

Moana Wyatt

From: Douglas Fletcher <Douglas.Fletcher@gw.govt.nz>
Sent: Tuesday, 26 June 2018 1:15 pm
To: Fang Wang
Cc: Emma McNeill
Subject: RE: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Hi Fang,

Today GWRC granted a Deemed permitted activities (DPA) under s87BB of the Resource Management Act to [REDACTED] for his proposed additions and alterations to boatshed X57 at Onepoto, Porirua.

I can send you a copy of this DPA should you require it.

Kind regards,

Doug Fletcher | Senior Resource Advisor, Environmental Regulation
GREATER WELLINGTON REGIONAL COUNCIL

Te Pane Matua Taiao

Shed 39, 2 Fryat Quay Pipitea Wellington 6011 | PO Box 11646, Manners Street, Wellington 6142
T: 04 830 4346 | www.gw.govt.nz

From: Fang Wang [mailto:Fang.Wang@porirua.govt.nz]
Sent: Wednesday, 13 June 2018 11:22 a.m.
To: Douglas Fletcher
Subject: RE: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

That's great, much appreciated☺

Regards, Fang

From: Douglas Fletcher [mailto:Douglas.Fletcher@gw.govt.nz]
Sent: Wednesday, 13 June 2018 11:18 a.m.
To: Fang Wang
Cc: Emma McNeill
Subject: RE: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Hi Fang,

No need to do that. We will make contact with the owner [REDACTED] and advise him of the steps we are taking to legalise the proposed works under the Resource Management Act. We will let you know once this has been completed.

Have a great week!

Regards,

Doug Fletcher | Senior Resource Advisor, Environmental Regulation
GREATER WELLINGTON REGIONAL COUNCIL
Te Pane Matua Taiao

From: Fang Wang [<mailto:Fang.Wang@porirucity.govt.nz>]
Sent: Wednesday, 13 June 2018 11:10 a.m.
To: Douglas Fletcher
Subject: RE: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Good morning Doug,

Thank you so much for your help. I will inform the owner to apply a resource consent from Greater Wellington Reginal Council.

It would be much appreciated if you could let us know when the consent has been issued.

Have a great rest of the week☺

Regards, Fang

From: Douglas Fletcher [<mailto:Douglas.Fletcher@gw.govt.nz>]
Sent: Monday, 11 June 2018 1:40 p.m.
To: Fang Wang
Cc: Emma McNeill
Subject: RE: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Hi Fang,

Apologies for the delayed response I was away on annual leave last week.

Thank you for the plans they are exactly what we require. With the info you have supplied, we will ensure that over the next month the proposed building work to the boatshed structure is legalised either via an Deemed Permitted Activity (DPA) issued under s87BB of the Resource Management Act. Or an appropriate resource consent under s104C of the Resource Management Act.

Kind regards,

Doug Fletcher | Resource Advisor, Environmental Regulation
GREATER WELLINGTON REGIONAL COUNCIL
Te Pane Matua Taiao
Shed 39, 2 Fryat Quay Pipitea Wellington 6011 | PO Box 11646, Manners Street, Wellington 6142
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From: Fang Wang [<mailto:Fang.Wang@porirucity.govt.nz>]
Sent: Tuesday, 5 June 2018 9:35 a.m.
To: Douglas Fletcher
Cc: Emma McNeill
Subject: RE: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Good morning Douglas,

Hope you had a lovely long weekend.

Thank you for your reply. I have attached the plans showing the boatshed will be raised 600mm above existing FFL.

Please let me know if you require any further information.

Regards, Fang

From: Douglas Fletcher [<mailto:Douglas.Fletcher@gw.govt.nz>]
Sent: Friday, 1 June 2018 4:24 p.m.
To: Fang Wang
Cc: Emma McNeill
Subject: RE: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Hi Fang,

Thank you for your email.

Coastal Permit WGN180286 [35365] Was granted on 04 May 2018 to [REDACTED] and allows the continued occupation of the coastal marine area with the existing boatshed (Boatshed X57, Onepoto)

Coastal permit [35365] contains a number of conditions of consent which require [REDACTED] to maintain the structure. The proposed works outlined in the building consent to install new bearers over existing piles will help to achieve the requirements of maintenance conditions 6 and 8 of Coastal permit [35365].

However, technically the building works trigger a requirement for a resource consent as it sounds as if the total height of the boatshed is to be raised. Therefore, I need to know how high the proposed works will raise the total height of the boatshed. Do you have any plans which show the proposed works?

Under the Proposed Natural Resources Plan (PNRP), the Onepoto Boatsheds are given some status as heritage structures (they are listed in schedule E2 of the PNRP). An increase in the height of a boatshed does not fit within the permitted activity rule R168 of the PNRP and so the consideration of the proposal then defaults to rule 169 of the PNRP (which is a restricted discretionary consent). This is why an additional coastal permit resource consent is required.

However, this is a slightly unique case as the boatshed has required maintenance for some time (the works are achieving this) the proposed works are likely permitted under the operative Regional Coastal Plan; and GWRC have just recently re issued [REDACTED] a new resource consent to occupy the coastal marine area with his boatshed. The ideal time to consider the proposal to raise the boatshed would have been when we processed coastal permit WGN180286 [35365] (granted on 04 May 2018).

We may still be able to approve the proposed building works without a resource consent as the Resource Legislation Amendment Act (RLAA) 2017 introduced a mechanism for consent authorities to exempt certain activities as permitted where there is a marginal or temporary breach of a rule in a plan. Deemed permitted activities (DPA's) are now provided for in s87BB of the RMA.

However, in order to determine whether we can issue [REDACTED] a DPA for the proposed building work we first need to understand how the proposed building work will modify the boatshed structure. For example how much higher will the boatshed be after the installation of the new bearers over existing piles?

Regards,

Doug Fletcher | Resource Advisor, Environmental Regulation
GREATER WELLINGTON REGIONAL COUNCIL
Te Pane Matua Taiao
Shed 39, 2 Fryat Quay Pipitea Wellington 6011 | PO Box 11646, Manners Street, Wellington 6142
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From: Fang Wang [<mailto:Fang.Wang@porirucity.govt.nz>]
Sent: Friday, 1 June 2018 3:36 p.m.
To: Douglas Fletcher
Subject: FW: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Sorry Douglas, this is for Boatshed 57 at Onepoto Road.

Regards, Fang

From: Fang Wang
Sent: Friday, 1 June 2018 3:19 p.m.
To: douglas.fletcher@gw.govt.nz
Subject: Building consent applicaton for boatshed at 57 Onepoto Road, Titahi Bay, Porirua

Good afternoon Douglas,

We received the building consent application for installing new bearers over existing piles to raise boatshed and jetty above the high tide level at 57 Onepoto Road, Titahi Bay, Porirua. Are you able to confirm if this has been approved from GWRC so we can grant the building consent.

Thank you for your time.

Regards,

Fang Wang
Senior Building Compliance Officer (Processing)
Kaiārahi Matua Tautukunga Whare (Tukatuka)

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Tel: 04 237 5089
porirucity.govt.nz

From: Regulatory Support
Sent: Thursday, 31 May 2018 1:15 p.m.
To: douglas.fletcher@gw.govt.nz
Cc: Fang Wang
Subject: BCA0284/18 Application

Hi Douglas,

Attached is the application form as requested.

Ngā mihi,

Hannah Wickenden
Customer Service Officer (Regulatory)
Kaiārahi Ratonga Kiritaki (ā-Ture)

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