



GORE DISTRICT
COUNCIL

29 CIVIC AVENUE
PO Box 8, GORE
NEW ZEALAND

TELEPHONE (03) 208-9080

FACSIMILE (03) 208-9087

22 September 1998

Graeme Buchanan
43 Wentworth Street
GORE

Dear Mr Buchanan

**LANDUSE RESOURCE CONSENT APPLICATION
RELOCATE DWELLING – 27 JOSEPH STREET, GORE**

Please find enclosed the decision for the above landuse resource consent application. This has been approved subject to the conditions set out in the attached decision.

Yours faithfully

Peter York
ENVIRONMENT AND PLANNING MANAGER

PWY:FMC

Encl.



"The Brown Trout Capital"

IN THE MATTER OF:

The Gore District Council's Transitional and Proposed Gore District Plans Pursuant to the Resource Management Act 1991.

AND IN THE MATTER OF:

A landuse Resource Consent Application received from:

**Willem Hendrik Van Sprang
LU 160/98**

This matter was considered by Council's Environment and Planning Manager, Mr Peter York.

DESCRIPTION OF PROPOSAL

The relocation of 70m² dwelling to be incorporated with approximately 66m timber framed basement built on concrete ground floor slab described as Lot 34, DP 756, Block LXXI, Hokoui SD in the residential zone or domicile resource management subsector.

SUBMISSIONS

Written approvals were acquired from:

D G McCord	26 Joseph Street
C W Murray	24 Joseph Street
John Heaps	Joseph Street (rating sale)
C & G Rawcliffe	25 Joseph Street
R E Gould & M C Thompson	Joseph Street

MATTERS FOR CONSIDERATION

Under the Transitional District Plan (Gore Borough District Scheme) the site is in the residential zone. The activity of relocation is not referenced in this plan.

Under the Proposed Gore District Plan the site is in the Domicile Resource Management Subsector.

Under DWR 8.18

Management of the Effects of relocation activities.

Where an effect of any landuse activity is to relocate any structure from one land site to another land allotment within the District the activity shall be a non-notified controlled activity that will require a landuse consent.

Provided that:

- The qualities, characteristics and scale of the relocated structure that have the potential to adversely affect the amenity values, aesthetic coherence, community cohesion, or the quality of the environment of the surrounding environment where the structure is to be located; and
- Potential effects on the safe and efficient use of the transportation network within the area surrounding the relocated structure; and
- The time period for the maintenance and enhancement of amenity values of the quality of the surrounding environment, will not be more than two years from the date of structure relocation.

This rule ensures that the relocated structure will assist in the maintenance and enhancement of amenity values and quality of the environment where it relocates.

Section 104

Section 104 (1)(a) and (d)

These matters are covered above.

Section 104(1)(b) and (f)

There are no relevant regulations and regional plans operative and proposed.

Section 104 (1)(c)

The operative Southland Regional Policy Statement is not relevant.

Section 104(1)(g)

The 1997 Mataura River Conservation Order is not relevant.

Section 104 (1)(h)

There are no relevant designations.

Section 104 (1)(i)

There are no other relevant matters.

Section 105

A resource consent for a controlled activity a consent authority shall grant the consent, but may impose conditions under section 108 in respect of these matters over which it has reserved control.

STATUS OF THE ACTIVITY

The relocation of the existing building is a controlled activity.

The application is granted with conditions;

Conditions For Relocation Activity

Condition 1

The site is maintenance and enhanced within 2 years from the date of the landuse consent decision.

Condition 2

The relocation activity meets the terms of Building Consent 98/0328.

Condition 3

All reasonable costs incurred by Gore District Council in the monitoring, supervision and enforcement of any or all of the conditions of consent are to be paid in full by the consent holder pursuant to section 36 of the R.M.A. Monitoring will be carried out under Building Consent 98/0328.

Condition 4

The consent holder shall ensure that during the relocation that the relevant safety signage is provided in regard to the relocation activity on the transportation network.

Condition 5

The consent holder and / or contractor is liable for any potential damage to nearby footpaths and shall repair any damage that they may cause during the relocation activity. The footpath will be inspected following the relocation activity. It is noted a footpath deposit of \$325.00 has been paid.

REASONS FOR THE DECISION

Condition 1 is imposed to avoid, remedy or mitigate the effects of relocation on neighbouring properties.

Condition 2 ensures the management of the activity is in terms of the Building Act 1991

Condition 4 ensures that road users in the vicinity of the relocation are not inconvenienced.

Condition 5 allows for the maintenance of the present footpath.

The Consent Authority acknowledges that these activities are provided for in the Transitional and Proposed Gore District Plans. Condition 3, the Consent Authority has power to set charges under section 108 of the R.M.A.

.....
Mr Peter W York
Environment and Planning Manager

.....
Date



GORE DISTRICT
COUNCIL

LU 160/98
\$100.00
PAID

PAID

0296957.

Application For Landuse Resource Consent

Under Section 88, Resource Management Act 1991

(DISCRETIONARY AND NON-COMPLYING ACTIVITY)

I, WILLEM HENDRIK VAN SPRANG

apply for the Resource Consent(s) described below:

The names and addresses of the owners/occupiers (other than the applicant) of any land to which the application relates to are as follows:

JOHN HEAPS c/o MATAURA SERVICE CENTRE P.O. BOX 14 MATAURA
GARY & CHERYL RAWCLIFFE 25 JOSEPH ST. GORE
ROBERT GOWD & MURRAY THOMPSON c/o M.C. THOMPSON 23 WILLIAM ST. GORE
OSWALD & MARGARET M'CORD 26 JOSEPH ST. GORE
CAREY MURRAY 24 JOSEPH ST. GORE

The location to which the application relates to is:

27 JOSEPH ST. GORE

The type of Resource Consent(s) sought is/are:

A description of the activity to which the application relates to is:

RELOCATION OF DWELLING TO INCORPORATE BASEMENT GARAGE AS DETACHED IN PLANS SUBMITTED FOR BUILDING CONSENT

The following additional resource consents are required in relation to the proposal and have/have not been applied for:

Subdivision Consent:

Water Permit:

Discharge Consent:

I attach an assessment of any effects that the proposed activity may have on the environment and the ways any adverse effects may be mitigated.

☒ A description of the proposal.

☒ Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative location or method for undertaking the activity.

P.T.O

- ☒ An assessment of the actual or potential effect on the environment of the proposed activity.
- ☒ Where the activity includes the use of hazardous substances and installations or assessment of any risks to the environment which are likely to arise from such use.
- ☒ A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.
- ☒ An identification of these persons interested in or affected by the proposal, the consultation undertaken and any response to the views of those consulted.
- ☒ Where the scale or significant of the activities effects are such that monitoring is required, a description of how the proposal is approved; effect will be minor and by whom.
- ☒ Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.
- ☒ Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural, or other special value for present or future generations.
- ☒ Any discharge of contaminants into the environment, including any unreasonable emission of noise and options for the treatment and disposal of contaminants.
- ☒ Any risk to the neighbourhood, the wide community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- ☒ Any other information required by the District Plan or Regional Plan or Act or Regulation to be included.

I attach written approval of every person who in the opinion of the Gore District Council may be adversely affected by the granting of the Resource Consent. (Section 94, Resource Management Act 1991).

I attach the following information, if any, required to be included in the application by the District Plan or Regulations:

Do you wish to be heard in support of your application: YES ☐ / NO ☒

Would you like to have a pre-hearing meeting, if it was necessary, to clarify, mediate, or facilitate resolution of any matter or issue: YES ☐ / NO ☐

PLEASE ENSURE THE FOLLOWING PANEL IS COMPLETED AND SIGNED.

Address for service of Applicant: <u>40 GRAEME BULLMAN</u>	
<u>43 WENTWORTH ST. GORE</u>	
Telephone Number: <u>208-7685</u>	Fax Number: <u>208-8099</u>

A. Sprang
Signature of applicant or person
authorised to sign on behalf of
the applicant.

21-8-98
Date



PERSONS WHO MAYBE ADVERSELY AFFECTED

WRITTEN APPROVAL FOR THE GRANTING OF A RESOURCE CONSENT

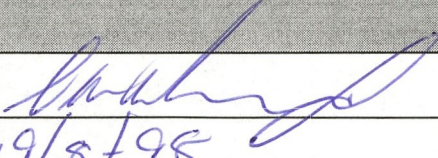
I/We:	O.G. McLeod
Of:	26 Joseph St GORE
I/We are affected Owners/Occupiers and I/We have seen and understand the undermentioned application for a Resource Consent, to the Gore District Council:	
Applicants Name:	x WILLEM HENDRIK VAN SPRANG
Description of Activity:	RELOCATION OF DWELLING & INCLUDING NEW BASEMENT GARAGE.
Location of Activity:	27 JOSEPH ST. GORE
I/We are satisfied that the proposed activity will not adversely affect me/us.	
Signature:	O.G. McLeod
Date:	20 - Aug 1998

Please Note: Your written approval in relation to the Resource Consent Application, relates only to Section 94 of the Resource Management Act 1991, and does not deter from the implementation of any other Statute or Act or Regulations or Bylaw which is administered by the Gore District Council or any other Authority.



PERSONS WHO MAYBE ADVERSELY AFFECTED

WRITTEN APPROVAL FOR THE GRANTING OF A RESOURCE CONSENT

I/We:	CW MURRAY
Of:	24 JOSEPH JOSEPH ST.
I/We are affected Owners/Occupiers and I/We have seen and understand the undermentioned application for a Resource Consent, to the Gore District Council:	
Applicants Name:	WILLEM HENDRIK VAN SPRANG
Description of Activity:	RELOCATION OF DWELLING & INCLUDING NEW BASEMENT GARAGE
Location of Activity:	27 JOSEPH ST. GORE
I/We are satisfied that the proposed activity will not adversely affect me/us.	
Signature:	
Date:	19/8/98

Please Note: Your written approval in relation to the Resource Consent Application, relates only to Section 94 of the Resource Management Act 1991, and does not deter from the implementation of any other Statute or Act or Regulations or Bylaw which is administered by the Gore District Council or any other Authority.



PERSONS WHO MAYBE ADVERSELY AFFECTED

WRITTEN APPROVAL FOR THE GRANTING OF A RESOURCE CONSENT

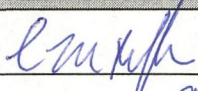
I/We:	JOHN Raymond Heaps	Gore District Council
Of:	Gore	under rating act sale.
☒ We are affected Owners/Occupiers and I/We have seen and understand the undermentioned application for a Resource Consent, to the Gore District Council:		
Applicants Name: * WILLEM HENDRIK VAN SPRANG		
Description of Activity: RELOCATION OF DWELLING 9 INCLUDING NEW BASEMENT GARAGE		
Location of Activity: 27 JOSEPH ST, GORE		
☒ We are satisfied that the proposed activity will not adversely affect me/us.		
Signature:	[Signature] Owen Pickles for G.D.C.	
Date:	20 August 1998	

Please Note: Your written approval in relation to the Resource Consent Application, relates only to Section 94 of the Resource Management Act 1991, and does not deter from the implementation of any other Statute or Act or Regulations or Bylaw which is administered by the Gore District Council or any other Authority.



PERSONS WHO MAYBE ADVERSELY AFFECTED

WRITTEN APPROVAL FOR THE GRANTING OF A RESOURCE CONSENT

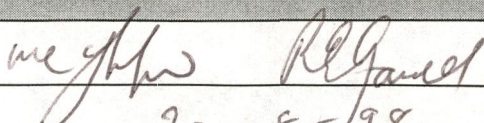
☒ /We:	Cheryl & Gary Rawcliffe
Of:	25 JOSEPH ST GORE
☒ We are affected Owners/Occupiers and ☒ We have seen and understand the undermentioned application for a Resource Consent, to the Gore District Council:	
Applicants Name:	WILLEM HENDRIK VAN SPRANG
Description of Activity:	RELOCATION OF DWELLING & INCLUDING NEW BASEMENT GARAGE
Location of Activity:	27 JOSEPH ST. GORE
☒ We are satisfied that the proposed activity will not adversely affect me/us.	
Signature:	
Date:	20/8/98

Please Note: Your written approval in relation to the Resource Consent Application, relates only to Section 94 of the Resource Management Act 1991, and does not deter from the implementation of any other Statute or Act or Regulations or Bylaw which is administered by the Gore District Council or any other Authority.



PERSONS WHO MAYBE ADVERSELY AFFECTED

WRITTEN APPROVAL FOR THE GRANTING OF A RESOURCE CONSENT

I/We:	ROBERT EDWARD GOULD. + MURRAY CHARLES THOMPSON
Of:	GORE
I/We are affected Owners/Occupiers and I/We have seen and understand the undermentioned application for a Resource Consent, to the Gore District Council:	
Applicants Name:	WILLEM HENDRIK VAN SPRANG
Description of Activity:	RELOCATION OF DWELLING + INCLUDING NEW BASEMENT GARAGE
Location of Activity:	27 JOSEPH ST. GORE
I/We are satisfied that the proposed activity will not adversely affect me/us.	
Signature:	
Date:	20-8-98.

Please Note: Your written approval in relation to the Resource Consent Application, relates only to Section 94 of the Resource Management Act 1991, and does not deter from the implementation of any other Statute or Act or Regulations or Bylaw which is administered by the Gore District Council or any other Authority.