

Exchange Renaissance Ltd
C/- Lowrise Design Company Ltd
Attention: Geoff Terpstra
19 Claremont Street
Dunedin 9010

Dear Sir

RESOURCE CONSENT APPLICATION

LUC-2016-480
201 PRINCES STREET
DUNEDIN

The above application for resource consent to build an apartment atop the Stanton building at 201 Princes Street, Dunedin was processed on a Limited Notified basis in accordance with Section 95 and 95B of the Resource Management Act 1991. The Consent Hearings Committee, comprising Commissioner Jinty MacTavish (Chairperson), and Councillors Mike Lord and Jim O'Malley, heard and considered the application at a hearing on 11 April 2017. A site visit was undertaken by the Hearings Committee on the day prior to the hearing.

At the end of the public part of the hearing, the Committee, in accordance with Section 48(1) of the Local Government Official Information and Meetings Act 1987, resolved to exclude the public.

The Committee **granted** consent to the application on 11 April 2017. The full text of this decision commences below with a consent certificate attached to this letter.

The Hearing and Appearances

The applicant was represented by:

- Ted Daniels (Applicant)
- Nina Daniels (Designer)

Council staff attending were:

- Campbell Thomson (Advisor to Committee),
- Amy Young (Processing Planner),
- Peter Christos (Urban designer)
- Dan Windwood (Policy Planner, Heritage) and
- Wendy Collard (Governance Support Officer).

The submitter did not attend the hearing.

Procedural Issues

There were no procedural issues raised.

Principal Issues of Contention

The principal issues of contention addressed at the hearing were:

- The design and appearance of the apartment addition
- The visual prominence of the addition
- The effects arising from the above matters on Townscape Precinct values

Summary of Evidence

Introduction from Processing Planner

Mrs Amy Young spoke to a summary of her report, giving an overview of the proposal before commenting on the notification of the application and the submission received.

Mrs Young advised the proposal involved the removal of the existing sloping roof and the establishment of a single storey apartment with a mezzanine level incorporating the existing exterior brick walls and existing roof terrace. The proposed apartment building roof was designed to have an irregular corrugated roof line. A new steel pergola structure was proposed on the existing outdoor roof top terrace – the western terrace which would have a floor area of approximately 150m² and would provide the outdoor amenity space to the proposed apartment and the apartment currently under construction.

Mrs Young commented that the roof design and glazing were the most prominent features of the proposed apartment building. She noted that solar panels were proposed on the roof structure and a gas flue penetrated the proposed roof line but did not extend beyond the highest ridgeline.

Mrs Young provided a background to the view of the proposal from other locations which included the old National Bank building and Queens Gardens. She commented on the changes to the proposal that Mr Daniels had provided, and her recommendation that the consent be granted subject to conditions.

Technical Officers' Evidence

Mr Peter Christos commented on the technical advice he had provided. He explained the location on the boundary of two precincts, noting that the proposal relates to the back of a building among a series of backs of buildings. Mr Christos advised that the subject site was a good site to introduce something that was not typical in the historic precinct. He considered that the saw tooth roof design would look different to neighbouring buildings but would add interest, with a low risk of adverse effects. He commented on the existing utilitarian features at the rear of buildings. He considered that it was more respectful to design an addition so that it is distinct from but sympathetic to the existing building than to try and replicate the design features of the existing building. It is better for the new part of the building to be juxtaposed with the existing so that it contrasts, provided that it does not dominate the existing building. Mr Christos advised the proposal would alter the skyline from some views but would not be introducing another element that is out of context.

In response to questions from the Committee Mr Christos noted that the building would only have an impact on the skyline where visible from Dowling Street, as other taller buildings would form a backdrop from other viewpoints. He considered that the proposal has some design quality to it that could enhance the skyline. Mr Christos advised that where seen the design would be eye catching but he observed that as pedestrians, people don't always see things on top of the building.

In relation to other questions about views, including the view point below the site from lower High Street Mr Christos advised that he considers the view from Dowling Street is the most dominant and at certain times of the year would not be as noticeable. In relation to the Central Queens Garden he considered that the trees will always block views, though the degree of this would change with the seasons. With regard to possible changes with the Proposed District Plan Mr Christos did not consider that it would make much difference to the proposal. He considered the adverse effects to be minimal and the proposal may result in positive effects.

Mr Dan Windwood provided an overview of his technical advice and commented on different approaches to this type of extension of an existing building. He contrasted the French style which he indicated favoured disguising changes to replicate the design of a building at a certain point in time, with the English style, which promoted making changes new and distinct. He advised that the latter was to make an honest break with the past so that the new part of the structure doesn't pretend to be what it isn't. Mr Windwood advised that both approaches can be right and are used in Dunedin. He advised that in this particular case he considered the proposed addition to be a well-proportioned contemporary extension. In his opinion, it was of the right scale and acts as a good capital to the building. He considered that the proposal will not harm the heritage values of the Precinct.

In response to questions from the Committee Mr Windwood confirmed that the scale of the addition was important. With only one storey the existing building is still the principal building. Extending the addition further to two storeys would start to dominate rather than complement the existing building. From a heritage perspective, both the original roof design and amended proposal are acceptable, as the difference of 500 mm would not make much difference. Mr Windwood advised he was comfortable with either option submitted by the applicant. Mr Windwood re-iterated that contrast is not a bad thing with this type of proposal. In regard to a question about the view from lower High Street, Mr Windwood advised that he had referred to Queens Garden when discussing the view from the whole green area of public space in the vicinity.

The Hearings Committee then asked Mrs Young questions in regard to her report. In particular, the Committee sought clarification of the physical viewpoints considered in relation to the effects of the building on the skyline and precinct values. Mrs Young advised that she considered Queens Gardens to be the most prominent public viewpoint, but did not disagree that the view from Lower High Street (area of green space west of the one way north road) was also a prominent view point. She indicated that the addition enhances the amenity values of the building and at least maintains the values of the Precinct within which it is situated. She was satisfied that it would not detract from the identified Precinct values. She noted that there was not a lot of direction in the Operative Plan to clarify the reasons for the distinction between Heritage and Townscape Precincts, but observed that the main difference seems to be that Townscape Precincts tend to embrace more contemporary architecture.

The Applicant's Case

Mr Ted Daniels spoke to his application together with his daughter **Miss Nina Daniels**. Mr Daniels noted that Nina had designed the roof about 3 years ago, as part of a long term design project following studies at Polytech. He advised that Miss Daniels had done a lot of work to ensure that the roof would enhance the area and add character. Mr Daniels noted that the building had been unoccupied for a long time, and he needed to address issues with the existing roof before he could develop the building for tenants. He considered that a flat roof would not be an enhancement for this building, and advised that the roof shape drew upon the industrial roofs across the railway, and the modern/historic juxtaposition at Toitū – Otago Settlers' Museum. The proposed roof design adapted this to a contemporary style to add a level of interest in this setting.

Miss Daniels commented that the proposal was in line with the English approach explained by Mr Windwood, with the set-back and differences between the new and existing elements of the building intended to emphasise that the proposed addition is a new structure capping an existing building. The existing building is intended to be read as it is now, with the addition designed so that if it is removed in the future it would not have an adverse impact on the existing building.

Mr Daniels commented on the details of the alteration and presented a 3D model of the building with the alteration. He confirmed that the roof detail in the model was the original design. He and Miss Daniels then spoke to a video clip showing 3D images of the proposal as seen from different viewpoints. Mr Daniels noted that he wanted Dunedin to be a compact city, with larger inner city apartments. He did not want to do anything negative and commented on the restoration of the façade of the adjoining Standard building, which he had used the French approach with. Mr Daniels commented that something can be seen does not mean it is a negative effect. A straight roof would be bland and not have any visual enhancement. The proposal will result in something different that would hopefully be seen in a positive way.

Miss Daniels advised that they had considered the materials and colours to ensure that it does not dominate the skyline. She cited the Toitū – Otago Settlers' Museum as an example of a development with a modern contemporary structure built onto an existing historic building. Mr Daniels commented further on the location of Toitū, which in his opinion sits within the most prominent heritage area, which included the railway station, court house, old Dunedin Prison and police station.

Mr Daniels used the model to explain the scale between the existing building and addition. He considered that the roof line against the back wall would enhance the building and the submitter's outlook. Miss Daniels commented that the initial concept would allow solar panels to be installed later on, and the peaks are situated to make the most of the sun, with the flat faces to the north.

Mr Daniels & Miss Daniels both responded to questions from the Committee. In relation to the additional evidence concerning a revised roof design circulated prior to the hearing, Mr Daniels advised that it was design change was in response to comments in the submission. Mr Daniels wanted to retain a mezzanine room and the alternative design allowed this within an overall lower roof. While he preferred a simpler roofline, a lantern would allow light into the mezzanine level. Mr Daniels confirmed that the lowering of the roof would not make much difference to effects, with the existing wing walls of the building dictating how much the roof could be reduced without major change to the existing structure.

Mr Daniels indicated that he did not have a preference between the alternative roof designs submitted, and would like the option to choose one of the alternative designs. He confirmed that his intentions for redeveloping the building was to work from the top down, to make the building watertight and soundproofed, and enable other spaces within the building to be rented out. In regards to the colour of the building he advised that it would not be white, but would be painted a brownish colour. He advised that he was looking at the option of bringing back the surface of the existing building to exposed brick, depending on the condition of the bricks. Mr Daniels advised the cost had not been a consideration in the roof design as it would be cheaper to do a flat roof. Mr Daniels advised that he will start fixing the windows once the new roof has been installed as the building is currently leaking. The end use envisaged would be a combination of apartments and offices.

Miss Daniels advised that as the design of the addition did not modify the existing external envelope of the building or façade, it wouldn't damage the existing building if removed in the future. She commented that she had looked at the existing environment in the design and considered that the proposal would sit well within it.

Mr Daniels concluded that he likes to hear people's views and his opinion is that the roof is a perfect solution. He commented that he hopes it will set a new era for other buildings.

Evidence of Submitters

The concerns of the submitter set out in their written submission were noted and considered during the subsequent deliberations during the non-public part of the hearing.

Processing Planner's Review of Recommendation

Mrs Young reviewed her recommendation in light of the evidence presented at the hearing, maintaining her recommendation to grant consent. She commented that there were minimal differences between the two roof design options, and recommended that the consent conditions permit either option.

Applicant's Right of Reply

Mr Daniels reiterated the positive aspects of the application and asked for consent to be granted. He commented on the positive response from the Planner.

Statutory and Other Provisions

In accordance with Section 104 of the Resource Management Act 1991, the Planner's Report detailed in full the relevant statutory provisions and other provisions the Committee considered. Regard was given to the relevant provisions of the following chapters of the Dunedin City District Plan: 4 Sustainability, 9 Activity Zones, and 13 Townscape, and the relevant provisions of the proposed Dunedin City District Plan. Consideration was also given to the Regional Policy Statement for Otago and Proposed Policy Statement for Otago.

Main Findings on Principal Issues of Contention

The Hearings Committee has considered the evidence heard, the relevant statutory and plan provisions and the principal issues in contention. The main findings on the principal issues have been incorporated within the reasons discussed below.

Decision

The final consideration of the application, which took into account all information presented at the hearing, was held during the public-excluded portion of the hearing. The Committee reached the following decision after considering the application under the statutory framework of the Resource Management Act 1991. In addition, a site visit was undertaken prior to the hearing on 10 April 2017. The Committee inspected the site and the adjoining site occupied by the submitter, as well as viewing the building from a range of off-site viewpoints. Together this added an understanding of the physical reality of both the site and environmental setting to the Committee's considerations.

*That, pursuant to sections 34A(1), 104 and 104C of the Resource Management Act 1991 and the provisions of the Operative Dunedin City District Plan and the Proposed Second Generation District Plan, the Dunedin City Council **grants** consent to a **restricted discretionary** activity, being the establishment of a roof top apartment on the building described as the Stanton Building in the application for the site at 201 Princes St, Dunedin, legally described as Lot 2 Deposited Plan 459721, Lot 5 Deposited Plan 459721, Lot 1 Deposited Plan 485496, Part Section 55 Block IX Deposited Plan 1729 Town of Dunedin (Computer Freehold Register 724767), subject to conditions imposed under section 108 of the Act, as shown on the attached certificate.*

Reasons for this Decision

1. The Committee determined that the works as applied are a restricted discretionary activity. The Committee notes that in making its decision, its discretion is restricted to the following relevant matters:

SUSTAINABILITY

2. The Committee considered the application in relation to the objectives and policies of the Sustainability Section of the District Plan.
3. In relation to those objectives and policies seeking to maintain or enhance amenity values, the Committee noted that this was a key matter of contention. The Committee reviewed this in detail under the assessment matter specifically focused on (amongst other things) amenity (discussed below).

4. In relation to objectives and policies seeking to avoid the indiscriminate mixing of incompatible uses and developments, and those relating to the use and sustainable development of infrastructure, the Committee noted that Residential Activity is permitted in the zone, and that the proposal would enable development of an otherwise underutilised building. No concerns were raised by either Council staff or by submitters regarding the proposed addition's impact on infrastructure.
5. Overall, the Committee concluded that the proposed addition is consistent with the objectives and policies of the Sustainability Section.

BULK, LOCATION, DESIGN, APPEARANCE AND AMENITY VALUES

6. The Committee noted that the proposed apartment addition (situated as it is on the roof at the rear of the existing Stanton building) breaches the maximum height for a permitted building in the zone by 10.7m. The Committee's site visit confirmed that the proposed addition will not be visible from Princes St., but will be from public spaces on parts of Rattray St, Lower High St. (the current carpark and adjacent green space), parts of Dowling St., and parts of Queens Gardens.
7. In considering the effects of the height breach, the Committee was mindful that the proposed addition would in effect be a proportionately small increase to the substantial breach caused by the existing building. The Committee took into account the mitigating effect of the concentration of tall buildings surrounding the subject site, and agreed that this context would reduce considerably the effects of the additional height breach, particularly when viewed from Rattray St., Queens Gardens and Dowling St. The Committee also agreed the proposed integration of new exterior walls into existing walls would help reduce the effect of the breach, particularly when viewed from Rattray St.
8. The Committee accepted that the location and orientation of the proposed addition would avoid significant shading effects on surrounding buildings.
9. On its site visit, the Committee noted that the proposed roof would impact on the skyline when viewed from lower High St, and given this (and the absence of screening vegetation at this point), considered that it was from this location that the effects of the height breach would be felt most acutely. It was not considered, however, that these effects would be more than minor.
10. The Committee turned its mind to the lowered roof design offered up by the applicant as a possible amendment, which would have reduced the overall roof height by 500mm. Whilst lowering of roof would reduce the bulk of the addition, no evidence was presented that the change would make a material difference to the overall effects of the proposal. The advice of the Processing Planner and the Council's technical advisors (Urban Designer and Policy Planner - Heritage) regarding the possible amendment was that their assessment of effects was unchanged. As such, whilst the Committee encourages the applicant to further consider the merits of this option, particularly with regards to the view from lower High Street, the amendment is not considered necessary mitigation from an effects perspective.
11. In finding that the height breach would have little effect on the building form, the character of the immediate location and the Central Activity Zone as a whole, the Committee noted its agreement with the applicant, submitter, Council's technical advisors and the Processing Planner.
12. The Committee acknowledged the submitter's key concern was not the height breach per se, but rather, with the design of the proposed addition, particularly the pleated fan roof form, and its impact on Townscape values. The effect of the additional height and visual appearance of the addition on Townscape values is discussed in the Townscape section, below.

13. However, from a pure amenity perspective, the Committee agreed with the Council's Policy Planner - Heritage, that the presence of the proposed addition would help remedy the existing building's current incomplete appearance (having been designed as it was to accommodate an additional two stories), and with the Council's Urban Designer, that the addition would add a layer of visual interest at the top of the existing building.

TOWNSCAPE

14. The proposed addition is located in the North Princes St/Moray Place/Exchange Townscape Precinct. In the proposed Dunedin City District Plan (2GP), it sits within the Princes Street – Exchange Commercial Heritage Precinct overlay. The Committee determined that the critical matters were:
- a. the effect of the proposed addition on the identified values of the Precinct, and
 - b. the proposed addition's effect on and relationship with the existing building and surrounds (particularly from the perspective of heritage values, and as viewed from public places).
15. The majority of the values identified in the Plan for the North Princes St/Moray Place/Exchange Townscape Precinct relate to facades and street frontages. The proposed addition is not on a street frontage and would not be visible from Princes St.
16. The height of the proposed addition is aligned with identified values, which describe buildings between the Octagon and Manse Street as being between 12m and 32m in height.
17. With reference to colour and cladding, the applicant's has stated their intention to employ a recessive colour scheme. This Committee agreed that this should be included by way of consent condition, to ensure the exterior surfaces are suitably subdued. The Committee was of the view that this condition, coupled with the placement of the proposed addition partially within the walls of the existing building, would assist with alignment to Precinct values.
18. The Committee agreed that the change in rhythm of the proposed addition's windows was not fully in accordance with Precinct values. The Committee found themselves in agreement with Council's Policy Planner - Heritage, who felt the setback on the eastern boundary helped mitigate this. The Committee did consider the stated preference of the submitter for alignment of the external walls of the proposed addition with the floor plate of the existing building. However, as well as the role of the setback in mitigation as described above, evidence presented by the submitter suggested the setback was required to meet regulations under other legislation.
19. The Committee considered the effect of the proposed addition on the quality and concentration of heritage architecture in the Exchange area. In doing so, the Committee agreed with the Council's Policy Planner - Heritage, that the design of the proposed addition was such that it was substantially reversible, and as such had little or no negative impact on the heritage values of the existing building. The Committee noted the applicant's recent alterations to the Princes St. frontage of the adjacent (Standard) building to restore its heritage appearance, and the fact that the proposed addition would not be visible from Princes St.
20. The Committee noted the Precinct description references a 'showcase of architectural styles...varying in period and design', suggesting contemporary architecture is not out of place in the Precinct so long as it does not erode or dominate existing heritage values. The juxtaposition of old and new was not described as a negative element of the Precinct.

21. The Committee noted the change from 'Townscape Precinct' to 'Heritage Precinct' in the 2GP. The 2GP description, however, similarly refers to the presence of buildings 'from almost every decade of the twentieth century', and explains that new buildings need not 'slavishly replicate heritage buildings', but rather 'be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings'. Whilst little weight was given to 2GP provisions given the current status of the document, it was helpful for the Committee to understand that the change to 'Heritage Precinct' in the notified version of the 2GP did not signal exclusion of buildings or additions with newer architectural styles.
22. The Committee heard that the applicant considered the pleated fan roof design a contemporary take on the saw-tooth roof lines found on a number of heritage warehouse buildings in the surrounding area, and that it was intended to be a feature. The Committee agreed that the design would add a layer of visual interest at the top of the existing building.
23. In terms of the view from public places, the pleated fan roof design is most obvious from viewpoints to the east. Queens Gardens is arguably the most important public place to the east of the subject site. During a site visit, the Committee noted that trees surrounding the Gardens obstruct the view of the proposed addition from most angles. Whilst this is subject to seasonal variation (and has less of an influence on the western margins of the Gardens), the presence of this vegetation does soften the effect of the roof from when viewed from this angle. From Queens Gardens, the roofline is also framed by surrounding buildings. Also noted above, the Committee's conclusion was that the public viewpoint from which the roof is most obvious is lower High St. Here, the roof of the proposed building will breach the skyline.
24. The Committee observed that the proportionately small scale of the proposed addition, relative to that of the existing building and those surrounding it, was an important factor. The Committee found that while the design would contrast with surrounding heritage, it would not dominate, even from lower High St, where the roof design was most obvious.
25. In summary, the Committee found that the effects on Precinct values would be less than minor.

ACOUSTIC INSULATION

26. The Committee noted and agreed with the intention to include an advice note, reminding the applicant of the need to comply with acoustic insulation requirements at the building consent stage.

POSITIVE EFFECTS

27. The Committee heard that completion of the proposed addition would enable restoration and adaptive re-use of the rest of the existing historic (Stanton) building to be finished.
28. The Committee also agreed with the Council's Policy Planner - Heritage that, from a pure amenity perspective, the presence of the proposed addition would help remedy the existing building's current incomplete appearance.
29. The restoration, conservation, continued use and adaptive re-use of existing heritage buildings is encouraged by the operative Plan's policy framework, as is the development of the Central Activity Zone as a 'people place', and development that enhances the amenity of the zone.
30. Whilst the 2GP was not given strong weight in deliberations due to its current status, it was noted by the Panel that themes around inner city vibrancy and heritage re-use are strengthened relative to the operative Plan.

31. It is the Committee's view that the anticipated positive effects listed above are consistent with the positive effects encouraged by these objectives and policies.

CUMULATIVE EFFECTS

32. Turning to the concept of cumulative effects, as defined in *Dye v Auckland Regional Council and Rodney District Council* [2001] NZRMA 513, the Committee noted the fact that the Precinct is made up of a large number of buildings in breach of the maximum permitted height, varying in period and design. The proposed building represents a proportionately small increase to the height of one of the buildings, and to the diversity of the architectural styles present. The Committee is in agreement with the Processing Planner, that effects of this proposed addition will not add to existing effects in such a way that the cumulative effects will be more than minor.
33. Future applications for activity in the area, beyond those permitted by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

DETERMINATION

34. The Committee agreed with the Processing Planner, who found the proposed addition not inconsistent with, or contrary to, the objectives and policies of the operative Dunedin City District Plan. The Committee was in agreement that the key issue in terms of objectives and policies was whether the proposed addition maintains or enhances both townscape and heritage values. The Committee was of the view that any negative effects on these values would be less than minor.
35. The Committee also considered that the proposed activity is consistent with the relevant objectives and policies of the proposed Dunedin City District Plan, particularly as they relate to CBD vibrancy, long-term protection and future use of character-contributing buildings.
36. The Committee further considered that the proposed activity is consistent with the relevant objectives and policies of the Regional Policy Statement for Otago and proposed Regional Policy Statement for Otago.
37. The Committee believed that the adverse effects of the proposal would be less than minor and could be mitigated through conditions of consent.
38. The Committee concluded that the granting of the consent would be consistent with the purpose of the Resource Management Act 1991 to promote the sustainable management of natural and physical resources.

Commencement of Consent

As stated in Section 116 of the Resource Management Act 1991, this consent shall only commence once the time for lodging appeals against the grant of the consent expires and no appeals have been lodged, or the Environment Court determines the appeals or all appellants withdraw their appeals, unless a determination of the Environment Court states otherwise.

Right of Appeal

In accordance with Section 120 of the Resource Management Act 1991, the applicant and/or any submitter may appeal to the Environment Court against the whole or any part of this decision within 15 working days of the notice of this decision being received. The address of the Environment Court is:

The Registrar
Environment Court
PO Box 2069
CHRISTCHURCH 8140

Any appeal must be served on the following persons and organisations:

- The Dunedin City Council.
- The applicants.
- Every person who made a submission on the application.

Failure to follow the procedures prescribed in Sections 120 and 121 of the Resource Management Act 1991 may invalidate any appeal.

Please direct any enquiries you may have regarding this decision to Kirstyn Lindsay, whose address for service is City Planning, Dunedin City Council, PO Box 5045, Dunedin 9058.

Monitoring

Section 35(2)(d) of the RMA requires every council to monitor resource consents that have effect in its region or district. The scale and nature of the activity, the complexity and number of the conditions needed to address the environmental effects and whether the conditions have been complied with determines the number of monitoring inspections required. Given the nature of your intended works, this consent will require two inspections.

The City Planning Department sets out the fixed fees charged for monitoring in its schedule of fees. The fee for your scheduled inspections will be included in the invoice for your application.

It should be noted that if additional inspections are required, beyond those scheduled at the time the consent is issued, then there is the ability to apply additional charges to cover the costs of these extra inspections. Often you can reduce the need for additional inspections by complying with the conditions of consent in a timely manner and by ensuring on-going compliance with those conditions. Please ensure that you read the conditions of your consent carefully to establish your obligations when exercising your consents.

Yours faithfully



Jinty MacTavish
Chair
Hearings Committee

Consent Number: LUC-2016-480

Pursuant to sections 34A(1), 104 and 104C of the Resource Management Act 1991 and the provisions of the Operative Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **restricted discretionary activity** being the establishment of a roof top apartment on the building described as the Stanton Building in the application for the site at 201 Princes Street, Dunedin, subject to conditions imposed under section 108 of the Act, as set out below.

Location of Activity: 201 Princes Street, Dunedin

Legal Description: Lot 2 Deposited Plan 459721, lot 5 deposited Plan 459721, Lot 1 Deposited Plan 485496, Part Section 55 Block IX Deposited Plan 1729 Town of Dunedin (Computer Freehold Register 724767)

Lapse Date: 25 May 2022

Conditions

- 1 *The proposed activity shall be undertaken in general accordance with the site plan, elevations and the information provided with the resource consent application, received by the Council on 10 October 2016; except where modified by the following conditions.*
- 2 *The roof design for the proposed apartment shall be constructed in general accordance with either: (a) the original design submitted with the application on 10 October 2016, or alternatively, (b) the revised design options received by the Council on 28 March 2017 and circulated as evidence prior to the hearing.*
- 3 *That a suitably recessive colour scheme for the exterior surfaces of the new apartment building shall be submitted to the Resource Consents Manager for approval and the new apartment building shall painted/finished in those approved colours within 6 months of the building being constructed.*

Advice Notes

- 1 In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through Sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 Unless otherwise specified all conditions should be complied with within 12 months of the consent having been given effect to.
- 6 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.
- 7 Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss their proposal with Heritage New Zealand.
- 8 This consent does not authorise the roof top addition on the Standard Building located on the same site fronting Princes Street. The applicant is required to apply for a separate land use consent for this development.
- 9 The operative plan requires Acoustic Insulation for Residential Activities in the Operative Plan and controls ventilation for residential activities. It is advised that the proposed apartment is still required to comply with the performance standards set out in the Central Activity Zone of the Operative Plan. Details on how the proposal will meet these requirements will be required prior to issue of building consent. For ease of reference these are noted below:

Any kitchen, dining area, living room, study or bedroom in a building to be used for a Residential Activity shall be acoustically insulated from noise from the external environment. The Airborne Sound Insulation provided to insulate these rooms shall achieve a minimum performance standard of $D_{2m,nT,w} + C_{tr} > 30$.

Compliance with this performance standard shall be achieved by ensuring that the rooms identified above are designed and constructed in accordance with either:

- A construction specification approved as an acceptable solution in the New Zealand Building Code for the provision of Airborne Sound Insulation that is specifically designed to protect against noise from the external environment and that will achieve compliance with the minimum performance standard; or*
- An acoustic design certificate signed by a suitably qualified engineer stating that the design as proposed will achieve compliance with the minimum performance standard.*

Ventilation

Where compliance with the requirements of the Building Code (G4) for natural ventilation within bedrooms is achieved by opening windows, the bedrooms are to be supplied with a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

- *For the purposes of this rule bedrooms are defined as any rooms intended to be used for sleeping.*
- *Compliance with this performance standard shall be achieved by a ventilation design certificate signed by a suitably qualified ventilation engineer stating that the design as proposed will achieve compliance with the minimum performance standard.*

Issued at Dunedin this 5th day of May 2017

A handwritten signature in black ink, appearing to read 'Jinty MacTavish', written in a cursive style.

Jinty MacTavish
Chair, Hearings Committee

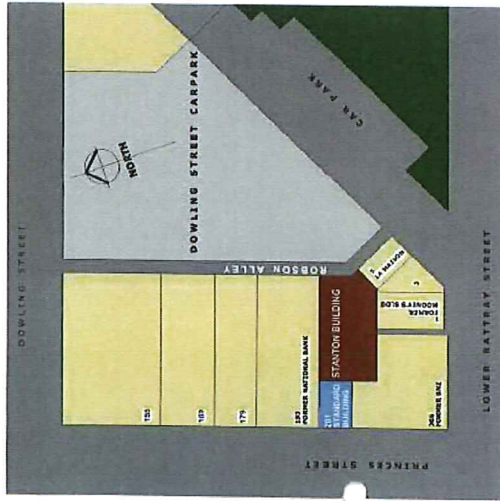
Plans received with application 10 October 2016

11 NORTH ELEVATION

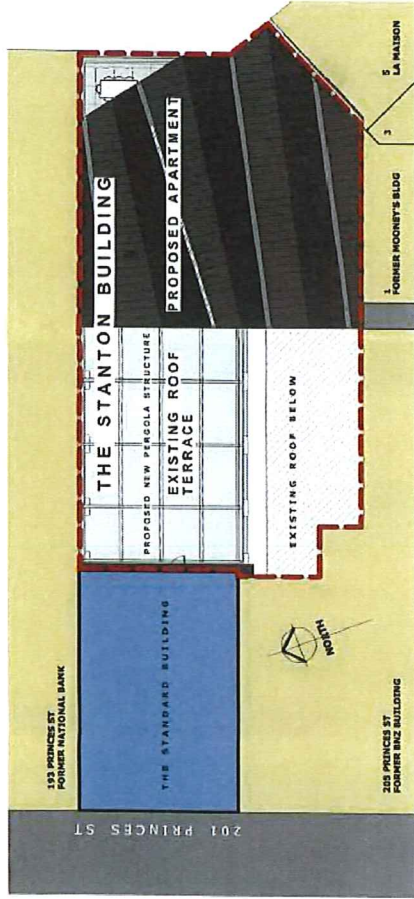
3 SOUTH ELEVATION

5 EAST ELEVATION 9.00

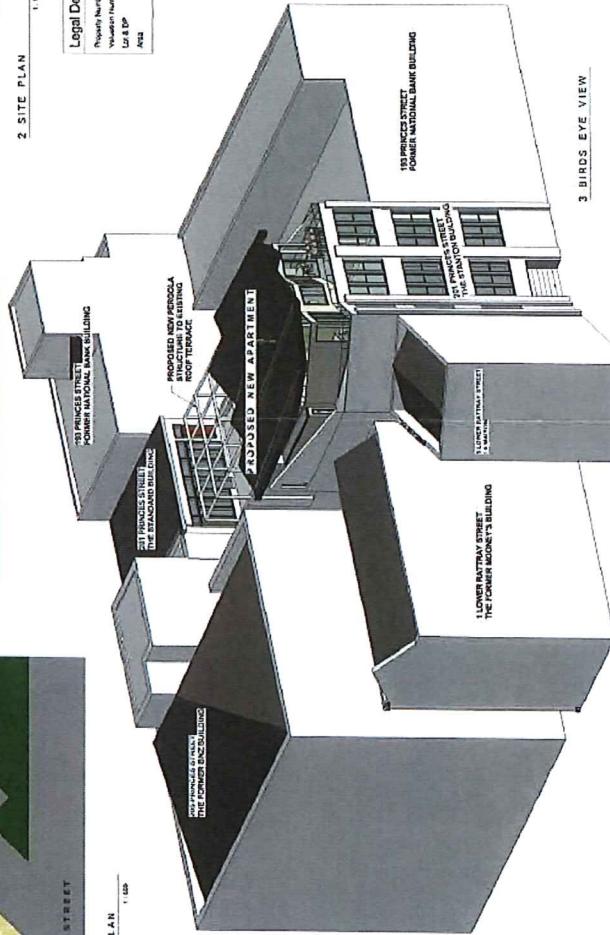
2' WEST ELEVATION



1 LOCATION PLAN
1:100



2 SITE PLAN
1:100



3 BIRDS EYE VIEW

Legal Description			
Project Name	312243		
Volume Number	2719 62302		
Lot & DP	LOT 2 DP 481721		
Area	677m ²		



1. Check & confirm all drawings to scale
2. The scale of the drawings is as indicated on the drawings
3. The drawings are to be used for the purpose of the project only
4. The drawings are not to be used for any other purpose without the written consent of the architect
5. The drawings are not to be used for any other purpose without the written consent of the architect
6. The drawings are not to be used for any other purpose without the written consent of the architect
7. The drawings are not to be used for any other purpose without the written consent of the architect
8. The drawings are not to be used for any other purpose without the written consent of the architect
9. The drawings are not to be used for any other purpose without the written consent of the architect
10. The drawings are not to be used for any other purpose without the written consent of the architect

REV DATE SHEET DESCRIPTION

REV	DATE	SHEET	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NEW APARTMENT FOR
EXCHANGE RENAISSANCE
LTD
ARCHITECT
201 PRINCES STREET, DUNEDIN

LOCATION PLAN, SITE
PLAN & PERSPECTIVE

DATE: 10/10/18

DESIGNED BY: CPT

ISSUED: 10/10/18

RESOURCE CONSENT
ISSUE

NOT FOR CONSTRUCTION

A01

[illegible]

2 SOUTH EAST ELEVATION



Raytheon Schedule

[illegible]

NEW APARTMENT FOR
EXCHANGE RENAISSANCE
LTD

Address: 254 BRINGLES STREET, DUNEDIN

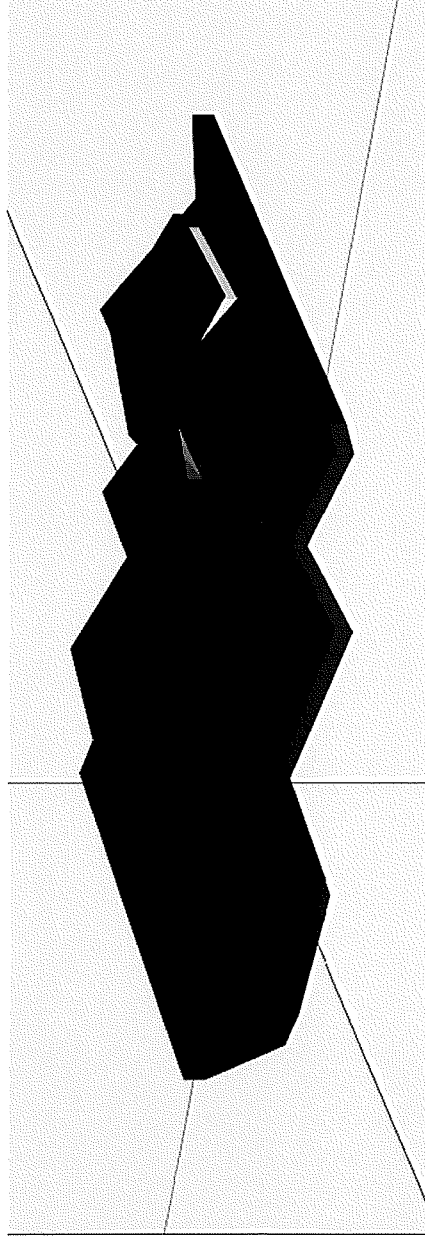
FLOOR PLAN

12/10/2016 12:13:20 p.m.
 NAME: [REDACTED] ID: [REDACTED]
 RESOURCE CONSENT

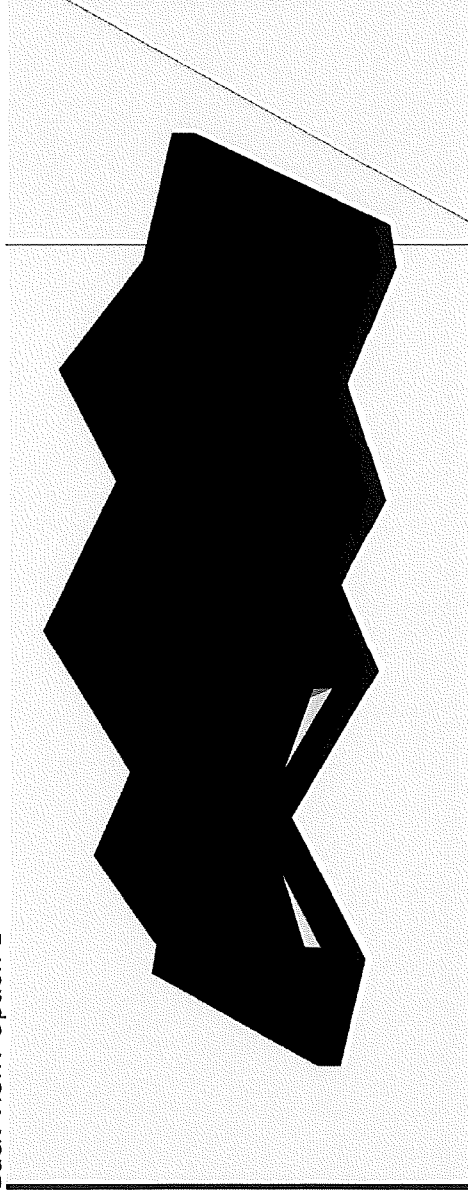
ISSUE
NOT FOR CONSTRUCTION

Plans of alternative roof design options received 28 March 2017

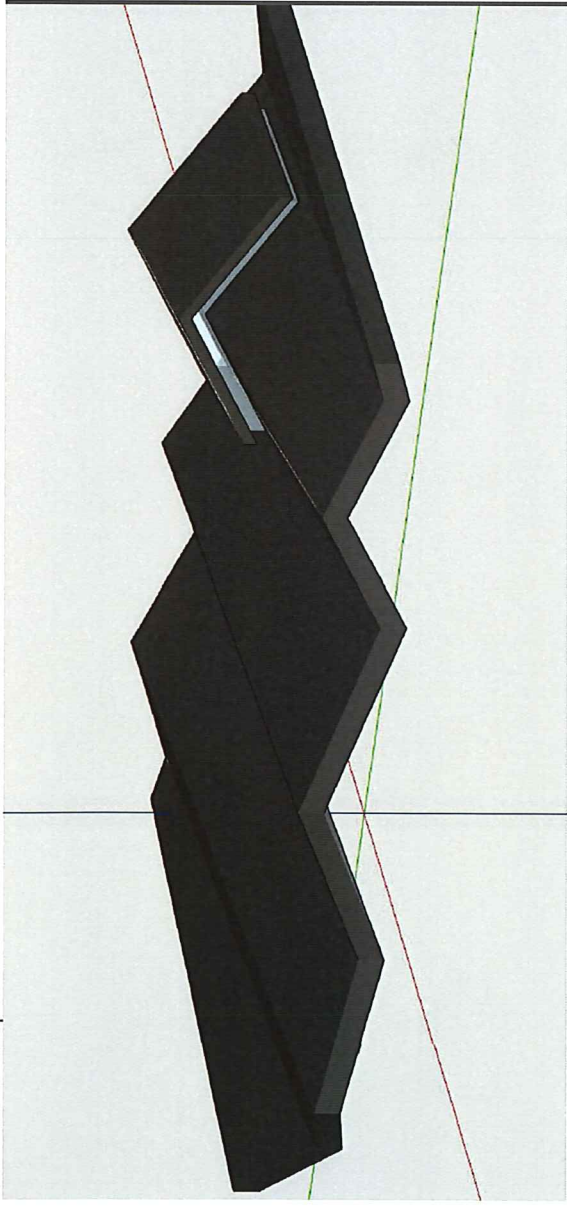
Front View: Option 1



Back View: Option 1



Front View: Option 2



Back View: Option 2

