
ORDINARY MEETING

OF

REGULATORY PROCESSES COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9:30am
Date: Wednesday, 13 March 2019
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

Business

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**Confirmation of Minutes Regulatory Processes Committee -
13/03/2019**

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| 1. | 1.5.2 Kaye Mayo - Written material | 2 |
| 2. | 1.5.3 Gordon Blacklaws - Written material | 3 |

Thank you for the opportunity to have this statement read at the committee meeting, apologies for not being able to attend in person, I am working in Christchurch today.

Through a death in the family and another family member moving cities I have had the opportunity to buy 2 and 2a Armitage Street. Unfortunately due to illness both my Grandfather and after him my Father were unable to maintain their house and it is now in a state of disrepair. I have applied to buy the road reserve so that I can better utilise the land to hopefully remove or upgrade the house. I understand my neighbour(s) has some concerns over this application due to parking on the street and how the front yard setback will affect their land usability.

In regard to the parking on the street, I agree this is a problem and recently there has been a case of the rubbish truck being unable to access the street due to parked cars on both sides. However I do not feel my application for road reserve has any impact on this problem being resolved. My understanding is that the council wish to keep a 2.75M strip along the front of my section for use in the future if need be. This along with the equivalent strip on the other side of the road could be sufficient to widen the road to allow parking and transport through the street.

When I applied to buy the road reserve I didn't realise it would have an effect on neighbouring properties. When property advisors explained that it would invoke a front yard setback I requested to change the amount of the land applied for but were told that the council would like a consistent approach to how much road remained in their control i.e. a standard 2.75M strip. If possible I am happy to negotiate purchase of a smaller section of road reserve to minimise the impact of the front yard setback to neighbours.

Thank you for your time

Kaye Mayo

From: Blacklaws [REDACTED]
Sent: Monday, 11 March 2019 6:00 PM
To: GRP: Public Participation
Cc: [REDACTED]
Subject: REGULATORY PROCESSES COMMITTEE - 13 MARCH 2019

Dear Sir /Madam,
We would like to add some information to the following agenda item

PROPOSED ROAD STOPPING - LAND ADJOINING 2 ARMITAGE STREET, NGAIO

Chris Rutledge, the owner on number 1 Armitage st, and Robyn & Gordon Blacklaws, the owners of number 3 Armitage st have had additional email conversations and a face to face meeting with council officers subsequent to the agenda being produced, and feel it would be advantages for the council to be in possession of the additional information given to council officers..

Below are the emails from Chris and myself that provide this information.

Regards
Gordon Blacklaws

Email 1 of 2

From: chris rutledge [REDACTED]
Sent: Monday, 11 March 2019 10:08 AM
To: John Vriens [REDACTED] Sarah-Jane Still [REDACTED]
Cc: Blacklaws [REDACTED]
Subject: Fwd: Road stopping proposal and link to Regulatory Processes Committee reports

Hi John,

Thank you for the opportunity to meet with you to discuss the concerns we have over the road stopping proposed for Armitage St and for sending through the link to the Committee report.

First off I would like to register my support for the 3 points set out in Gordon's email of 8 March which we discussed at our meeting last week as to why we object to the proposed road stopping.

I am concerned that the report submitted to the Council for consideration at Wednesday's meeting, which is dated 13 March, doesn't include that 2 of the affected parties have raised concerns and that we have indicated we will object to the road stopping. While I understand the practicalities of submitting the papers in advance of the meeting to the Committee members, without an update on our discussions the Committee is being asked to agree to the paper's recommendations without full information and the reference to the response from the affected parties is not accurate.

For the avoidance of doubt and to ensure the committee is informed of the position it would be appropriate to amend the paper or for a supplementary note to be provided to the committee to

correct the information on the consultation so that the information provided to the Committee is correct.

regards
Chris Rutledge

Email 2 of 2

From: Blacklaws [REDACTED]
Sent: Friday, 8 March 2019 2:12 PM
To: 'John Vriens' [REDACTED]
Cc: [REDACTED] 'Sarah-Jane Still' [REDACTED]
Subject: RE: SJS to Gordon - resent intital letter - 3 Armitage St objection

John,

Thanks for sending through the link.. I had just found it myself and was in the process of typing up this email below to Sarah-Jane

Hi Sarah-Jane,

It's unfortunate we were not able to meet you yesterday. We had a constructive meeting with your colleagues.

I was having a read of the proposal as it will be presented to council next week.

At our discussion yesterday I expanded on our concerns.

- 1/. The change to our existing ability to build up to our boundary without resource consent
- 2/. The potential impact to winter sun that may be caused by any re development being closer to our property.
- 3/. Selling off the road reserve land having potential impact in the future. Armitage street is relatively narrow and is used as a de-facto park and ride, with the bus stop being just around the corner. Just 2 weeks ago the recycling truck could not get down the street.

Also the report stated that you have only had one of the four notified neighbors had responded, but in fact both Chris and myself have indicated out intention to object, and we are the ones affected most..

I realise the ability to formally object will come, but just so council have the full picture up front.

Regards
Gordon