

---

**158 - 164 Turitea Road Subdivision - Overland flow path earthworks**

---

**From** Rob Elshire <Rob@elshire.org>

**Date** Fri 13/02/2026 5:39 PM

**To** Steve McNicholl <steve.mcnicholl@pncc.govt.nz>

**Cc** Planning Services <Planning.Services@pncc.govt.nz>

 1 attachment (1 MB)

Site Meeting 20260213.pdf;

Hi Steve,

Thanks for taking the time to talk with me today when serendipity brought us together. I appreciated that discussion very much.

Attached is a pdf of the site meeting slides that I prepared for today's aborted meeting. You will see the information about 158 - 164 subdivision in the latter part. Hopefully, this will be enough to get you started.

Over the weekend, I will provide more images of that area from the 2017 floods and more recent times. I will also send photos and videos of the middle of the night concrete pouring at 2 Te Pirangi way from last night.

I have suggested to Mayor Smith that we hold a meeting on the 30th of March as he previously suggested in place of the one that was postponed today. I await his response.

I hope you have a good weekend. The rain seems to be setting in here in the valley.

Best regards,

Rob

**2 Te Pirangi Way**

---

**From** Steve McNicholl <steve.mcnicholl@pncc.govt.nz>

**Date** Fri 13/02/2026 11:57 AM

**To** Jeff Baker <jeff.baker@pncc.govt.nz>

LGOIMA SRC0430466 provided to Rob Elshire 12/6/2026

Hi Jeff

Cancelled the meeting with Rob. Also received a text from [REDACTED] s7(2)(a) Privacy wanting to meet with [REDACTED] s7(2)(a) Privacy you and me following the meeting with Rob.

Advised [REDACTED] s7(2)(a) Privacy that meeting postponed for now.

Received a noise complaint about concrete being laid at 4am this morning – also got a phone call and text from Rob at 4am this morning. Didn't answer the call.

So thought I would slip in and check the site. Met the foreman on site who confirmed concrete pour happened at 4am as wanted a chance to cure concrete before heavy rains forecast later today.

There was supposed to be a communication to the neighbours advising of this – but wasn't done.

Was leaving the site and just getting a few photos, when a car pulled up beside me – and Rob introduced himself.

So spent some time with him discussing the site, earthworks and overland flowpath.

Meeting all went fairly well and he has more info that he will send me.

Advised he has a meeting booked with the mayor to discuss the issues. Mayor advised he wanted a chance to talk with you 1<sup>st</sup> before meeting.

Will be issuing [REDACTED] s7(2)(a) Privacy an abatement notice for the noise breach.

Cheers

Steve

LGOIMA SRC0430466 provided to Rob Elshire 12/6/2026