(2)

( )

Yes this was discussed through with 9(2) to ensure the new building works

( )

**From:** [William Macdonald | Rangitāne](#)  
**To:** [Jody Nichols](#)  
**Cc:** [Myron Elkington](#)  
**Subject:** RE: Salisbury Site - Sensory Resource Centre Project  
**Date:** Thursday, 30 March 2023 10:09:45 am  
**Attachments:** [image003.png](#)

Mōrena Jody,

Apologies for the delay – I have just got out of my 9am.

I can confirm that Rangitāne are happy for the Ministry to work with Council on our behalf to get the hazard notice put in the lease (our preference).

Please let me know if you require anything further.

Manaakitia ngā tangata, nā,

**Will Macdonald**

Kaikōkiri Rawa me ngā Kaupapa | Property & Projects Coordinator  
9(2)(a)



**Rangitāne**

Te Whānau o Rangitāne o Wairau

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**From:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>  
**Sent:** Thursday, March 30, 2023 10:05 AM  
**To:** William Macdonald | Rangitāne <[9\(2\)\(a\)@rangitane.org.nz](mailto:9(2)(a)@rangitane.org.nz)>  
**Cc:** Myron Elkington <[Myron.Elkington@education.govt.nz](mailto:Myron.Elkington@education.govt.nz)>  
**Subject:** RE: Salisbury Site - Sensory Resource Centre Project

Kia ora William

Are you able to confirm that Rangitāne are in agreement that the MoE will work with the council to get this notice put on the lease?

Feel free to call/email if you have any further queries.

Ngā mihi

Jody Nichols | Property Advisor  
Te Puna Hanganga, Matihiko | Infrastructure & Digital  
9(2)(a)

**From:** 9(2)(a) | Rangitāne <[9\(2\)\(a\)@rangitane.org.nz](mailto:9(2)(a)@rangitane.org.nz)>  
**Sent:** Wednesday, 29 March 2023 5:47 pm  
**To:** Jody Nichols <[Jody.Nichols@education.govt.nz](mailto:Jody.Nichols@education.govt.nz)>; 9(2)(a) | Rangitāne <[9\(2\)\(a\)@rangitane.org.nz](mailto:9(2)(a)@rangitane.org.nz)>; William Macdonald | Rangitāne <[9\(2\)\(a\)@rangitane.org.nz](mailto:9(2)(a)@rangitane.org.nz)>  
**Cc:** Myron Elkington <[Myron.Elkington@education.govt.nz](mailto:Myron.Elkington@education.govt.nz)>  
**Subject:** Re: Salisbury Site - Sensory Resource Centre Project

Kia ora Jody

The appropriate person to engage with on this matter is [@William Macdonald](#) (our Kaikōkiri Rawa me ngā Kaupapa | Property and Projects Coordinator). He managed the lease arrangements and engagement with the Ministry on our behalf.

Like you, our preference is for this to be included in the lease (rather than the title).

Ngā manaakitanga,

9(2)(a) Kaiwhakahaere Matua  
Rangitāne o Wairau Group

Sent from my iPhone

---

**From:** Jody Nichols <[xx@xx](mailto:xx@xx)>  
**Sent:** Wednesday, March 29, 2023 5:44:44 PM  
**To:** Janis Dethierry | Rangitāne [9\(2\)\(a\)@rangitane.org.nz](mailto:9(2)(a)@rangitane.org.nz); Corey Hebbard | Rangitāne  
<[9\(2\)\(a\)@rangitane.org.nz](mailto:9(2)(a)@rangitane.org.nz)>  
**Cc:** Myron Elkington <[xx@xx](mailto:xx@xx)>  
**Subject:** Salisbury Site - Sensory Resource Centre Project

Kia ora Corey and Janis

Hope you are both well.

As part of the building consent for the Salisbury Sensory Resource Centre project that is currently underway at the front of the Salisbury site we are required to ask for consent to place a section 73 hazard notice on the title (or in some instances we have been able to place it on the lease – that would be our preference). This is in response to the flooding and inundation that could potentially occur on the site. Is this something you would want us to come directly to you with or would you prefer we go directly to your Leasing Agent [9\(2\)\(a\)](mailto:9(2)(a)@rangitane.org.nz)

Ngā mihi nui

**Jody Nichols** | Property Advisor  
Te Pou Hanganga, Matihiko | Infrastructure & Digital

[9\(2\)\(a\)](mailto:9(2)(a)@education.govt.nz)  
Nelson Office  
[education.govt.nz](http://education.govt.nz)

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From: [Rua Sargent](#)  
To: [Lance Florence](#)  
Cc: [Jody Nichols](#)  
Subject: Salisbury Education Support - Budget justification  
Date: Tuesday, 11 April 2023 7:51:59 am  
Attachments: [image011.png](#)  
Importance: High

---

Kia ora Lance,

You have asked me to provide some commentary on the tendered cost to deliver the facility for Education Support on the Salisbury School campus. You thought that I should give some background and justification to increased budget.

- We always knew that the budget was going to be stretched. The original budget had a redevelopment rate applied to an area – not a new build rate.
- The budget did not account for the fact that we are a green field site with no access, parking, or infrastructure services. The cost to make the site ready for the build is in excess of \$400,000.
- The project group have been cognisant of costs and know that the funding has not been approved. We have made all decisions with a mind to keeping costs to a minimum on the project.
- Your idea to incorporate existing buildings turned out to be very efficient, with Redbox being able to incorporate those into the facility without any major alterations. In the proposed scheme we are keeping the floor structure, wall and roof framing, interior wall and ceiling linings, high quality mechanical systems, lighting and power. I estimate the savings on the use of these buildings to be \$366,000 (\$1500 / m2).
- The buildings have different colour roofs, and both need cutting into for new valleys. It did not seem practicable to paint one piece and doctor existing roofing, so it was decided to re-roof the entire building with a new 100 % warranty.
- The existing wall cladding does not comply with the Building Code for weathertightness. It is 'garage type' cladding direct fixed to the frame on old style building paper. There are no flashings around the windows that divert water to the outside face of the cladding. When FCL moved these buildings to the Waimea campus, we knew that they would not sustain another lift and relocate without significant remedial work required.
- The windows need to come out for the cladding fix, and have new liners for the additional wall thickness from the 'drained cavity' cladding system. The windows are serviceable but only single glazed. It was thought that it would be sensible to bring these up to building code standard, but this is an area where a saving could be made if we reinstated the existing.
- The height of the foundation system is a frustration to me. We pushed back hard on this but as you know the council here is insistent on their flood modelling, having had major flooding through this zone in recent times. The feedback from Redbox is that if you want to argue minimum floor heights you need to provide your own independent flood modelling (at some expense!). Not only does the height mean additional bracing requirements, it also means additional costs for steps, ramps and decks.
- The fire alarm and evacuation systems need additional provisions for the specific user groups here, which has added cost to the specified systems.
- Both Redbox and FCL have been very clear on keeping the level of interior fit out to a minimum. We did have to engage a specialist interior designer due to the specific needs of our deaf / hard of hearing and blind / low vision users. It should be noted that some of the spaces will be used for teaching and whānau hui, not just administration. Upon review, it is my opinion

that the level of fit out is very modest and much less than recently delivered projects for the MoE.

I hope this is helpful. I am happy to provide more detail and support to this if required.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



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**From:** [Rua Sargent](#)  
**To:** [Lynette Evans](#)  
**Cc:** [Jody Nichols](#)  
**Subject:** RE: Salisbury Education Support update  
**Date:** Tuesday, 30 May 2023 12:55:35 pm  
**Attachments:** [image001.png](#)

---

Kia ora Lyn!

Mō taku hē, my apologies, I was supposed to come back to you after our last meeting.

Our current status is that the project has all consents and contracts in place, and we are awaiting funding approval. The funding has all been approved at a local level. Jody will let us know as soon as this all approved.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



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**From:** Lynette Evans 9(2)(a)  
**Sent:** Monday, May 29, 2023 2:36 PM  
**To:** Rua Sargent 9(2)(a)@qsquared.nz>  
**Subject:** Re: Salisbury Education Support update

Kia ora Rua

Please to update when you can as I am completely in the dark now as to what is happening.  
Thanks

*Nga mihi nui*

*Lyn Evans - Justice of the Peace*

*Nga Pouwhirinaki o Mohua ki Whakatu - Nelson Bays RTLB Cluster*

*Kia kaha. My work day may look different than your work day. Please do not feel obligated to respond out of your normal working hours.*



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On Mon, May 15, 2023 at 7:52 PM Lynette Evans 9(2)(a) wrote:

Kia Ora Rua

Apologies but I am working in Wellington on Friday. Any time next week will be perfect or tomorrow/Wed.

Take care.

*Nga mihi nui*

*Lyn Evans - Justice of the Peace*

*Nga Pouwhirinaki o Mohua ki Whakatu - Nelson Bays RTLB Cluster*

*Kia kaha. My work day may look different than your work day. Please do not feel obligated to respond out of your normal working hours.*

Cluster 30 Manager



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On Mon, May 15, 2023 at 7:44 PM Rua Sargent <sup>9(2)(a)</sup> @qsquared.nz> wrote:

Kia ora Lyn,

I love your email footnote!

I am free on Friday. Let me know a good time and I will give you a call.

Mauri ora,

**Rua Sargent** MNZIQS MNZIBS  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



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<sup>9(2)(a)</sup>

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**From:** Lynette Evans <sup>9(2)(a)</sup>  
**Sent:** Monday, May 15, 2023 5:50 PM  
**To:** Rua Sargent <sup>9(2)(a)</sup> @qsquared.nz>  
**Subject:** Re: Salisbury Education Support update

Thanks to have a separate catch up as too short notice for me and booked up! Crazy times  
Rua.  
Thanks

*Nga mihi nui*

*Lyn Evans - Justice of the Peace*

*Nga Pouwhirinaki o Mohua ki Whakatu - Nelson Bays RTLB Cluster*

*Kia kaha. My work day may look different than your work day. Please do not feel obligated to respond out of your normal working hours.*

Cluster 30 Manager



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- delete the email

On Mon, May 15, 2023 at 8:51 AM Rua Sargent <9(2)(a)@qsquared.nz> wrote:

Kia ora koutou,

Thank you all for your patience whilst we have been sorting things out in the background. I am sending out an invite, hope to see you all Thursday. If you cannot make it I will have a catch up with you after that.

Mauri ora,

**Rua Sargent MNZIQS MNZIBS**  
Tohunga Waihanga  
Quantity Surveyor | Building Surveyor



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9(2)(a)

9(2)(a)

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**From:** [Rua Sargent](#)  
**To:** [Steve Ellis](#); [Ellie Salcin-Watts](#); [Isaac Alder](#) | FCL Nelson  
**Cc:** [Daniel Dowling](#) | FCL Nelson; [Stephen Fitzgerald](#) | FCL Nelson; [Lance Florance](#); [Jody Nichols](#)  
**Subject:** RE: Salisbury School Education Hub  
**Date:** Tuesday, 19 September 2023 8:02:58 am  
**Attachments:** [image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
**Importance:** High

---

Really important that we adhere to Salisbury security concerns Isaac,

Can you please do a special briefing for all staff on site and include in your site induction for new workers on site.

Have copied in Lance and Jody so they don't hear of this second hand.

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS | LBP  
Kaiwhakahaere Matua



9(2)(a)

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**From:** Steve Ellis 9(2)(a) [@Salisbury.school.nz](#)>  
**Sent:** Monday, September 18, 2023 7:32 PM  
**To:** Ellie Salcin-Watts <9(2)(a) [@Salisbury.school.nz](#)>; Isaac Alder | FCL Nelson 9(2)(a) [@fclnelson.co.nz](#)>; Rua Sargent 9(2)(a) [@kaupapaprojects.com](#)>  
**Cc:** Daniel Dowling | FCL Nelson 9(2)(a) [@fclnelson.co.nz](#)>; Stephen Fitzgerald | FCL Nelson 9(2)(a) [@fclnelson.co.nz](#)>  
**Subject:** Re: Salisbury School Education Hub

Please can you secure your site. A fencing panel is sitting loose and your front gate is wide open. Students have direct access into the construction site and off the property.

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---

**From:** Ellie Salcin-Watts 9(2)(a) [@Salisbury.school.nz](#)>  
**Sent:** Friday, September 15, 2023 11:17:16 AM

**To:** Steve Ellis <9(2)(a)@Salisbury.school.nz>; Isaac Alder | FCL Nelson <9(2)@fclnelson.co.nz>;  
Rua Sargent <9(2)(a)@kaupapaprojects.com>  
**Cc:** Daniel Dowding | FCL Nelson <9(2)@fclnelson.co.nz>; Stephen Fitzgerald | FCL Nelson  
<9(2)(a)@fclnelson.co.nz>  
**Subject:** Re: Salisbury School Education Hub

Thanks, Steve.

Absolutely. We have a range of strict protection orders in place to uphold.

Ellie

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---

**From:** Steve Ellis <9(2)(a)@Salisbury.school.nz>  
**Sent:** Friday, September 15, 2023 11:09:18 AM  
**To:** Isaac Alder | FCL Nelson <9(2)@fclnelson.co.nz>; Ellie Salcin-Watts <9(2)(a)@Salisbury.school.nz>; Rua Sargent <9(2)(a)@kaupapaprojects.com>  
**Cc:** Daniel Dowding | FCL Nelson <9(2)@fclnelson.co.nz>; Stephen Fitzgerald | FCL Nelson  
<9(2)(a)@fclnelson.co.nz>  
**Subject:** Re: Salisbury School Education Hub

Hi all,

There was a man looking to come through the front gate but didn't have the code, he was let in by one of the construction workers working on the driveway. We'd prefer that they ring through to the office rather than be let in as they could be anybody looking to get on to the property for any reason.

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---

**From:** Isaac Alder | FCL Nelson <9(2)@fclnelson.co.nz>  
**Sent:** Friday, September 8, 2023 2:22:21 PM  
**To:** Ellie Salcin-Watts <9(2)(a)@Salisbury.school.nz>; Rua Sargent <9(2)(a)@kaupapaprojects.com>  
**Cc:** Steve Ellis <9(2)(a)@Salisbury.school.nz>; Daniel Dowding | FCL Nelson <9(2)(a)@fclnelson.co.nz>; Stephen Fitzgerald | FCL Nelson <9(2)(a)@fclnelson.co.nz>  
**Subject:** RE: Salisbury School Education Hub

Hi Ellie

Thanks for your email, gates were dropped to site mid-morning. Builders have been instructed to install fencing around the tree on the L/H side of drive before end of the day. Access has been very limited last couple of days due to service trenching taking place. Vehicles should be back on the car park prep Monday. Tree to R/H side will not be fenced at this stage as excavators will be working on the path next week linking the building to the road frontage.

Regards

Isaac Alder  
Quantity Surveyor / Project Manager

Fitzgerald Construction Ltd

9(2)(b)(ii)



**FITZGERALD**  
**CONSTRUCTION**  
PLANNED WELL - BUILT BETTER

---

**From:** Ellie Salcin-Watts 9(2)(a) <[redacted]@Salisbury.school.nz>  
**Sent:** Friday, September 8, 2023 11:31 AM  
**To:** Rua Sargent 9(2)(a) <[redacted]@kaupapaprojects.com>; Isaac Alder | FCL Nelson 9(2)(a) <[redacted]@fclnelson.co.nz>; Stephen Fitzgerald | FCL Nelson 9(2)(a) <[redacted]@fclnelson.co.nz>  
**Cc:** Steve Ellis 9(2)(a) <[redacted]@Salisbury.school.nz>  
**Subject:** RE: Salisbury School Education Hub  
**Importance:** High

Morning team – just checking in here as this didn't seem to be in place consistently this morning?  
Are plans underway now to put some marker fencing up around the needed area?  
Thanks

**Ellie Salcin-Watts**  
Principal / Tumuaki  
Salisbury School  
9(2)(a)

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---

**From:** Rua Sargent 9(2)(a) <[redacted]@kaupapaprojects.com>  
**Sent:** Thursday, September 7, 2023 2:31 PM  
**To:** Isaac Alder FCL Nelson 9(2)(a) <[redacted]@fclnelson.co.nz>; Stephen Fitzgerald FCL 9(2)(a) <[redacted]@fclnelson.co.nz>  
**Cc:** Steve Ellis 9(2)(a) <[redacted]@Salisbury.school.nz>; Ellie Salcin-Watts <9(2)(a) [redacted]@Salisbury.school.nz>  
**Subject:** FW: Salisbury School Education Hub

**Importance:** High

Kia ora Isaac,

Please see below. Absolutely essential that this tree is protected. Can you please install some tape of fencing *outside* the drip line so we have no more parking or storage.

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS | LBP  
Kaiwhakahaere Matua



9(2)(a)

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**From:** Steve Ellis 9(2)(a) [@Salisbury.school.nz](mailto:9(2)(a)@Salisbury.school.nz)>

**Sent:** Thursday, September 7, 2023 2:18 PM

**To:** Rua Sargent 9(2)(a) [@kaupapaprojects.com](mailto:9(2)(a)@kaupapaprojects.com)>

**Cc:** Ellie Salcin-Watts 9(2)(a) [@Salisbury.school.nz](mailto:9(2)(a)@Salisbury.school.nz)>

**Subject:** Re: Salisbury School Education Hub

Hi Rua, the guys at Scott Construction have taken it a step further and parked their trucks right under the protected tree on their construction site, they're about a metre away from the main trunk, it should be left clear with no vehicle activity underneath the canopy, this is to protect its roots. Its the second most significant tree on the grounds and I don't think it's being taken very seriously. I can see space is a bit tight but they were parking on the other side of the driveway and the tree on that side isn't protected.

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**From:** Rua Sargent 9(2)(a) [@kaupapaprojects.com](mailto:9(2)(a)@kaupapaprojects.com)>

**Sent:** Wednesday, August 23, 2023 12:05:39 PM

**To:** Steve Ellis [@Salisbury.school.nz](mailto:9(2)(a)@Salisbury.school.nz)>

**Subject:** RE: Salisbury School Education Hub

Sure thing Steve

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS | LBP

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9(2)(a)

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**From:** Steve Ellis 9(2)(a) <[9\(2\)\(a\)@Salisbury.school.nz](mailto:9(2)(a)@Salisbury.school.nz)>

**Sent:** Wednesday, August 23, 2023 9:27 AM

**To:** Rua Sargent 9(2)(a) <[9\(2\)\(a\)@qsquared.nz](mailto:9(2)(a)@qsquared.nz)>

**Subject:** Salisbury School Education Hub

Hey Rua

Carolyn just grabbed me this morning to look at where the digger has been parked on the front field construction site. It's quite close to a one of the protected heritage trees canopy and she's nervous that it could take some damage. Would you be able to refer this on to the driver or Scott's Construction?

Many thanks

*Steve Ellis*

9(2)(a)

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**From:** [Rua Sargent](#)  
**To:** [John Hewlett](#); [Jody Nichols](#); [matthew.koning](#); [zoe.taylor](#); [Principal - Blind and Low Vision Education Network NZ](#); [Principal - Blind and Low Vision Education Network NZ](#); [Bella Cramond](#); [Stephen](#); [Issac Alder FCL Nelson](#); [Charlie Evans FCL Nelson](#); [Lance Florence](#); [Stech Baxendale](#); [9\(2\)\(a\)](#) [@nbtlib.com](#); [Justin Fletcher](#); [Elle Salvin-Watts](#); [Stewart Lawson](#); [Angela Broecker](#)  
**Subject:** Salisbury Education Support Building Update  
**Date:** Friday, 29 September 2023 10:35:13 am  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Client Programme - 19 September 2023.pdf](#)

---

Kia ora koutou,

I hope you are all enjoying te kōanga (the spring).

Work is now well underway on the build under the Ministry of Education's OMB programme. I feel now is a good time for us to regroup and prepare for completion in March 2024.

The site works are well progressed with kerbs in and preparation of the carpark almost complete. The building frames are complete.

Stewart has had recent discussions regarding sensory requirements, which I understand are included as per our consultation during the design phase. The interiors file is here: [📎 230119-APPROVED-interiors.pdf](#)

I know some of you might have school holidays so will set up monthly meetings again going forward starting 12 October.

Mauri ora,

**Rua Sargent**  
MNZIQS | MNZIBS | LBP  
Kaiwhakahaere Matua



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9(2)(a)

**From:** Rua Sargent <sup>9(2)(a)</sup>@kaupapaprojects.com>  
**Sent:** Tuesday, 21 November 2023 3:57 pm  
**To:** Zoe Taylor; Principal - Blind and Low Vision Education Network NZ; Lynette Evans  
**Cc:** Jody Nichols; Jonathan Stewart; Steph Baxendale  
**Subject:** FW: Salisbury Accessibility  
**Attachments:** Accessibility Schedule - Salisbury School Education Support Building - OT Report Review-1.pdf; assure-hd-data-sheet.pdf; Entry Accessible Features.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kia ora team,

Could you please review the attached accessibility report and provide comment before I instruct Fitzgerald.

Mauri ora,

**Rua Sargent**  
MNZIQS | MNZIBS | LBP  
Kaiwhakahaere Matua



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**From:** Brad Beazley <sup>9(2)(a)</sup>@redboxarchitects.co.nz>  
**Sent:** Tuesday, November 21, 2023 3:49 PM  
**To:** Rua Sargent <sup>9(2)(a)</sup>@kaupapaprojects.com>  
**Cc:** Isaac Alder FCL Nelson <sup>9(2)</sup>@fclnelson.co.nz>; Charlie Evans | FCL Nelson <sup>9(2)(a)</sup>@fclnelson.co.nz>; Jonathan Stewart <jonathan.stewart@education.govt.nz>; Steph Baxendale <Steph.Baxendale@education.govt.nz>  
**Subject:** Re: Salisbury Accessibility

Kia ora all,

Please find attached our accessibility report for this project based on D1/AS1, NZS4121 and the OT recommendations provided by Rebecca.  
Also attached markup of the buildings approach for clarification of some of these features, and manufacturers data sheet for the selected perimeter fencing system.

There are a couple of items highlighted that need to be confirmed as the project progresses either by the contractor or the user group. I have also not addressed the visual or audio alert systems for fire, lockdown, doorbell, etc. as I understand this has been resolved separately.

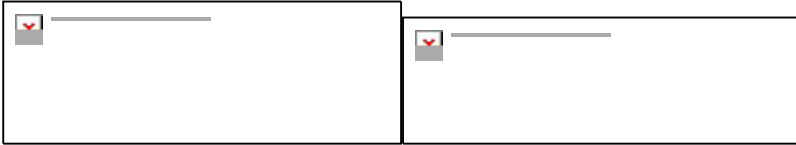
Any questions or comments please let me know.

Ngā mihi nui

**Brad Beazley**

Director, Registered Architect

9(2)(b)(ii)



[Redacted]

[Redacted]

On Fri, Nov 10, 2023 at 9:07 AM Brad Beazley [9\(2\)\(a\)@redboxarchitects.co.nz](mailto:9(2)(a)@redboxarchitects.co.nz)> wrote:

No worries, will do, thanks for the confirmation.

**Brad Beazley**

Director, Registered Architect

9(2)(b)(ii)



9(2)(b)(ii)

for and on behalf of redbox architects 2017 ltd

On Fri, Nov 10, 2023 at 9:07 AM Rua Sargent [9\(2\)\(a\)@kaupapaprojects.com](mailto:9(2)(a)@kaupapaprojects.com)> wrote:

Kia ora Brad,

Please proceed and invoice that to the Ministry of Education c/- Kaupapa Projects.

Mauri ora,

**Rua Sargent**

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**From:** Brad Beazley [9\(2\)\(a\)@redboxarchitects.co.nz](mailto:9(2)(a)@redboxarchitects.co.nz)>

**Sent:** Friday, November 10, 2023 8:59 AM

**To:** Isaac Alder FCL Nelson [9\(2\)@fclnelson.co.nz](mailto:9(2)@fclnelson.co.nz)>; Charlie Evans | FCL Nelson [9\(2\)\(a\)@fclnelson.co.nz](mailto:9(2)(a)@fclnelson.co.nz)>

**Cc:** Rua Sargent [9\(2\)\(a\)@kaupapaprojects.com](mailto:9(2)(a)@kaupapaprojects.com)>

**Subject:** Re: Salisbury Accessibility

Kia ora Isaac, Charlie,

Per the below correspondence around the accessibility items for these buildings, it has been recommended that an accessibility report be completed for the project to ensure all the necessary components as raised during the OT report in April are documented and incorporated into the project.

Can you please confirm if you are happy for us to proceed with compiling this report?

Ngā mihi nui

**Brad Beazley**

Director, Registered Architect

9(2)(b)(ii)



9(2)(b)(ii)

for and on behalf of redbox architects 2017 ltd

On Tue, Nov 7, 2023 at 7:59 AM Rua Sargent <sup>9(2)(a)</sup>@kaupapaprojects.com> wrote:

Kia ora thanks Brad,

There are no visibility markings on step nosings, handrails, etc.

This building will have people requiring accessibility features every day.

What is best way forward? I think we should do a proper report.

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS | LBP

Kaiwhakahaere Matua



9(2)(a)

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From: Brad Beazley <9(2)(a)@redboxarchitects.co.nz>

Sent: Monday, November 6, 2023 3:44 PM

To: Rua Sargent <9(2)(a)@kaupapaprojects.com>

Cc: Justin Fletcher <9(2)(a)@redboxarchitects.co.nz>; Steph.Baxendale@education.govt.nz;

Jody.Nichols@education.govt.nz

Subject: Re: Salisbury Accessibility

Kia ora Rua,

A specific accessibility report wasn't created for the project, with notes related to accessibility requirements shown on the plans instead, which was all that council and FCL were after for this project. Is there something in particular you are looking for?

Ngā mihi nui

**Brad Beazley**

Director, Registered Architect

9(2)(b)(ii)



9(2)(b)(ii)

On Mon, Nov 6, 2023 at 3:22 PM Justin Fletcher <9(2)(a)@redboxarchitects.co.nz> wrote:

Brad, can you follow this up please

----- Forwarded message -----

From: Rua Sargent <rua@kaupapaprojects.com>

Date: Mon, Nov 6, 2023 at 2:56 PM

Subject: Salisbury Accessibility

To: Justin Fletcher <9(2)(a)@redboxarchitects.co.nz>

Cc: Steph Baxendale <Steph.Baxendale@education.govt.nz>, Jody Nichols <Jody.Nichols@education.govt.nz>

Kia Ora Justin,

I cannot find an accessibility report for the Salisbury Support Building in the Building Consent. It seems there are a few items missing.

Can you please confirm if you completed one, and if so please provide.

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS | LBP

Kaiwhakahaere Matua



9(2)(a)

( )



# Accessibility Schedule

**Project** Educational Support Building at Salisbury School

**Prepared by** Redbox Architects

**Summary** Please see below our accessibility design report and recommendations for this project based on the requirements of NZBC D1/A51, NZS4121, and the Occupational Therapy Recommendations document provided by Rebecca Price, MoE Occupational Therapist.

Element	OT Recommendation	Code Requirements	Project	Notes
1	<b>Doors</b>			
	1.1 All doors to be accessible	Doors on accessible routes to be accessible	All doors to occupiable spaces including toilets are accessible.	All routes through building accessible
	1.2 Recommend door openings are 860mm clear opening, 910mm leaf swing, 960mm leaf slider	760mm min clear width, achievable with 810mm leaf	All external doors, and internal doors to offices, meeting rooms, staffroom and DWC lobby 910mm leaf, with slider to DWC 1000mm leaf	Doors to the unisex staff WC lobby 860mm leaf with 810mm to each cubicle. Compliant with D1/A51 as accessible, accepted to not meet 910mm recommended leaf
	1.3 Thresholds to external swing doors, if they have a lip, should only be one lip raise to avoid issues with wheelchair access rolling over multiple raises, and be a bevelled edge no more than a 10mm	20mm max threshold	20mm max threshold height to interior and exterior, detail shown with threshold lip as flush to interior finished floor as possible with joinery profile. Single lip up to 20mm due to profile for weatherightness at exposed door thresholds	10mm threshold not achievable with joinery profile. Alternative profiles available without the sill lip, but have much reduced weatherightness performance and not recommended for project due to threshold exposure to weather.
	1.4 Slider door thresholds avoid large gaps that wheelchair casters can catch in	n/a	Typical commercial profile	All external greater than 2400mm all internal greater than 2000mm
	1.5 Door weight and size for student use to be considered	n/a	Sliders to multi-use room are bi-parting sliders instead of stackers to reduce overall door weight in use.	Buildings primary users are not students, with sliders located in multi-use room and staff room.
	1.6 Holdback stays attached to walls or work off doors, not attached to the ground as they become a trip hazard	n/a	Majority of door stops wall mounted. Main entry exterior door, Office 1, office 2 and hub internal doorstops floor mounted.	Recommended changes: external door ND01 changed to wall mount stop. External doors ND07 and ND03 changed to floor mount stops (swing is against balustrade). Internal doors all to have wall mounted stops except for ID02 (hub) which is to remain floor mounted due to swing against glass panel to multi-use room.
	1.7 Door handles at 900mm heights (lower end of accessible height range)	Handles between 900-1200mm above floor level with a lever action for operation	Noted as between 900-1200 with 1m preferred. Hardware schedule confirms all handles as lever action	Recommended change: where not already manufactured, door handles to be installed at 900mm above finished floor level.
	1.8 Landings at entry 1200x1200 for inwards door, 1200x1200 clear of outward door, or width of double doors + 200mm each side of door wide	Ramp landings: 1200x1200 landing clear of door, increased to 1500x1200 where door perpendicular to ramp direction. Stair landings: 1200mm min length, 400mm clearance to door swing	Main entry with ramp - outward opening door, @1800 landing area clear of door. Other doors at stairs: 1400 to 1700 landing length, 400mm min clear of door swing	Landing changed post consent issue per OT recommendations
	1.9	Door visibility per NZS4121: contrast in lightness - darkness of colour shall be achieved between: the door furniture and door itself; Either the door architrave frame and the wall or the door and the wall; the door and the floor.	Note on plan as per NZS4121 for door visibility. Interior hardware Satin Chrome finish, contrasting with door leafs. Exterior doors stainless / aluminium hardware, leaf colour to be confirmed by contractor. Exterior cladding colour to be confirmed by contractor. Contrast between interior doors and walls varies. Floor contrast to doors per Space Creations documentation.	Exterior cladding at doorways generally Resene Nepal or Sandstone Grey, aluminium joinery Sandstone Grey. Selected handles stainless steel, interior design consultant to confirm selected paint colours for doors, architraves and walls.
2	<b>Steps</b>			

3	<b>Ramps</b>	<p>2.1 Hard nosing trim that covers the riser and tread on ALL steps across the SITE (internal, external, landscape) should be a good contrasting colour to the material of the steps. Recommended colour is yellow, followed by white.</p> <p>2.2</p>	<p>Nosings shall be rounded and not project more than 25 mm (see figure 25). A change in surface treatment with strong colour contrast shall be provided at the head and foot of any internal flight of steps (see figure 22).</p> <p>Accessible stairs max 32° pitch, 180mm max riser, and 310mm min tread</p>	<p>Leading edges of treads or nosings on accessible steps to be rounded to avoid a sharp edge, and be colour contrasted with the rest of the tread as per NZBC D/AS1 paragraph 4.1.7.</p> <p>Stair risers typically 160mm to 165mm, with 350mm tread.</p>	<p>Contractor confirmed 50mm yellow griptape from Slipproof NZ for all nosings and changes in level</p> <p>Final dimensions to be finalised on site to suit finished path and deck levels. 180mm rise and 310mm tread limits noted.</p>
4	<b>Handrails</b>	<p>3.1 Gradient 1:14 or greater</p> <p>3.2 Location: matches general step access into building. More than one ramp might be required in different locations around a building.</p> <p>3.3</p>	<p>Gradient 1:12 or greater</p> <p>Transitions from one gradient to another, as at the foot and head of ramps, shall be signalled by visual, textural and ideally, acoustic contrast.</p>	<p>Gradient 1:15 or greater</p> <p>Located at main public entry to the building, central to buildings occupation and use. Single ramp provided.</p> <p>No mention of contrast.</p>	<p>Recommended change: Contrasting yellow grip tape to be added to head and foot of ramp including at landings.</p>
		<p>4.1 • Handrails related to steps &amp; ramps should not protrude into circulation pathways.</p> <p>4.2 • Rails are fitted continuous around landings, when a drop off of more than 500mm</p> <p>4.3 • The extensions at either end of the steps should either curve under as a radial return OR fix down to the ground</p> <p>4.4 • Height 840-900mm.</p> <p>4.5 • Contrasting colours for the use of handrails. The use of a colour (Solid white, grey and black) can blend into the environment depending on if you look towards or away from a building.</p> <p>4.6 • Median rail / safety rail provided on all step/ barrier handrails at a height of 750mm</p> <p>4.7</p>	<p>Handrails shall not project into any other path of travel, except when a centre handrail projects into a landing by the distance of the stair going.</p> <p>Stairs and ramps shall have handrails on both sides, which shall be continuous around landings (see figure 22), except at doorways.</p> <p>Handrails shall not have projecting ends that will create a hazard. The ends of handrails shall be turned down 100 mm or returned fully to the end-post or wall face.</p> <p>The height of a handrail above the nosing of the tread shall be between 900 mm and 1000 mm</p> <p>Handrails shall contrast visually to their background, refer to 4.10. Dome buttons shall be provided as shown on figure 23 (NZS4121)</p> <p>75mm min upstand to ramps.</p> <p>where the handrail serves an accessible stairway or accessible ramp, a 300 mm (minimum) horizontal extension shall be provided at each end of the handrail, as shown in Figures 9 and 25 of D1/AS1</p>	<p>1500mm clear path beyond all handrails, with handrails at main entry and resource stairs returned back towards building to avoid projection into potential path of travel.</p> <p>Handrails continuous at all landings</p> <p>Handrails curve under as a radial return</p> <p>Handrail to be at 900mm min. above floor level</p> <p>Stainless steel handrails, no further comment on contrasting finish to cladding</p> <p>All handrails where not attached to a balustrade system installed complete with midrail halfway between handrail and kerb rail (approx. FL+550mm)</p> <p>All handrails provided at 900mm above pitchline and shown with extensions of 650mm (landing tread length + 300mm extension) per figure 25 of D1/AS1</p>	<p>Recommended change: Dome buttons to be added to handrails per NZS4121</p> <p>OT recommendations are below the levels of NZS4121 and D1/AS1. Proposed height is at the lowest compliant level of 900mm.</p> <p>Recommended change: Client to confirm preferred contrasting colour for powder coated finish to handrails. No changes to balustrades or handrail supports.</p> <p>installing at FL+750mm puts the median rail well above the midpoint so recommend continuing with current design</p> <p>Contractor to coordinate with fabricator to confirm final handle and balustrade design to comply with NZS4121 and MoE OT recommendations. Redbox Architects plans updated to show returns and handrail extents.</p>

5	Circulation Pathways			
	<p>5.1 • Student movement; all students should use the same circulation pathway with minimal variation within a building and between buildings</p> <p>5.2 • Main circulation pathways should be 1800mm clear of obstructions such as posts, door swings, handrails etc</p> <p>5.3 • Wind lobbies; Distance between doors 1500mm</p> <p>5.4 • Veranda Posts – Good colour contrast (not solid grey, black or white)</p> <p>5.5 • Veranda Post interaction with Doors: Entry into buildings should not have a post in the same plane / line sight</p> <p>5.6 • Balcony / Balustrades height 1.2 - 1.5m, only a top rail provided, that is round or angled, not flat (to prevent ability to perch or sit)</p> <p>5.7 • Structural beams / Post: use of colour when located next to circulation pathways (vital for diagonal posts)</p> <p>5.8 • Built in seating: Visual consideration and interaction with circulation pathways</p> <p>5.9 • Bag storage; if adjacent to circulation pathway additional space required (storage + person)</p> <p>5.10</p> <p>5.11</p>	<p>1200mm min width to accessible routes</p> <p>1200mm min on accessible route, 800mm min to general access routes</p> <p>n/a</p> <p>n/a</p> <p>Non-residential F4/AS1 - 1100mm height generally, 900mm at stairs / ramps</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>The requirements for slip resistance of accessible routes, ramps and stairs as specified in Approved Document D1/AS1 of the NZBC shall apply.</p> <p>Section 47A of the Building Act requires that the International Symbol of Access be displayed on buildings which are, or have been made accessible, refer to Appendix A, A3.1 [5]. It is essential that both the International Symbol of Access and the International Symbol for Deafness, see Appendix E, are displayed within accessible buildings to show the location of accessible facilities.</p>	<p>All routes are accessible with compliant crossfalls between 1:100 and 1:50</p> <p>Pathways between stairs and parking area 1500mm min width. Main entry served by 2000mm width stairs with Ø1800mm clearance of landing. Route from accessible parking spaces to main entry all 1800mm clear width. Entry lobby ~2300mm, DWC lobby 1800mm, WC lobby 1450mm.</p> <p>Selected stain to timber posts</p> <p>Posts are adjacent to access route in carpark, and downpipe beside stairs, each located beside the path into the building rather than in line.</p> <p>900mm to ramps and stairs generally (handrail with median rail), 1200mm to balconies and stair landings where falls are &gt;1m</p> <p>As per 5.4 above</p> <p>n/a</p> <p>n/a</p> <p>Modwood composite decking to all stairs, landings, ramps and decks, complying with D1/AS1. Pathways specified as broom finish for compliance with D1/AS1 for slip resistance.</p> <p>Accessible signs shall identify:</p> <ol style="list-style-type: none"> <li>1. accessible car parks</li> <li>2. accessible entrances</li> <li>3. services available in the building</li> <li>4. accessible routes within building</li> <li>5. location of accessible toilet</li> </ol> <p>All signs to be clearly visible and shall display the international symbol of access. Signs to be fixed between 1400mm and 1700mm above floor level to lower edge of sign plate.</p>	<p>no change</p> <p>Selected stain colour to be confirmed to ensure sufficient contrast is achieved</p> <p>no change</p> <p>no change</p> <p>As per 5.4 above</p> <p>n/a</p> <p>n/a</p> <p>Contractor confirmed all pathways are plain broomed finish</p> <p>User group to confirm if hearing augmentation or other listening systems are to be incorporated into the building. If provided, then the addition of the International Symbol for Deafness is required.</p>
4	Toilets, Showers and Bathrooms			
	6.1 • Structural beams / Posts: not to be placed in any accessible toilet or USB bathroom	D1/AS1 for minor obstructions	No posts or beams in WC	

7	<b>Stormwater / Drainage</b>	<p>6.2 • Universal School Bathroom (USB) – Provided in all schools.</p> <p>6.3 o Centrally located to learning spaces – equitable access through a student's life at school</p> <p>6.4 o New builds must be located within a toilet suite of other toilets – not isolated, has both internal and external access</p> <p>6.5 • Accessible Toilets (ACC WC / AWC)</p> <p>6.6 o Slider / Cavity Door; recommended to reduce outward door swing interaction with toilet lobbies</p> <p>6.7 • ACC with Shower; Should all be Unisex</p>	<p>Accessible bathroom to be provided per G1/AS1</p> <p>Hinged or slider</p> <p>Unisex WC, if showers are provided in the building the first one must be accessible</p>	<p>Accessible bathroom per G1/AS1 provided</p> <p>Accessible bathroom centrally located in building</p> <p>Located alongside visitor WC for equitable access to staff and visitors. Single internal access only.</p> <p>Cavity slider with 1m leaf</p> <p>Unisex DWC with shower provided</p>	<p>Universal school bathroom not included in scope for the building</p> <p>Configuration approved by user group and project delivery team. Brief was to provide separate visitor and staff toilets, with approved layout taking into consideration the controlled door separating the public areas of the building from the staff only.</p> <p>No change</p> <p>No change</p>
8	<b>Parking and Driveways</b>	<p>7.1 • Gutters, drain channels, drain sumps, covers – consideration of how they interact with circulation pathways.</p> <p>7.2 • No or minimal change in level between ground level and covers; covers should be wheelchair proof all directions</p>	<p>Kerbs alongside pathway into the building are flush</p> <p>Sumps located in corners of parking area and away from accessible pathways. Typical installation allowed.</p>	<p>No change</p> <p>No change</p>	
9	<b>Boundary Fencing</b>	<p>8.1 Accessible parks are easily identifiable</p> <p>8.2 Route into school is easily identifiable from carpark</p> <p>8.3 Driveways should be separated away from student circulation / pedestrian areas. The boundary should be fencing.</p>	<p>R8/AS1 and NZS4121 requirements for signage</p> <p>Accessible signs shall identify:</p> <ol style="list-style-type: none"> <li>1. accessible car parks</li> <li>2. accessible entrances</li> <li>3. services available in the building</li> <li>4. accessible routes within building</li> <li>5. location of accessible toilet</li> </ol> <p>Accessible parks are at the main entry to the building, with signage per 8.1 above to identify accessible facilities</p> <p>n/a</p>	<p>Contractor to confirm signage design for approval by user group</p> <p>No change</p> <p>This building is a support facility and operates separate to the school, and so is located outside of the school's perimeter site fencing. The existing site fence line is being altered to wrap around this building to maintain separation from the school's field and student areas.</p>	
	<p>Fencing Type</p> <ul style="list-style-type: none"> <li>- robust, long lasting, palisade / pool fencing</li> <li>- 75mm by 75mm steel posts, steel tubes (stronger than rod)</li> <li>- ground to bottom of fence should be 100mm or less</li> <li>- Vertical steel posts should be spaced 100mm or less apart</li> <li>- Two horizontal rails only should be provided at the top and bottom of the fence</li> <li>- 1.6 min height for Primary / 1.8 min height for Secondary</li> </ul>	<p>n/a</p>	<p>New perimeter fencing located on plan and indicatively shown on 3D cover perspective. Type not specified. New timber palisade fence at entry to site as per reference on cover schedule, doesn't form part of enclosure.</p>	<p>Contractor confirmed fencing selection as Assure Commercial Aluminium School Perimeter Fence, data sheet attached.</p>	



## ASSURE HD

### Fence panel and pedestrian gate

The Assure HD fence panel is a heavy duty version of our Assure fence panel and has been specifically designed to comply with Ministry of Education specifications for school fencing. Providing excellent low maintenance durability, security and adaptability while avoiding an overly threatening appearance, it's ideal for use in educational, public and commercial locations.

#### FEATURES:

- Designed to comply with Ministry of Education school boundary fencing specifications
- Heavy duty aluminium construction
- 100mm anti-climb gap in vertical bars
- Exclusively available as raking panel up to 20 degrees
- Black powder coated finish as standard. Custom colours available on request
- Brackets and hardware supplied
- Ex Stock standard sized fence panels and pedestrian gates
- Width and height adjustable pedestrian and driveway gates
- Gate automation and access control systems available

#### IDEAL FOR:

- Schools
- Childcare
- Parks, playgrounds, and streetscapes
- Balustrading
- Pool fencing (residential only)
- Commercial
- Civil

## SPECIFICATION DETAILS - EXSTOCK

### FENCE PANEL

<b>Heights:</b>	1500mm, 1800mm
<b>Width:</b>	2350mm
<b>Horizontals:</b>	40 x 40mm
<b>Verticals:</b>	25 x 25mm, 100mm spacing
<b>Posts:</b>	65 x 65mm, aluminium or galvanized steel
<b>Raking panels:</b>	Yes, up to 20 degrees
<b>Fixing options:</b>	Inground, side fixed and base plated

### PEDESTRIAN GATE

<b>Height:</b>	1500mm, 1800mm
<b>Width:</b>	1200mm
<b>Horizontals:</b>	40 x 40mm
<b>Verticals:</b>	25 x 25mm, 100mm spacing
<b>Posts:</b>	65 x 65mm, aluminium or galvanized Steel

### PRODUCT PROPERTIES

<b>Material:</b>	Aluminium, Galvanized Steel
<b>Finish:</b>	Powder coat
<b>Colour:</b>	Black, Custom

### COMPLIANCE INFORMATION:

Compliant with NZ Building Code F4 Safety from falling when installed with steel posts at up to 1240mm post centers.  
Compliant with NZ Building Code F9 Restricted access to residential pools when installed at up to 2415mm post centers.

Compliant with Ministry of Education school boundary fencing specifications.

Site Specific PS1 available on request.

Suitable for installation in up to Very High Wind Zones.

### CARE & MAINTENANCE:

To best care for your fence, meet warranty requirements and to extend the life of our products we recommend washing down all exposed metalwork including panels, posts, gates and fixings every 6 months, and every 3 months in sea spray and geothermal locations.

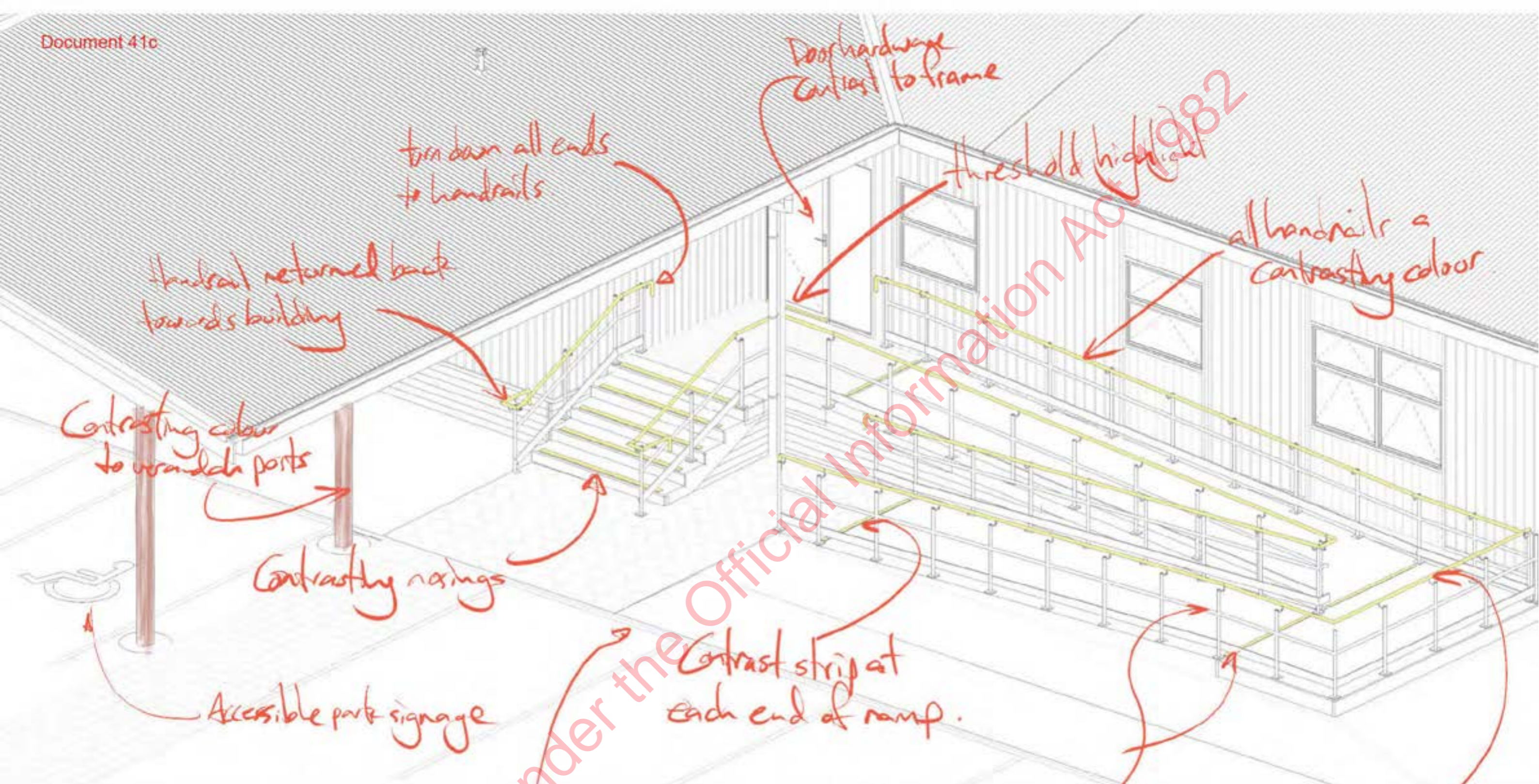
For full care and maintenance information and instructions please see the Urban Group Care and Maintenance document.

### WARRANTY INFORMATION:

We provide a 10year warranty on aluminium fence panels, posts, and gates, 5years on galvanized steel posts and 2years on associated hardware.

These warranty periods are subject to further terms and conditions, please see the 2023 Urban Group Warranty document for full warranty information.

**Please ensure the current Data Sheet is consulted prior to specification or installation of 9(2)(b)(ii) products.  
If you require additional information not included in this Data Sheet, please contact 9(2)(b)(ii).**



turn down all ends to handrails.

Door hardware contrast to frame

Threshold highlighted

all handrails a contrasting colour

Handrail returned back towards building

Contrasting colour to veranda posts

Contrasting nosings

Accessible park signage

Contrast strip at each end of ramp.

Handrail continuous around landing.

Flush kerbs to pathway -

Median of the kick rails to all handrails

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9(2)(b)(ii)





## Document 42

**From:** [Rua Sargent](#)  
**To:** [zoe.taylor](#); [matthew.koning](#); [Isaac Alder FCL Nelson](#)  
**Cc:** [Jody Nichols](#); [Steph Baxendale](#)  
**Subject:** FW: Salisbury fire systems  
**Date:** Wednesday, 4 October 2023 10:16:06 am  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Strobe Lights.pdf](#)  
[Salisbury School Strobe.pdf](#)

---

Kia ora Zoe and Matthew,

In regard to making sure we have the fire systems correct for your people, please see attached information about the strobe lights that are included in the building consent.

Based upon the specification and my primary understanding of brightness, the strobe can be set to over 2200 lumens.

Lance has suggested we get everyone to site when the building is closed in and lined, so will get [@Isaac Alder FCL Nelson](#) to organise a test unit for you to view at this time (likely late November).

Let me know if you have any queries or comments.

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS | LBP

Kaiwhakahaere Matua



9(2)(a)

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**From:** Isaac Alder | FCL Nelson [9\(2\)](#) <[9\(2\)@fclnelson.co.nz](mailto:9(2)@fclnelson.co.nz)>

**Sent:** Wednesday, October 4, 2023 9:44 AM

**To:** Rua Sargent <[9\(2\)\(a\)@kaupapaprojects.com](mailto:9(2)(a)@kaupapaprojects.com)>

**Cc:** Charlie Evans | FCL Nelson [9\(2\)\(a\)](#) <[9\(2\)\(a\)@fclnelson.co.nz](mailto:9(2)(a)@fclnelson.co.nz)>

**Subject:** RE: Salisbury fire systems

Hi Rua

Please see attached for the current proposed lighting plan and specification for Salisbury School.

Regards

Isaac Alder  
Quantity Surveyor / Project Manager  
Fitzgerald Construction Ltd

9(2)(b)(ii)



**FITZGERALD**  
**CONSTRUCTION**  
PLANNED WELL - BUILT BETTER

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9(2)(a)

**From:** William Macdonald | Rangitāne 9(2)(a) @rangitane.org.nz>  
**Sent:** Wednesday, 20 December 2023 11:15 am  
**To:** Rua Sargent  
**Cc:** Steph Baxendale  
**Subject:** RE: WS11281 - Vesting Agreement  
**Attachments:** 20231220 AGMT-Network Tasman - Electrical Reticulation Development & Connection Agreement.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from 9(2)(a) @rangitane.org.nz. [Learn why this is important](#)

Tino pai e hoa,

Thanks for confirming the Ministry's involvement – see attached an executed copy.

Meri Kirihimete me ngā mihi o te Tau Hou Pākehā e hoal

Manaakitia ngā tangata, nā,

**Will Macdonald**

Kaiwhakahaere Rawa me ngā Kaupapa

9(2)(a)



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**From:** Rua Sargent 9(2)(a) @kaupapaprojects.com>  
**Sent:** Tuesday, December 19, 2023 5:51 PM  
**To:** William Macdonald | Rangitāne <9(2)(a) @rangitane.org.nz>  
**Cc:** Steph Baxendale <Steph.Baxendale@education.govt.nz>  
**Subject:** RE: WS11281 - Vesting Agreement

Kia ora anō Will,

Ae he tika, I can confirm that that item 1 approvals and 2 works are the responsibility of the Ministry of Education and all costs will be met by them.

Mauri ora,

**Rua Sargent**  
MNZIQS | MNZIBS | LBP  
Kaiwhakahaere Matua



9(2)(a)

9(2)(a)

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**From:** William Macdonald | Rangitāne 9(2)(a) <[redacted]@rangitane.org.nz>  
**Sent:** Tuesday, December 19, 2023 3:24 PM  
**To:** Rua Sargent 9(2)(a) <[redacted]@kaupapaprojects.com>  
**Subject:** RE: WS11281 - Vesting Agreement

Tēnā koe Rua,

Thanks for sending this through.

Can you please just confirm that items 1 and 2 are taken care of, and that all costs will be/have been met by the Ministry?

Manaakitia ngā tangata, nā,

**Will Macdonald**

Kaiwhakahaere Rawa me ngā Kaupapa

9(2)(a)

**Rangitāne**  
Te Kōwhiri a Rangitāne o Waitaha

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**From:** Rua Sargent 9(2)(a) <[redacted]@kaupapaprojects.com>  
**Sent:** Monday, December 18, 2023 5:14 PM  
**To:** William Macdonald | Rangitāne <9(2)(a) [redacted]@rangitane.org.nz>  
**Cc:** Steph Baxendale <Steph.Baxendale@education.govt.nz>  
**Subject:** FW: WS11281 - Vesting Agreement

Tēnā koe Will,

At Salisbury School site, Network Tasman made us upgrade the power into the site for the future development.

We have installed new ducts underground and the attached agreement is for Network Tasman to supply the power.

Could you please review, sign and return. Let me know any pātai.

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS | LBP  
Kaiwhakahaere Matua



9(2)(a)

9(2)(a)

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**From:** Charlie Evans | FCL Nelson 9(2)(a) [@fclnelson.co.nz](mailto:fclnelson.co.nz)>

**Sent:** Monday, December 18, 2023 5:05 PM

**To:** Rua Sargent 9(2)(a) [@kaupapaprojects.com](mailto:@kaupapaprojects.com)>

**Cc:** Omb Hub <[omb.hub@education.govt.nz](mailto:omb.hub@education.govt.nz)>; Steph Baxendale <[Steph.Baxendale@education.govt.nz](mailto:Steph.Baxendale@education.govt.nz)>

**Subject:** FW: WS11281 - Vesting Agreement

Hi Rua, see attached agreement that is required to be signed by the developer 'Rangitane Investments' for the 11kv cable provisions for future development into Salisbury.

Am I able to leave this with you to follow up?

Regards

Charlie Evans  
General Manager  
Fitzgerald Construction Ltd

9(2)(a)



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## ELECTRICAL RETICULATION DEVELOPMENT AND CONNECTION AGREEMENT

**BETWEEN** RANGITANE INVESTMENTS LIMITED ("Developer")

**AND** NETWORK TASMAN LIMITED ("Network Tasman")

### BACKGROUND

The **Developer** is altering, extending or constructing new **Works** adjacent to **Network Tasman's** **Distribution Network** and will install the **Works** at the **Developer's** sole expense and subject to the terms of this Agreement.

Following **Livening** of the **Works** the **Developer** acknowledges ownership of the **Works** will be vested in **Network Tasman**.

The scope of the **Works** is recorded under **Network Tasman's** Worksite number **11281**.

The affected land is described as Part Lot 1 DP 18938 comprised in RT NL13B/583 being 61 Croucher Street, Richmond.

### DEFINITIONS

In this Agreement the following definitions are used:

"Accredited Line Contractor"	means an electrical contractor with an Authorisation Holders Certificate which at the date of this Agreement includes Delta Utility Services Limited, ElectroNet Transmission Limited, Powertech Nelson New Zealand Limited, Powerworx Limited, and W J Ashton Services Limited;
"Additional Requirements"	means any additional requirements imposed by <b>Network Tasman</b> in Schedule 3 which are additional to and form part of this agreement;
"Audit Inspection"	means an inspection of the <b>Works</b> undertaken by <b>Network Tasman</b> (or its agent) the results of which comply with the overall construction standards and are satisfactory to <b>Network Tasman</b> in all respects;
"Connection Policy"	means <b>Network Tasman's</b> Policy for Connection of New Loads to the Distribution Network published on <b>Network Tasman's</b> website from time to time and available on request;
"Design and Construction Standard"	means the Design and Construction Standard issued by <b>Network Tasman</b> from time to time;
"Developer"	as defined above including their/its agents, contractors, invitees and employees;
"Development Levy"	means the Network Development Levy for New Loads based on load size and electrical distance from the relevant reference point in accordance with the <b>Connection Policy</b> and as calculated in Schedule 1;
"Distribution Network"	means the electricity distribution network owned and operated by <b>Network Tasman</b> ;

"Easements"	means easements for the purpose of conveying electricity and telecommunications over any land which the <b>Works</b> will be installed (where applicable);
"Exceptions"	has the same meaning as set out in the <b>Connection Policy</b> ;
"Job Cost"	means the quoted cost to the <b>Developer</b> for the installation of the <b>New Reticulation</b> (supported by written evidence) which will be used as the relevant cost to be apportioned in accordance with the <b>Reapportionment Policy</b> ;
"Livening"	means the livening process of the <b>Works</b> controlled solely by <b>Network Tasman</b> in accordance with clause 5;
"Network Approval Sheet"	means the approved Network Approval Sheet/Notification of Proposed Work sheet specifying conditions and requirements to be adhered to, together with an electrical design plan in respect of the <b>Works</b> and includes any other instructions or directions provided by <b>Network Tasman</b> in respect of the <b>Works</b>
"Reapportionment Policy"	means <b>Network Tasman's</b> policy for reapportionment of the <b>Job Cost</b> where applicable;
"Survey Plan"	means the draft Land Transfer or Survey Office plan for the <b>Development</b> showing the <b>Easements</b> (if any) and approved by <b>Network Tasman</b> in writing to the <b>Developer</b> . The <b>Survey Plan</b> must be supported by an accurate location diagram of the installed <b>Works</b> within the easement area(s).
"Uneconomic Zone"	has the same meaning as set out in the <b>Connection Policy</b> ;
"Works"	means the new electrical work which will connect to the <b>Distribution Network</b> to be undertaken by the <b>Developer</b> strictly in accordance with the <b>Network Approval Sheet</b> and otherwise in accordance with this Agreement.

## AGREEMENT

### 1. Prior to Undertaking Works

#### 1.1 Prior to undertaking any work in respect of the **Works**;

- a. the **Developer** will submit a network approval sheet to **Network Tasman** for **Network Tasman's** assessment and approval. **Network Tasman** may, acting reasonably, withhold its approval or include such specifications in the network approval sheet as may be required or deemed necessary by **Network Tasman**; and
- b. once the network approval sheet has been approved by **Network Tasman** in writing it will be the **Network Approval Sheet** and may not be amended or altered without **Network Tasman's** written approval first obtained.
- c. **Network Tasman** will advise the **Developer** of available capacity in the **Distribution Network**. If no capacity is available within the existing **Distribution Network**, **Network Tasman** will determine the extent of work required in order to make capacity available to the **Developer** for the **Works**. The cost to the **Developer** for increased capacity will be assessed in accordance with the **Connection Policy**.

### 2. Undertaking the Works

#### 2.1 The **Developer** will cause the **Works** to be undertaken by an **Accredited Line Contractor** in a proper and workmanlike manner and strictly in accordance with:

- a. the **Network Approval Sheet**; and
- b. the **Design and Construction Standard**.

### 3. Materials

- 3.1 All materials, hardware and equipment used in the **Works** will be new unless otherwise first approved by **Network Tasman** in writing, and will be guaranteed for a minimum period of 12 months with such guarantees being transferred to **Network Tasman** on vesting of the **Works** in **Network Tasman**.
- 3.2 The **Developer** agrees the **Developer** will take all reasonable steps to ensure the service ducting from the **Works** to any connection will remain in reasonable working order and free from debris pending a customer connection to the **Distribution Network**.

### 4. Completion

- 4.1 Upon completion of installation of the **Works** strictly in accordance with the **Network Approval Sheet** and otherwise to the satisfaction of **Network Tasman**, the **Developer** will provide to **Network Tasman** (as applicable):
- a signed copy of this Agreement;
  - As-built drawings of the **Works**;
  - the **Survey Plan** (if any); and
  - any other documentation as specified by **Network Tasman**,
- collectively referred to as the "**Completion Documents**".
- 4.2 **Network Tasman** will complete the **Audit Inspection(s)** of the **Works** for compliance with the **Network Approval Sheet** and overall construction standards and to otherwise satisfy **Network Tasman's** quality assurance needs.

### 5. Livening

- 5.1 Provided:
- the **Completion Documents** have been provided to **Network Tasman**; and
  - the **Audit Inspection(s)** is/are complete; and
  - the **Development Levy** (if any) has been paid in accordance with clause 9;
  - proof of registration of the **Easements** (if any) has been provided to **Network Tasman**; and
  - satisfaction of all or any **Additional Requirements**
- then **Network Tasman** will authorise the **Livening** of the **Works**.

### 6. Vesting

- 6.1 The **Developer** agrees legal and beneficial ownership of the **Works** vests in and becomes the sole responsibility of **Network Tasman** upon **Livening** of the **Works**.

### 7. Easements

- 7.1 All or any **Easements** defined in a Schedule of Easements on the **Survey Plan** must be obtained and registered with Land Information New Zealand at the **Developer's** sole expense before **Livening** of the **Works**.
- 7.2 All **Easements** in gross in favour of **Network Tasman** in the **Survey Plan** must be on **Network Tasman's** standard form of easement instrument without amendment unless agreed in writing with **Network Tasman** prior to commencement of installation of the **Works**.
- 7.3 **Network Tasman** agrees it will act in a prompt and reasonable manner when called upon give its approval, consent or to enter into easement documentation as Grantee.

### 8. Costs

- 8.1 The **Developer** will be liable for all costs associated with the **Works** including connection of the **Works** to the **Distribution Network**, transformer (if any) installation and connection assets. The transformer and/or spare transformer capacity from existing transformer(s) will be supplied by **Network Tasman**. New transformers may be available free of charge ex-stock.



8.2 Provided the conditions of the **Connection Policy** are met, **Network Tasman** will contribute to the high voltage materials (including the materials required for necessary padmount transformers) ready for the **Developer** to install the new low voltage reticulation. Positioning of transformers will be at **Network Tasman's** discretion to maximise efficiency. If the **Works** have the potential to continue into another landowner's property then **Network Tasman** will contribute to the ducting required to continue cabling into the adjoining development.

**9. Development Levy**

9.1 In accordance with the **Connection Policy**:

Where the **Works** are within the **Uneconomic Zone** or the **Exceptions** rule applies, then the **Developer** will pay to **Network Tasman** the **Development Levy** as calculated in Schedule 1 prior to **Livening**. The **Development Levy** is a one-off payment to **Network Tasman** from the **Developer**.

**10. Miscellaneous**

10.1 The **Developer** agrees that **Network Tasman** will only be liable to reapportion the **Works** vested under this Agreement if the parties have confirmed the same in Schedule 2 and provided the **Developer** has provided the **Job Cost** to **Network Tasman** with this Agreement.

10.2 **Network Tasman** agrees that all new energy retailer customers connected to the **Works** under this Agreement will be offered the same benefits, terms and conditions as other existing beneficiaries of the Network Tasman Trust.

10.3 The parties agree to hold confidential the terms of this Agreement.

10.4 The **Developer** may not assign its interest in this Agreement without the prior written consent of **Network Tasman**.

AGREED this 20 day of December 2023

Signed for and on behalf of **RANGITANE INVESTMENTS LIMITED**

9(2)(a)



Signed for and on behalf of **NETWORK TASMAN LIMITED**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Full Name

\_\_\_\_\_  
Director/Authorised Signatory/Attorney

**SCHEDULE 1**  
**Network Development Levy for New Loads**  
**Developer to Network Tasman**

<b>Distance from reference point</b> (km)	<b>Load size</b> (kVA)	<b>Total Development Levy</b> (GST exclusive)
		N/A

**SCHEDULE 2**  
**Reapportionment Policy**

The **Reapportionment Policy** does not apply.

**SCHEDULE 3**  
**Additional Requirements**

None.

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9(2)(a)

**From:** Rua Sargent <rua@kaupapaprojects.com>  
**Sent:** Friday, 19 January 2024 12:21 pm  
**To:** Steph Baxendale  
**Cc:** Jonathan Stewart; Jody Nichols; 9(2)(a)  
**Subject:** Salisbury budget update

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kia ora Steph,

I have updated the budget with latest information from K2 and the open orders.

- Relocate buildings is closed.
- Current FCL contract I have entered the current variations only.
- Fees and other costs – I expect that we will have additional costs for accessibility design and other consultation, but there is quite a bit in my fee that will not be expended. I expect we will not exceed the total order value for fees.
- I have agreement from the users to pay for upgrades \$3,360 which can be deducted.

Budget projections	Authorised Value	Contract value	Likely variations	Balance
Relocate buildings	\$384,766	\$384,766	\$0	\$0
Support Hub Building	\$2,266,141	\$2,158,229	\$72,959	\$34,953
Fees and other costs	\$216,774	\$216,774	\$0	\$0
Contingency	\$96,252			\$96,252
<b>PROJECT SURPLUS (DEFECIT)</b>	<b>\$2,963,932</b>	<b>\$2,759,769</b>	<b>\$72,959</b>	<b>\$131,205</b>

**I believe that we have \$131,000 to cover any further unforeseens, in which case I believe that the budget is quite safe.**

Mauri ora,

**Rua Sargent**  
 MNZIQS | MNZIBS  
 Kaiwhakahaere Matua



9(2)(a)

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 To book an online meeting: <https://calendly.com/kaupapaprojects/online>

Kia tūpato. He tuinga ki a koe anake.

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Any unauthorised use, distribution or copying of the contents and/or attachments is expressly prohibited.

## Document 45

**From:** [Rua Sargent](#)  
**To:** [William Macdonald | Rangitāne](#)  
**Cc:** [Lynette Evans; Principal - Blind and Low Vision Education Network NZ; Zoe Taylor; Jody Nichols](#)  
**Subject:** Ngā ropu o te whare tautoko ki Salisbury  
**Date:** Friday, 9 February 2024 9:24:38 am  
**Attachments:** [image001.png](#)  
[NBRTL Logo PPT.pptx.pdf](#)  
[Te Wai Ora-Waiata.pdf](#)

---

Tēnā koe Will,

I hui mātou i tēra ahiahi. I kōrero mātou i te kaupapa o te ingoa o te whare, engari kei a Rangitāne te tikanga o te whenua me te ingoa o te whare.

Anei ngā panui whakapapa o ngā ropu. E toru ngā ropu: Kotahi te kaupapa o te awa, e rua ngā kaupapa o te manu. He ataahua ēnei panui.

RTL B – kua pine au ngā mea

Ko Taku Reo - <https://www.kotakureo.school.nz/about-us> <https://www.kotakureo.school.nz/about-us/our-history/about-us-our-history-our-name>

BLENNZ - <https://www.blennz.school.nz/about-blennz/our-vision/>

Ngā mihi anō Will, he nui tō koutou tautoko ki a mātou. Ā kō tonu ake nei tō tāua kōrero.

Mauri ora,

**Rua Sargent**

MNZIQS | MNZIBS

Kaiwhakahaere Matua



9(2)(a)

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To book an online meeting: <https://calendly.com/kaupapaprojects/online>

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Document 45a

# Te Wai Ora

NBRTL B Waiata

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For Māori every awa is significant in connecting us with the past, present and future. Each awa has its own mauri or life force. Awa are considered the veins of Papatuanuku and the water in them her lifeblood.

Our awa here in Te Tai o Aorere are no different. Their whakapapa connects te awa tipua (sacred rivers) at the source of Te Puna o Riuwaka, considered wahi tapu (sacred place) as it springs waiora, the waters of life.





Originating from Te Puna o Waikoropupu ki Mohua (Golden Bay), it emerges from the depths of the marbles caves beneath Takaka Hill. Making its way to it's foot; through the rocks surfacing and reviving. Fresh and cold. Spilling life. Crystal clear green and blue layers twinkling in and out of the shade to te Puna o Riuwaka.



From te Puna o Riuwaka the awa feeds into the awa o Motueka and it stretches out to te awa o Maitahi connecting us to te awa o Kawatiri (Buller river) through it's source Rotoiti, at Nelson Lakes.

Ngā awa are sanctuary for healing, cleansing, to pray, to purify, to clarify, to play, to swim, to enjoy. A reminder of the connections and relationships that flow between iwi braiding together a rohe that is vast in its geographical layout and yet perfectly place.



## ***Ka Tū te Rere***- Nelson Bays RTLB guided by the current of our awa

***“E pupu ake ana te wai”***, refers to the troubled state in which we receive a referral to work with mokopuna/kaiako/kura.

***“Te wai māori, te wai aroha”***, acknowledges and gives life to the mahi of Ngā Pouwhirinaki within He Urunga Tū (RTLB practice framework) that guides us in practice through...

*Collaboration/teamwork · aroha · manaakitanga/kindness · whānaungatanga · integrity · inclusive · empathy · understanding · strength based · non judgemental · fiduciary · mana motuhake · advocacy · willingness to affect change*

***“He māpuna e rere tonu”***, given support (ka hikitia) and lifted up (ka hapainga) all will continue to thrive...

*An acknowledgement of the diverse landscape servicing urban, city, rural and remote kura settings · kotahitanga · kaitiakitanga · manaakitanga · whānautanga · manatanga · 8 iwi affiliations*

# Te Wai Ora

Māpuna e rere tonu e... (*te wai ora, te wai ora...*)

Pupū ake ana te wai e

Water that is continually bubbling

Ngā awa tipua mai i te whenua

These sacred rivers, descending from the land

Wai māori e

Natural fresh waters

Wai aroha

Waters of love

Māpuna e rere tonu e

Springs up and continues to flow

*Te waiora*

For Health

*Te waiora ...*

For Wellbeing!

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# NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

**KA TŪ TE RERE ~ NELSON BAYS RTL B GUIDED BY THE CURRENT OF OUR AWA**



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# NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

## NGĀ POU-WHIRI-NAKI O TE TAI O AO-RERE

Say...

*PO – (FH-RIE) – (NAH-KEY) OR TE TIE OR (AH-OR) – (R-ERE) – (R-ERE)*  
*(brie) (there) (there)*

*Add to your kete or mihi...*

Hei mahi ahau he Pouwhirinaki o Te Tai o Aorere.

*I work for the Nelson Bays RTL B Service*





# NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

**KA TŪ TE RERE ~ NELSON BAYS RTL B GUIDED BY THE CURRENT OF OUR AWA**



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# NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

**KA TŪ TE RERE ~ NELSON BAYS RTL B GUIDED BY THE CURRENT OF OUR AWA**



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# NELSON BAYS RTLB SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

Onetahua Marae: Parapara

Te Āwhina Marae: Pukeone + Tu Ao Wharepapa

Whakatū Marae: Maungatapu = Mocketapu

Ngai Tahu: Aoraki = Ka Tiritiri o te Moana



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## NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

Tāniko is a unique Māori weaving tradition, that has been represented in the design of our NBRTL B logo, in gold, adorning two maunga (mountains) representative of our connection to the rohe (area) we service.

Tāniko was carefully chosen as it's technique is similar in nature to that of RTL B, a weaving technique that involves carrying behind the work whenu (threads) that are not required for the pattern, however, as each colour is needed it is brought to the front of the work and wrapped around all the others. Each whenu (thread) plays a part in either forming the pattern or it supports the structure of the overall piece- '*te whiringa o ngā aho rau*', the weaving together of many strands to make one that is resilient.



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# NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere



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## NELSON BAYS RTLB SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

Niho taniwhā- the teeth of the taniwhā. Refers to the pursuit of knowledge about our natural world and the world around us.

Aramoana-pathways to the sea. Symbolic of the pathways that stem from the moana (sea) of Te Tai o Aorere (Tasman/Nelson Bays district) connecting to all the water ways and awa (rivers), to provide for the outward districts we service.



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## NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

KA TŪ TE RERE ~ NELSON BAYS RTL B GUIDED BY THE CURRENT OF OUR AWA

The Nelson Bays RTL B Service covers a large geographical area from Mohua (Golden Bay), over the hill of Takaka to Te Tai o Aorere (Tasman/Nelson Bays district), stretching out to Murchison, cutting back in to Whakatū (Nelson) before heading north east to the valley of the Wakapuaka awa (river) to the small settlement of Hira.

- Ngāti Tama ki Te Tau Ihu,
- Te Ātiawa o Te Waka-a-Māui,
- Ngāti Rārua,
- Ngāti Kōata,
- Ngāti Toa Rangatira,
- Ngāti Kuia,
- Ngāti Apa ki te Rā Tō,
- Rangitāne o Wairau
- Ngāi Tahu





# NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

**KA TŪ TE RERE ~ NELSON BAYS RTL B GUIDED BY THE CURRENT OF OUR AWA**



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## NELSON BAYS RTL B SERVICE

Ngā Pouwhirinaki o Te Tai o Aorere

E pupu ake ana te wai e

Water that is continually bubbling

Ngā awa tipua mai i te whenua

These sacred rivers descended from the land

Wai ora e

Waters of life

Wai aroha

Waters of love

Mapuna e rere tonu e

Springs up and continues to flow

Te waiora

For health

Te waora hi!

For wellbeing.



**From:** [Will Macdonald | Rangitāne](#)  
**To:** [Zoe Taylor; Principal - Blind and Low Vision Education Network NZ; Ellie Salcin-Watts; 9\(2\)\(a\)@nbtfb.com; levans; Jody Nichols; 9\(2\)\(a\)@blennz.school.nz; 9\(2\)\(a\)@kotakureo.school.nz; 9\(2\)\(a\)@nbtfb.com](#)  
**Cc:** [Rua Sargent](#)  
**Subject:** Ingoa Hou  
**Date:** Wednesday, 1 May 2024 4:31:16 pm  
**Attachments:** [image001.png](#)

You don't often get email from [9\(2\)\(a\)@rangitane.org.nz](#). [Learn why this is important](#)

Tēnā koutou,

As discussed, please see below the options and associated kōrero:

- **Āhuru Mōwai** (Rangitāne Preference)

An old/ancient word/phrase from an old Rangitāne karakia. 'He oriori mō Tūteremoana' or, 'a karakia/lullaby for Tūteremoana. Tūteremoana was the most significant descendant of Tara, who was the spearhead of Ngāi Tara, a Rangitāne hapū. Ngāi Tara occupied land all the way from Te Taihū to Hawkes Bay, but mainly resided in Te Taihū and Wellington, hence Wellington in Te Reo Māori, 'Te Whanganui a Tara', or, 'the great bay of Tara'. This name means a safe haven or a safe place of shelter and in my opinion, pays respect to the whakapapa of the whenua, the whakapapa of Rangitāne, but also the values and purpose of this whare.

- **Te Whakamarumarū**

This ingoa is slightly similar in meaning, however, means a shelter or protective space for people. It talks to the inclusiveness of people in a safe/protective space. I think this also pays respect to the purpose of the whare in relation to the different entities/groups, however, lacks the level of historical detail and whakapapa Āhuru Mōwai provides.

Both appropriate names, however, Āhuru Mōwai is our preference due to the multitude of aspects it pays respect to in comparison to Te Whakamarumarū.

Look forward to hearing from you all.

Manaakitia ngā tāngata, nā,

**Will Macdonald**

Kaiwhakahaere Rawa me ngā Kaupapa  
Property & Projects Manager  
9(2)(a)



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