

A/7/4/2

27th. February, 1980

Mr. E. D. Dean,
1 Royal View Road,
TE ATATU SOUTH

Dear Sir,

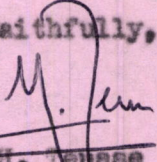
Re. Your letter 11.2.80.

Further to your letter of 26/10/79 and our reply 8/1/80, I have enclosed a copy of our Town Planning scheme pertaining to height. I feel that you could work out your question for yourself better as you will no doubt be aware of all the facts.

I would suggest that your next step would be to forward any definite proposals for the building in the form of plans and specifications, for our comments.

I have enclosed also the necessary application forms for same.

Yours faithfully,


H. Tuiase
HEALTH/BUILDING INSPECTOR

11th February 1980.

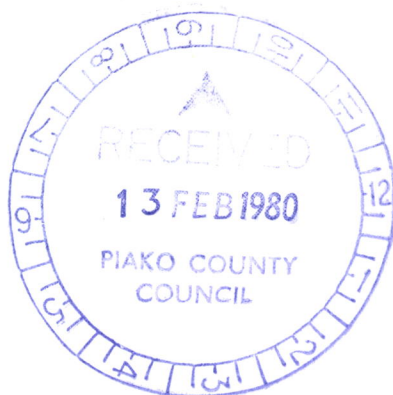
Mr. Edward D. Dean,
1, Royal View Rd.,
Te Atatu South,
Auckland.

Dear Sir,

I am proposing to have a dwelling built in the near future on a section in Te Aroha which I am in the process of paying off. The distance between the boundaries I have estimated to be 5.56 metres and the maximum height of the house, from the ground to the ridge, would be 6.8 metres.

Please would you let me know at your earliest convenience if this height would come within the height restriction measurements for the Borough.

Thank you.



Yours Faithfully,

E. Dean

3 January 1980

Mr E.D. Dean,
1 Royal View Road,
Te Atatu South,
AUCKLAND.

Dear Sir,

With reference to your letter of the 26 October 1979 I wish to apologise for the late reply, however I now have to hand all of the answers to you questions.

- (a) There is a height restriction relative to boundaries within the Borough, however at the proposed maximum height of 6 metres for your building at a distance of 5½ metres in from each side boundary this height restriction would not be exceeded.
- (b) The answer to this question is no. An outside toilet would not be permitted to be used, however at the date you wish to start erection of the building it appears certain that the sewerage will be available to the property in question.
- (c) The section is not piped for water as at present but water is conveniently available and can be piped to the section without too much delay.
- (d) There is a requirement to provide a proper metal driveway but it does not have to be provided before the builder starts work on the property. Such a metal driveway would cost approximately \$40 and would be able to be installed by the Council and would include a pipe as well as metal.
- (e) There is no fee payable for road damage.

Yours faithfully,

I.E. Feasey
CHIEF HEALTH/BUILDING INSPECTOR

Aloray.

Could you please answer
these questions applicable

to

- b. Mr. Fleming estimates sewers available Feb. March 1980
- c. Not at present but water is available.
- d. To pipe drain & metal entrance estimated
to cost \$38.00

Sh

Mr. Edward D. Dean,
1, Royal View Rd.,
Te Atatu South,
Auckland.

26th October 1979.

Mr. B. I. Feasey,
The Borough Engineer,
Te Aroha Borough Council,
Te Aroha.

Dear Sir,

I am writing in connection with the property in Stirling Street, Lot No.3 DPS 7023 which I have signed an agreement to purchase from Mr. B.G.R. Moore through Te Aroha Allied Farmers Real Estate. Possession is to be taken on 1st February 1980. I intend to have a permanent dwelling built soon after this.

The dwelling would have a ground area of 54 square metres, walls being 9 x 6 metres. The building would have a loft-type upper floor of the same area. The height of the building would be 6 metres from the floor to the top of the gable roof. The section is 20.12 metres wide by 50.29 metres long.

I would appreciate your advice on the following points before making any contracts with the builder and sub-contractors:

- a.) Is there any height restriction relative to the boundaries which would prevent the builder obtaining a permit for such a dwelling - there would be about $5\frac{1}{2}$ metres between each side of the building and each side boundary.
- b.) I understand that this part of the borough is to be linked up to a sewerage system in about two years' time. Could you advise whether an outside toilet would be allowed in the meantime or must a septic tank be used.
- c.) Is the section on piped water?
- d.) Access to the section can be made straight from the road over the grass verge and there is no path. Is there any requirement to put in a proper metalled driveway before the builder could bring vehicles and equipment onto the section? If so, what would this cost?
- e.) Is there a fee payable to guard against damage to the road, etc. by the builder which is refunded after building is complete?

I would be very grateful if you could reply briefly as soon as possible.

Yours Faithfully,

E. Dean