

NELSON CITY COUNCIL



PO BOX 645 NELSON
NEW ZEALAND
BUREAUFAX (054)60239
PHONE (054)60-200

14 July 1987

S & R Builders
PO Box 3231
RICHMOND

Dear Sirs

PROCESSED

PROPERTY: 3/12 DUNDAS STREET NAME: R JEFFERIES
DISPENSATION: (a) PLANNING SEPARATION FROM ACCESSORY
BUILDING TO HOUSEHOLD UNIT (b) BYLAW SEPARATION TO
ANOTHER ACCESSORY BUILDING

I advise that your application for dispensations above, were considered by the Bylaws Applications Committee, acting under delegated authority on 10 July 1987.

The decision was as follows:-

THAT the dispensation requested be refused.
However the Committee approved of the following alternative:

- (a) The building may be sited up to the Queen Elizabeth Drive boundary.
- (b) The garage being 1.2m from the applicant's unit, and 900mm from the accessory building (garage) belonging to the adjoining leasehold unit.

If the alternative is accepted, the plans shall be amended accordingly.

- (c) Painting: The garage shall be painted within 3 months of the issue of the building permit.

NOTE: This letter deals with certain TOWN PLANNING aspect/s only and in no way indicates that the application meets building and other bylaw requirements which have not been checked to date.

The building permit check will not proceed, until revised plans are submitted.

Yours faithfully
L G Ardell
CITY MANAGER/TOWN CLERK

Per:

A handwritten signature in cursive script, appearing to be 'L G Ardell', written in black ink.

DECISION & NOTIFICATION TO APPLICANT: TYPE AS FOLLOWS - Standard Requirements
Original copy for CP Division; Bldg files; letter book; extras. RETURN LETTER TO ACP
for signature please:

S+R Builders

FILE: 3/12 DUNDAS ST

P.O. BOX 3231

REFER: Miss Stewart

RICHMOND

Dear Sir/Madam

Property: 3/12 DUNDAS STREET

Name: K JEFFERIES

DISPENSATION/CONTROLLED USE:

^{(a) Planning} separation from accessory building
to household unit - (b) Bylaw separation to another accessory building

I advise that your application for dispensation/controlled use to

above

were
was considered by the Assistant/City Planner/Planning & Bylaws Applications Committee, acting
under delegated authority on 10/7/87
The decision was as follows:-

That the dispensation requested be refused.
However the committee approved of the following
alternative:

- (a) The building may be sited up to the Queen Elizabeth Drive boundary.
- (b) The garage being 1.2m from the applicants unit, and 900mm from the accessory building (garage) belonging to the adjoining leasehold unit.

If the alternative is accepted the plans shall be amended accordingly.

- (c) Painting: the garage shall be painted within 3 months of the issue of building permit

If you disagree with the above decision, you may request in writing (including your reasons) that the application be referred to the Planning and Bylaws Applications Committee for reconsideration.

NOTE: This letter deals with certain TOWN PLANNING aspect/s only and in no way indicates that the application meets building and other bylaw requirements which have not been checked to date.

The building permit check will ~~now~~ ^{not} proceed, ~~and you will be advised separately if the proposal is non-conforming, or of any building dispensations which may be considered.~~ ^{until revised plans are submitted}

You should now apply for a building permit and await confirmation or otherwise that your proposal meets bylaw requirements.

If you wish to discuss the decision further, the City Planner Division, Assistant City Planner/City Planning Assistant will be pleased to assist or advise you.

Yours faithfully
L G Ardell
CITY MANAGER/TOWN CLERK
EVS:

Officer or Chairman

[Signature]

DATE: 10/7/87

Per:

OFFICE USE ONLY	
NO: _____	
St.No:	Street
Zone	Conditions Bk Entry
Desgth	



NELSON CITY COUNCIL

APPLICATION FOR DISPENSATIONS/~~CONTROLLED USES~~

Credit Code: 707 1707 03

PO BOX 645 NELSON
NEW ZEALAND
BUREAU FAX (054)60239
PHONE (054)60-200

Date: 30/6/87

APPLICANT S & R Builders

OWNER K. JEFFERIES

ADDRESS FOR SERVICE Po Box 3231

SITE 3/12 DUNDAS ST
Street No. Street

RICHMOND

LEGAL DISCIPTION _____

TELEPHONE 5669 RD.

I/We hereby apply for a dispensation/~~controlled use~~ for the following proposal.

PROPOSAL (description) to erect a Skyline garage

DISPENSATIONS REQUESTED
~~OR CONTROLLED USE REQUESTED~~ to erect 900mm from existing ^{apartment} ~~dwelling~~
instead of the required 1.2m.

REASONS FOR DISPENSATION (ie Why compliance with the scheme is unreasonable, or impracticable)
To retain a pathway between house + garage + erect a 6.0m wide garage.
(closeness to legal Rd)

Signature of Applicant..... Bealweiday Date: 30/6/87...

FEES: DISPENSATIONS
\$30 (combined application including
Controlled use \$30)
Add 10% GST to all fees.

CONTROLLED USES \$30 for signs, relocation of residential buildings, places of community value and other designations.
\$20 accessory buildings, appearance of altered or new buildings and landscaping in commercial zones.

OFFICE USE ONLY -
Fee payment received \$ 33.33... Date 30/6/87
Receipt No. 2717
Decision Officers/PBA/PBC/ Date.....

Date Advised.....

APPLICATION FOR DISPENSATION/~~MUNICIPAL BYLAW~~

Applicant: S+R Builders on behalf of: K Jeffries
 Applicants Address: P.O. BOX 3231 Locality: 3/12 DUNDAS ST
RICHMOND Designation/Zone: R5
 Conditions.

TYPE OF DISPENSATION/~~MUNICIPAL BYLAW~~ Garage Separation from unit

DETAILS: ① In no case shall a household unit or in no case shall be closer than 1.2m from any detached building? Shown 900m.

② Near Bay is 'Motorway' Should the building be 1.5m from this road (No Access but aesthetically).

③ Size and use - exceeds normal garage area (even double.)

RECOMMENDATION PAINTING CLAUSE

That no dispensation be refused

However the committee approved of

amended filing up to the Queen Elizabeth Drive boundary, and the garage being 1.2m from the unit, and 900mm from the garage of the adjacent

If the plans will require amending to meet the alternative suggested

Referred to TOWN PLANNING & BYLAWS APPLICATIONS/POLICY/ACP/CP Committee on 7/87 (date)

Please endorse written comments below, in respect of the attached application for a town planning dispensation for consideration by the Town Planning & Bylaw Applications/Policy Committee/ACP/CP.

Access/off Street Parking (Mr A Ferguson)

NO OBJECTION. CARRIAGEWAY IS AT LEAST 20M AWAY AND RESERVES ARE PLANTING UP AREA SO THAT HOUSES WILL BE OBSCURED FROM HIGHWAY.

D.ub 2/7/87

Building and other Relevant Bylaws (Chief Building Inspector)

* Note closeness of 2 garages? No objection provided, no required windows in household unit are affected.

Engineering or other comments

NO comments.

that there is a minimum separation of 900mm between the two garages of Bobbin 2/7/87

Please return to City Planning Division by:

Fee Paid // Receipt.

APPLICATIONS, DISPENSATIONS, CONTROLLED USES, SEC 122