



Nelson City Council

P.O. BOX 645, NELSON. PHONE 60-200

In reply refer to
Miss Stewart

ref:
12 Dundas Street

site

All correspondence should be addressed to The City Secretary.

30 May 1986

Taymac Developments Ltd
PO Box 780
NELSON

PROCESSED

Dear Sir

REFERENCE: DEVELOPMENT APPLICATION NO. 306
OWNER: MCKEE DEVELOPMENTS LTD
SITE: 12 DUNDAS STREET, NELSON
PROPOSAL: FOUR NEW APARTMENT HOUSES

Your request dated 1 May 1986 concerning the above application was considered by Officers acting under delegated authority on 28 May 1986.

If you disagree with the decision below, you may request that the application be referred to the Planning and Bylaws Application Committee for reconsideration.

DECISION:-

- (a) Reserve Fund Contribution based on a value of \$45,000 Residential estimated land value

Residential		Govt land value
20m ² x units eligible	x	with equalisation index
area of site (m ²)		applied to 1984 Valuation
		Roll land values (102%)
		Amount payable: \$1,000

- (b) Engineering Conditions:

(i) Access

The building permit plans shall show the common access serving units 3 and 4 as being permanently surfaced (chip sealed).

(ii) Cabling

The developer shall pay to the Council the sum of \$3,600.00 for a power connection to the street boundary

?

\$2,700

to serve the units. (Further costs will be incurred in cabling to the units).

Approval of a building permit application will be considered when the above requirements have been met.

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

Per:



DEVELOPMENT PLAN DECISION
 Credit Code 0890/9010: R.F.C. 5385/0188 - Hb. 81/0288

City Planning Division
 Nelson City Council

(APPLICANT) TAYMAC DEV LTD.
P.O. Box 780
NELSON

Refer: _____
 Site file
12 DUNDAS ST.

Reference: DEVELOPMENT APPLICATION No. 306.

Owner: McKee Developments Ltd.

Site: 12 DUNDAS ST.
NELSON

*Phone advise
 D McKee*

Proposal: FOUR NEW APARTMENT HOUSES.

Dear Sir,

Your request dated 1 May 1986 concerning the above application was considered by officers acting under delegated authority on (date): 28 MAY 1986. *by phone*

DECISION:-

(a) Reserve Fund Contribution based on a value of \$ 45,000 - Residential ^{estimated} land value ~~index~~ or Industrial/Commercial Estimated Value of Work.

RESIDENTIAL
 $\frac{20m^2 \times \text{units eligible}}{\text{area of site (m}^2\text{)}} \times \text{Govt land Value with equalisation index applied to 1984 Valuation Roll land values (102\%)}$

COMMERCIAL/INDUSTRIAL/ADMINISTRATIVE
~~05% Estimated Value of the work.~~

Amount payable: \$ 1000

(b) Engineering Conditions:

(i) Access.

The building permit plans shall show the common access serving 4 units? and be as being permanently surfaced (chip sealed)

(ii) Cabling

The Developer shall pay to the Council the sum of \$ 3600.00 for a power connection to the street boundary to serve the units. (Further costs will be incurred in cabling to the units)

Approval of a building permit application will be considered when the above requirements have been met.

Yours faithfully

TOWN CLERK CITY MANAGER

Approved

Refused

Deferred Date 28 MAY 1986

[Signature]
 City Planner

[Signature]
 Drainage & Services Engineer



Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

In reply refer to EXT-8293

B. MOORE.

ref:

Development 306.

12 DUNDAS ST.

The Manager
Nelson Residency
Ministry of Works & Development
Private Bag
NELSON

ATTENTION: ^{MRS} K J WARREN

Dear Sir, ~~Warren~~:

RE N.C.C.: Development 306.

OWNER: Jaymac Developments Ltd,

PROPERTY: 12 Dundas St, Nelson.

Subject to Section 293(9) of the Local Government Act 1974, we hereby enclose a copy of the aforementioned Development plan and application form for your information.

Yours faithfully,

A.C. Alley
CITY PLANNER

M. Moore

Note. all proposed vehicle access is to be from a ROW off Dundas St.

The site will be the residue left following the subdivision of lots 7 + 8 for town houses.

- EncD Site Plan
- 2 Cancelled Title
- 3 ^{Dev} App Form

McKees

Dundas St

DP 12655

site adjoining
which defines the
residue of the site
in the application

deposited 12/5/86

DP of THE site is

remains of DP 2463

Can development
now ~~be~~ proceed.

Get this ready for processing
Denis J. McKee when
Revenue Fund Cont. approved

\$45,000 estimated valuation
of residue of land.

$$\frac{40}{1802} \times 45,000 = 998$$

$$= \$1000$$

Questions for TAYMAC JURDAS ST.

① What stage is subdiv for TH at Lot 7. (TH 1024/7) ^{with Surveys}
_{at L & roads}

② How long will it take for new title for residue of land to be available. — Soon.

③ Is Row "legal" for remaining land — Not yet registered
Also applied to Lot 7 & 8

④ Land Value for development R.F.C. — Subtract latest lot from ^{Previous} residue _{Value}

~~⑤ MOW approval for ^{sent} Land development of S.H way 6~~

NELSON CITY COUNCIL: CHECK LIST for DEVELOPMENT PLAN

ZONE DESIGNATIONS

DEV. PLAN NO

R5

306

McKee Developments Ltd

12

DUNDAS ST

Fee Paid

OWNER

ST. NO

STREET

RES

COM
IND

TAYMAC DEV LTD

FOUR APARTMENT HOUSES

USE

APPLICANT

Received by CPD: 1/5/86 Date: _____ Ewled to CE: _____ Date: 9/5/86

SPECIAL INFORMATION and TOWN PLANNING

384 v Reg 3.

Building Lodged or checked: Yes
 Sec. 643 to apply: Not shown
 Esplanade Res. Applies (289 LCA) No
 Previous Res. F. Contribution payment within 5 years: _____
 Subdivision No. THouses Prev. Dev No. _____

Conditions Book Entry: _____
 SWL or B.L (Scheme): _____
 Fronts State Highway: Yes
 Refer to M.O.W for info: Refer to Plans
 Plans to M.O.W Date: sent 15/5/86
 Notified Application: _____
 (consent applicable): _____

Legal

Site check / Street number / Amalg. of sites check title on receipt.

Building lines / Street widening lines _____

Dispensation / Conditional use / Specified departure _____

Conditions, if any, complied with _____

Service lanes and R.O.W No Info available DP1217

Conditions Book 384 Copy (Reg 3)

Zoning and use R5

Building coverage Flats 36% + Parks 90 = 126% / 1802m² = 25% ✓

Maximum height OK

Daylight admission OK

Minimum yard requirements: Front _____ Rear _____ Side 3/3 ✓

Maximum density / Habitable Rooms 16 HR.

Open space. Living courts / Service courts / Communal courts All OK ✓

Separation distance all over 6m ✓

Method of attachment for flats _____ NA

Conversion of dwelling houses to use apartment houses _____ NA

Accessory buildings _____ None shown

Gross floor area _____ 8 shown OK

Parking / Loading 6 Required

Access to site and parking / Turning _____ Row to be checked on title

Landscaping _____ Reserve fund contribution on Council

Verandahs _____ Charge \$1000 to total R.C.C

Sign compliance _____ at 45,000 approx. \$11,000 per

TOWN PLANNING

Remarks:

- (1) Permit can only be issued on a legal certificate of title for this site. Row is yet to be checked. This gives lots 7+8 a right of way also.
- (2) Development application will be checked and conditions applicable will be required to be satisfied before the consent permit can be approved including the reserve fund contribution.

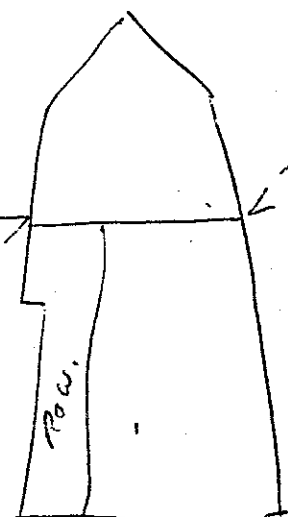
Development

Note TH Subdivs - Previous \$2208

DP 2463

Sec 546

General Check



RFC - \$



Nelson City Council

P.O. BOX 645, NELSON. PHONE: 60200

NOTIFICATION OF DEVELOPMENT (LOCAL GOVERNMENT ACT.)

Credit Code: 0890/9010 ; RFC 8888/0188 Hbvd8888/0288

OFFICE USE ONLY
PLAN NO. _____

ST. NO. _____

STREET _____

ZONE Descn. _____

CONDITIONS BK. ENTRY / _____

PROPOSAL:

I, TAYMAE DEY LTD being the owner of the property described below, hereby give notice of my intention to:

- (a) Construct, erect or alter any one or more buildings for the purpose of providing 3 or more residential household units.
- or
- (b) Construct, erect or alter any one or more buildings for the purpose of providing two or more additional residential household units.
- or
- (c) Construct, erect or alter any one or more buildings to be used for Commercial, Industrial or Administrative purposes where the value of the work will exceed \$100,000. (Value of work to be confirmed by Council)

(For details of plans required see over)

Details of the total works proposed, are shown on the attached plans and they will be undertaken in 1 stage(s). This approval being for Stage TOTAL

I estimate the value for sale purposes of the Commercial, Industrial or Administrative Development is \$ _____

This value is based on:

- (a) accepted contract price
- (b) schedule of quantities
- (c) my own estimation
- (d) or based on _____

Registered Owner: TAYMAE DEY LTD

The Legal Description of the site is Lot 596 on D.P. 2468 contained in Certificate of Title _____ and the site area is 1802 m².

The Postal Address of the site is 12 JUNDAS ST NELSON

Dated at NELSON this 1st day of MAY 1986

Address for Service: Box 780
NELSON

Signature [Signature]

- * Copy of title attached
- * Fee attached

Phone Number: 03165 (McKIE)

Fees, Residential: \$20 for 3 new units
\$10 per unit for 4 new or 3 additional units

FOR OFFICE USE.
Fee \$ _____ paid _____
Receipt No _____
Credit _____

Commercial
Industrial \$60.
Administrative

Note for file & Bldg Per.

Owner's Unit _____

Told. 26/5/87. by. D. Ross.

1/5/86 Thet. Condition of development plan approval required sealing (permanent surface) of common access serving ~~to~~ Units 3 & 4

Building Permit Plans shows chip seal from end of ROW beginning of car park for unit 2 to beginning of car park 4 chip seal.

The building permit was granted in the name of ~~the~~ Tajmac Development Ltd. - who are responsible for fulfilling the conditions of the building permit.

of Stewart
ACP. -



Ministry of Works and Development

DP/202

District Office 133 Molesworth Street

Private Bag, Wellington

Telephone 748399 Telex NZ 30089

Inquiries to

Date 5 June 1986

Our Ref. TP21

Your Ref.

The City Planner
Nelson City Council
PO Box 645
NELSON

RECEIVED
- 8 JUN 1986
NELSON CITY COUNCIL

Attention of	Initials	Date
1.	<i>JNE</i>	<i>10/6</i>
2.	<i>ACP</i>	
3.		
4.		
5.		
BRING UP YES/NO		

Dear Sir

LOCAL GOVERNMENT ACT 1974
COMMENTS ON DEVELOPMENT PLAN NO 306

12 Dundas St.

for Action

I refer to the abovenamed development plan.

Although this department has no concerns regarding the proposal, it would be advisable for the applicant to note that it is proposed that State Highway 6 in this vicinity, be a Limited Access Road. In addition, it should be noted that there will be no Licenced Crossing Points permitted in the location.

Yours faithfully

J A Duncan

J A Duncan
for District Commissioner of Works

RECEIVED
10 JUN 1986
CITY PLANNING DIVISION

References
Prior C/T 7B/668

Transfer No.
N/C Order No. 254948.2



REGISTER

No. 7C/123

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of November one thousand nine hundred and eighty-five under the seal of the District Land Registrar of the Land Registration District of NELSON

WITNESSETH that McKEE DEVELOPMENTS LIMITED at Nelson

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All ~~the~~^{those} parcels of land containing together

4539 square metres more or less situated in the City of Nelson being parts of the land on Deposited Plan 2463 and being also parts of Sections 5 and 6 Block H District of Wakatu.

Assistant Land Registrar

Interests at Date of Issue

1. Appurtenant hereto is a right of way over the part Lot 3 DP 11217 (CT 6D/682) marked B on DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).

257861.1 Certificate under Section 306(1)(f)(i) Local Government Act 1974 - 20.3.1986 at 10.54 o'c.

2. Subject to a right of way over the part herein marked A on DP 11217 appurtenant to Lot 3 DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).

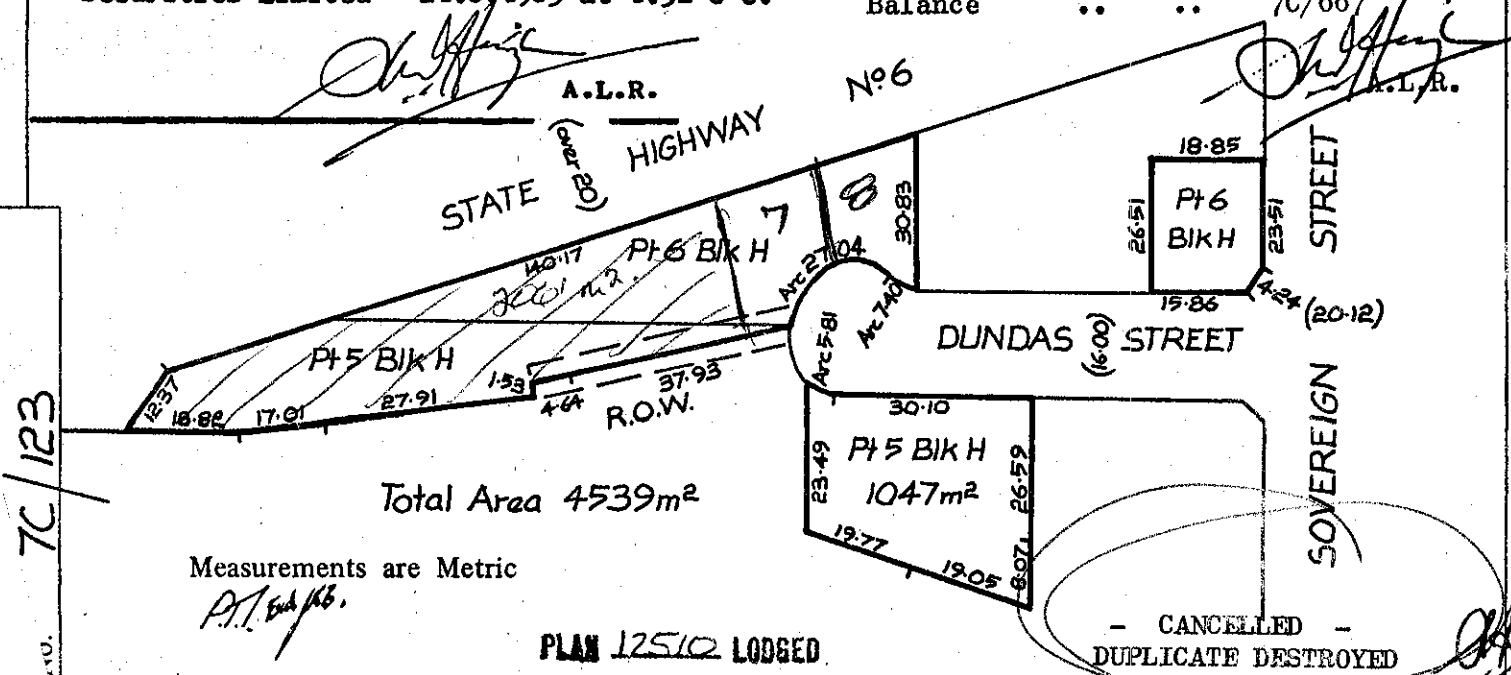
OCT 258129.1 } cancelled and new
8.4.1986 } C's.T. issued as follows :-

3. 252540.4 Mortgage to Pitt & Moore Securities Limited - 21.8.1985 at 1.32 o'c.

Lot 4 D.P. 12510 .. 7C/666
Balance 7C/667

A.L.R.

A.L.R.



7C/123

Measurements are Metric

PLAN 12510 LODGED

- CANCELLED -
DUPLICATE DESTROYED

References

Prior C/T 7B/668

Land and Deeds 69

Transfer No.

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[Signature]
Assistant Land Registrar

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- 2. Subject to a right of way over the part herein marked A on DP 11217 appurtenant to Lot 3 DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).
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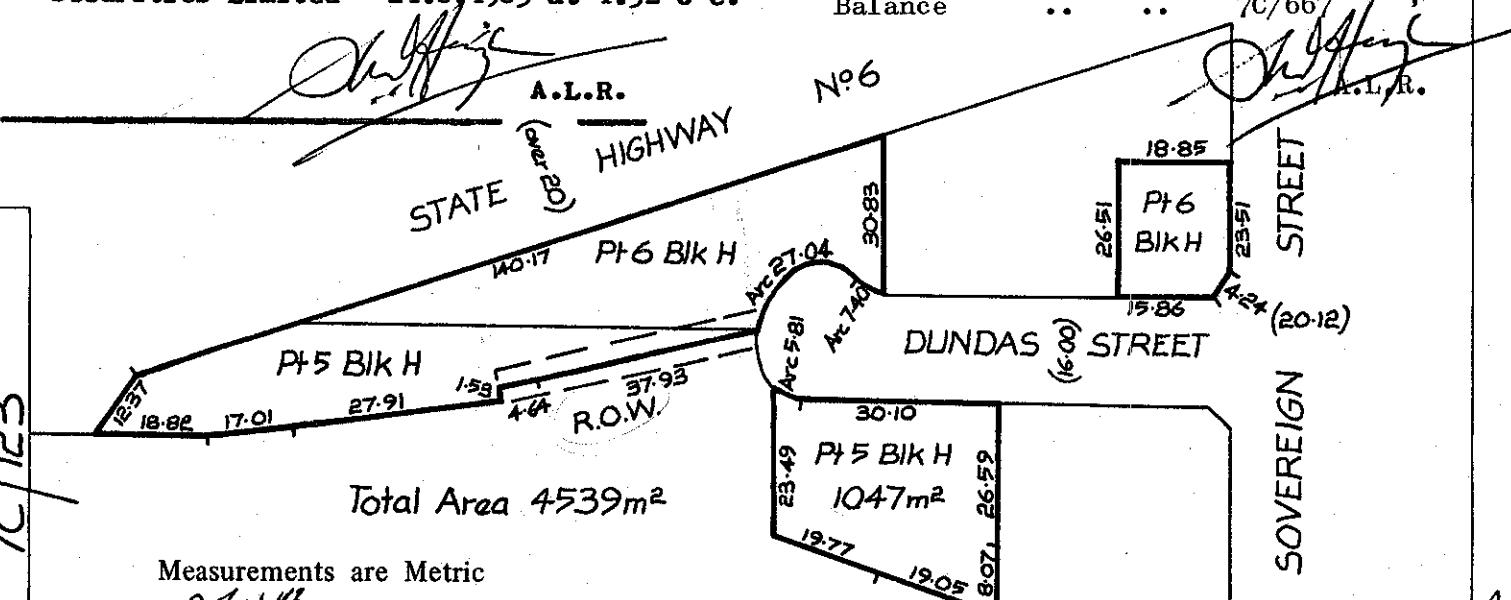
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Balance 7C/667

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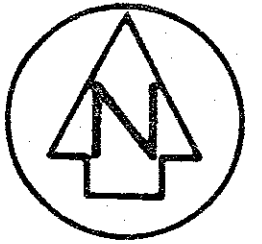
Measurements are Metric

P.T. 12/86

PLAN 12510 LODGED

- CANCELLED -
DUPLICATE DESTROYED

No. 7C/123



298 875 mE

298 900 mE

State Highway No 6
Legal by Gaz 1984 p. 485
over 20 m wide

20.70 Bal CT

95.47 Bal CT

700 900 mN

70° 53' 24.01
40"

Pt 6H
District of Wakatu
DP 2463

7
471m²

52'
20.12
181°

Stacy & Smith
TH1024/7
Stg IX

Pt 6H
District of Wakatu
DP 2463

34.7°
22.65
40'
30"

adpt DP 11217
adpt DP 11217
10.50 radius
adpt DP 11217
4.49 arc
4.49 arc
(8.98 arc)

257° 40' 12.60
30"

700 875 mN

Dundas Street
Vested by DP 11217

(16.00)

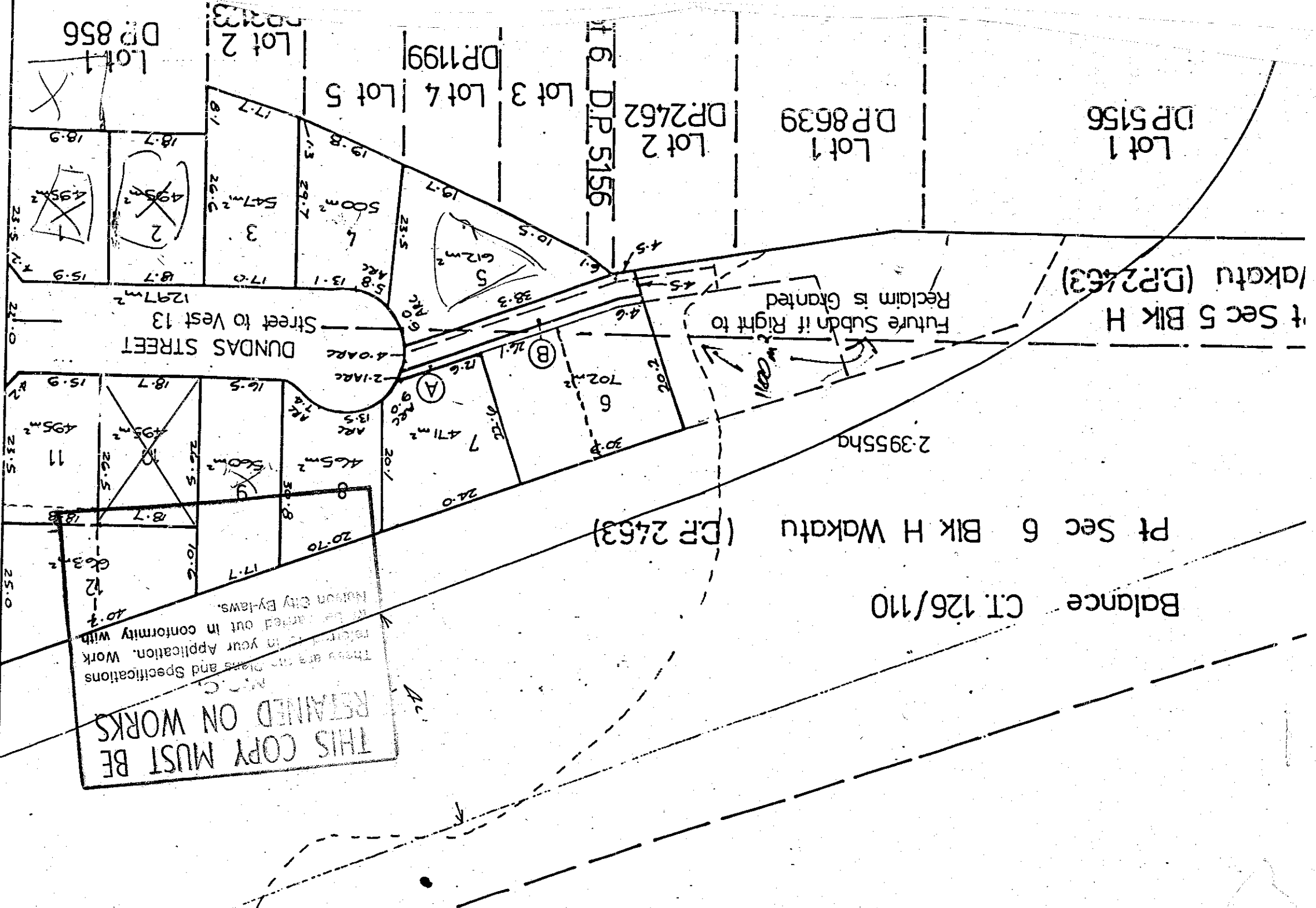
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Sovereign Street

Street

THIS COPY MUST BE
RETAINED ON WORKS
These are the Plans and Specifications
referred to in your Application. Work
to be carried out in conformity with
National City By-laws.



Balance C.T. 126/110

Pt Sec 6 BIK H Wakatu (DP 2463)

Pt Sec 5 BIK H Wakatu (DP 2463)

Future Subdn if Right to Reclaim is Granted

2.3955ha

(DP 2463)

Pt Sec 6 BIK H Wakatu

Balance

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