

# Approval to construct garden shed - rear of the Carnegie Building

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<b>TO</b>	Thames Community Board
<b>FROM</b>	Jan McNeil - Property Officer
<b>DATE</b>	18 March 2015
<b>SUBJECT</b>	<b>Approval to construct garden shed - rear of the Carnegie Building</b>

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## **1 Purpose of Report**

To obtain approval to construct a garden shed at the rear of the Carnegie Building that is leased from the Thames-Coromandel District Council (Lessor) by The Coromandel Heritage Trust (Lessee).

## **2 Background**

The Lessee has leased the premises located at 705 Queen Street, Thames since 1 May 2009 for the purpose of a heritage and archive centre.

The Lessee has requested approval to erect a garden shed adjacent to the west wall of the Carnegie Building for storage purposes and in accordance with the lease requires approval from the Lessor before construction commences.

## **3 Issue**

The Lessee has requested approval to erect a garden shed on the premises they lease and requires approval from the Lessor before construction commences. The Thames Community Board (Board) has delegated authority to make decisions on leases.

## **4 Discussion**

The Lessee has requested approval to erect a garden shed adjacent to the west wall of the Carnegie Building for storage purposes as per the plan appended (**Attachment A**).

As per clause 8.0 of the deed, the Lessee will not construct any building on the premises without consent from the Lessor. Furthermore it is the Lessee's responsibility to ensure the structure complies with all statutory requirements with respect to undertaking any building work, for example compliance with the Building Act 2004 and Resource Management Act 1991.

Staff consider the location of the shed is acceptable, given that it is at the rear of the building, is not likely to cause damage to the Carnegie Building and will assist the Lessee in the daily operation of the centre.

As per the Board's Terms of Reference the Board has delegated authority to make decisions on leases. If approved we will notify the Lessee once the resolution has been received by staff. Staff will remind the Lessee that it is their responsibility that all regulatory requirements are complied with.

## **5 Suggested Resolution(s)**

That the Thames Community Board:

1. Receives the Approval to construct garden shed - rear of the Carnegie Building report.
2. Approves the construction of the garden shed adjacent to the west wall of the Carnegie Building, 705 Queen Street, Thames, as shown on plan 4826, dated June 2014 at the premises leased from the Thames-Coromandel District Council by The Coromandel Heritage Trust on the proviso that any and all building consent or District Plan requirements are met.

## **References-Tabled/Agenda Attachments**

**Attachment A** Plan - Proposed Garden Shed

*Attachment A*  
Attachment A - Plan - Proposed Garden Shed