

Laura Christian

From: Wayne Wilson [wwilson@slingshot.co.nz]
Sent: Sunday, 19 April 2009 10:27 p.m.
To: Laura Christian
Cc: Wayne Wilson
Subject: RE: L53527 - Wilson House

Hi Laura

My apologies for the delay in replying, I have been travelling overseas over the last few weeks.

With regard to your email below, you mis-understand my objections.

The objections that I raised, and which I reiterated at the Regulatory Committee review meeting was that I have already paid for a PIM, a Building Consent Application, and a Resource Consent Application and none of these identified any requirement for changes to the building floorplan, driveway or turning circle.

Council have now submitted 4 invoices totalling \$1,705.00 for council costs associated with council now requiring modification to the driveway and turning circle within the building consent application to allow the Resource Consent Application to proceed.

In your email below, you are now stating that modifications to the dwelling in the building consent application are also required, along with changes to the driveway before the Resource Consent Application can proceed.

My argument to the Regulatory Committee was that the building consent application that was submitted can not meet the requirements of these new constraints that council are now imposing.

As a result of these new constraints, the building consent application and the supporting resource consent application are no longer possible.

A solution to resolve this matter is required.

One solution is for council to withdraw the outstanding invoices and to reimburse me my application fees and associated costs so the current applications can be withdrawn, which would eliminate the issue.

The Regulatory Committee adjourned making a decision pending a review of the file.

I am currently awaiting the Regulatory Committee decision.

Regards,
Wayne

From: Laura Christian [mailto:laura.christian@rodney.govt.nz]
Sent: Wednesday, 25 March 2009 4:25 p.m.
To: Wayne Wilson
Subject: L53527 - Wilson House

Hi Wayne,

Further to the Regulatory Committee Meeting two weeks ago, Ian Dobson (Manager Resource Consents), has had a chance to go over the application with me and advised that can can still offer you the \$475 discount as previously advised in my letter dated 24 December 2008.

In addition, if you provide on-site parking for only 3 vehicles, in accordance with Rule 21.10.2.6(d)(iii), then reverse manoeuvring can be undertaken up to the ROV. If this is not possible, then the part of the house that extends out between the garages will need to be reduced to provide for on-site manoeuvring.

In terms of the gradient, now that Mr Mitchell has prepared cross sections for the driveway, he has advised that with additional concreting that the access to/from the garages can be improved. However, the levels will need to be sorted before approval of the application.

13/08/2009

Please advise if any of the above is acceptable

Kind regards,

Laura Christian | Planner
p: 09 427 3157 | e: laura.christian@rodney.govt.nz

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LAN-53527

15 July 2009

Wayne Alexander Wilson
PO Box 337
Orewa 0946

Dear Sir

RE: OBJECTION FEES RMA 53527

Thank you for your email dated 19 April relating to the objection to fees for the above resource consent application. I note that your email states that you object to all of the fees paid, including those for a PIM and building consent application. However the objection process under section 357 of the Resource Management Act 1991 (RMA) only relates to the fees incurred under the resource consent application RMA 53527. The fees incurred as a result of the building consent should be taken up with Richard Ritsma – Manager – Building Consents.

The resource consent application (RMA 53527) was submitted following advice from the building consents team, relating to a minor household unit and retaining wall infringing the 2:1 plane. This application was forward to a planner and development engineer for comment following its receipt. Upon further investigation by the development engineer it was noted that there the access and on-site manoeuvring did not meet Council's standards and the application was forwarded to a transportation engineer for review.

Following the review by the transportation engineer, it was noted that a solution was possible. This solution, to enable cars to drive into the site, would require the driveway to be widened to 3.5 metres and the projection at the front between the two garages to be cut back to allow manoeuvring into and out of the garages. The transportation engineer also had concerns with the ability of vehicles to transition and drive into the garages. On the 19 January Council's the transportation engineer made recommendations to allow vehicle to enter the garage in one or two manoeuvres (see attached report and plans).

The above solution to the access and manoeuvring problem will require amendments to the building consent application. However it is noted that following lodgement of applications it is not extraordinary to expect the applications to vary, especially when both the building and resource consent applications are lodged at the same time. It is also noted that lodgement of a resource consent does not automatically result in the grant of a resource consent, as all applications are required to be assessed in relation to the standards of the District Plan.

The resource consents team have reviewed the costs associated with the processing of the resource consent application and have considered that the majority of these costs are fair and reasonable, other than those costs for the review by the transportation engineer totalling \$475.00.

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In addition, the resource consents team, including the engineers, have endeavoured to assist you in obtaining a resource consent and having a useable site, as per the recommendations above. Should you not wish to take on board the recommendations and not wish to progress the development further, please advise in writing that you wish for the resource consent to be withdrawn. However all fees, other than the aforementioned \$475.00, being fair and reasonable will be payable.

Should you still object to the fees in relation to the processing of the resource consent we will refer the application to the Regulatory Committee to make a decision.

Please advise within 10 working days how you wish to proceed with your resource consent application.

Yours faithfully

Laura Christian
RESOURCE MANAGEMENT