

APPENDIX C

Selwyn District Council Engineer Correspondence

BC250467: 172 Seabridge Road Motukarara

From Selwyn District Council <250467@sdc.abcs.co.nz>

Date Mon 28/04/2025 1:48 PM

To

Cc

Hi Ryan

Please see the email trail below regarding the consent notice floor level.

Regards
Andrew

Andrew Sanderson
Senior Building Surveyor Residential Processing
Selwyn District Council
2 Norman Kirk Drive, Rolleston / PO Box 90, Rolleston 7643
P: (03) 347 2839 | W: www.selwyn.govt.nz

From: Graeme McNicholl
Sent: Wednesday, 23 April 2025 1:02 pm
To: Andrew Sanderson
Cc: Development Engineer ; Victor Mthamo
Subject: FW: FC250063 URGENT PLEASE. BC250467

Hi Andrew,

Victor's comments below are correct. We cannot see why the consent notice has set the FFL at +3.0m LVD37.

A Finished Floor Level set round 2.2 as detailed below meets SDC FAC criteria. However, a Consent Notice would override a FAC, so is to be complied with. I'm not sure of a process for the applicant to change the CN

Regards,
Graeme

From: Victor Mthamo
Sent: Tuesday, 15 April 2025 10:42 am
To: Graeme McNicholl ; Development Engineer
Cc: Andrew Sanderson
Subject: RE: FC250063 URGENT PLEASE. BC250467

Thanks Graeme. Just my 2 cents when you look into in more detail.

1. The model takes into account the Lake Ellesmere water levels as per the snip below.
2. Ultimately, they have to comply with the consent notice or get it changed but:
 - * The highest flood levels within the site and the surrounding neighbouring lots is 1.91 m LVD1937. Adding a freeboard of 300 mm does not get anywhere near the 3 m.
 - * It's not clear what the 3 m on the consent notice was based on. However, it has to be complied with regardless unless they get it removed.

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Kind Regards,
Victor

From: Graeme McNicholl
Sent: Friday, 11 April 2025 9:37 am
To: Development Engineer ; Victor Mthamo
Cc: Andrew Sanderson
Subject: RE: FC250063 URGENT PLEASE. BC250467

Hi all,

I will be looking into this.

Cheers

From: Development Engineer
Sent: Friday, 11 April 2025 9:29 am
To: Victor Mthamo ; Graeme McNicholl
Cc: Andrew Sanderson
Subject: FW: FC250063 URGENT PLEASE. BC250467
Importance: High

Hi Victor and Graeme,

Can one of your please assist on this query.

Thanks
Emma

From: Andrew Sanderson
Sent: Friday, 11 April 2025 9:24 am
To: Development Engineer
Subject: FC250063 URGENT PLEASE. BC250467

Hi team,

Please read below and advise if this FAC needs to be corrected to include the Lake Ellesmere flood zone (As noted by the consent notice).

Regards

Andrew

Please note the urgency on this one due to the day count on the BC.

From: Wendy Green
Sent: Friday, 11 April 2025 9:18 am
To: Andrew Sanderson
Cc: Flood Assessment Certificates
Subject: RE: BC250467

Hi Andrew

As far as I'm aware the consent notice gets taken into account when doing the FAC and that the consent notice takes precedence.

Regards
Wendy

From: Andrew Sanderson
Sent: Friday, 11 April 2025 8:56 am
To: Wendy Green
Cc: Flood Assessment Certificates
Subject: BC250467

Hi Wendy

Can we have a quick chat about the FFL on this application please.

FC250063 19/02/2025 +2.22m LVD37
ECAN flood report 31/07/2024 +2.2m LVD37
Consent Notice dated 7/12/2021 +3.0m LVD37

My thoughts are that the current flood model does not consider the coastal impacts of the Lake Ellesmere flood zone, and that the CN FFL takes precedence over the FAC and ECAN report?

I also believe that the FAC processing team should have considered this consent notice when assessing this lot for a FFL.

I look forward to hearing your thoughts. I have included the FAC team as an FYI at this stage.

Regards
Andrew

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Andrew Sanderson
Senior Building Surveyor - Residential Inspections

Andrew

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[Selwyn District Council Logo]

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Note: The listed file(s) below were rejected because they were not in PDF format.

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Designated Recipient(s): ryan.brent30@gmail.com, josh@crowesport.co.nz

Sent From: AlphaOne Building Consent System

Sent Date: 28 April 2025 13:48:12 pm - Monday