

## 18. TAINUI STREET HERITAGE LAMPS: SPECIAL AMENITY AREA 3

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Corporate Plan Output: Environmental Improvement Plans	

The purpose of this report is to clarify the position of the Council and Community Board in regard to funding the erection of either one or two heritage lamp stands on the corner of Tainui and Somerfield Streets, to signify the area as a Special Amenity Area (SAM).

### **Background**

In March 1998 Mr Lindsay Squire presented a petition to the Spreydon/Heathcote Community Board in regard to the 1999/00 programmed kerb and channel renewal of Tainui Street. The petition outlined a number of improvements to Tainui Street that the residents wished to see in conjunction with the programmed works. These issues have now been resolved, with the exception of the heritage lamp stands.

### **Special Amenity Areas (SAMs)**

There are 42 SAMs throughout the residential areas of the City. The purpose of the SAMs is to help retain the existing character of those areas when new development, or changes to the existing buildings, is proposed. The retention of this character is achieved through rules that are specific to each SAM. In the case of SAM 3, of which Tainui Street is part, the reason the area was originally recognised as a SAM was because of the relationship of the street trees to the openness of the gardens, and the consistent distance that the houses are set back from the street. Hence the only additional City Plan rule covering this area is an increase in the standard building setback from 4.5m to 8m.

The Council does not have a specific policy that covers the enhancement of these areas over and above other residential neighbourhoods, as it does in urban renewal areas where there is a recognised need for amenity improvements. Additionally, the initial stages of a review of the SAMs, which is to see how well they are functioning and assess the quality of each SAM, has started. This in effect means that there have been no moves on the part of the Environmental Policy and Planning Unit to provide additional funding for the recognition of these areas. At the time of the introduction of SAMs to the City Plan there was some discussion as to possible recognition of SAMs through plaques or the like, but this has not been advanced at this stage. A consistent form of recognition would be required if it were to be considered.

### **Heritage Lamp Stands**

The proposal included with the petition put forward by the residents of Tainui Street has been considered and agreed upon, with one exception. The only outstanding area for resolution is the installation of two heritage lamp stands on the corner of Tainui Street and Somerfield Street. The purpose of the lamp stands is to signify the area as a SAM. The EPPU Urban Design Team does not support the installation of such poles because they would be out of context with the character of Tainui Street. Additionally, given that there is no funding allocated city-wide to recognise SAMs, and the provision of SAMs is under review, it is not desirable to set a precedent by funding the heritage lamp stands. The cost of the lamps including installation is approximately \$3,000, more than twice the cost of a standard lamp post. In the Spreydon/Heathcote Community Board area alone there are 5 SAMs, two of which are quite large with multiple entrances. The provision of two heritage lamp stands at a single entrance to each SAM would cost an estimated \$30,000.

However, there has been some past confusion as to whether or not funding could be allocated for these lamp stands. In the face of this a possible one-off compromise could be made. If the residents of Tainui Street were willing to contribute funds toward the installation of the lamp stands, then it should be considered. Two proposals have been put forward:

1. If one heritage lamp were installed the costs could be met equally by a third from residents, a third from Community Board, and a third from the Environmental Policy and Planning Unit, at a cost of approximately \$1000 to each party.
2. With the installation of two heritage lamps stands, half the cost (\$3,000) would be met by residents, while the Community Board and Environmental Policy and Planning Unit would fund \$1,500 each.

### **Recommendation:**

That a single heritage lamp stand be installed on the corner of Tainui Street and Somerfield Street on the basis that the cost of the lamp post and installation be divided equally between the residents of Tainui Street, the Community Board, and the Environmental Policy and Planning Unit.