

Guy Williams Design and Drafting Service

Box 34
Omapere
Northland

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Janet Stephenson.
Far North District Council
Planning Department

21/12/94.



Dear Janet;

Re: Residential Development Proposal
Noel Phillips - Taumatawiri St. Opononi.

Our client Noel Phillips proposes to build 6 x
Rental accommodation residential units on
his three adjoining properties (lots 46, 47 and
48) on Taumatawiri Street.

There are near lots served by Drainways as per the
plans.

Due to the very long narrow shape of each of the
sections and the requirements of the district
scheme to orientate living areas generally to
the Northern quarter we have found it
necessary to position the buildings within
1metre of the internal boundaries of the site,
and in the case of Unit 1, to position the carport
lean to within 2.4metres of the external boundary.

It is our clients intention to build units 1, 2 and
3 first, with the remainder following as finance
permits.

We have shown on the site plan included all relevant distances areas etc.

Also shown is the line of a potential right of way to serve lots 47 and 48 in the advent of future sale of these properties as separate units.

It may be necessary or wise to have this formed so as to ensure no difficulties for potential owners in future.

I understand that in all other regards the proposal conforms to the requirements for Residential development multiple units in the District scheme.

Points to note:

Building Site Coverages, inclusive of Decks and Carports.

Lot 46	21.0%
Lot 47	21.6%
Lot 48.	20.6%

- All Buildings to be natural finished board and batten - elevations included.
- All units have required living and service areas.
- All units have lockable storage for garden implements in their car ports. - Carports to have one partially screened wall to form visual barrier for service areas.
- Minimum separation distance between units is in excess of 2.4m.
- Each unit provided with exclusive carport plus turning area plus 1 x extra parking space.

① Appraiser Name. Neil Phillips Ph. 4058627.
Owner/occupier. % Opononi Postal Agency.
South Hokianga.

② Location of site: Taumatanihi St. Opononi.
Lots 46 47 48.

Legal Description - Lots 46-48 DP 61763 Blk VII Hokianga SD
Valuation Roll No -

③ - Erection of Runderital units within building
set back lines to internal boundaries (1m).
and external boundary. (2.4m). see
site plan and previous notes.

④ N/A.

⑤ N/A

⑥ site plan.

⑦ N/A.

⑧ N/A.

Address/Contact for Service. Guy Williams Design.
Box 34 Omapere. Ph. 4058768 Fax 4058031.

Guy Williams.

11.00.00 ADDITIONAL LIMITATIONS APPLYING IN ALL ZONES

11.01.00 POTENTIAL FUTURE COASTAL RESERVES

11.01.01 Building Controls

Land shown on the planning maps as being wanted for future coastal reserves may not be built on as of right unless the whole of a site is so identified. In this case all predominant uses in the zone are deemed to be controlled uses, and buildings must be sited as far from the M.H.W. mark as possible.

Where only part of a site is affected, buildings may only be constructed on the part not shown as being required for future reserve; PROVIDED THAT where this is impractical, and the Council is not in a position to purchase the land, a notified application for a dispensation from this provision may be made.

In assessing such applications the Council will take into account the provisions of the scheme statement on public open space and recreation (Section 4.02.00).

11.01.02 Subdivision Controls

On subdivision all lots must contain a practicable building site lying outside the area identified as a proposed reserve, unless the site is to be vested in or sold to the Council for the purposes of reserve.

11.02.00 BUILDING LINE RESTRICTIONS ON MAIN ROADS

State Highways: 15m from centreline.
Main Roads: 12m from centreline.

For the purposes of the controls on the bulk and location of buildings the building line restriction will be regarded as the road boundary.

11.03.00 PARKING AND LOADING REQUIREMENTS

11.03.01 Car Parking Space Requirements

The number of parking spaces required to be provided on the site in respect of each predominant or controlled use is listed below as well as under each zone.

Any required car parking space provided within a building will be excluded from the measurement of the gross floor area (G.F.A.) of the building for the purpose of calculating the number of spaces required. Where fractional spaces result from calculations, fractions of one half or more will be counted as one space.

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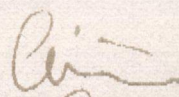
Tanet Stephenson.
For North District Council
Planning department.

Dear Tanet;

I have discussed the issue of the carport of
unit 1 on the site plan marked 94/15/3
with Mr and Mrs Velichich, the owners and
occupiers of lots 49 (1) and (2).

We have pegged these positions as shown 2.4m
in from their boundary.

They are happy to grant consent for the
car port in this position.


M. Velichich
Mr Velichich.

FILE OPENING CHECKLIST

268

RC : Noncomplying / Discretionary / Controlled
Land Use / Subdivision

1. ☐ Open file, enter in planning index, find rating no and enter in index, open property file.
- ☐ Acknowledge receipt of plan and fees
- ☐ Acknowledge receipt of plan and send letter for fees - \$ _____
- ☐ Notate map with file No
2. ☐ SEND A COPY TO :
Rex Shand
- ☐ Barry Moor
3. ☐ SEND COPIES OF PLAN FOR COMMENT TO :

Regional Manager Duffil Watts and King
Transit NZ P.O, Box 481
CPO Box 1459 WHANGAREI
AUCKLAND
- ☐ FOR STATE HIGHWAY NO: _____
4. ☐ Send copy of plan to Steve McNally asking for valuation for reserve contribution purposes :
Steve McNally
Registered Land Valuer
PO Box 647
KAIKOHE
- ☐ LOT : _____ LIFESTYE/RESIDENTIAL/COMMERCIAL
5. ☐ SEND COPY OF PLAN TO :

Telecom Field Division
PO Box 442
WHANGAREI
6. ☐ Top Energy
PO Box 243
KAIKOHE
7. ☐ Department of Conservation
PO Box 842
WHANGAREI
8. ☐ Northland Regional Council
Private Bag
WHANGAREI
9. ☐ Send letter, plan and abstract to District Land Registrar