

1. PLANNING INFORMATION

Operative Waitaki District Plan Zoned: **Business 3 Zone (B3)** Map No. **75 (Palmerston)**

Is the property the subject of Land Use and/or Subdivision Consents? NO/YES/UNKNOWN

Decision/Plan Copies Attached: ☐

Are Land Use and/or Subdivision Consents pending or approved for adjoining properties? NO/YES/UNKNOWN

Copies Attached ✓

33 & 37 Sanday Street
202.2006.10106 (SRC 06/68) – 2 lot subdivision

Is the property subject to designations? NO/YES/UNKNOWN

Copies Attached ☐

Are there any heritage protection matters affecting the property? NO/YES/UNKNOWN

Details Attached ☐

Archaeological Authorities- Advice Note

The Waitaki District Council advises that:

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. An archaeological site is defined as any place (including buildings) that was associated with pre-1900 human activity. If you wish to do any work that may affect an archaeological site, you must obtain an authority from Heritage New Zealand before you begin. This is the case regardless of whether the works are permitted or a consent has been issued under the Resource Management Act 1991. For further information contact your nearest Heritage New Zealand office or email archaeologist@heritage.org.nz.

Is the property subject to flooding risk? NO/YES/UNKNOWN

Map Attached – refer to **Map 75** ☐

Natural Hazards - Advice Note:

The Waitaki District Council advises that:

Other natural hazards may affect this property. Please refer to the Otago Regional Council link:

<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>

Does the property have any sites of natural significance? NO/YES/UNKNOWN

Map/Details Attached – refer to **Map 75** ☐

Does the property have any high class soils? NO/YES/UNKNOWN

Map/Details Attached – refer to **Map 75** ☐

Any other relevant information? NO
(e.g. Flight Protection Zone, Holcim, High Voltage Lines etc.)

CONTAMINATED SITES

Is the property identified as a contaminated site on the Otago Regional Council contaminated site registers?

NO/YES/UNKNOWN

Map/Details Attached – N/A

☐

Record of Title provided - Applicant to note possible interests/restrictions shown on Title

Officer's Signature: Kirsty Rendell

Date: 19.10.20

Checked by: **Emily Somerfield**

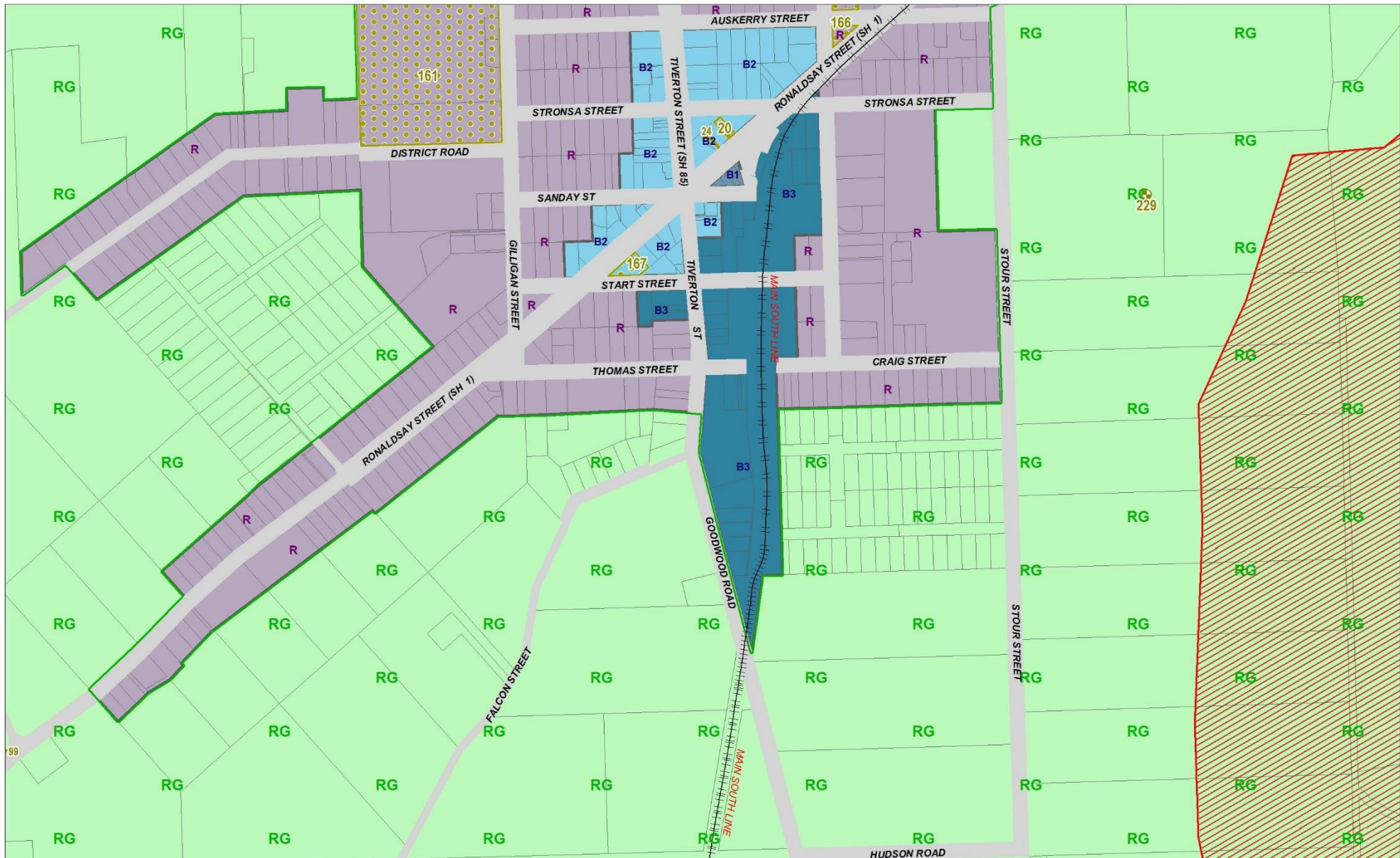


Notation

- Heritage Item
- Archaeological Item
- Sites of Natural Significance
- Areas of Flooding Risk
- High Class Soils

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Zone

- Outstanding Natural Feature
- Outstanding Natural Landscape
- Significant Coastal Landscape
- Significant Natural Feature
- Rural General
- Rural Scenic
- Omarama Airfield B
- Omarama Airfield A
- Township
- Rural Residential
- Residential 1
- Residential
- Business H
- Business 1
- Business 1A
- Business 2
- Business 3
- Business 3A
- Business 4
- Business 5
- Business 6
- Oamaru Airport
- Macraes Mining
- Cement Policy
- Designation Area or Site
- Noise Control Boundaries
- Conical or Horizontal Surface Boundaries
- Approach & Site Surface Guidelines
- Flight Protection Area
- Railway
- High Voltage Power Line
- Waterways
- Coast
- Parcel
- WDC Boundary
- Local Authority
- Other Roads
- WDC Roads

Notation & Zone Maps have been reduced in size to compile onto a single sheet. Refer to originals for the correct scale

14 BUSINESS

14.1 RESOURCES, ACTIVITIES AND VALUES

The principal business centres within Waitaki District are located in Oamaru, Kurow, Palmerston, Otematata and Omarama. Within these centres, identifiable, separate areas contain a range of commercial, administrative, service and industrial activities, quite distinct from the predominantly residential areas. Pukeuri and Ngapara both contain an industry which has provided a basis for the settlement.

Oamaru

Oamaru is the largest business centre and provides a wide range of activities. These include retail shops, professional and administrative offices, civic and community facilities, personal and household services, entertainment, restaurants and industries. It represents the focus of business within the District and the activities reflect its role as a rural service centre. Many businesses provide services and equipment for farmers and are involved in the handling and processing of agricultural and horticultural produce. Oamaru also has a port. This is no longer used as a base for the shipping of freight with activities now relating mainly to fishing and recreation. The viewing of the blue penguins near the port has become a significant tourist attraction for both New Zealand and overseas visitors.

The majority of retail and administrative and professional services are provided within a central commercial area centred on Thames Street between Dee Street and Itchen Street. A mix of retail, service and light industrial uses surround this area and expands along Severn Street, Humber Street, the Railway line and the Port. An area of heavier industrial activities lies to the north and south of Oamaru along with pockets of activity along the coast. Suburban shops are located on State Highway 1 near Frome Street in the north and near the intersection of Severn and Wansbeck Streets in the south. Weston has a close physical relationship to Oamaru and its commercial area has the function and appearance of a small suburban shopping centre. In recent years there has been some redevelopment within Oamaru's business, residential and nearby rural areas.

Oamaru's business areas represent the District's largest existing investment in buildings and car-parking. Buildings are generally one to two storeys high within the central area and visually characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking areas for activities within this area, while elsewhere, businesses are required to provide for their own needs.

Oamaru's business area is also characterised by distinctive 19th century limestone commercial buildings which are constructed of Oamaru stone (locally quarried limestone). These buildings originally served a variety of commercial functions ranging from warehouses and stores to banks and hotels and are predominantly located in the Harbour-Tyne Street area. The majority of these buildings were built between 1870 and 1885 in the neo-classical style of architecture with significant ornamentation. A range of activities have established in these buildings, with a trend towards mixed industrial, commercial and visitor accommodation more recently. This Harbour-Tyne Street area has been defined as a unique group of buildings for their architectural, historic and aesthetic values and have been categorised as a conservation area by the New Zealand Historic Places in recognition of these qualities. The Business 1 Zone along Thames Street, south of Coquet and Severn Streets, and the Business 1A Zone land Humber Street south of Coquet Street, also has many buildings of historic value and the area collectively, as well as having its own heritage character, also provides an important link through to the Business H Zone.

Kurow

Kurow is located on State Highway 83. Its business activities are concentrated along two blocks with frontage to the State Highway providing basic services to travellers and a range of retail shops, services and community facilities for local residents and the farming community. In comparison with Oamaru the number and size of commercial buildings is smaller and there is a greater mix of community and service activities within a smaller area.

Otematata

Otematata's commercial shopping is currently limited to two shops on West Road which provide basic services for the local community. Other business activities include motels, a hotel and camping ground which front State Highway 83 providing accommodation for people who visit the area, often for recreation activities on the Waitaki Lakes. The Electricity Corporation of New Zealand also has office buildings and a transport depot which reflects the townships past as a state hydro village.

Omarara

Omarara's business areas are characterised by services and facilities for the travelling public with service stations, restaurants and travellers accommodation. This reflects its location at the junction of State Highways 8 and 83 and its role as a gateway to recreation areas and opportunities provided by Lakes Benmore and Ohau, the Ahuriri River and the Lindis Pass. Commercial facilities for the local community are limited to basic services for groceries and petrol.

Palmerston

Palmerston is also a rural service town that has grown at the junction of two State Highways, 1 and 85. Commercial and community activities occupy blocks with frontage to both state highways but are concentrated mainly to the north on State Highway 1. Palmerston contains an area of industrial uses that include a transport depot, contractors yards, sawmill and timber sales yard. The business activities of the town service the township and local farming community with a range of retail shops, community services and banks etc.

Pukeuri and Ngapara

The meat processing works at Pukeuri is the dominant activity of the settlement, as is the flourmill at Ngapara. These activities have a significant impact on the local economy and employment. The buildings of these developments also dominate the local landscape.

Other

Small settlements such as Kakanui or Richmond also accommodate business activities. These are generally small businesses providing an essential service for residents or servicing visitors or travellers through the District.

Home-based businesses and occupations also occur throughout the residential and rural areas.

14.2 ISSUE 1 - Maintenance and Managed Growth of Business Areas

Inefficient use of resources and loss of amenity as a result of managed expansion of the business area.

14.2.1 Explanation

There has been some new investment in commercial activity in recent years within and outside of existing business zones. The consolidation of the existing areas encourages the

efficient use of existing public and private resources such as roads and utility services. In addition, it will ensure that existing business areas are maintained as efficient and viable, and create a degree of certainty for future growth and development. This, in turn, will assist the viability of business centres, particularly areas of retail activity. The exception to this situation is where there is a long-term strategy required to direct certain forms of business, such as heavy industry or large scale commercial activities to suitable locations. This is only likely to occur in Oamaru.

Given the central and/or convenient location of most business areas within the District, maintaining the general location of these areas can ensure convenient access is maintained. The Council can then maintain and provide efficient road networks and ensure car-parking is provided at convenient locations to serve those areas.

Town centres based on the business activities of the town are a source of identity for communities as they represent a meeting place for many people. Consolidating the area within which these activities take place will reinforce the community's perception of the character and form of its town and its identity.

The spread of business activities into residential areas may have an adverse effect on the amenities of those areas and their presence may fragment the residential community. However some commercial facilities within residential areas can provide convenient services for residents. As fewer Business zoned sites are available, the redevelopment of residential areas for commercial activities has become more common, particularly between Thames and Humber Streets. In addition, business expansion into rural areas has also occurred and become an established part of those environments.

14.2.2 Objective 1

Existing business areas which are maintained and consolidated with commercial and industrial growth in appropriate areas of Oamaru.

14.2.3 Policies

- 1 To enable a broad range of activities throughout business areas to encourage the continuing occupation and development of sites.*
- 2 To encourage redevelopment within existing business areas by consolidating the existing business areas.*
- 3 To enable new industry to establish in Oamaru but at a location which ensures impacts to the roading network will be mitigated.*
- 4 To recognise large-scale business activities existing within rural areas and settlements.*
- 5 To ensure the road network provides adequate accessibility to existing business areas.*
- 6 To ensure there is adequate and convenient car-parking provided in relation to business activities:*
 - i) To provide car-parking on a community basis within the Oamaru inner commercial area.*
 - ii) To ensure business activities in all areas, other than the Oamaru inner commercial area, provide customer car-parking on-site.*

- 7 *To ensure that adequate provision is made for service lanes for the efficient operation of existing business areas.*
- 8 *To strictly limit the location, scale and nature of retail activities within defined business areas, to maintain and enhance the function, integrity, convenience and viability of the inner commercial areas of Oamaru, and the established suburban commercial centres of Oamaru.*
- 9 *To enable the establishment of retailing activities generating high volumes of traffic and requiring large areas of parking in locations, which do not detract from the amenity of adjoining areas, the safety and efficiency of the roading network, nor from the consolidation of the inner commercial areas of Oamaru.*

14.2.4 Implementation Methods

To achieve policies 1 to 9 through:

- 1 the use of rules, which are liberal in the range of activities provided for and rules for setting minimum car-parking standards;
- 2 zoning, to control the outward spread of business activities and to recognise existing business within rural areas and settlements;
- 3 zoning for the managed expansion of the existing business zoning around Oamaru, to provide for a range of commercial and industrial activities subject to amenity and access controls limiting the impact of the zone on the State Highway;
- 4 the acquisition and development of land, as necessary, for roads, service lanes, or car-parking.

14.2.5 Explanation and Reasons

To maintain existing investment in infrastructure and encourage the on-going viability of existing buildings the Council wishes to consolidate the location of business areas and provide for a broad range of activities. This will have consequential effects on the community's perception of the character and identity of their commercial centres as prosperous and lively centres. To ensure activities can be maintained it is necessary to ensure they are accessible by road and that car-parking is convenient for customers and service lanes available for the use of businesses.

The Council is aware of a demand for heavier industrial sites and has chosen to provide for this demand by providing for an extension of the existing zoning north of Oamaru on the east side of State Highway 1. The area will be covered by a Business 3A and 4 zoning which will limit access to the zone to a single point from the State Highway and will require significant landscaping and set back from the State Highway to reduce the likely adverse visual impact of such development.

14.3 ISSUE 2 - Amenity

The establishment and operation of business activities can and do result in adverse effects on business areas and their surroundings, such as from noise, emissions, loss of visual amenity, lighting and traffic congestion.

14.3.1 Explanation

In addition to making business areas physically accessible to the public, it is also necessary to enhance their amenities to make them pleasant and enjoyable to visit and work within. The level of amenity will vary between different business areas.

Business areas are characterised by a concentration of people and activity. Therefore, they are likely to have lower standards of amenity than may be found in a residential environment and people have lower expectations of the level of amenity found within these areas. For example, people expect there to be more trucks and cars in business areas and therefore they tolerate more traffic noise and fumes than they would in their home environment. However, the Council wishes to ensure that the environment of business areas is not degraded so that they remain visually attractive to new businesses and are acceptable environments within which to work. Although market forces will determine business activity, the Council has the responsibility to establish the environmental parameters within which development may occur.

In addition to a basic environmental level within zones, the Council is concerned with the protection of amenity along the interface between business and living and recreation areas. The effects of business activity such as noise, glare, visual appearance and odour may lower the standard of amenity on adjoining sites and impact upon residential privacy and amenity. Often it is the scale of the activity involved which determines the extent of the effect.

Business areas may be broadly categorised into areas of commercial activity and areas of industrial activity. Commercial areas tend to accommodate retail and service activities, while industrial activities involve the processing, manufacturing or servicing of a product. Many of the characteristics of these environments and the effects of activities within them are, therefore, quite distinct.

Commercial Environment

Commercial Visual Amenity - The visual environment of commercial areas is characterised by one and two storey buildings built up to all boundaries, often with large display windows, verandahs and advertising signs. Important issues with regard to visual amenity are to:

- retain the existing scale and spatial distribution of buildings
- retain verandahs as a feature of the streetscape in central retail areas
- prevent the proliferation of advertising from detracting from amenities
- prevent the erection of large blank walls to the street
- prevent the creation of large sealed car-parking or display areas, particularly in central retailing areas.

In order to maintain a visual environment that is attractive to shoppers and maintains the existing form and identity of commercial areas. It is important that any new building does not significantly exceed existing heights or create large blank walls which have no visual interest or appeal. Large, open sealed areas also have little visual interest, fragment the continuity of buildings and may result in glare from parked cars. The proliferation of advertising is discussed as an issue in Part II, Section 7 (Signs). Verandahs are a traditional feature of New Zealand towns which provide a continuity to the street appearance as well as providing shelter from the weather.

The Business Heritage Zone, Business 1 Zone with frontage on to Thames Street south of Coquet Street and Severn Streets and the Business 1A Zone land Humber Street south of Coquet Street are significant areas in terms of the historical, architectural and cultural values of the buildings. It is therefore important to the amenity and integrity of Oamaru's Business District that these areas be preserved and that further development is managed in such a way

that the character and values identified as important are not compromised. Important elements include the visual continuity of buildings as a whole and the retention of individual detail on buildings and refurbishment sympathetic to building style. Adjoining the Harbour-Tyne Street area is the harbour and port frontage area. The future amenity of this area is important as it links the Harbour-Tyne areas with the Blue Penguin viewing area.

Traffic in Commercial Areas - Noise, fumes and congestion generated by traffic are expected to occur within commercial areas as people and goods must be transported to and from these areas for business to take place. However there is a need to ensure that public safety is not compromised by the conflict between pedestrians and vehicles, and that areas where there is a high concentration of pedestrians are kept as free as possible from traffic noise and fumes. In addition, traffic efficiency and safety should not be compromised by vehicular conflict. This is an issue of particular concern along State Highways which carry a large volume of through traffic which is not stopping to conduct business. The main commercial areas of the District, particularly those of Oamaru are centred on State Highways and few, if any, alternatives exist to provide a bypass for through traffic. However, there is potential to improve the design of the roads and associated footpaths, to facilitate a separation of local shopping pedestrians from through traffic.

Industrial Environment

Industrial areas do not attract the same number of people to visit, as do commercial areas. They are less involved with direct selling to the public or providing public facilities or entertainment so that generally only those people who work or need to conduct business will travel to an industrial area. This factor combined with the nature of the activities means that people are less concerned with amenities in industrial areas and expect them to be noisier, dustier and less visually pleasant than other areas.

Industrial areas can be divided into two categories. There are those which provide for manufacturing, processing and storage activities only, and those areas which also combine service and retail activities. Some industries do not require amenity to attract business and the nature of their operations makes it difficult for them to conform to the higher standards required in some business areas. In fact, compliance with a higher environmental standard could be prohibitive to their ability to operate. Such industries, therefore, require specific sites or separation from areas of higher amenity. Lighter industrial activities also occur in the Business H Zone and these often have a retail component.

Industrial Visual Amenity - Industrial areas are characterised by large utilitarian buildings built up to internal boundaries with a minimum setback from roads. Buildings are often enclosed by security fencing with signs displayed in conjunction with a business. Land surrounding buildings may be used for car-parking and outdoor storage and may or may not be sealed. Industrial areas with on-site development related only to the operational needs of the business are not therefore areas of high visual amenity. Accepting the functional requirements of industrial areas, the Council sees a need to improve the amenity of all parts of the District. Although the number of visitors to industrial areas may be smaller than to commercial areas, the industrial areas within the District would benefit from their street appearance being upgraded.

Traffic in Industrial Areas - Within industrial areas there is more heavy traffic than occurs elsewhere in the District. As there is not a concentration of retail activities, there is not a significant potential for conflict between vehicles and pedestrians. However, where practicable service activities which do attract traffic are best not located along main thoroughfares where there is a potential for vehicular conflict.

Industrial Air Pollution - Industrial activities may produce air emissions which have the potential to pollute the environment. Such discharges may require the consent of the

Regional Council and are not subject to control through the District Plan. The creation of odours and dust as a result of emissions is however a concern to the Council. There are currently no practical methods by which the Council can measure odour and this effect can only be addressed by changing the process or management which results in the odour or requiring a separation distance between the source of the odour and residential areas, for example.

Retailing from Industrial Areas

The types of activities undertaken from industrial areas has changed in recent years in response to an economic decline and the need to diversify business. Industrial areas are no longer primarily areas of processing and manufacturing. Services and retailing are becoming increasingly significant as complementary activities. In the past there has been limited provision for retailing activity from industrial areas. However, it is acknowledged that the distinction between industrial and commercial activities has blurred and there needs to be provision for a mix of uses. Such a provision will, however, require checks on scale to ensure there is not a general dispersion of retailing from the central commercial areas, which would undermine the integrity and form of business areas. The Business 3A Zone allows for large scale retailing that would otherwise not establish in the Inner Commercial or Mixed Business areas of Oamaru.

Travellers Accommodation

The provision of accommodation facilities for travellers and visitors is distinctive from other commercial activities as it generally represents short-term and temporary residential activity rather than the sale or servicing of a product. The buildings used for this purpose, therefore, often more closely resemble residential units and have landscaped surrounds that are distinctly different from the appearance of a retail shop. Travellers' accommodation may also be provided in camping grounds where there is little building development and is an open area dominated by tents and caravans.

Travellers' accommodation facilities also tend to establish in distinct locations along state highways and close to popular tourist and visitor attractions. This results in, for example, a cluster of motels or a camping ground in one area creating a distinctive character for the locality. Due to the nature of travellers' accommodation activity, the buildings that are established for this purpose and the importance of location and accessibility to the travelling public, it is not always appropriate to apply the same standards as those applied to other business activities.

14.3.2 Objective 2 (a)

Areas of business activity which have a standard of amenity pleasant to visit and work within.

14.3.3 Policies

- 1 *To enhance the business environment by avoiding, remedying or mitigating adverse effects created by activities such as noise, glare, dust and car-parking or visual impacts.*
 - i) *To ensure all parking and vehicle manoeuvring areas to have an all-weather surface minimising the creation of dust nuisance.*
 - ii) *To ensure the frontages of sites for industrial and service activities present an attractive planted aspect to the street.*

- iii) To ensure noise levels within business areas enable the functioning of anticipated activities, whilst remaining pleasant to visit and work within.*
 - iv) To recognise that heavy and noxious industrial activities may not be able to operate under the higher standards of amenity required for other business zones and therefore to ensure there are appropriate areas where they may locate.*
 - 2 To maintain and enhance the existing form and character of commercial areas in terms of building height, setback, site coverage and the provision of verandahs and display windows.*
 - 3 To ensure the character and integrity of the buildings and signs in the Business Heritage Zone and the adjacent Business 1 Zone with frontage to Thames Street and Severn Streets south of Coquet, and the Business 1A Zone land Humber Street south of Coquet Street are retained so as to enhance or maintain the cultural, historic and architectural character of this area.*
 - 4 To differentiate between business activities, based on the general nature of their effects, to ensure incompatible activities are not located together.*
 - i) To ensure Oamaru Port maintains its potential as a gateway of goods to and from the District, while recognising that the amenity of the harbour frontage area does not detract from the tourism potential offered both within and in the vicinity of the harbour area.*
 - ii) To ensure the retention of inner commercial areas within Oamaru, Kurow, Palmerston, Otematata and Omarama, which are convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.*
 - iii) To enable the establishment of heavy and noxious industries in locations which are separated from residential areas.*
 - iv) To ensure ample opportunities are available for the establishment of a mix of business activities with retailing, services and light industrial activity.*
 - v) To encourage the use of Oamaru stone in the construction of any new buildings and façades in the Business Zones.*
 - vi) Within the smaller settlements of Kurow, Palmerston, Otematata and Omarama to ensure the availability of convenient and pleasant general, commercial areas encompassing a broad range of retail, business and service activities.*
 - vii) To retain pleasant and convenient local commercial areas, providing for retail and service activities, in defined suburban locations in Oamaru, in close proximity to the local neighbourhoods they serve.*
 - viii) To recognise the existing meat processing works at Pukeuri and Redcastle Road, flourmill at Ngapara and limestone manufacturing plant near Whitstone, as sites where the established works remain appropriate.*
 - 5 To recognise the existing travellers accommodation area at Omarama which serves an increasing important gateway destination for tourism and recreation.*
 - 6 To recognise the need for street enhancement programmes within the business areas of Oamaru and Omarama in relation to both amenity enhancement and traffic management.*

- 7 *To maintain and enhance public open spaces within business areas, and to provide public facilities and street furniture for the enjoyment and convenience of persons within business areas.*

14.3.4 Implementation Methods

To achieve policies 1 to 7 through:

- 1 the use of rules to put in place performance standards for street appearance (setback, height and landscaping), noise, dust, access and car-parking;
- 2 the use of zoning to separate activities which generate traffic and pedestrians and to separate activities which may create noxious effects such as odour and noise.
- 3 continuing to provide finance and initiate projects for street and open space enhancement and the provision of public facilities and conveniences.

14.3.5 Explanation and Reasons

The viability of commercial areas depends on their ability to attract customers. It is therefore important to ensure that the environment has high standards of amenity to encourage people to visit and to provide for the well-being of people working within business areas. Environmental amenity is a result of undertaking works to enhance the environment, minimising adverse effects and separating activities which are incompatible. The policies provide direction on how Council will maintain and improve the amenity and quality of its business environments.

14.3.6 Objective 2 (b)

Areas of business activity which do not detract from the standard of amenity in adjoining areas.

14.3.7 Policies

- 1 *At the interface between business and residential areas, to protect living environments from unacceptable noise, odour, shading, traffic, glare or visual amenity.*
 - i) *To impose the residential standards for height and admission of sunlight to buildings on sites adjoining residential areas.*
 - ii) *To impose the residential standard for noise on activities adjoining residential areas.*
 - iii) *To require landscape planting along the boundaries of business sites adjacent to residential sites to protect the visual amenity of the residential areas.*
- 2 *To limit the location of and access to business activities generating high volumes of traffic along the State Highways, to minimise vehicle conflict and protect traffic safety and efficiency.*

14.3.8 Implementation Methods

To achieve policies 1 and 2 through:

- 1 the use of rules to set down performance standards for activities adjacent to residential areas and to control residential activity within business areas;

14.3.9 Explanation and Reasons

These policies seek to avoid, remedy or mitigate adverse effects on the surrounding environment created by business activities. Of particular concern is the effect that business activities may have on lowering the quality of living environments both adjacent to and within the business area itself. The policies address the business/residential interface and limit residential occupation within the business area.

The remainder of the policies address the interrelationship between the location of business activities and the road network. Businesses are dependent on vehicles for the transporting of goods and customers. However, transport needs are to be provided for in such a way that the safety and efficiency of roads is not compromised. In addition, pedestrian movement across main roads should not be encouraged to ensure the safety of people and motorists.

14.4 ENVIRONMENTAL RESULTS ANTICIPATED

- Enhancement or retention of the vitality, convenience, accessibility and pleasantness of the towns' central commercial areas.
- Retention of the existing scale of commercial buildings.
- Continuous verandah coverage in central commercial areas.
- Adequate car-parking in relation to a business activity.
- The minimisation of air-borne dust nuisance.
- Minimal noise disturbance within the business environment.
- The spatial separation of business activities into defined zones.
- Pedestrian areas with minimal exposure to traffic noise and fumes.
- Enhanced street appearance through landscaping.
- Enhanced public spaces.
- Adequate public facilities such as street seats, public toilets, rubbish bins, directional signs.
- Traffic and pedestrian generating activities located away from residential areas.
- Avoidance of direct access onto the State Highways from businesses which generate high volumes of traffic.
- Preservation of the living environment adjacent to business areas in terms of light admission, noise and odour.
- Limited residential occupation of buildings within business areas.
- Maintenance of visual amenity on residential sites adjacent to business sites.

- A wide range of business activities within defined locations.
- High customer use of convenient car-parking.
- Efficient loading and unloading of goods and convenient access to business.
- Continuing operation of existing businesses in rural areas and settlements.
- Continued use of historic buildings in the Tyne-Harbour Street heritage area.
- Refurbishment of existing buildings and new buildings in the heritage area and the adjacent Business 1 and Business 1A Zones which retain the characteristic features of the existing heritage buildings.

File Reference: SRC06/68
Your reference C06/89
Enquiries to Planning Department

4 December 2006

LR & SF Hawkins
4 K RD
OAMARU

Dear Sir/Madam

Resource Consent SRC06/68 LR & SF Hawkins 17 Sanday St Palmerston.

Council has granted a subdivision resource consent to your application SRC06/68 pursuant to 104(5), 104A, 108 and 220 of the Resource Management Act 1991.

The decision on your resource consent was made by the Planning Manager pursuant to authority delegated in accordance with Section 34A(1) of the Resource Management Act 1991.

Granted to: LR & SF Hawkins

Consent: To subdivide, as per the application, the current Certificate of Title being OT5C/565, and legally described as Lot 2 DP 6609, into two lots and amalgamating Lot 1 resulting from this subdivision with Sec 14 BLK XXVI Town of Palmerston.

Date Granted: 1 December 2006

In connection with the following property:

Property Address: 17 Sanday Street , Palmerston

Legal Description: Lot 2 DP 6609 (CT OT5C/565)

Subject to the following conditions:

Subdivision Consent:

General:

- 1) That the activity be in general accordance with the application and plans drawn by G. R. Clark Registered Surveyor October 2006 (Ref C06/89),

submitted with application SRC 06/68 and received by Council on 6 November 2006. A copy of approved plan is attached.

- 2) The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent, works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.

Amalgamation:

- 3) Prior to certification pursuant to Section 223 of the Resource Management Act 1991 the consent holder shall indicate on the survey plan the amalgamation conditions approved by Land Information New Zealand as follows:
"That Lot 1 hereon and Section 14 Block XXVI Town of Palmerston (CR OT125/76) be held in the same computer register (CSN Request 613428)"

Roading:

- 4) Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that vehicle access from proposed Lot 1 is upgraded to comply with Council standards and specifications.

Easements:

- 5) The consent holder shall ensure that all easements necessary for the supply of services and access shall be shown on a memorandum of easements or the land transfer plan prior to certification pursuant to Sec 223 of the RMA 1991.

Sewer and Stormwater Reticulation:

"Advisory Notes"

There is a stormwater main bisecting the northern boundary of proposed Lot 1 and through proposed Lot 2.

There is a sewer main bisecting Lot 2 from north to south.

Building:

"Advisory Note"

It will not be possible to build over the sewer and stormwater reticulation highlighted above.

Reasons for Decision:

- A Having considered that the effects of the activity on the environment would be minor in accordance with Section 104(1)(a) of the Resource Management Act 1991, Council is satisfied that the actual and potential effects of the activity on the environment will be no more than minor provided that the recommended conditions are complied with.
- B The granting of the consent will not be contrary to the intent of the policies and objectives contained within the Partially Operative Waitaki District Plan in accordance with Section 104(1)(b) of the Resource Management Act 1991.
- C No special circumstances have been identified and no persons were considered to be potentially affected pursuant to Section 94B of the Resource Management Act 1991.
- D The proposal to subdivide land held in Certificate of Title OT5C/565 and legally described as Lot 2 Deposited Plan 6609 into two lots with proposed Lot 1 being amalgamated with Sec 14 BLK XXVI Town of Palmerston will have adverse effects that will be no more than minor pursuant to Section 94A of the Resource Management Act 1991.
- E This subdivision proposal is located in the Business 2 Zone and has been assessed as a Controlled Activity for which consent must be granted under Section 104A of the Resource Management Act 1991.
- F Pursuant to Section 104A and Section 108 of the Resource Management Act 1991 specific conditions have been imposed to mitigate any adverse effects of the activity on the environment.

Commencement of Consent:

Your attention is drawn to Section 116 of the Resource Management Act 1991 which provides that any resource consent which has been granted shall, unless stated otherwise, commence either, when the time for lodging appeals expires and no appeals have been lodged, or when the Environment Court determines the appeals or all appeals are withdrawn.

Lapsing of Consent:

Your attention is also drawn to Section 125 of the Resource Management Act 1991 which provides that a resource consent lapses on the date specified in the consent or, if no date is specified, five years after the date of commencement of the consent unless before the consent lapses the consent is given effect to or an application is made to the Council to extend the period after which the consent lapses, and the Council decides to grant an extension.

Right of Objection:

Please note that pursuant to Section 357 of the Resource Management Act 1991, you may, within 15 working days of being notified of this decision, object by notice in writing to the Council in respect of any aspect of this decision. The Council is required by the Act to consider any objection and to decide whether to dismiss or uphold the objection wholly or partly. (There is a right of appeal, pursuant to Section 358 of the Resource Management Act 1991, to the Environment Court against Council's decision on any such objection).

Right of Appeal:

As an alternative to your right of objection pursuant to Section 357 of the Resource Management Act 1991, please note that pursuant to Section 120 of the Resource Management Act 1991, you may, within 15 working days of receiving notification of this decision, appeal to the Environmental Court against the whole or any part of Council's decision, in accordance with Section 121 of the Act, by writing to:

The Registrar, Environment Court, P O Box 2069 Christchurch.

Yours faithfully

Michelle Gardiner
Planning Administration Officer

Copy to G R Clark

2. BUILDING INFORMATION

Are there any **Building Consents** issued in respect of buildings on the property? YES/~~NO~~

Consent Number	Description	BC Date Issued	CCC Date Issued
207716	Install Kent Kiwi Rad Max wood burner	25.03.2009	05.06.2009

Are there any **Building Permits** issued in respect of buildings on the property? YES/~~NO~~

Permit Number	Description	Permit Date Issued
B110292	Demolish existing building and erect new bank and service premises.	17.06.1985
103353	Replace Shop Front.	31.01.1963

PLUMBING & DRAINAGE PERMITS

Are there any **Plumbing & Drainage Permits** issued in respect of the property? YES/~~NO~~

Permit Number	Description	Permit Date Issued
607	Sanitary plumbing and drainage work	25.10.1985

Are copies of plans available YES/~~NO~~

Are copies of specifications available YES/~~NO~~

Has a Code Compliance Certificate been issued? (Only issued after March/April 1993) YES/~~NO~~

Are there any building requisitions/notices to rectify on the property? ~~YES~~/NO

Swimming Pool – Date Inspected _____ YES/NO/NA
 Date Next Due: _____
 Copy of Certificate Attached ☐

Has a Compliance Schedule been issued?

YES/NO/NA

Date Issued: **Historical Compliance Schedule** is in the property file,
and was issued to the Westpac TrustBank, Palmerston.

Has a Warrant of Fitness been received?

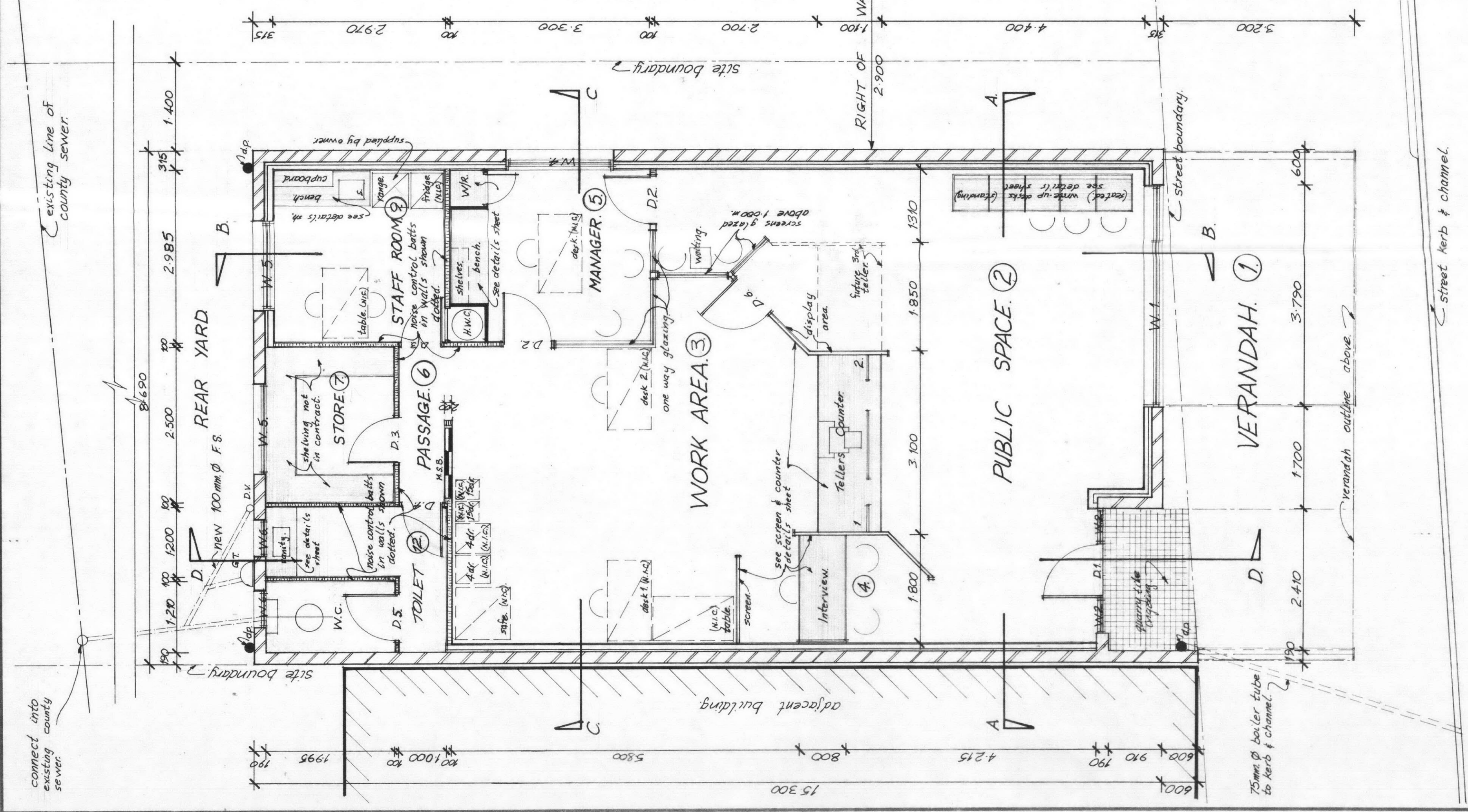
YES/NO/NA

Date Issued: **Historical Business Warrant of Fitness:**
This certificate was last issued in 2001 and expired in 2002.

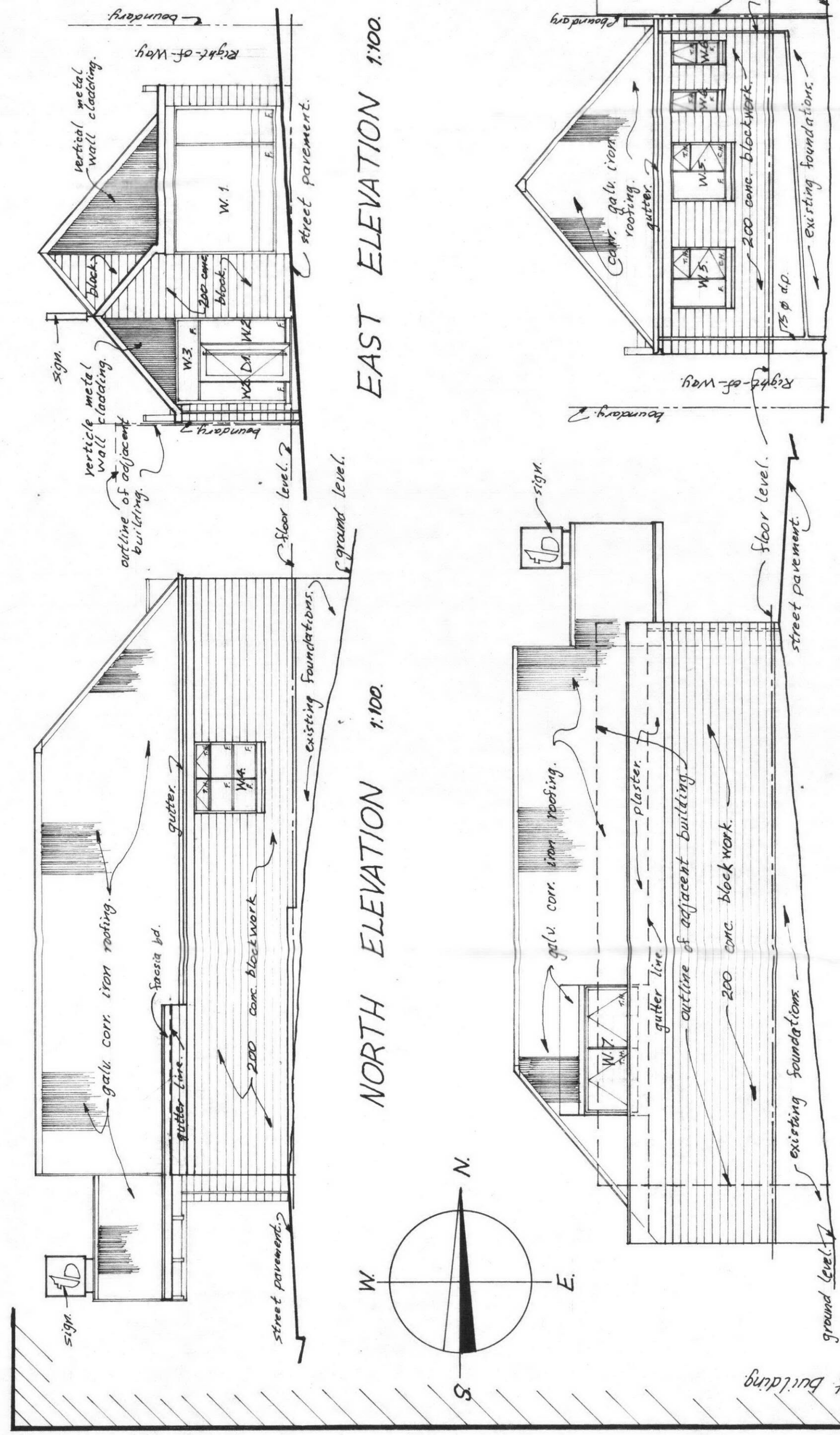
Any other relevant information:

NB: Buildings on the property have not been inspected in terms of Section 122 of the Building Act (Earthquake prone).

Officer's Signature: F Mills
Date: 21.10.2020

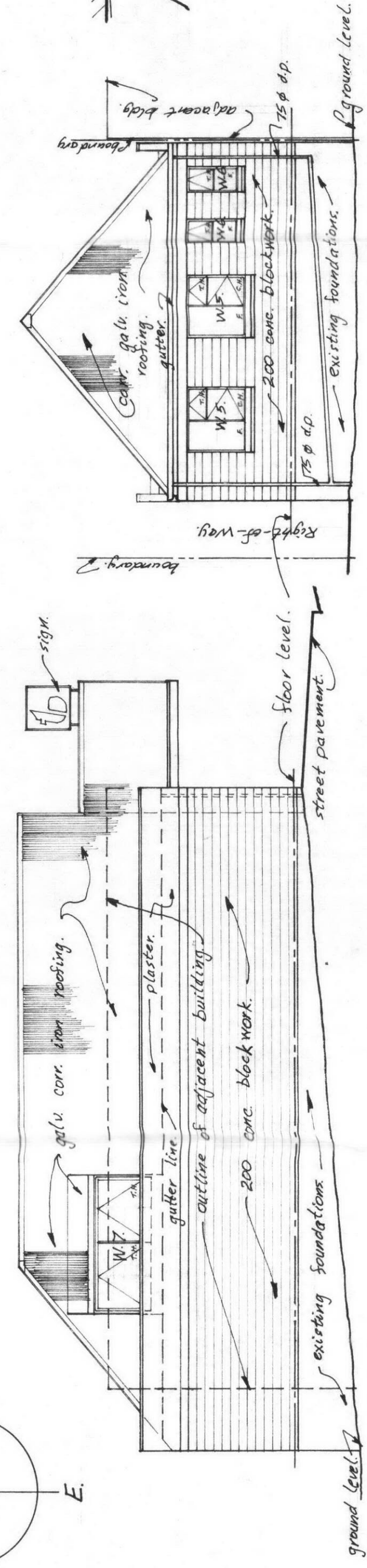


GROUND FLOOR PLAN 1:50.



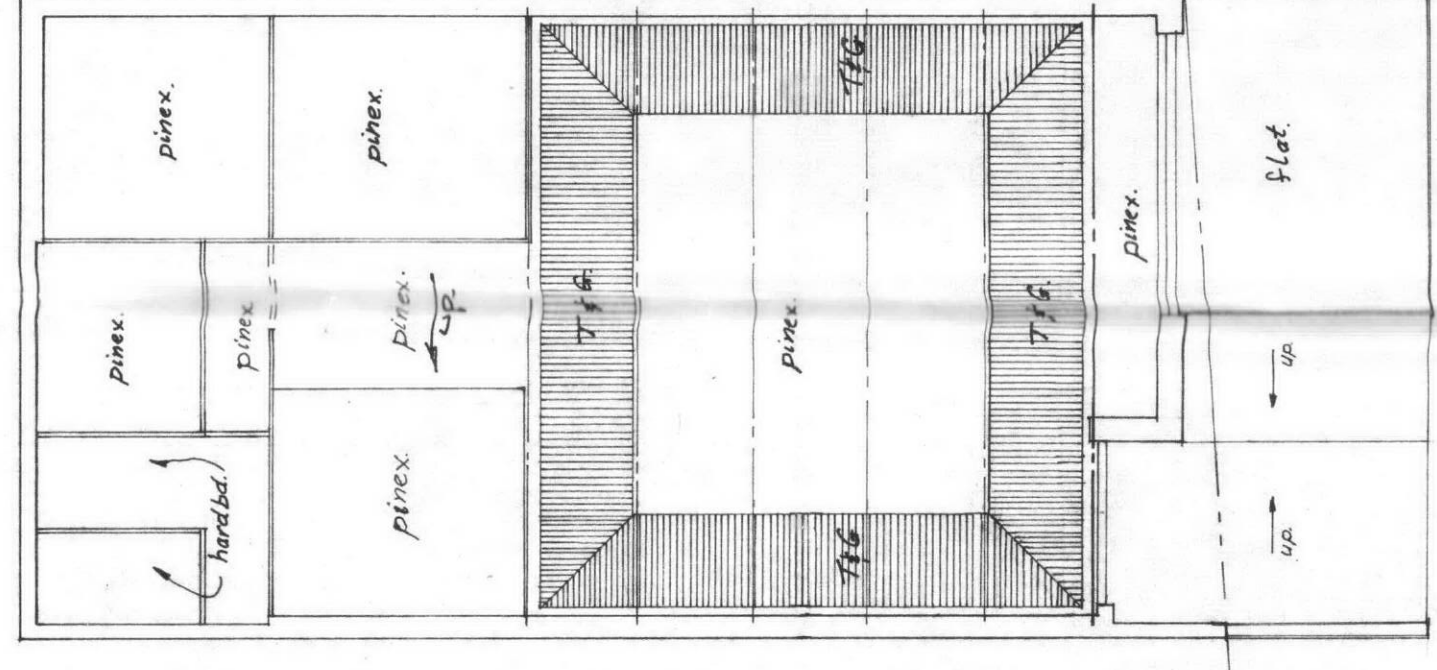
NORTH ELEVATION 1:100.

EAST ELEVATION 1:100.

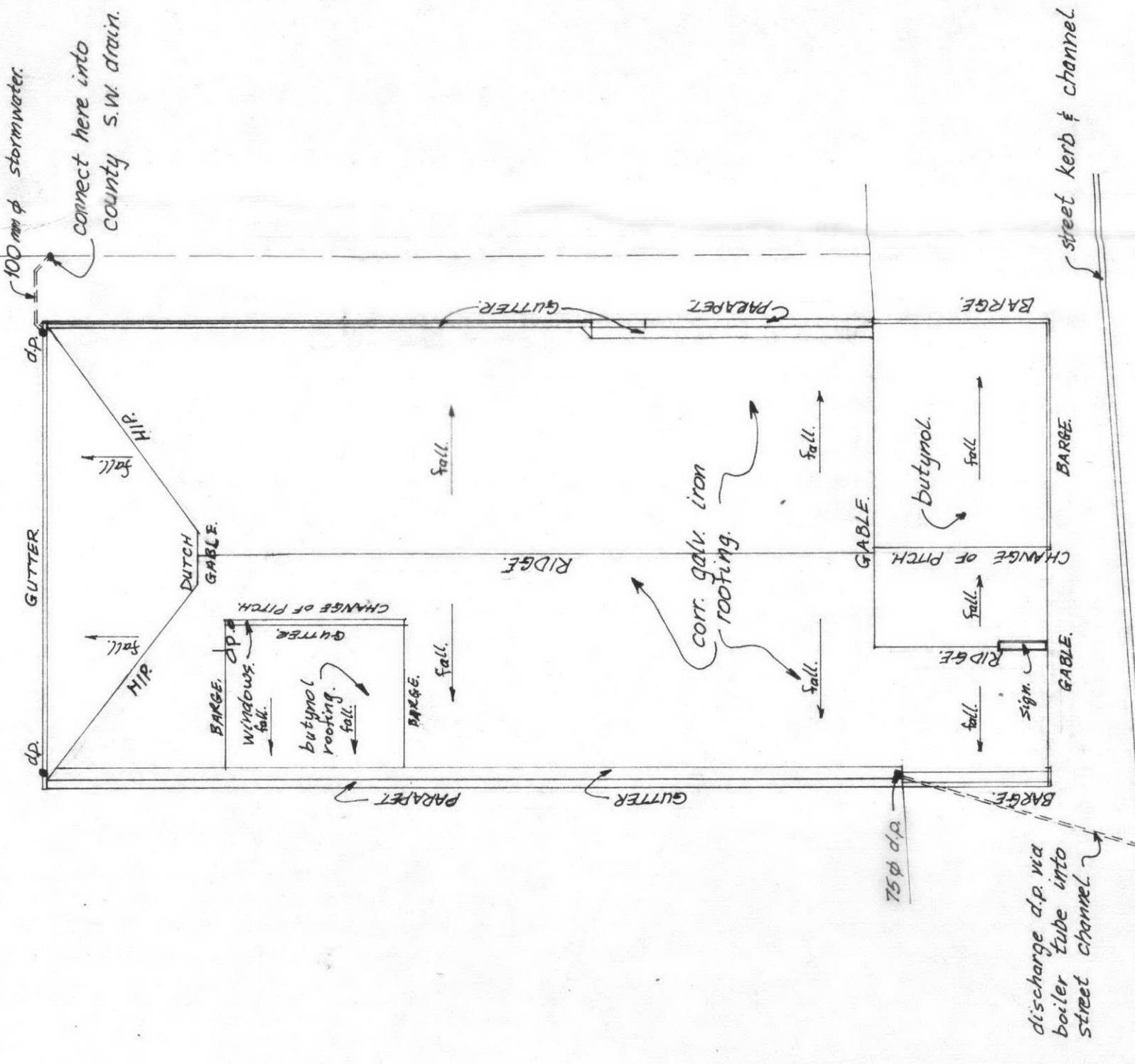


SOUTH ELEVATION 1:100.

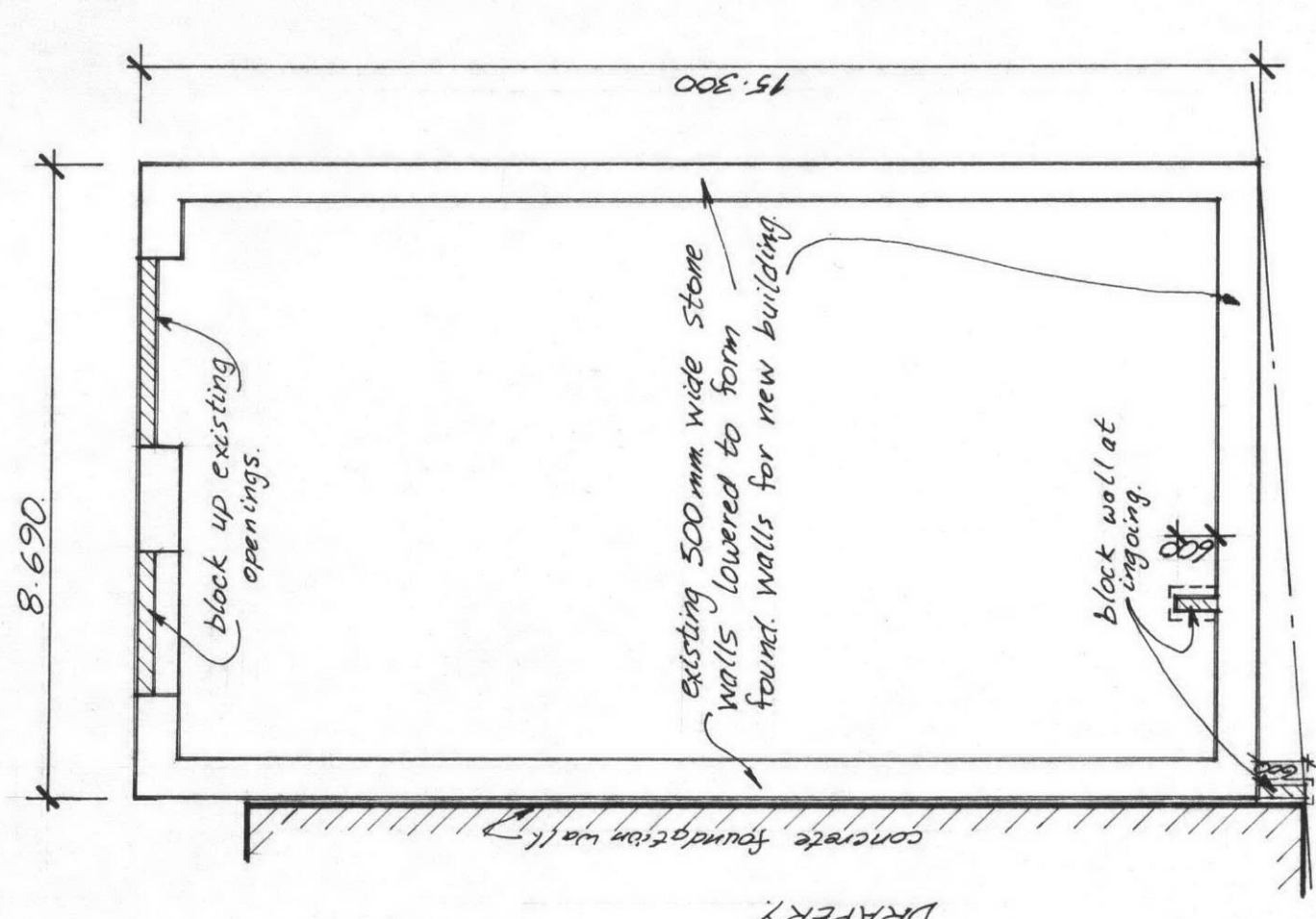
WEST ELEVATION 1:100.



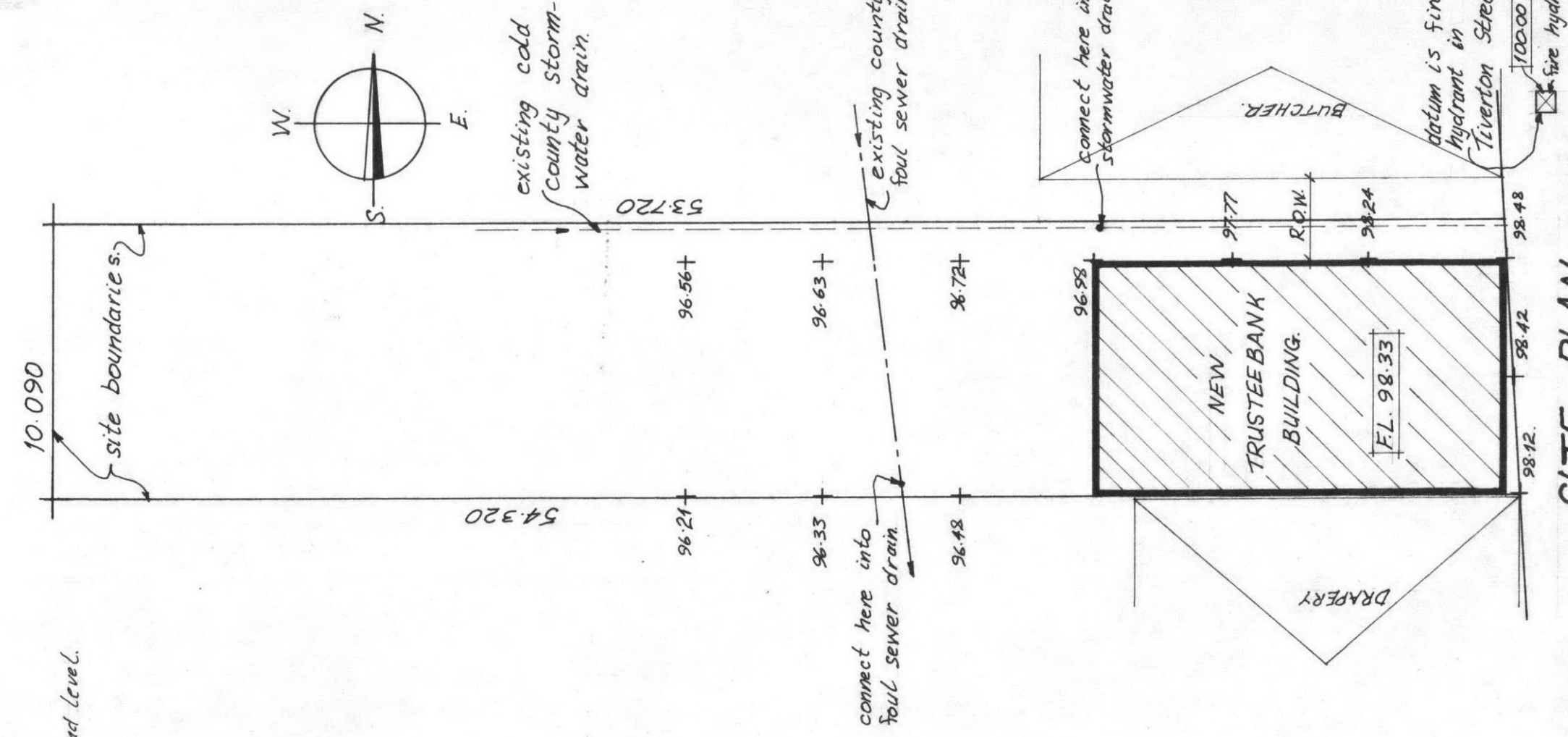
CEILING PLAN 1:100.
(reflected image).



ROOF PLAN 1:100.
(showing stormwater drainage).



FOUNDATION PLAN 1:100.



SITE PLAN 1:200
(showing main 65 ft S.W. drainage).

3. PRIVATE UTILITIES

Note: As from 8th March 1999 - All private drains which service a property are the responsibility of the owner of that property being serviced. Ownership of the private drain will be from the 'Y' junction on the sewer, or any other relevant point of connection to the public scheme, to the dwelling or place of use.

A. Sewerage

Plan Attached of Private Drains

✓

If public sewerage is unavailable, please specify waste disposal system installed:

- Septic tank
- On-site land treatment
- Other (please specify)

☐☐

N/A

☐

B. Stormwater

Is the stormwater connected to an approved outfall?

YES/NO/UNKNOWN

Plans Attached

✓

C. Requisitions

Are there any outstanding requisitions?

YES/NO

Copies Attached

☐

Any other relevant information:

Officer's Signature: F Mills

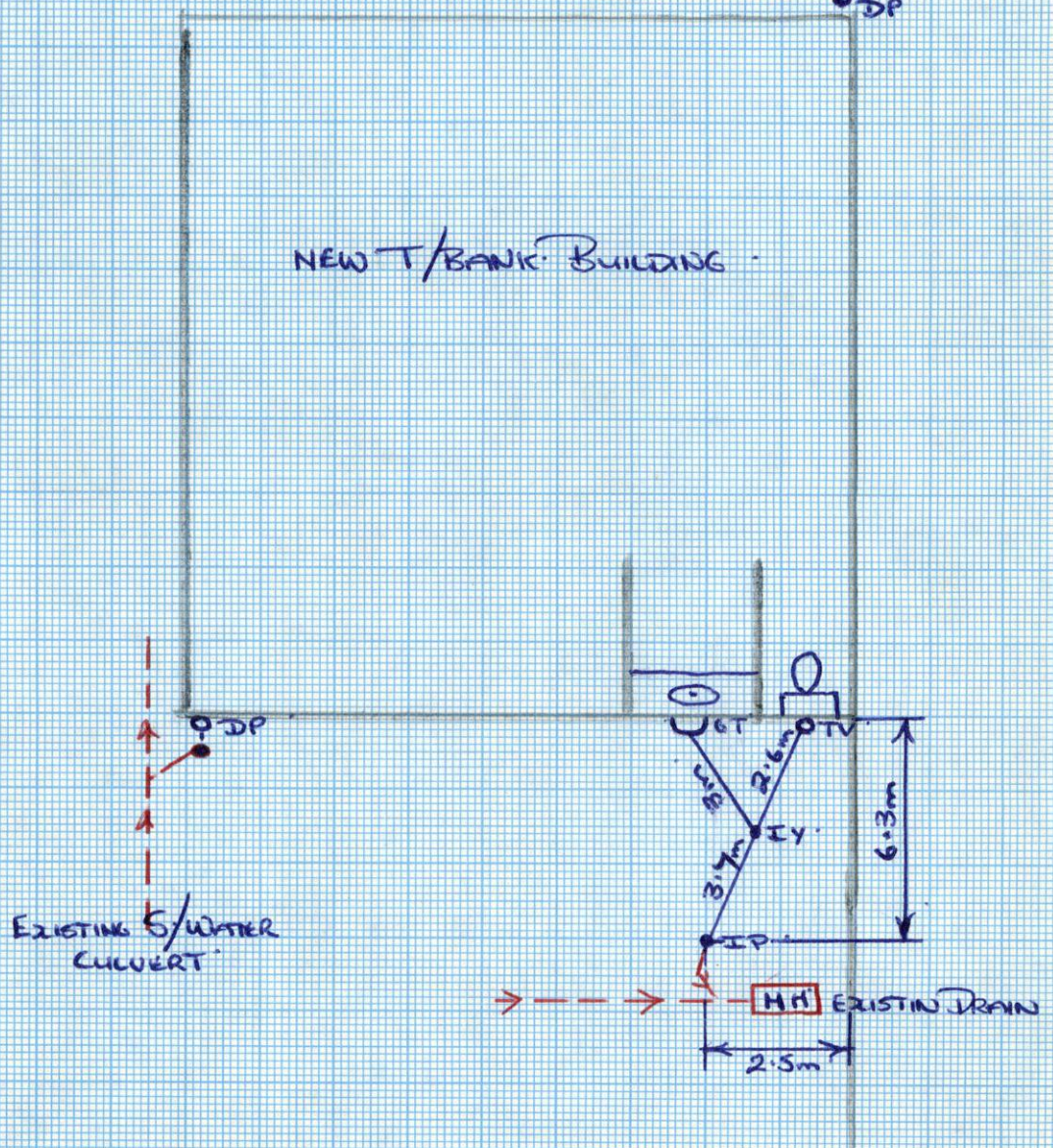
Date: 21.10.2020

MR. R. QUESTED. JOB. TRUSTEE BANK OTAGO.

TIVERTON ST PALMERSTON OTAGO.

TERMINATES
AT STREET.

COPY
ONLY



COPY
ONLY

ADDRESS:

43 Tiverton St - Trust Bank

DATE INSPECTED: 3.2.94

NOTICE SENT: / /

REINSPECTION DUE / /

REINSPECTION / /

WORK DONE

CERTIFICATE PAID FOR

/ /

Rec. No.

PRESENT METHOD OF STORMWATER DISPOSAL -DWELLING

Spouting: Yes/No Condition: Good/Fair/Poor

2 Downpipes: 1 To approved outfall K&C

into foul sewer

onto ground - not/considered a nuisance

" " - does not comply

Comments: 1 unknown - not to sewer

GARAGE/CARPORT

Spouting: Yes/No Condition: Good/Fair/Poor

Downpipes: To approved outfall

into foul sewer

onto ground - not/considered a nuisance

" " - does not comply

Comments:

SHED/S

Spouting: Yes/No Condition: Good/Fair/Poor

Downpipes: To approved outfall

into foul sewer

onto ground - not/considered a nuisance

" " - does not comply

Comments:

GLASSHOUSE/S

Spouting: Yes/No Condition: Good/Fair/Poor

Downpipes: To approved outfall

into foul sewer

onto ground - not/considered a nuisance

" " - does not comply

Comments:

DRIVEWAY TYPE

CHANNELLED OR GRADED YES/NO

To approved outfall
into foul sewer
not/considered a nuisance
does not comply
Comments:

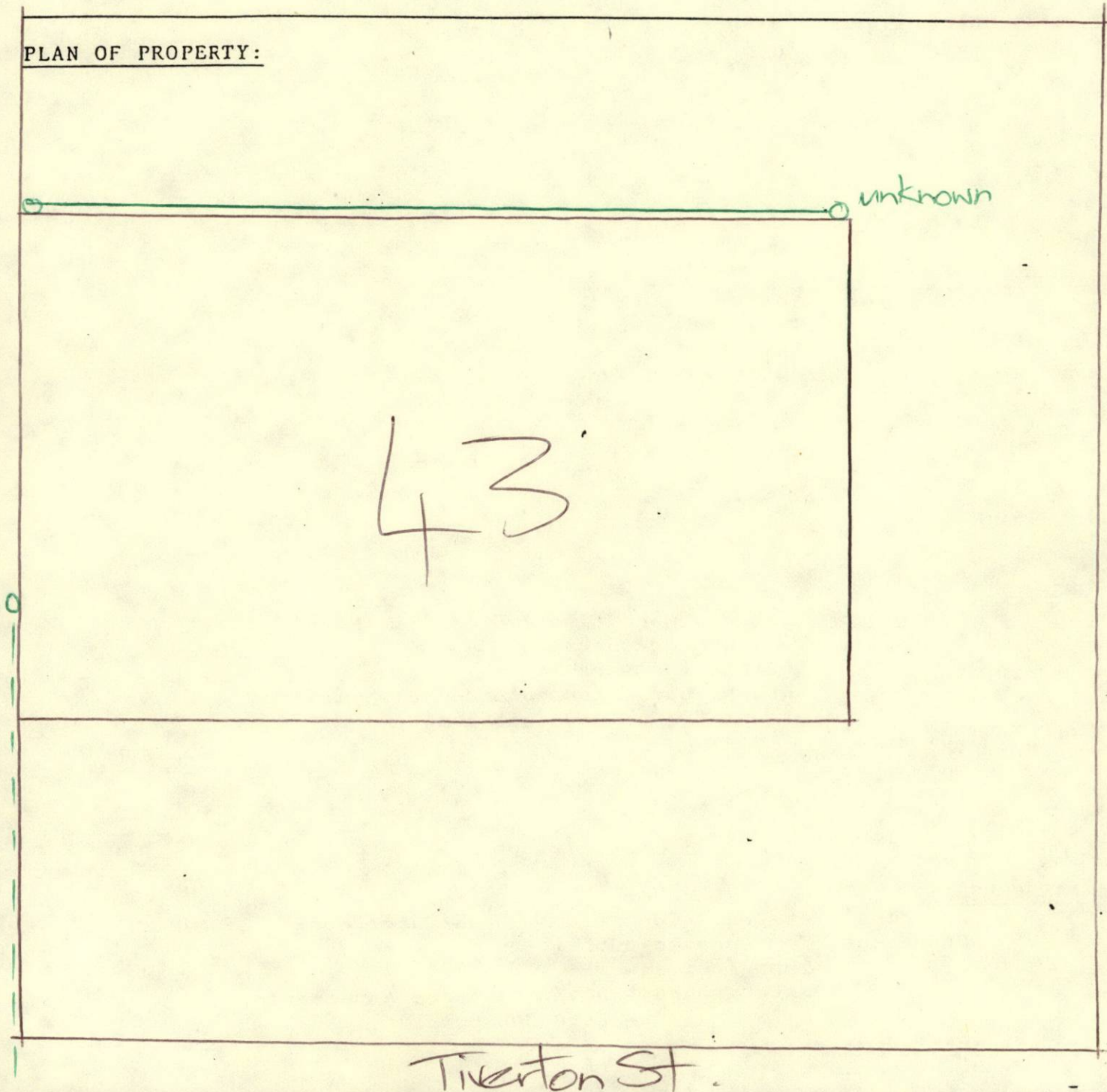
COPY
ONLY

Spouting: Yes/No Condition: Good/Fair/Poor

Downpipes: To approved outfall
into foul sewer
onto ground - not/considered a nuisance
" " - does not comply

Comments:

PLAN OF PROPERTY:



4. NATURAL WATERCOURSES

Is there a natural watercourse on the property?

YES/~~NO~~

Copies of plan attached

✓

Any other relevant information:

There is evidence from aerial plans of a watercourse which appears to be a tributary of the other watercourses. Inspection of the site is recommended to complete a full assessment.

Officer's Signature: K Dhakal

Date: 16.10.2020

5. NATURAL HAZARDS

Is the property prone to any of the following hazards?

Potential land instability

~~YES~~/NO

Land stability issues are unknown. Geotechnical advice is strongly recommended to confirm soil stability and ground conditions.

Flooding

~~YES~~/NO

Flooding on the site is unknown however it is possible that in a high intensity rainfall event, surface flooding may occur. Ensure adequate drainage around the property including allowance for any possible flooding from neighbouring properties, the road reserve and higher ground.

Ensure any drainage and stormwater channels on the property are clear and maintained ensuring stormwater is discharged adequately.

Hazardous contaminants

~~YES~~/NO

Hazardous contaminants on the site are unknown but may occur in garages, workshops, sheds and storerooms (e.g. fuels, chemicals).

Other (specify)

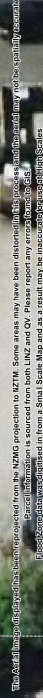
YES/~~NO~~

- Roding Development Contributions will be assessed with any subdivision or building consent application for the property. If you wish to know how the Development Contributions are calculated, then please visit www.waitaki.govt.nz for the criteria as per the 2018 Development Contributions and Financial Contributions Policy. Roding Development Contributions are payable prior to application for Code of Compliance.
- There is an existing vehicle crossing to the property.
- Overgrown vegetation protruding from private property into the road reserve and any roadside vegetation deemed to be private is to be maintained by the landowner. Any pest plants within the property are to be kept at least 10 metres clear of the road reserve boundary.
- Grass berms and/or plantings on the roadside adjoining the property are to be maintained by the landowner.
- Ensure adequate survey of structures after the Canterbury earthquakes. Seek professional advice if necessary.

Officer's Signature: K Dhakal

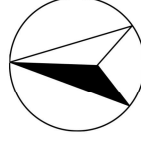
Date: 16.10.2020

Waitaki
DISTRICT COUNCIL
TE KAUNIHERA A ROHE WAITAKI



A vertical number line with labels 0, 3.33, 6.66, and 9.99. The segments between 0 and 3.33, 3.33 and 6.66, and 6.66 and 9.99 are highlighted in red. A bracket on the right side of the line spans from 0 to 3.33 and is labeled $1\text{cm} = 3.33\text{m}$.

Printed by: {SESSION.SINGLE\$IGNONUSERNAME}, 16/10/2020, 10:37:48 AM
Map Center Coordinates NZTM: [1,421,370.22 ; 4,960,671.30 ; 0.00]



6 PUBLIC UTILITIES

A. Sewerage

Are there any public sewers on the property?

YES/~~NO~~

✓

Plan Attached

Is a sewerage connection available to the property?

YES/~~NO~~

✓

Plan Attached

B. Stormwater

Are there any public stormwater drains on the property?

YES/~~NO~~

✓

Plan Attached

C. Water Supply

Is the property within the boundaries of an existing water scheme?

YES/~~NO~~

If yes, what is name of scheme

Waihemo/Palmerston Water Supply

Is the property connected to the scheme?

YES/~~NO~~

Is supply to the property restricted?

~~YES~~/NO

Are there any public water mains on the property?

~~YES~~/NO

Does the property require a backflow prevention device?

YES/~~NO~~

Backflow prevention is provided by the existing manifold connection located in the blue toby box at the property boundary.

The terms and conditions of the Waitaki Water Supply Bylaw 2014 apply.

Any other relevant information:

Officer's Signature: J McLay

Date: 15.10.2020

Waitaki District Council Services Location
Plan - Sewer
43 Tiverton Street

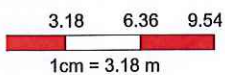
Printed by: WAITAKIDC\jmclay, Oct 15, 2020, 11:26:07 AM
Centred on NZTM: [1,421,371.87 ; 4,960,667.92 ; 0.00]



This information is made available in good faith but its accuracy is not guaranteed. Waitaki District Council accepts no liability for any error.



The Aerial image displayed has been projected from the NZTM projection to NZTM. Some areas may have been distorted in this process and the aerial may not be spatially accurate.
Private Asset information should always be validated with the asset owner. We do not actively maintain private asset information.



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA A ROHE O WAITAKI

Legend: Waitaki District Council Sewer Assets

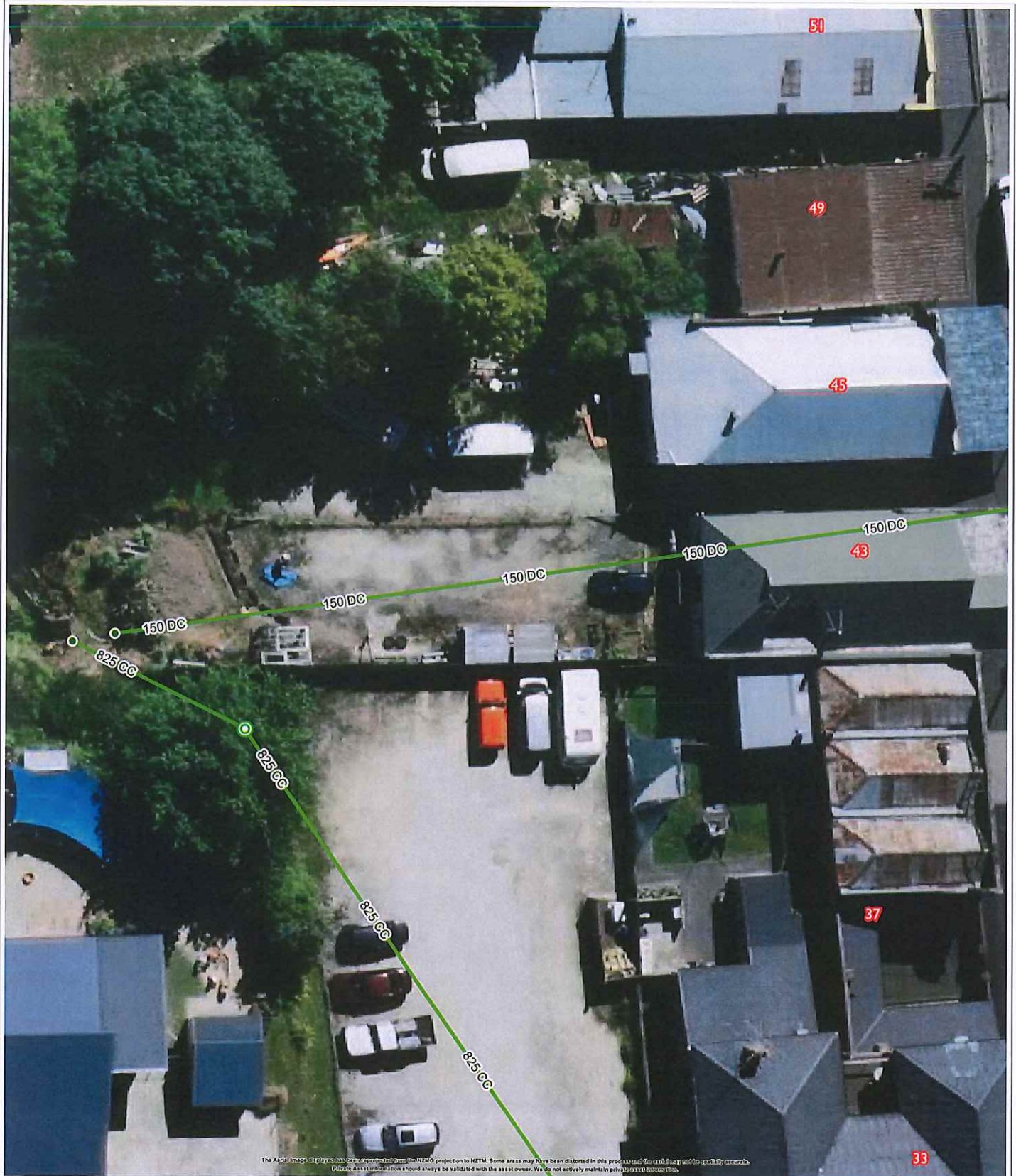


Waitaki District Council Services Location
Plan - Stormwater
43 Tiverton Street



Printed by: WAITAKIDC\jmclay, Oct 15, 2020, 11:26:22 AM
Centred on NZTM: [1,421,371.87 ; 4,960,667.92 ; 0.00]

This information is made available in good faith but its accuracy is not guaranteed. Waitaki District Council accepts no liability for any error.



3.18 6.36 9.54
1cm = 3.18 m



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Legend: Waitaki District Council Stormwater Assets

- Outlet
- Connection
- Main
- Rodding Eye
- Manhole
- Channel
- Node
- Sump/Bubble Up
- Course
- Waterway (Stream)



7. WATER SUPPLY (NON-WDC MANAGED SUPPLIES)

Ministry of Health Grading for water supply (if known)

Is the water supply subject to a 'boil drinking water' notice permanently or as required? ~~YES~~/NO/NA

If the property is **not** connected to a reticulated water supply, indicate type of supply:

(i) bore (ii) roof collection (iii) stream (iv) other

Is the water supply adequate for the purpose? ~~YES~~/NO/NA

Any other relevant information:

Private Water Supply – any water supply for human consumption must be potable (i.e. acceptable for human consumption) and have a regular flow.
Testing is advised to ensure potability.

Officer's Signature: J McLay
Date: 15.10.2020

8. DANGEROUS GOODS

Are the premises the subject of a licence under the Dangerous Goods Act? ~~YES~~/NO

Any other relevant information:

No records held by Council

Officer's Signature: F Mills

Date: 21.10.2020

9. ENVIRONMENTAL HEALTH

Are the premises the subject of a licence issued under the Health Act? ~~YES~~/NO

Copy of Licence Attached

☐

Are the premises the subject of a licence issued under the Sale & Supply of Alcohol Act 2012?

~~YES~~/NO

Copy of Licence Attached

☐

Are there any requisitions issued on the property?

~~YES~~/NO

Copy of Licence Attached

☐

Officer's Signature: F Mills

Date: 21.10.2020

10. RATES

See attached "Rates/Property Enquiry"

NOTE:

If it is proposed to make payment of the rates on this property, you are advised to contact the Rates Department to ascertain the exact balance payable – as further transactions may have taken place since this form was completed.

Officer's Signature: F Mills

Date: 15.10.2020

11. INFORMATION FROM OTHER AUTHORITIES

Environment Canterbury or the **Otago Regional Council** may hold information on natural and physical resources relevant to this property. Information held by Environment Canterbury or the Otago Regional Council may include the following:

- availability of groundwater, including yields and groundwater levels,
- groundwater quality, including contaminated groundwater,
- surface water flows for major rivers and streams,
- surface water quality, including contaminated surface water,
- flood risk from various rivers, including for some floodplains, previous flood levels & risk categories,
- locations of verified contaminated sites,
- erosion risk for some areas,
- earthquake risk for some areas, including liquefaction potential,
- properties that have been subject to a Notice of Direction or charge under the Biosecurity Act 1993 related to the control of plant or animals specified as pests in a Regional Pest Management Strategy,
- resource consent details, including consent holder compliance with resource consent conditions,
- regional plan provisions,
- Land Improvement Agreements relating to ongoing land management requirements for certain rural properties, and
- Air quality in some urban areas.

Environment Canterbury

03 365 3828 or 0800 324 636

Fax: 03 635 3194

Email: customerservice@ecan.govt.nz

Website: www.ecan.govt.nz

Otago Regional Council

03 474 0827 or 0508 474 082

Fax: 03 479 0015

Email: info@orc.govt.nz

Website: www.orc.govt.nz

Advisory Notes:

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required, a suitable qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested from an experienced installer.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. Council relied on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. In preparing this information, no inspections of the property have been undertaken. The Council records may not show illegal or unauthorised building or works on the property.
4. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.
5. Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
6. This Land Information Memorandum has been prepared for the purposes of section 44A of the Local Government Official Information and Meeting Act 1987. It contains all the information known to Waitaki District Council relevant to the land described. It is based on a search of Council's records only and there may be other information relating to the land that is unknown to Council. Waitaki District Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing this LIM. The applicant has sole responsibility for ensuring the land is suitable for a particular purpose.