

Decision Report

Plan Change 68 – Deletion of Built Heritage Feature 31 (Former Union Bank Building)

1.0 Introduction

- 1.1** This report shows the decisions on the topics in the Planning Report and then shows the whole of the Plan Change i.e. how the full notified Plan Change and subsequent decisions on topics are proposed to change the District Plan First Review.
- 1.2** Any changes to rules in the District Plan First Review are shown as follows; existing District Plan text in black, and changes in red.

2.0 Topic: Deletion of Built Heritage Feature 31

2.1 Decision

That the Plan Change be retained as notified.

The following submissions are therefore:

Accepted

Submission	Point Number	Name
FS49	1	Boyed, Jean

Rejected

Submission	Point Number	Name
7	6	Heritage New Zealand

2.2 Reasons

- 2.2.1** The feature is in poor condition and perhaps should not have been classified as a built heritage feature; not because the poor condition of the building detracts from its heritage values but because of the implications that District Plan rules may have on the use of the property. It is also understood that the building has deteriorated even further since the built heritage study in 2008.
- 2.2.2** An engineer's report indicates that it is not viable to repair the building and that instead it would need to be removed or demolished and re-built. However, there is no certainty under the District Plan that a resource consent application for the removal or demolition would be granted. This leaves potential buyers unsure of what opportunities exist in terms of developing the property and this is likely to discourage them from purchasing.

2.2.3 A letter from a real estate agent indicates that this also affects property values. Deleting this built heritage feature from the District Plan will help avoid any possible financial hardship that the current owner may face from not being able to sell the property because of the real or perceived restrictions which potential buyers may face. If not able to be sold it is likely to remain vacant and deteriorate further.

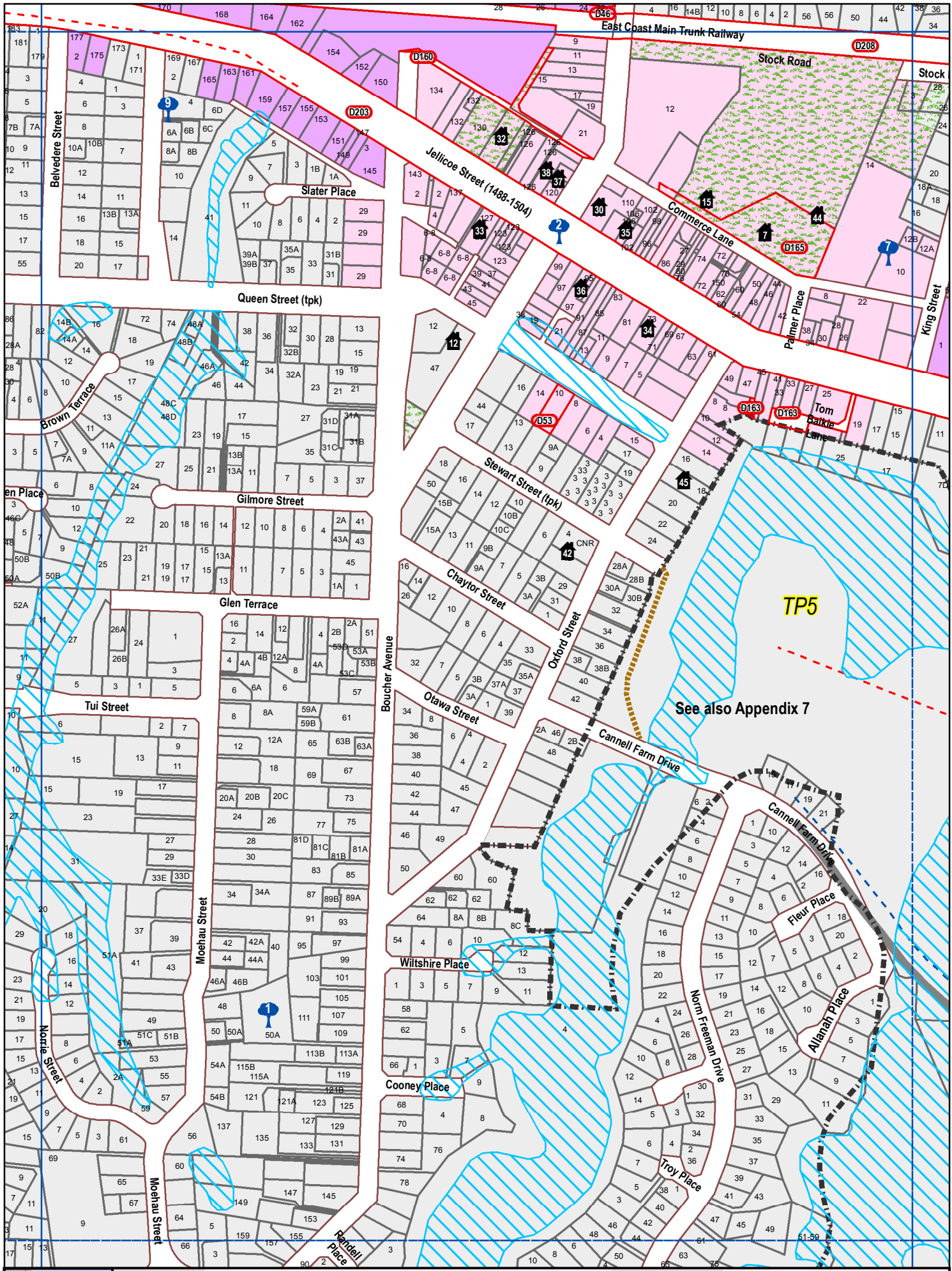
2.2.4 The deletion of this built heritage feature will also allow the opportunity for the commercially zoned property to be used for commercial purposes in the future by a new owner.

3.0 Whole of Plan Change 68 - Changes to the District Plan First Review

3.1 Delete Built Heritage Feature 31 (Former Union Bank Building) from Appendix 3 as follows;

31.	Former Union Bank building (Category A)	Lot 1 DPS 3511 2 Boucher Ave, Te Puke	Rare surviving form of 1910s timber bank building. Associated with Union Bank and Te Puke Historic Streetscape.
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3.2 Delete Built Heritage Feature 31 from Planning Map U131 as shown in Attachment A.

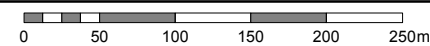


See also Appendix 7

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U131

Te Puke



Scale 1:5000 (A4)



Revision Date: PC 68
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