

493. W.H. AITKEN  
(D.P. 2938 Am)

*Rec Amman*

BULK/LOCATION DISPENSATION  
CONDITIONALLY APPROVED  
*Ref 10/7/54*  
DATE

Lot 504 D.P. 17525, 84 Kauri Point Road,  
Leigholm - Res A1 - Garage - side yard  
reduced to 1.2 m - only practicable  
location. Approval to be subject to the  
garage being painted in a colour sympathetic  
to the existing development on the site  
within 6 months of date of approval of this  
dispensation.

REFERRED TO *H. J. [Signature]*  
ACTION / REPORT / INFORMATION

DATE *9/12/54*

*Advised that 6/1 2938  
now appears to  
amended sitting  
subject to conditions  
above.*

*[Signature]*

OBJECTOR NUMBER

NAME

213.	H.G. Fleming
214.	Mrs L. Benson
215.	Mrs B.J. Clark
216.	Mrs E. Jackman
217.	J. Jackman
218.	Miss L. Jackman
219.	Miss M. Jackman
220.	Mrs M.I. Nicholls
221.	Mrs J.K. McDonald
222.	B.E. McDonald
223.	C.W. Nicholls
224.	Mrs K. Matthews
225.	Mrs R.J. McConchie
226.	W.T. McConchie
227.	P.L. Priest
228.	Mrs M. Spurle
229.	Mr W.A. Spurle
230.	Mr & Mrs E.C. & E. Howe

The following is a summary of the subject matters of objections received by the Council, each cited one or more of the following grounds.

- (a) The proposed tavern is in close proximity to Motu Moana Scout Camp and other recreational facilities in the area. (No. 3 & 109 others)
- (b) The proposed tavern would be detrimental to the amenities of the neighbourhood. (No. 1 & 59 others)
- (c) Increasing or creating further traffic hazards in the area. (No. 1 & 160 others)
- (d) The area should remain a residential zone. (No. 1 & 52 others)
- (e) The area is well served by taverns nearby. (No. 14 & 3 others)
- (f) Devaluation of properties. (No. 3 & 7 others)
- (g) The proposed tavern size is too large. (No. 1 & 1 other)
- (h) The proposed site is unsuitable. (No. 3 & 19 others)
- (i) Conflict of land use. (No. 12 & 2 others)
- (j) Contrary to good town planning. (No. 3 & 2 others)
- (k) Zoning change is unnecessary. (No. 43. & 3 others)
- (l) Personal interest adversely affected as shop owners at Godley Road Commercial area (No. 72).
- (m) Zoning change is purely profit-making. (No. 213 and 3 others)
- (n) To rezone from Residential to Commercial without public support is immoral. (No. 217)
- (o) Reasons not stated. (No. 183)

The subject matters of objections received would be met by one or more actions stated below:-

- (a) Locating the proposed tavern elsewhere at a more suitable site. (No. 1 & 93 others)

REPORT FOR TOWN PLANNING DISPENSATION

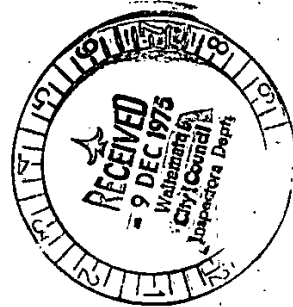
W.M. AITKEN, 84 KAURI PT. ROAD, LAINGHOLM

LOT 384, D.P. 17523, ZONING: RESIDENTIAL A1

BUILDING PERMIT 2938 , FILE NO: 643/107

Report by H. Versteegh

GARAGE



1. Non-compliance
  - 1.1 Side yard reduced to 1.219m
2. Town Planning Comments
  - 2.1 A site plan submitted with the building permit application showed a side yard of 1.219m. This was amended by Council to read 3.043m as for a Residential A1 zone. The permit was issued with a condition that the side yard be 3.043m.
  - 2.2 Mr Aitken has requested a dispensation to site not more than 1.219m from the boundary.
  - 2.3 A site inspection revealed an existing garage built right to the boundary. This was shown on the building permit application site plan as "to be demolished". Access to a new garage could not be achieved without removing this garage.
  - 2.4 Access to the new garage would not really be feasible with a 3.043m side yard because of the proximity of the garage to the rear of the dwelling. Siting a garage more towards the rear of the lot would result in a loss of usable area and mature trees.
  - 2.5 The garage will be visible to one neighbouring property. The property owner has given his consent, however -
3. Ordinance 13 - The modification is of minor character having no significantly detrimental effect on the adjoining or adjacent sites (provided the garage is painted) or on the neighbourhood generally.
  - 3.1 Section 21.1A(f) It is not reasonable or practicable to enforce the side yard provision in respect of this site
  - 3.2 Section 21.1A(g) The dispensation will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the land in respect of which this dispensation is sought.
  - 3.3 Section 21.1A(h) The written consent of those most likely to be prejudiced by the granting of this dispensation has been given.
4. RECOMMENDATION:

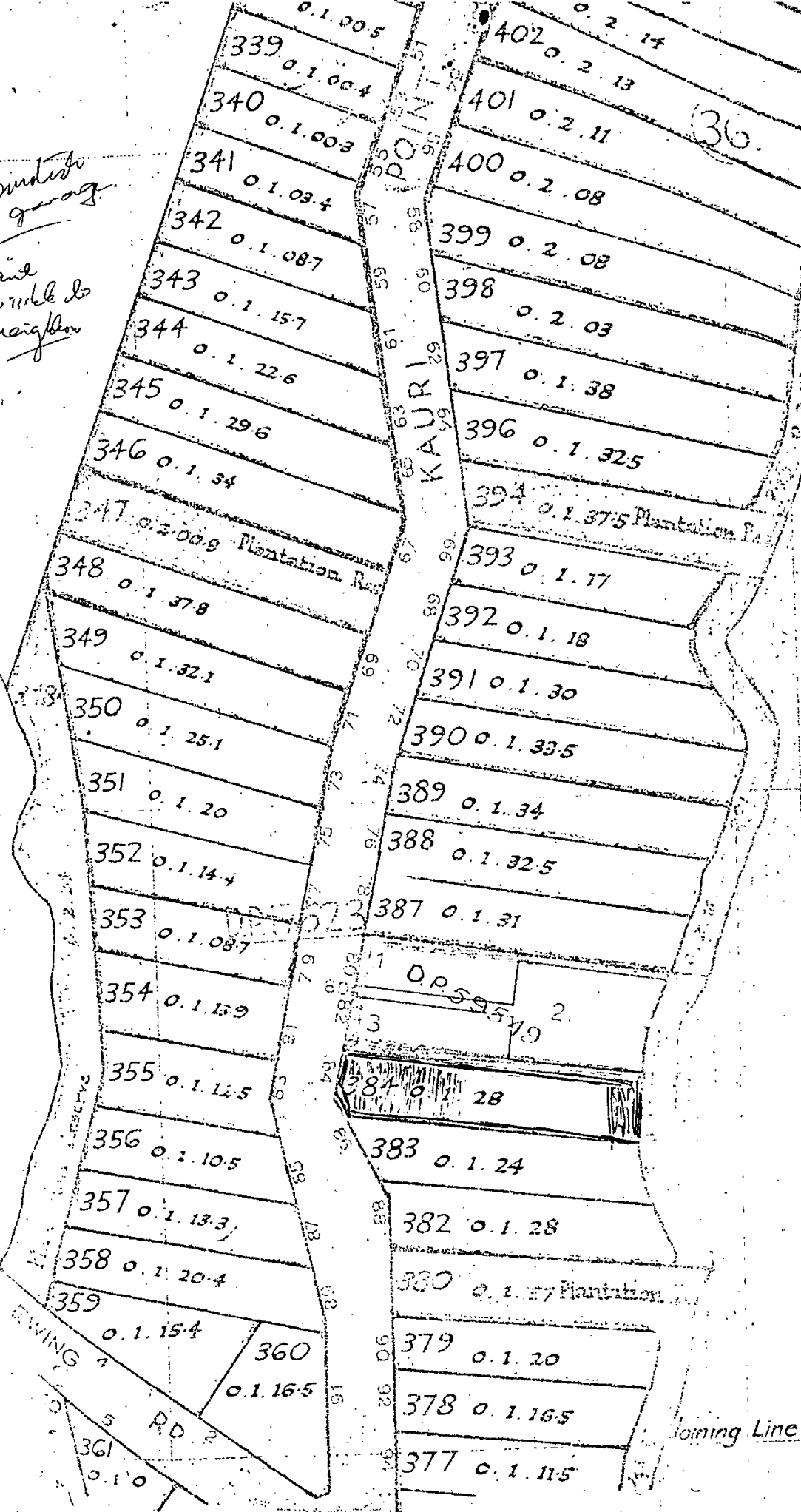
That this dispensation to site a garage 1.219m from the side boundary be granted because it is not practicable to site elsewhere. That this dispensation be granted subject to the garage being painted within 6 months of the granting of this dispensation.

*etc*

*OK*

*Jointly owned*

*Paul  
Wright &  
neighbor*



MANUKAU HARBOUR

Joining Line

550 Chns S of Rd  
23

Litorangi  
Res A1

City Inspector

Re siting dispensation for W M AITKEN, 84 KAURI PT RD  
HAINBOLM LOT 384 DP 17523 BP 2938

Siting approval is requested for a garage to be erected four feet from the side boundary of the above property in a Res A1 zone.

BP 2938 has been issued with the condition that the side yard be "10ft" as for an A1 zone.

On an inspection of this site it is found that the reduction of the side yard to four feet would not cause the loss of any bush, or be detrimental to the locality, and in fact would enable an easier approach to be made by a vehicle to the garage.

I would recommend that as this site does not meet with the requirements of an A1 zone this application for a reduction of the side yard be approved.

H. H. H. H.  
25/11/75

P.S. The adjoining property owners written consent for the proposal is to be duly forwarded.



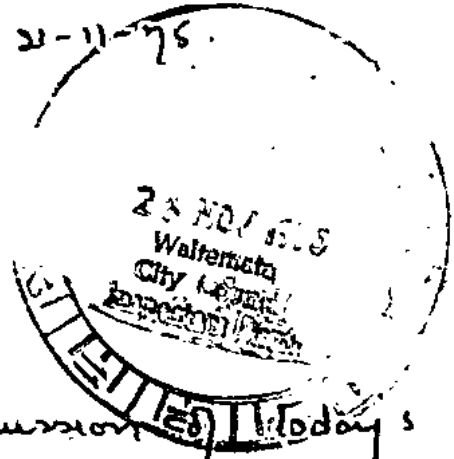
Town Planning  
Report & Recommendations  
re dispensation please  
H. H. H. H. 25/11

84. Kauri. Pt. Rd.

Daugholm. Auckland.

21-11-75.

To, Mr. Cunningham - Bldg. Inspector  
Waikanae C.C.



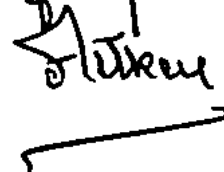
Dear Sir,

Following our brief discussion today's date regarding Bldg. permit NO 2938 and the erection by Skyline Bldgs. Ltd of a garage on my property. I wish to request your dispensation to have this erected not more than 4'0" from the side boundary line adjoining the property of Mr R. Lyons at No 86. Kauri Pt.

The plan has been altered to read 10'0" on this boundary and at this distance access would be extremely difficult and completely destroy the appearance and use of this area as the garden. The costs of these improvements have been difficult to achieve and having been assured by Skyline Bldgs. that erection would be completed

2,  
Before the Texas break, I trust I can have  
your assistance to authorize the original site  
as planned.

Please be kind enough to advise as soon  
as possible.

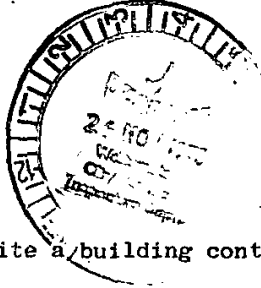
Yours faithfully  
W. M. 

I have discussed the siting of the garage  
with Mr. Dyers who raises no objections  
to the proposed 4' 0" mark.

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WAITEMATA CITY COUNCIL

Town Clerk,  
Waitemata City Council,  
P.O. Box 5440,  
AUCKLAND. 1.



ATTENTION CITY INSPECTOR

I hereby apply for permission to site a building contrary to the provisions of the District Planning Scheme.

Legal Description of Property: LOT 384 D.P. 17523

ROAD NAME: 84 KAURI PT RD LOCALITY LAINGHOLM

NAME IN FULL OF OWNER OF PROPERTY: WILLIAM McLEOD AITKEN

...For the reasons stated in the covering letter, which is attached, I consider it necessary to site the building in accordance with the accurately scale drawn site plan, also attached. A plan of the proposed building work also accompanies this application.

Signature of applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

o00o

FOR OFFICE USE ONLY

Application investigated by: \_\_\_\_\_ Date: \_\_\_\_\_

Date application considered by Council: \_\_\_\_\_

Decision: \_\_\_\_\_  
\_\_\_\_\_



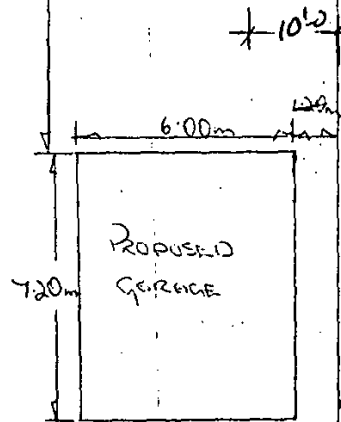
# SKYLINE GARAGES

manufactured by Skyline Buildings Ltd,  
64 A Wall's Rd, Panmure, Auckland. Ph: 598 821

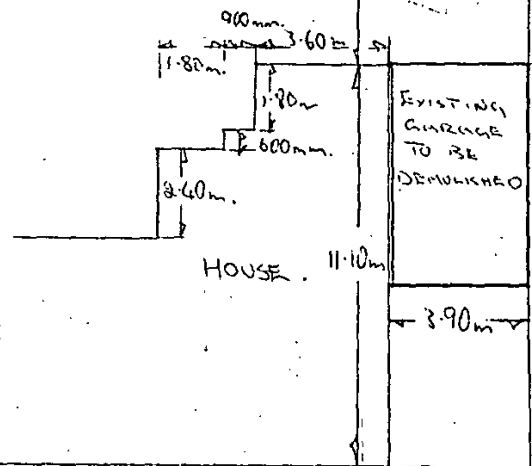
REAR BOUNDARY

*This garage must be positioned  
not closer than 10'± 3.0m from  
the side boundary*

OVER 6.00m



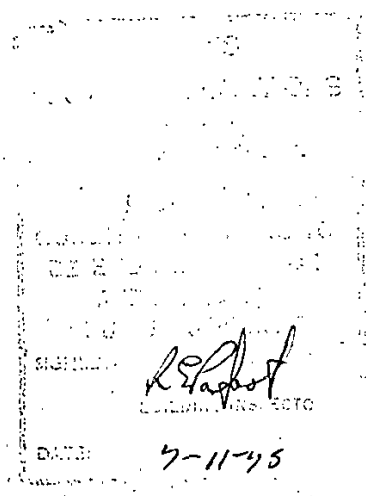
4.80m



6.00m

FRONT BOUNDARY

ATKINSON RD.



*Signature*  
DATE: 7-11-45

SITE PLAN 1mm = 200mm.

*... 2022mm*

*... Bolt & washers*  
*... Laser connectors.*

*... diameter in*  
*... with 0*

*... studs.*  
*... 50mm.*

*... weaverboards.*  
*... on overhead*  
*... doors.*

LOCATION NO. 418, 2 | PERMIT NO. 2938  
 DISTRICT OFFICE NO. 272/2 | DATE ISSUED 17.11.75

LODGED AT DISTRICT OFFICE  
 DATE 4/11/75 DISTRICT D05

HEAD OFFICE DATE STAMP  
 RECEIVED  
 31 OCT 1975  
 Waitemata City Council

# CITY OF WAITEMATA

GREYS AVENUE (P.O. BOX 5440), AUCKLAND. PHONE 33-419.

## BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME AITKEN - WILLIAM McHEOD PHONE NO. \_\_\_\_\_  
 (BLOCK CAPITALS)  
 PRESENT POSTAL ADDRESS 54 KAURI POINT RD LINGHOLM  
 HOLDER: NAME W.M. AITKEN PHONE NO. \_\_\_\_\_  
 RESIDENTIAL ADDRESS 54 KAURI POINT RD LINGHOLM  
 (Permit will be posted to builder unless otherwise requested)  
 NATURE OF APPLICANT X W.M. Aitken

NATURE OF PROPOSED BUILDING WORK  
ERECT GARAGE

FLOOR AREA OF PROPOSED WORK  
 Basement: \_\_\_\_\_  
 Ground Floor: \_\_\_\_\_  
 First Floor: \_\_\_\_\_  
 Others: 43.20 m<sup>2</sup>  
 Total: \_\_\_\_\_

VALUE OF WORK \$ 998 FEE \$ 6.00 PAYABLE ON APPLICATION.

ALL LEGAL DESCRIPTION OF SECTION  
 (appears on either rate demand or title deeds)  
LOT 384 DP 17523

BUILDING RESEARCH ACT 1969 Levy on Buildings Valued in excess of \$3,000	
Amount of Levy	
Receipt No.	
Date	

EVALUATION ROLL NO. 3350 / 0627 000/0  
 NAME OF PREVIOUS OWNER OF SECTION \_\_\_\_\_  
 AREA OF SECTION 0.1720 m<sup>2</sup> Acres FRONTAGE \_\_\_\_\_ Feet  
 ROAD NAME 54 KAURI RD LOCALITY LINGHOLM

IMPORTANT - SEE INSTRUCTIONS ON PAGE FOUR PLEASE

FOR OFFICE USE ONLY ISSUE PERMIT IN NAME OF OWNER

REMARKS \_\_\_\_\_

Permit Issued Subject to the Following Conditions To notations on Draw

REPORTING DOCUMENTS AND SIGNATURE DRAINAGE TO BE FORWARDED TO THE ATTENTION OF THE INSPECTOR

Approved by [Signature] Building Inspector 7-11-75 Date  
 Approved by [Signature] Plumbing/Drainage Inspector 6/11/75 Date  
 Approved by \_\_\_\_\_ Health Inspector \_\_\_\_\_ Date  
 Planning Zoning Res A1 Town Planning Officer 10.11.75 Date  
 Building Permit Fee \$ 6.00 Receipt No. 12993 Date 31-10-75  
 Damage Deposit Fee \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Date \_\_\_\_\_  
 Damage Deposit Refund \$ \_\_\_\_\_ To \_\_\_\_\_ Date \_\_\_\_\_  
 Fee of Vehicular Crossing \$ N/A Date \_\_\_\_\_

City Transmission Lines: Present/Not Present over property\* Location of ARA or NSDB Trunk Sewers