

# Planning & Regulatory Manager's Report – September 2008



## Resource Consents – August 2008

Since the last report, the following resource consents have been granted under delegated authority:

RM080045	<b>Land Use: New House in Flood Risk Area</b> Fairway Enterprises 2956 Hakataramea Highway, Ikawai	04/08/08
RM080051	<b>Land Use: Diesel Fuel Tank</b> Makikihi Transport Makikihi Beach Road, Makikihi	15/08/08
RM080046	<b>Subdivision: Boundary alterations</b> Lister Home Incorporated Harris Street & Manse Street, Waimate	18/08/08
RM080047	<b>Subdivision: Boundary alteration</b> Waimate A & P Assoc. Inc 9 Mount John Road, Waimate	18/08/08

## Civil Defence Emergency Management – August 2008

In addition to day to day work, the following tasks etc have been completed.

- Monitoring continued in August as further rainfall, on the heels of July flooding, had potential for problems.
- Training and meetings with Oak House, Waihaorunga School and Waimate Cubs were conducted.
- A public meeting was held in St Andrews identifying areas of local concern and resulting in a number of new volunteers.

- A one day CDEM course was conducted for council staff – specifically for those involved in logistics.
- CDEM Co-ordinator and Council Recovery Manager (Kevin Tiffen) attended a Disaster Recovery Seminar.
- Planning continued for Pandora tabletop exercise (10 September) and meetings held with David Allen (Exercise Planner) Eric Spittal (Exercise Evaluator).

## District Plan Heritage Protection Rules

Councillors will note an item in the Agenda, of the proposed demolition of a Category “C” Heritage Building.

Below are the Heritage Protecting Rules for items giving protection status in the District Plan.

### ***HERITAGE PROTECTION RULES***

#### ***INTRODUCTION***

*Most heritage items known to the Council to be worthy of protection have been identified on the Planning Maps by a special notation. These items are also listed in the Schedule to this section, being part of the Heritage Protection Rules. The heritage items include historic buildings, objects and properties and places of special interest. These heritage items have been categorised as follows:*

***Category A:*** *The item warrants permanent preservation because it is of exceptional significance to the District. Category A includes all places of special or outstanding historical or cultural heritage significance included in Category 1 of the Historic Places Register. Normally only minor alterations would be provided for by the District Plan rules.*

***Category B:*** *Preservation of these heritage items is important but not as significant as Category A items. Category B includes most of the places of special or outstanding historical or cultural significance that are included in Category 2 of the Historic Places Register. The District Plan rules permit some flexibility with respect to significant alterations to these items.*

***Category C:*** *These items are of District or local importance. While their preservation is encouraged by providing an opportunity for public initiatives, preservation is not provided for by the District Plan rules, rather an opportunity is given for recording the items required prior to alteration or demolition.*

## **1 RULES**

### **a General Rules**

- i Alterations to heritage buildings, objects, properties or places of special interest shall be deemed to exclude necessary maintenance, which involves replacement with materials that are the same or similar as the original materials.*
- ii The provisions of Section 193 of the Resource Management Act 1991 apply to any heritage resource identified as subject to a heritage order.*

## **2 CATEGORY A ITEM RULES**

- a Any alteration or addition to a building, object, property, or place of special interest, identified as Category A in the Schedule to these rules and noted on the Planning Maps, shall be a Discretionary Activity.*
- b Any demolition or removal of a building, object, property, or place of special interest, identified as Category A in the Schedule to these Rules and noted on the Planning Maps, shall be a Non-complying Activity.*

## **3 CATEGORY B ITEM RULES**

- a Any demolition, removal, alteration or addition to a heritage building, object, property or place of special interest identified as Category B in the Schedule to these Rules and noted on the Planning Maps, shall be a Discretionary Activity.*

*With respect to heritage buildings which have frontage onto:*

- Queen Street (east side) between Rugby Street and Victoria Terrace*
- Queen Street (west side) between Leonard Street and Glasgow Street*
- High Street (both sides) between Shearman Street and John Street*
- Grigson Street (both sides)*
- Victoria Terrace (north side)*

*This rule shall only apply to the exterior design and appearance of buildings as viewed from the above streets.*

## **4 CATEGORY C ITEM RULES**

- a Any demolition or removal of a heritage building, object property or place of special interest identified as Category C in the Schedule to these Rules and noted on the Planning Maps shall be a Permitted Activity, subject to written notice being given to the Council, followed by a three month period during which no work shall be undertaken by or on behalf of the owner or occupier, and;
  - i the owner and/or occupier shall provide satisfactory photographs or other information held by them to the Council, of the building place or object; and*
  - ii the Council may negotiate with the owner and/or occupier or other parties to explore options for the preservation of the building, place or object in whole or in part.**

*With respect to heritage buildings which have frontage onto:*

- Queen Street (east side) between Rugby Street and Victoria Terrace*
- Queen Street (west side) between Leonard Street and Glasgow Street*

- *High Street (both sides) between Shearman Street and John Street*
- *Grigson Street (both sides)*
- *Victoria Terrace (north side)*

*This rule shall only apply to the exterior design and appearance of buildings as viewed from the above streets.*

*b Any alteration or addition to a building, object, property, or place of special interest identified as Category C in the Schedule to these Rules and noted on the Planning Maps, shall be a Controlled Activity.*

*c With respect to heritage buildings which have frontage onto:*

- *Queen Street (east side) between Rugby Street and Victoria Terrace*
- *Queen Street (west side) between Leonard Street and Glasgow Street*
- *High Street (both sides) between Shearman Street and John Street*
- *Grigson Street (both sides)*
- *Victoria Terrace (north side)*

*This rule shall only apply to the exterior design and appearance of buildings as viewed from the above streets.*

**Brent Donaldson**  
**MANAGER-PLANNING & REGULATORY**  
5 September 2008