

## Marnie Rydon

---

**From:** Chris Hansen <chris@rmaexpert.co.nz>  
**Sent:** Friday, 17 September 2021 1:59 pm  
**To:** Marnie Rydon  
**Cc:** Phernne Tancock; Richard Mansell  
**Subject:** Re: RM210147 - FIR Response 15 September 2021 - Otaihanga Road, Paraparaumu  
**Attachments:** PastedGraphic-1.tiff; Attachment 3 - CONO 5269965.3.pdf; Attachment 3 - B663195\_2.pdf

Hi Marnie

Thank you for your email seeking clarification on a number of planning points. I have provided a response in **red text** to the matters you have raised in your email below.

Kind regards

Chris

Chris Hansen  
RMA Planning Consultant/Company Director  
Chris Hansen Consultants Ltd  
220 Ross Road, RD7  
Whakamarama, Tauranga 3179  
ph: 02102645108



On 16/09/2021, at 11:41 AM, Marnie Rydon <[marnie@incite.co.nz](mailto:marnie@incite.co.nz)> wrote:

Kia ora Chris

Having reviewed the information provided from a planning perspective (I am yet to hear anything back from Council departments), the application remains on hold as the further information request response is considered incomplete.

On page 2, paragraph 3 (counted from those paragraphs after the bullet points), it references Lots 47-47 (**typo - this should read Lots 47 - 49**), I believe this relates to draft condition B2 which references different allotments, can you please clarify the allotments that apply. **Draft Condition B2 as written applies to all of Lots 23 - 49.**

The copy of consent notice with LINZ reference B6631985.2 provided is illegible (**separate PDF attached**). Please provide a legible copy and a copy of consent notice with the LINZ reference 5269965.3 registered on Record of Title 15068 for Lots 1 and 3 DP 303764 as the other document submitted in relation to point 2 is not a consent notice (**separate PDF attached**). Item 2 of the 92(1) request also asked for an assessment on the applicability of these consent notices and this has not been provided. **Response: Consent Notice 526995.3 relates to the minimum floor level of buildings within Lot**

1 DP 303764 (shown in yellow on the plan attached), requiring them to be above the 1% flood level. Awa have addressed the flood hazard in their Flooding Hazard Report (Appendix H that accompanied the AEE) and the minimum floor area height will be met. Consent Notice B663195.2 relates to the same area of land and requires any on-site effluent disposal system to be designed in accordance with a report prepared by Base Consulting Engineers. We are not proposing an on-site disposal solution so this item is not relevant. The second part of that consent notice relates to Lot 1 DP 84524, and so is not relevant.

The second to last page of the draft conditions under Term of Consent appears to request a lapse period of 10 years. The following advice note section under bullet point one has a lapse period of five years. Can you please confirm if you are wishing to seek a 10 year lapse period or not. **Yes I confirm bullet point one of the Advice Note should read "... lapse in 10 years ..."**

One other item I would like clarified that will help the Development Engineer with their review of the information supplied relates to the updated geotechnical report provided. This update4d report is dated April 2021 prior to the further information being sought. Can you please confirm that this updated report does take into account the 92(1) request. **Yes the updated RDCL Report dated 26 April 2021 included the 3.0m setback referred to in #26 of the s92 request. The comments included in the response letter were provided by RDCL.**

Nga mihi

**Marnie Rydon**

Senior Resource Management Consultant

<image001.jpg>

Level 2, 11 Tory Street  
PO Box 2058, Wellington  
**Tel 04 801 6862**  
Mob 027 326 5344  
[marnie@incite.co.nz](mailto:marnie@incite.co.nz)  
[www.incite.co.nz](http://www.incite.co.nz)

This email and any attachment(s) contains information that is both confidential and possibly legally privileged. No reader may make use of its content unless use is approved by Incite Limited.



**KAPITI COAST DISTRICT COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**  
**FOR THE DEPOSIT OF LAND TRANSFER PLAN 84524**  
**THE SUBDIVISION OF LOT 1 DP 77969 & PART LOT 3 DP 57614,**  
**OTAIHANGA ROAD, PARAPARAUMU**  
**FOR B & M R MANSELL**

**The District Land Registrar at Wellington**

**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:


1. On site effluent disposal for Lots 2, 3 and 4 shall be in accordance with Wellington Regional Council Discharges to Land Plan, Rule 7 and Appendix 6. and shall also comply with the recommendations contained in the report prepared by Base Consulting Engineers Limited dated 14 July 1997 which was submitted with application No. RM950191 and is held at Council.

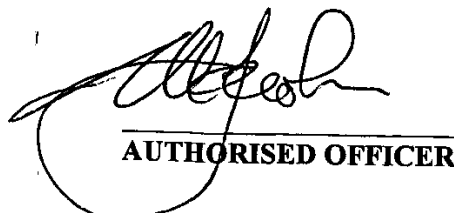
---

~~Owners shall be responsible for the ongoing maintenance and monitoring of the effluent disposal system in accordance with the systems maintenance specifications.~~

2. A portion of Lot 1 is subject to the Sandhills Motorway designation. Access to the dwelling within this allotment may have to be altered as a result of the construction of the motorway.

Dated this 17<sup>th</sup> day of December 1997.

  
**AUTHORISED OFFICER**

  
**AUTHORISED OFFICER**

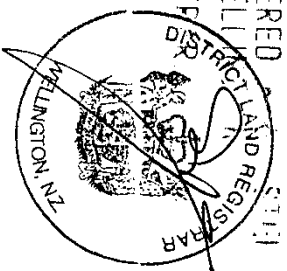
CWD

12.34 29.APR98 B 663195.2

ARTICULARS ENTERED  
AND REGISTRY WELL  
ASST. LAM. PRG. TP

27A/770

44B/378





**KAPITI COAST DISTRICT COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF LAND TRANSFER PLAN 303764 AND  
RESOURCE CONSENT NO. RM 010157**

**BEING THE SUBDIVISION OF LOTS 1 & 2 DP 82494,**  
**AT 117 OTAIHANGA ROAD, PARAPARAUMU,**  
**FOR W E & D M LATTEY AND B & M R MANSELL**

**The District Land Registrar at Wellington**

**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:

1. Current and future owners of lots 1 & 2 are to note that land below a reduced level of 5.7 above mean sea level (the level of the 1% flood event) may be subject to periodic flooding. The area prone to inundation in such events has been depicted on a plan held on file RM 010157 which is held at the Council offices. The minimum floor level for any new buildings within those areas depicted as being prone to inundation shall be at or above the 1 % flood event level as measured to the underside of floor joists or concrete slab level.

Issued in respect of application No. RM 010157 on this 9<sup>th</sup> day of November 2001.

**AUTHORISED OFFICER**

**AUTHORISED OFFICER**