
ORDINARY MEETING

OF

PŪRORO HĀTEPE | REGULATORY PROCESSES COMMITTEE

MINUTES

Time: 9:30am
Date: Wednesday, 4 May 2022
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

PRESENT

Deputy Mayor Free
Councillor Condie (via audiovisual link)
Liz Kelly
Councillor Matthews
Councillor O'Neill (Deputy Chair)
Councillor Pannett
Councillor Woolf (Chair)

TABLE OF CONTENTS
4 MAY 2022

Business	Page No.
1. Meeting Conduct	5
1.1 Karakia	5
1.2 Apologies	5
1.3 Conflict of Interest Declarations	5
1.4 Confirmation of Minutes	5
1.5 Items not on the Agenda	5
1.6 Public Participation	5
2. General Business	5
2.1 Proposed Road Closures	6
2.2 Background to oral submissions: Proposed road stopping adjoining 117 Seatoun Heights Road, Miramar	6
2.3 Forward Programme	7
2.4 Actions Tracking	7

1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 9:31am and invited members to stand and read the following karakia to open the meeting.

**Whakataka te hau ki te uru,
Whakataka te hau ki te tonga.
Kia mākinakina ki uta,
Kia mātaratara ki tai.
E hī ake ana te atākura.
He tio, he huka, he hauhū.
Tihei Mauri Ora!**

Cease oh winds of the west
and of the south
Let the bracing breezes flow,
over the land and the sea.
Let the red-tipped dawn come
with a sharpened edge, a touch of frost,
a promise of a glorious day

1.2 Apologies

No apologies were received.

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Woolf, seconded Councillor O'Neill

Resolved

That the Pūroro Hātepe | Regulatory Processes Committee:

1. Approves the minutes of the Pūroro Hātepe | Regulatory Processes Committee Meeting held on 13 April 2022, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

1.6.1 Jill Sanders

Jill Sanders addressed the meeting regarding item 2.2 Background to oral submissions: Proposed road stopping adjoining 117 Seatoun Heights Road, Miramar.

1.6.2 Bex Gold

A statement was read aloud by the Chairperson on behalf of Bex Gold regarding item 2.2 Background to oral submissions: Proposed road stopping adjoining 117 Seatoun Heights Road, Miramar.

Attachments

- 1 Jill Sanders
- 2 Bex Gold

2. General Business

2.1 Proposed Road Closures

Moved Councillor Woolf, seconded Deputy Mayor Free

Resolved

That Pūroro Hātepe | Regulatory Processes Committee:

- 1) Receive the information
- 2) Agree to close the following road for this event (as Listed below) to vehicles and cyclists including motorised scooters, subject to the conditions listed in the proposed Road Closure Impact Reports.
 - Beers at the Basin
 - Tawa Christmas Parade
- 3) Recommendations in this report should not be amended without first carrying out further consultation with affected parties and verification from the Council's Traffic Engineers that the amendment is not likely to cause unreasonable impact on traffic.

Carried

**2.2 Background to oral submissions: Proposed road stopping adjoining 117
Seatoun Heights Road, Miramar**

Moved Councillor Woolf, seconded Councillor Matthews

Resolved

That the Pūroro Hātepe | Regulatory Processes Committee:

1. Receive the information.
2. Thank all oral submitters.
3. Advise submitters that it will consider the matter and make a decision on whether to uphold any objections at the next available meeting of the Regulatory Processes Committee.

Carried

2.3 Forward Programme

Moved Councillor Woolf, seconded Liz Kelly

Resolved

That the Pūroro Hātepe | Regulatory Processes Committee:

1. Receive the information.

Carried

2.4 Actions Tracking

Moved Councillor Woolf, seconded Liz Kelly

Resolved

That the Pūroro Hātepe | Regulatory Processes Committee:

1. Receive the information.

Carried

The meeting concluded at 10:01am with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____
Chair

ORDINARY MEETING

OF

PŪRORO HĀTEPE - REGULATORY PROCESSES COMMITTEE

MINUTE ITEM ATTACHMENTS

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113 The Terrace, Wellington

Business

Page No.

1.6 Public Participation

- | | |
|-----------------|---|
| 1. Jill Sanders | 3 |
| 2. Bex Gold | 6 |

11 February, 2003

[Redacted]
P O Box [Redacted]
Wellington



Service Request No. 97259
Link No. 0600 350454

RE: APPROVAL OF BUILDING CONSENT NO. 97259

Service Request Type: Building Consent for less than \$500,000
Site Address: 117 Seatoun Heights Rd Lot 4 DP 8765
Project Description: New garage and ensuite additions. New deck partly over existing garage. Refurbishment of existing house.
Intended Life: 50 years
Value of Work: \$320,000.00

Dear Sir/Madam

We are pleased to advise you that your building consent application has been approved.

Before starting any work, please read these documents in full.

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This consent is issued subject to the following conditions:

1. The attached brochure entitled "On the Building Site" forms part of the conditions of this consent.
2. All of the work is to comply with the requirements of the Building Act 1991.
3. This building Consent does not give or imply any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.
4. The official stamped copy of the plans and specifications as approved for consent purposes by the Wellington City Council are to be held on the site at all times during the period of the work.

ITEM: RESOURCE MANAGEMENT

Features of the land

An assessment of your proposal has been made in relation to the relevant provisions of the District Plan. I advise that the plans submitted do not illustrate clearly whether the proposal complies with all the rules for a Permitted Activity in the **Outer Residential Area**. In addition to the details presented in the submitted consent application plans and specifications, the **site coverage** rule in the District Plan must be fully complied with once the proposal is constructed.

I note that a new fence, situated on legal road, is shown on the plans. Resource Consent approval is required for the construction of any structure (including fences) on legal road. If this fence is to be constructed please proceed to lodge a Resource Consent application.

Note

- Other aspects of the proposal may not comply with the rules of the District Plan and would also require resource consent.
- It is the applicant's responsibility to ensure that all aspects of non-compliance are identified and appropriately assessed in a resource consent application.

If the proposal does not comply with all of the relevant District Plan rules, an application for a resource consent will need to be made. No work shall commence until such time as the necessary consents are granted or the proposal modified to comply with these rules.

██████████ Permissions Team

Phone: ██████████

ITEM: PLUMBING

Consent site/drainage drawing reflects WCC records.

██████████ Permissions Team

ITEM: SITE & BUILDING

Earthquake Zone: A

Wind Zone: R2 – Specific Design

Corrosion Zone: Sea Spray

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS... 117 STATION HYS RD SR No 97259
 DESCRIPTION... APPX ALTS PC Docs No
 UNIT No FIRST INSPECTION? (YES) NO
 DATE... 28/2/03 TIME ARRIVED... 1.00
 NAME... [REDACTED] TIME SPENT... 30

Conforms with approved drawings YES / NO Site Note number.....
 Sighted previous inspection notes YES / NO Producer statement required (YES) NO
 Engineer supervision required (YES) / NO Name of Engineer... [REDACTED]

SITE

Checked position off relevant boundaries and datum height YES / NO (YES)
 Checked for resource consent conditions (YES) / NO Checked driveway YES / NO
 Surveyor name... Paul Buike, Mt Filder with out it

PILES

Pile size correct Pile layout is to plan YES / NO
 Hole depth correct Good bearing Special piles - point load
 Specific design - Engineer supervision

FOUNDATIONS

Good bearing Footing depth Sub-floor vents
 Reinforcing steel as per approved drawings

CONCRETE SLAB

Sand blinding Slab thickenings Damp Proof Course
 Rebate for brick veneer Ground clearance Bottom plate fixings
 Steel reinforcing as per approved drawing Bar chairs

Wastes and drains size Pipe bedding/sleeving Test - Water
 - fall Pipe material..... - Air
 DPC penetrations taped As laid plans TPR line
 Secondary flow path

STRUCTURAL WALL / RETAINING WALL

Type..... Steel reinforcing as per approved drawing
 Water proof membrane YES / NO Membrane protection YES / NO
 Subsoil drain Discharge point.....
 Back filled with drainage metal Clean rock fill to crib wall

COMMENTS

APPX TO POUR AFTER, FEEL GOOD INSPECTION

Written statement of behalf of Bex Gold

Re: Item 2.2 Background to oral submissions: Proposed road stopping adjoining 117 Seatoun Heights Road, Miramar

FOR ORAL SUBMISSION ON BEHALF OF TRUSTEES 112 SEATOUN HEIGHTS ROAD

We believe the application for road stopping is disingenuous. As "preserving the existing amenities" and to provide "additional garden" can be achieved by applying for an encroachment license.

We believe the trustees plan to sell the property as a development opportunity which is why they applied for road stopping rather than encroachment license.

The application must be completed with honest intent.