

RESOURCE CONSENT NOTICE

Limited Notification of an Application for Resource Consent Under Section 95B of the Resource Management Act 1991

The Dunedin City Council has received the following application for resource consent:

Resource Consent Application No: LUC-2016-129

Name of Applicants: Verkerk Stores Limited (L B Verkerk)

Location of Site: 138 Union Street East, Dunedin, being that land legally described as Part Section 50 Block XXXVI Town of Dunedin held in Computer Freehold Register OT75/5.

Description of Application: Resource consent is sought to establish a new three storey mixed commercial/residential building to replace the existing single storey commercial building. The commercial use at ground floor will cater for the existing Café and Dairy as well as ground floor access for two apartments above. Each apartment provides first and second floor level living around a central stairwell. Service courtyards are proposed at ground level for the café/dairy and elevated outdoor amenity spaces are proposed at second floor level for the apartments. New verandahs are proposed at ground floor level to replace the continuous verandah at the corner of Union Street East and Forth Street. A common bike storage area is proposed at ground floor level as no on-site car parking is provided. The proposed footprint of the development occupies 97% of the site area.

The site is zoned Residential 3.

The proposal is assessed as a non-complying activity under the Dunedin City District Plan.

The Proposed 2GP was notified on 26 September 2015, and some 2GP rules have immediate legal effect. In this instance, there are no relevant 2GP rules to consider.

The above application is being processed pursuant to the Limited Notification provisions of section 95B of the Resource Management Act 1991. This means that notice of the application is being served on those parties that the Dunedin City Council considers may be adversely affected and have not given written approval to the activity. Only these parties may make a submission on the proposal.

We have identified you as a party who may be affected by the proposal and you have not given your written approval to the activity. If you would like to make a submission on the application, you may do so by delivering a written submission to City Planning, Dunedin City Council, at 50 The Octagon; or mailing to PO Box 5045, Moray Place, Dunedin 9058; emailing to resconsent.submission@dcc.govt.nz. The submission must be in Form 13, which is attached.

I attach a copy of the application details together with copies of the plans submitted by the applicant. The application also includes an assessment of environmental effects. Please contact Melissa Shipman on phone 03 477 4000 if you have any questions about the application.

Submissions close at 5pm on **5 October 2016**.

You must serve a copy of your submission on Verkerk Stores Limited, the applicant, whose address for service is C/O Gary Todd Architecture Limited, 18 Estuary Crescent, Fairfield, Dunedin 9018, as soon as reasonably practicable after serving your submission on the Dunedin City Council.



Signed on behalf of the Dunedin City Council
7 September 2016