



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

/4

IN REPLY PLEASE QUOTE
IF CALLING PLEASE ASK FOR

TP/8/147/78-80
Mr Greenwood
Ext 615

24 March 1986

The Manager
H Hall and Co Ltd
78 Byron Street
CHRISTCHURCH 2

Dear Sir

78 BYRON STREET
DISPENSATION APPLICATION

Thank you for your application to waive on site turning for the two required carparks.

We have put your application, together with our report, before the panel of Council officers delegated to consider non-notified planning applications.

These officers have examined your application in the light of the matters you have raised and weighed these against the aims of the City Plan. They consider in this case that approval of the application will encourage better development of the site, it is not practicable or reasonable to enforce the provisions of the City Plan, and that the dispensation will not detract from the amenities of the neighbourhood, or have town planning significance beyond the immediate vicinity of the site.

Your application is, therefore, approved subject to the following conditions:

That access to the turning area as shown on the plan be maintained. However, should permission to use this area owned by R A Weston Joinery be rescinded, the two carparks will be relocated to the adjacent site owned by J Hall and Co which has frontage on Byran Street.

I would like to advise you that you have the right to ask for a review of this decision. Any application for review must be made in writing within one month of the date of this letter.

If you require any further assistance with this matter, please contact this office.

Yours faithfully

FA

WSG

RMcI

MD


for CITY ENGINEER



Town and Country Planning Act 1977

Christchurch City Council

Report on application for non notified planning consent

TP8/147/78-80		
525	85	DTE

Applicant: J. Hall & Co
 Address: 78 Byron St Chch
 Application for: Dispensation from provision of
 on site turning for two carports
 Site inspected by: PERMIT 4153 on
 T

Will the dispensation or waiver encourage better development of the site or why is it not practicable or reasonable to enforce the provision in respect of the site?

..... will encourage better development
 as attached gentleman's agreement provides
 on site turning

Will the dispensation or waiver detract from the amenities of the neighbourhood?

..... No neighbour agrees

And will the dispensation or waiver have town planning significance beyond the immediate vicinity of the land? No

Will any person or body be prejudiced by the approval of the dispensation?
 No

Conditions of Approval: To access being maintained
 to the turning area shown on the attached
 plan should the on site turning area no longer be
 resanded by R.A. Western Joinery Ltd, the 2 carports will
 be relocated on the applicants property facing Byron Street

Meets Dispensation guidelines: Yes/No Appendix O: (1)

Recommendation approved/declined Greenwood Date: 11/3

Application is approved/declined Date: 17/3/86

City Planner

Deputy General Manager (Works)

Chairman, Town Planning Committee



R. A. WESTON JOINERY
94 Byron Street, Christchurch, 2.
Telephones 66-582 After Hours 324-974.



19 February 1986.

Christchurch City Council,
City Engineers Department,
P.O. Box 237,
CHRISTCHURCH.

Attention: Mr B. Greenwood.

Dear Sir,

With reference to your letter TP/8/147/78-80 to
J. Hall & Coy., and the securing of rights-of-way
for on-site turning.

My property bounds the right-of-way. I agree to vehicles
turning on my property.

Yours faithfully,
R.A. WESTON JOINERY.

A handwritten signature in blue ink, appearing to read "B.G. Weston".

(B.G. Weston.)
Manager.



Town and Country Planning Act 1977

Christchurch City Council**Non notified application for planning consent**

Form A2

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(Before completing this form please read the details recorded on the reverse side)

I J. Hall & Coy Ltd hereby apply for turning on
 (State full name of the applicant)
Westons property without having secured rights-of-way,
 (State fully what is proposed)
a letter of agreement from Westons is attached.

The property in respect of which this application is made is situated at

No. 78-80 Byron St on a subdivision at the back
 (State address)

and is zoned I3I am the ~~owner~~/lessee of the property.

I understand the Scheme requirements to be The provision of on-site
turning space.

I consider it better development, and/or, unreasonable and impractical to comply,
 and will not affect the amenities of the neighbourhood, because

The right-of-way has been surveyed and
registered. R.A. Weston Ltd have agreed to our
using his property for turning. When the site
is developed (Our letter 4/12/85) there will be
more parking spaces available on the Byron St
frontage and we will then dispense with the
2 at the rear

Address for Service:

78 Byron St
Christchurch 2

[Signature]
 To be signed for or on behalf of
 the Applicant

20th Feb 1986

Date

FOR OFFICE USE ONLY

Application received _____

Persons affected _____

Consents received _____

Report prepared (copy attached) _____

for City Planner

Non notified application for planning consent

NOTES FOR APPLICANTS

1. The grounds upon which the Council may consent to a dispensation are limited to the following:-
 - (a) The dispensation or waiver would encourage better development of the site or it is not reasonable or practicable to enforce the provision in respect of the particular site and,
 - (b) the dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the site.
2. Before making the application you should obtain from the Council details of whose consent will be required. This consent must be in writing and should be attached to the application form.
3. Public notice of this application will not be required unless:-
 - (a) you cannot obtain the written consents of those bodies and persons who might be prejudicially affected or,
 - (b) the Council considers that the application should be notified.
4. In the event of the Council declining its consent to the application you may appeal against that decision to the Planning Tribunal within one month of the notification of the decision.
5. Plans and Information Required - You must supply sufficient information for the Council to be able to fully judge the extent and effect of your proposal. Your explanation of the dispensation sought must therefore be as full as possible. This may require all or some of the following information to be supplied:-
 - (a) A recent search of the title is to accompany the application (this can be obtained from the District Land Registry which is located on the second floor in the State Insurance Building in Worcester Street).
 - (b) A site plan is required showing the location of the work proposed, existing buildings on the site and features of adjoining sites which may be affected.
 - (c) If it is proposed to erect, alter or extend any buildings, building plans are required. In most cases this will mean elevations and perspectives together with plans showing details of the location of buildings in reference to boundaries and their size and height. In certain situations details of materials and colours will be required. These plans normally will not require any structural details.
 - (d) Car parking and access points.
 - (e) Landscaping including trees existing on the site. Details of proposed landscaping should include where necessary fences and outdoor storage areas.
 - (f) Levels may be required if siteworks are necessary or if the property concerned is sloping.
 - (g) All plans must be drawn to a metric scale (1:100, 1:200 or 1:500 will usually be satisfactory) and are to show the north orientation.

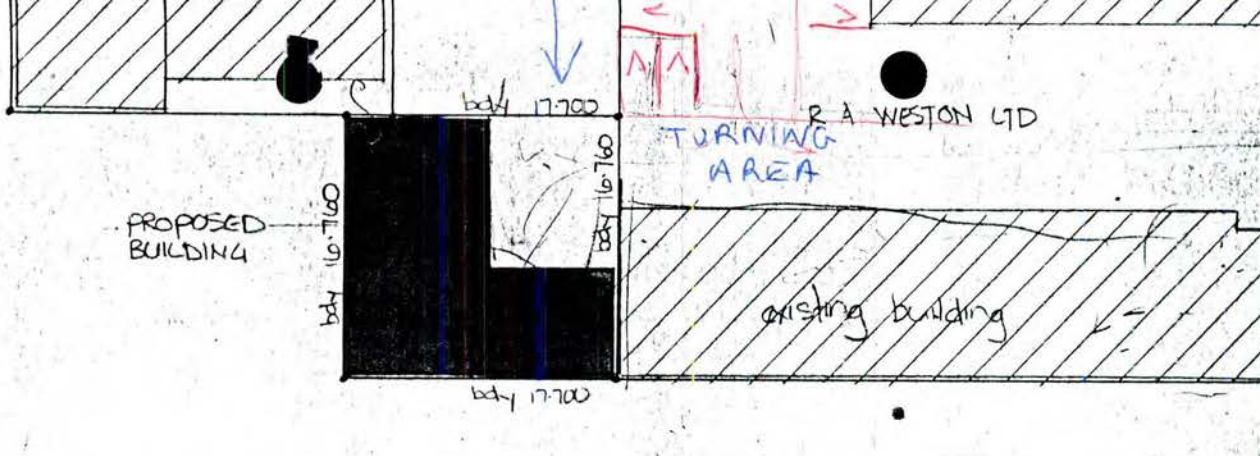
Christchurch City Council,
City Engineer's Department,
Town Planning Division,
163-173 Tuam Street,
P.O. Box 237,
CHRISTCHURCH.

LEGAL DESCRIPTION:

pt lot 216, 217 DP 2
 comprised in gazette 1984
 para. 1685 (crown land)
 (R. A. WESTON LTD in equity)

AREA:

site - 296.6 m²
 building - 213 m²



SITE PLAN SCALE 1:500

ONS & PLANS

Scale 1 : 100

Drawn A. F. H.

Traced

Approved

[Signature]

D

C

B

A

19-2-86 Contract

2212 / A1

The Contractor shall verify all dimensions prior to commencing work