

Attachment 7: Correspondence with Sheffield Properties Ltd/Ngahina Developments Ltd

From: Chris Hansen <chris@rmaexpert.co.nz>
Sent: Tuesday, November 7, 2023 9:59 PM
To: christine <christine@cfconsulting.co.nz>
Cc: Richard Mansell <rmansell@coastlands.co.nz>
Subject: Re: Kapiti Coast District Council - Plan Changes 1A and 1C

Hi Cristine

Yes I can confirm that Sheffield Properties Ltd is happy for Council to proceed without a hearing.

Kind regards

Chris

On 6/11/2023, at 9:34 AM, christine <christine@cfconsulting.co.nz> wrote:

Thanks Chris – much appreciated. I will have a look at the italicising. It tends to get overlooked. On that basis, are you able to confirm that your clients are content to proceed without a hearing?

Kind regards

Christine

From: Chris Hansen <chris@rmaexpert.co.nz>
Sent: Monday, November 6, 2023 9:27 PM
To: christine <christine@cfconsulting.co.nz>
Cc: Richard Mansell <rmansell@coastlands.co.nz>
Subject: Re: Kapiti Coast District Council - Plan Changes 1A and 1C

Hi Christine

I have reviewed the documents you forwarded to me and can confirm that Sheffield Properties Ltd is happy that the amendments proposed reflect those agreed to earlier (August 2022) and will address the main submission points they made.

While I appreciate your comments that purely editorial amendments had been made, there are a few other very minor amendments needed including:

- In Attachment 2 Text of Proposed PC 1C Cycle Parking Amended - TR-Table 6B the additional wording proposed identifying the after **Retailing, retail activities and retail outlets and other activities involving retailing but excluding large format retailing and supermarkets and Large Format Retailing** reads: "*Measurement criterion 1 criterion applies*" - the second 'criterion' in both amendments needs to be deleted;
- There are numerous examples where the terms '*building*' and '*gross floor area*' defined in the district plan do not appear in italics in amendments proposed in all 3 documents - for completeness I would suggest a review of the text with "a fine tooth comb" to pick this up.

Otherwise all good from our perspective.

Kind regards

Chris

On 1/11/2023, at 7:31 PM, christine <christine@cfconsulting.co.nz> wrote:

Thanks Chris

Christine

From: Chris Hansen <chris@rmaexpert.co.nz>

Sent: Wednesday, November 1, 2023 9:10 PM

To: christine <christine@cfconsulting.co.nz>

Cc: Richard Mansell <rmansell@coastlands.co.nz>

Subject: Re: Kapiti Coast District Council - Plan Changes 1A and 1C

Hi Christine

Thank for your email - yes I am very well and I trust you are too.

Richard mentioned a couple of weeks ago that Jason had been in touch with him regarding finalising PC1A and PC1C and so I was aware that a review of the final version would be required.

It sounds like all you have done is 'fine tuned' the final version so I'll have a quick look at the attachments you have provided and will respond back to you by early next week as requested.

Kind regards

Chris

On 1/11/2023, at 6:09 AM, christine <christine@cfconsulting.co.nz> wrote:

Good afternoon Chris – I trust you are well.

There have been some staff changes at KCDC and I'm just picking up the PC1A and PC1C threads to try and get this finalised for a November Council meeting. You will recall that we discussed and agreed some amendments to the wording of both plan changes that settled the matters raised in the submissions of Sheffield Properties Ltd and Ngahina Developments Ltd.

Those agreed amendments have been incorporated into the wording of PC1A and PC1C (shown in red) in the attached Attachments 1 and 2. These are attachments to a report I am finalising that will recommend to the Council that they accept the amendments and mean there is no need for a hearing.

It's been a while since we discussed this, so I have also adapted the table we prepared detailing the changes intended to address the submission points – to show where in the PC1A and PC1C the agreed amendments have been made. Hopefully, that will all be straightforward to digest. KCDC and I have made some purely editorial amendments, in addition to the substantive amendments we agreed. These include changing 'accessible car parks' to 'accessible carparks' for consistency and italicising that expression, and other similar minor grammatical corrections.

The purpose of this email is to seek your confirmation that the proposed red-tracked amendments are recorded as we discussed earlier this year and that, provided those red-tracked amendments are made to PC1A and PC1C, Sheffield Properties Ltd and Ngahina Developments Ltd are content to

withdraw their request to be heard so that the amended plan changes can be confirmed by the Council without the need for a hearing.

KCDC's plan is to try and get this on the order paper for a meeting in late November – so the agenda deadline will be in the next week or so. Would you be able to get back to me some time early next week?

If you want to discuss any aspect of the attached or this email, please contact me by phone or email.

Many thanks Chris and kind regards

Christine