



**DUNEDIN CITY**  
**COUNCIL**  
*Kaunhera-a-Tohe o Otepoti*

### SUBMISSION FORM 13

Submission concerning resource consent on limited notified application under sections 95B.

Sections 95B, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2016-480

Applicant: Exchange Renaissance Limited

Site Address:

201 Princes Street

Description of Proposal:

Resource consent is sought to establish a rooftop residential apartment on the Stanton building at 201 Princes Street.

#### I/We wish to lodge a submission on the above resource consent application:

Your Full Name: WILLIAM HENRY COCKERILL, DIRECTOR, OCTA GROUP LTD.

Address for Service (Postal Address): P.O. Box 8394

DUNEDIN

Post Code: 9058

Telephone: 021 277 7720

Facsimile: 03 477 0866

Email Address: william.cockerill@dn.octa.co.nz

I: Support/Neutral/Oppose this Application

I: Do/Do Not wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

#### The specific parts of the application that this submission relates to are:

Townscape Precinct (TH03)

#### My submission is [Include the reasons for your views]:

We have no problem with the breach of 11m maximum height rule. Our submission relates to impact on precinct values.

The "folded fan" roof form does not relate to either the Stanton Building or the surrounding buildings thereby detracting from an otherwise coherent pattern. This roof form will be clearly visibly different, particularly from the Queens Garden. Although well versed and qualified in heritage matters we sought the opinion of Heritage/Architectural Historian Michael Findlay.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

whose independent views is attached, forming part of our submission.

Our concern would be mitigated by amending the facade facing the Queens Garden as recommended by Michael Findlay.

Signature of submitter: [Signature]

Date:

20 Feb 2016

(or person authorised to sign on behalf of submitter)

#### Notes to Submitter:

**Closing Date:** The closing date for serving submissions on the Dunedin City Council is Wednesday, **22 February 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is Exchange Renaissance Limited, PO Box 8044, Gardens, Dunedin 9041.

**Electronic Submissions:** A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [resconsent.submission@dcc.govt.nz](mailto:resconsent.submission@dcc.govt.nz)

**Privacy:** Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified resource consent process.

Dear William

**Notified Resource Consent application by Exchange Renaissance Limited for the property at 201 Princes Street**

Thank you for your request to look over the resource consent application for the Stanton Building development. I have read the application and viewed the plans and would make the following comments:

The information supplied on the Stanton Building by LOWRISE design co. ltd provides useful context for the site but omits mention of the appearance or significance of the building that should ideally be considered in the planning of any extension that is visible from vantage points nearby. The Stanton Building is a very early reinforced concrete building constructed in 1906 (Corporation of the City of Dunedin Building Register and Water Supply, 1906, number 771). The plans are dated 1906 and are signed by Charles Fleming McDonald, an early proponent of steel reinforced construction in New Zealand. The building is described as a warehouse and sample rooms and the address is 'off High St' so accessed by the right of way that opens off the ex-Dunedin Savings Bank building. Once obscured by a row of since demolished buildings on Lower High Street, the design was utilitarian and defined by vertical piers and large double hung sash windows arranged in sets of three. This arrangement is carried up through the four storey facade that is now clearly visible from Queens Gardens. It forms part of an attractive sequence of building backs seen as a solid wall behind the Dowling Street/Rattray Street block of Princes Street. Buildings in this group range in age and style between mid-Victorian (ex-BNZ 1882) to late Modernist (c. 1980). While not of a uniform type, most surrounding buildings have been developed in visually consistent ways within their period and individual manner. The block encloses the edge of Queens Garden, the most significant piece of urban green space in the commercial centre of Dunedin.

The proposed design for an apartment on the rooftop at level four of the Stanton Building makes interesting use of the irregular floor plate and maintains a relationship between the new and existing through window openings that partly follow the pattern set below. The walls are set back from the edge to allow access and a roof terrace. The roof is a folded fan type above a clerestory that asserts a different geometry more aligned with the internal planning of the apartment rather than the exterior of the Stanton Building or the roof shapes

of surrounding buildings. This part of the building is visible from street level, Queens Garden and from adjacent taller buildings, some of which include apartments overlooking the proposed new development.

In my view the relationship between the existing and proposed structures could be reconsidered to generate less of a clash at roof level which, because of the lower relative height of the overall structure, allows the addition to be seen from above and below. A simplified roofline above a clerestory as proposed would maintain the desired effect inside the apartment while alleviating the visual impact for neighbours and users of Queens Garden. Similarly, bringing the external walls of the apartment into line with the strong geometry of the floor plate and the vertical thrust of the lower storeys would allow the two structures to relate better. The developer notes that the building was intended to have two further floors so a continuation of the existing solid/void relationship of the lower walls would be desirable. An open frame using the existing scale of the lower floors would allow the new addition to blend more successfully. I note that the plan has been worked out to allow convenient sized rooms and good outlook for its occupants and would not suggest changes that negatively affected this.

While there are no relevant 2GP rules that affect the proposal, the potential effects of new developments are described under the Dunedin City District Plan (2006). Under *Issue 13.1.5 New development can contribute positively to the quality of the townscape* it is stated that "Development in some locations is needed to maintain the standard of the built environment. Development, if appropriately designed, can positively contribute to the townscape character." The relationship between buildings and open space is covered under *Objective 13.2.2 Ensure that the relationship between open space and buildings in the Central City precincts is protected and strengthened* that states "The central City precincts are comprised of a distinctive pattern of open space made up of streets and areas of reserve. This layout is fundamental to the character of the central City and is strongly defined by buildings or trees."

I hope these comments are useful to you and please feel free to ask for further information if this response is lacking detail

Kind regards,

A handwritten signature in dark ink, appearing to read 'M. Findlay', written in a cursive, flowing style.

Michael Findlay