

APPLICATION NUMBER:	LUC-2018-555
RELATED APPLICATIONS/LICENCES:	

PLANNING APPLICATION DETAILS FORM

Property Address		15 Russell Street Dunedin	
Property Description:		Property No: 5107238, Legal Description: LOT 3 DP 16212	
First Contact: (Applicant)	Name:	Dunedin Residential Developments Limited	
	Mail Address:	C/O Roger Fewtrell, 15 Arthur Street, Dunedin 9016	
	Contact Email:	roger@southernhospitality.co.nz	
	Phone Number:		
	Method of Service	Preferred Method - Email	
Second Contact: (Agent)	Name:		
	Mail Address:		
	Phone Number:		
	Contact Person:		
Description of Application:		land use consent for HPA breach	
Application Type:		Land Use Consent	
Fast Track?			
Consent Type:	Residential Activity	Consent Nature	New Dwelling Breaching Performance Standard
Major Category		Land Use Category C	
Minor Category		Non-Notified - Restricted Discretionary	
Senior Planner or Responsible Officer:		Campbell Thomson	
Lodgement Date:		02 October 2018	Lodgement Officer: Laura Mulder
Amount Paid:	\$1,550.00 – not paid	Invoice Number:	714833
Waived: ☐			
Application Requirements	Signed Application Form		Copy of Title
	Locality Plan		Site Plan
	Plans and Elevations		AEE
	Affected Persons Consent		
Counter Comments:			



1st October 2018

RESOURCE CONSENT APPLICATION - ASSESSMENT OF EFFECTS

1065 – Proposed New Townhouse, 15 Russell St

(note - this is to be read in conjunction with plans Sk01 to Sk07, revision – 'SS1' Issue)

Proposed Activity (Residential Zone 4)

- The proposed activity is to remain residential/domestic and be a re-development that contains a new 2-storey residence with a store/carport below. The section has an area of 559m².
- The proposed scheme is this: -
 - The proposed redevelopment is one that will be inner city modern – a high quality build that is designed for the site on which it sits and the spectacular views that can be achieved.
 - The basement will be a double carport with a store room and internal access. The ground floor will be the bedroom floor (four bedrooms) with the first floor for open plan living, kitchen, dining & decks.
 - The residence is to be clad in coloursteel (trapezoidal profile), white painted pine weatherboards, painted titan panel & a clear sealed concrete block basement. The roof is to be trapezoidal profile coloursteel (mono pitch). The ground floor is mainly built as a pole house except the section over the carport.
 - Vehicle Access is via a right of way/easement that goes around behind 109 Arthur Street and another one between 13 & 19 Russell St. Hence the carport has been positioned appropriately.
 - The proposed deck provides an 'Amenity Space' of 9.2m². The patio off Bed. 1 provides another 6m² of amenity space. The area west of Bed. 1 allows for future amenity space to be developed as sufficient space to contain a Ø4.5m circle.
 - The remaining section will be planted out, with an 1800mm high timber fence built on all boundaries.
- The total earthworks are approximately 171m³. The max. depth of earthworks is approx. 3.0m. This is to enable the residence to be set down as much as possible while still achieving vehicle access to the garage and also keeping the views.
- Proposed Basement F.L. = 174.60
- Proposed Ground F.L. = 177.40
- Proposed First F.L. = 180.20
- Proposed Site Coverage = 165m² (42%) (incl. decks)
- Proposed Total Floor Area across two top floor & basement = 247.5m² (excl. carport)

Existing Activity

- It is an overgrown ragged site with no existing structure and 10 boundaries at various angles.

Assessment of Effects for Development

District Plan Breaches are:

- Due to the nature of the site. Breaches have been modelled. Refer to 3D views on sheet Sk06 for illustrated views of breaches.
- Earthworks volume is 171m³, with a maximum depth of approx. 3.0m.

Mitigating the Breaches:

- Height Plane Protrusions –
 - To reduce height plane breaches, the north facing walls are sloping (roof like).
 - The proposed development is kept to the north to keep the development away from 102 Canongate (approx. 14m)

- The proposed development is on the south side of 13 & 198 Russell & set below them. Hence the siteworks to achieve this.
- Earthworks – The earthworks breach allows the development to have on two car parks on site as well as using backing and 3-point turn and the ability to drive out frontwards.

Summary

Overall, we (Dunedin Residential Developments Ltd & Dwelling Architectural Design) believe that the complicated shape of the section has aided in providing a unique solution which enhances the inner city adding variation and interest.

Affected Persons'

We believe that there are no affected parties.

Yours faithfully

DWELLING Architectural Design

Cameron Grindlay

Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000 | www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application details

I/We Roger Fewtrell (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☐ Land Use Consent ☐ Subdivision Consent

I opt out/do not opt out (delete one) of the fast-track consent process (only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity: To construct a family home

Have you applied for a Building Consent? ☐ Yes, Building Consent Number ABA _____ ☒ No

Site location/description

I am/We are the: ☒ owner ☐ occupier ☐ lessee ☐ prospective purchaser of the site (tick one)

Street Address of Site: 15 ROSSELL ST

Legal Description: LOT 3 DP 16212

Certificate of Title: 7B/881

Contact details

Name: Roger Fewtrell (applicant/agent (delete one))

Address: 15 Arthur St Dunedin Postcode: 9016

Phone (daytime): 021376944 Email: roger@southernhospitality.co.nz

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service: ☒ email ☐ post ☐ other _____ (tick one)

Address for invoices or refunds (if different from above)

Name: Dunedin Residential Developments Ltd

Address: 15 Arthur St Dunedin

Bank details for refunds

Ownership of the site

Who is the current owner of the site? Dunedin Residential Developments Ltd

If the applicant is not the site owner, please provide the site owner's contact details:

Address: 15 Arthur St Dunedin Postcode: 9016

Phone (daytime): as above Email: as above

Occupation of the site

Please list the full name and address of each occupier of the site: _____

Vacant section

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

May 2020

(month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

Family 4 bedroom home with double garage & internal access to house.

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

Vacant section

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? _____

R4

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

inner city residential

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: _____

Address: _____

Name: _____

Address: _____

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

☒ Water Permit ☒ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☐ Not applicable

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of Applicant/Agent (delete one): _____ Date: 2/10/18

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email development.contributions@dcc.govt.nz.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

In Writing: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

In Person: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

By Phone: (03) 477 4000, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

- ☒ Completed and Signed Application Form
- ☒ Description of Activity and Assessment of Effects
- ☒ Site Plan, Floor Plan and Elevations (where relevant)
- ☐ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Written Approvals
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons
- ☐ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)
- ☒ Bank account details for refunds

In addition, subdivision applications also need the following information

- ☐ Number of existing lots.
- ☐ Number of proposed lots.
- ☐ Total area of subdivision.
- ☐ The position of all new boundaries.

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects)?

☐ Yes ☐ No

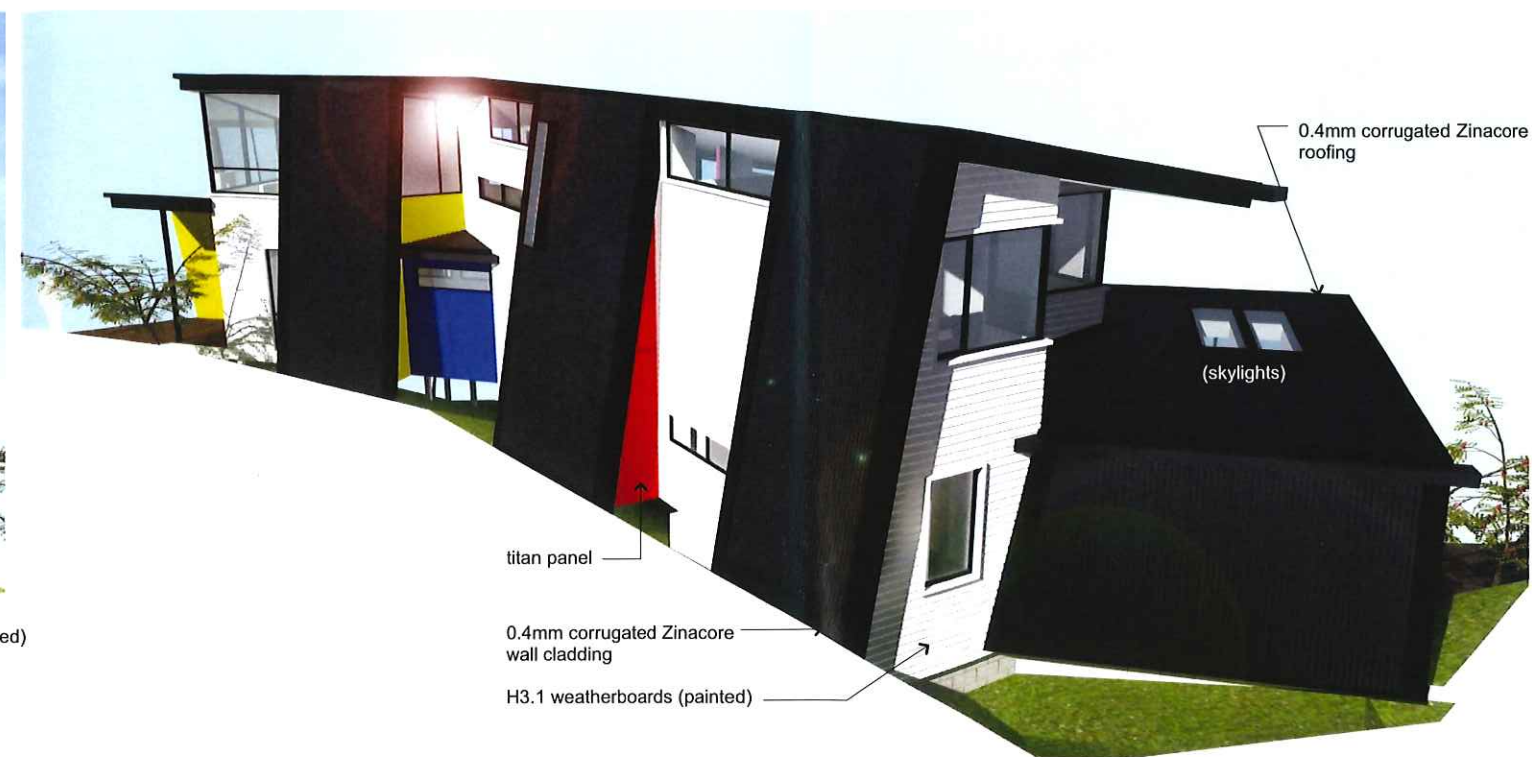
Application: ☐ Received ☐ Rejected

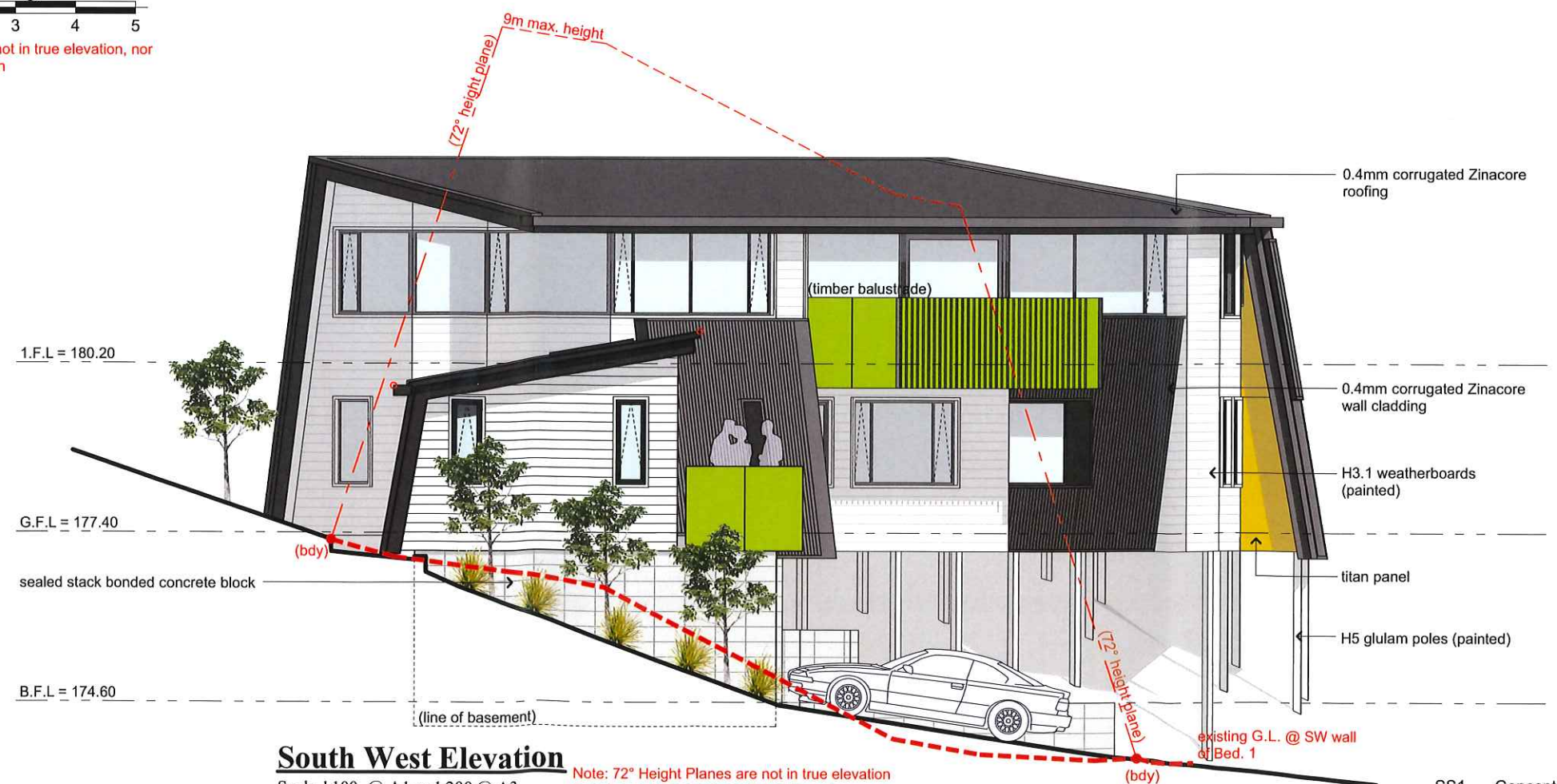
Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

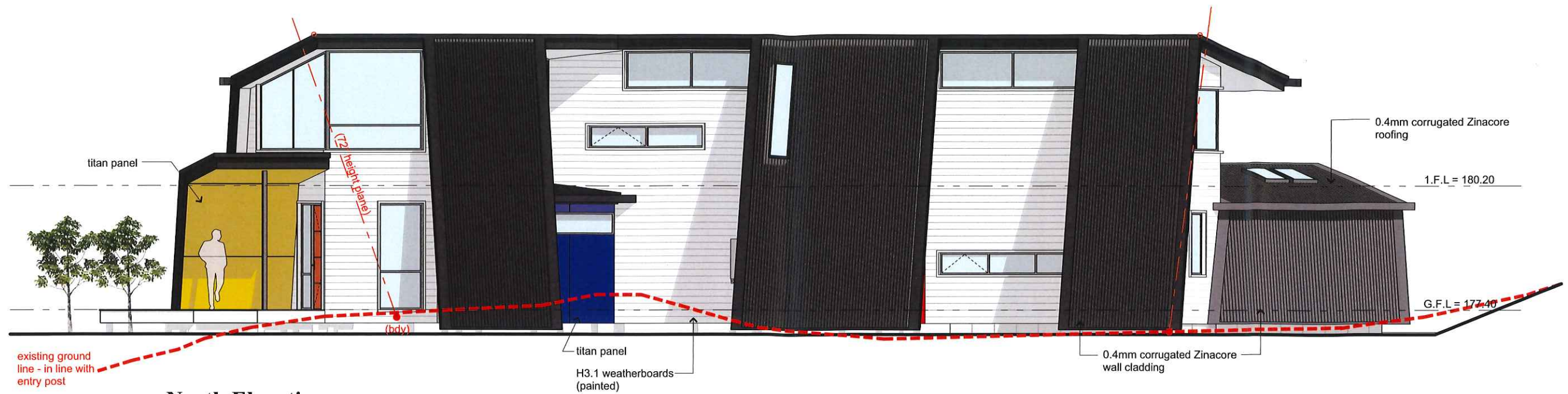
Comments: _____

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: _____ Date: _____







North Elevation

Scale 1:100 @ A1 or 1:200 @ A3

Note: 72° Height Plane is not in true elevation, nor is the whole north elevation



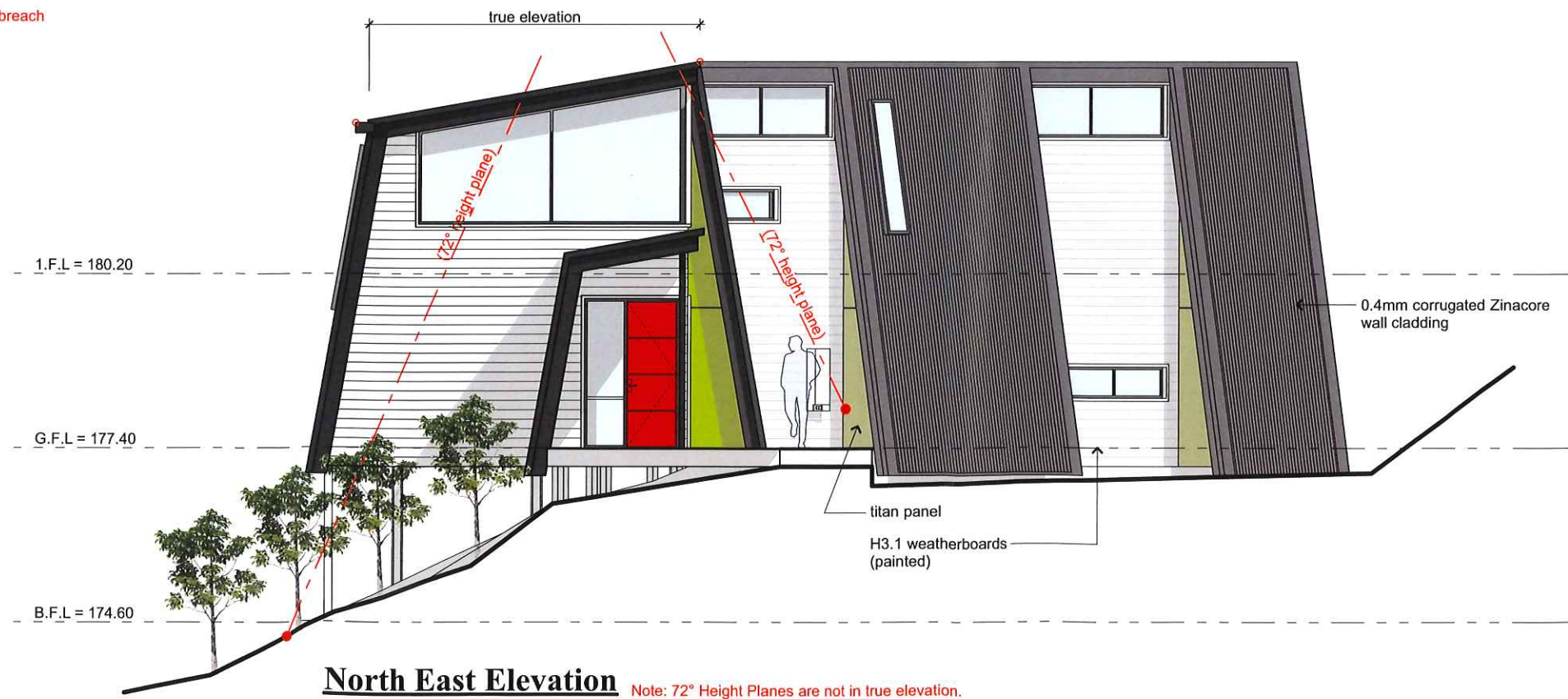
72° HEIGHT PLANE BREACHES

-view from birds eye south east



72° HEIGHT PLANE BREACHES

-view from birds eye north west

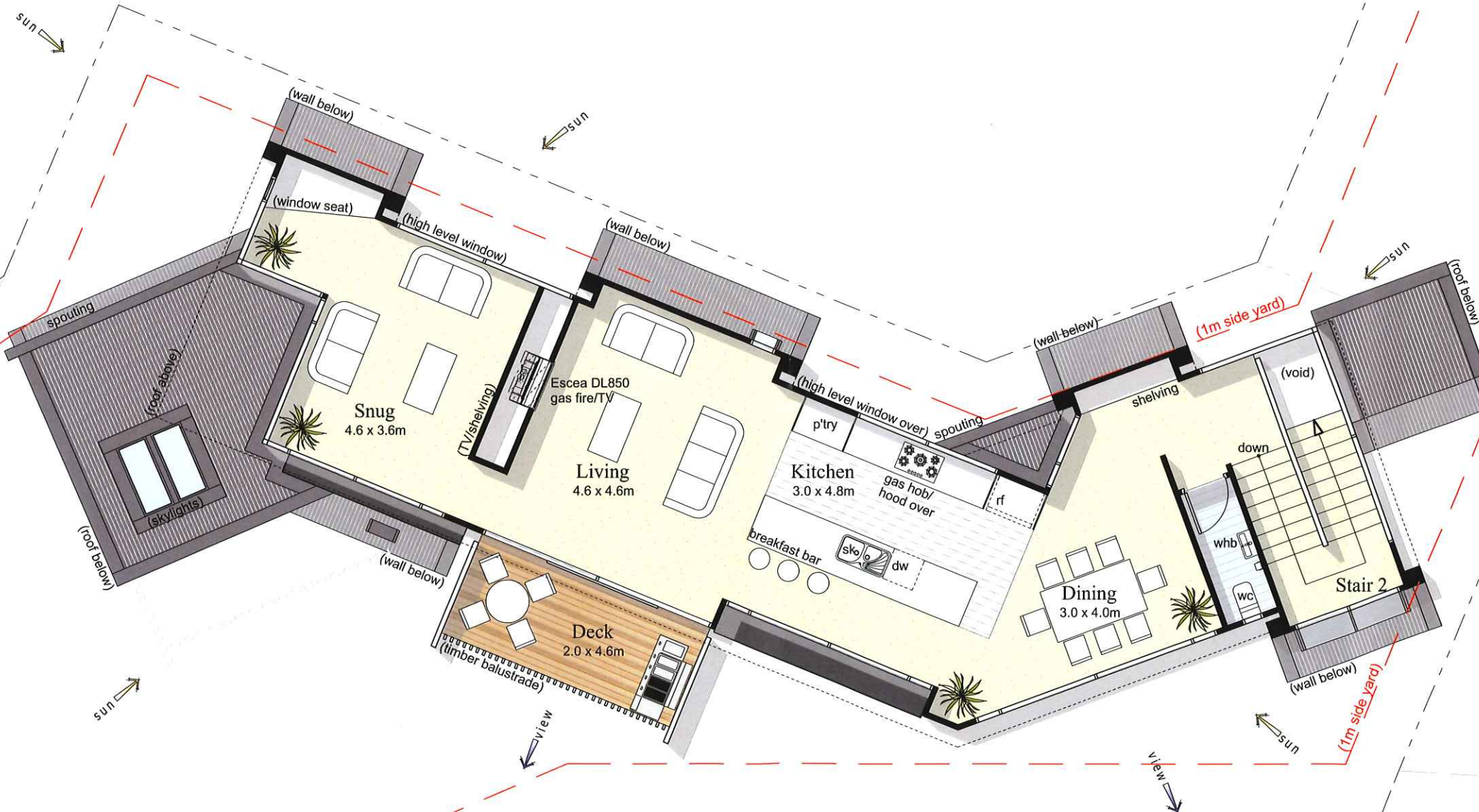
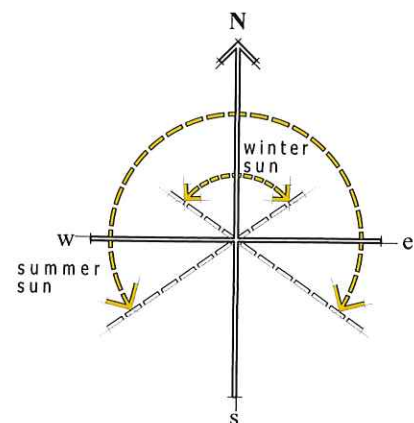


North East Elevation

Scale 1:100 @ A1 or 1:200 @ A3

Note: 72° Height Planes are not in true elevation.





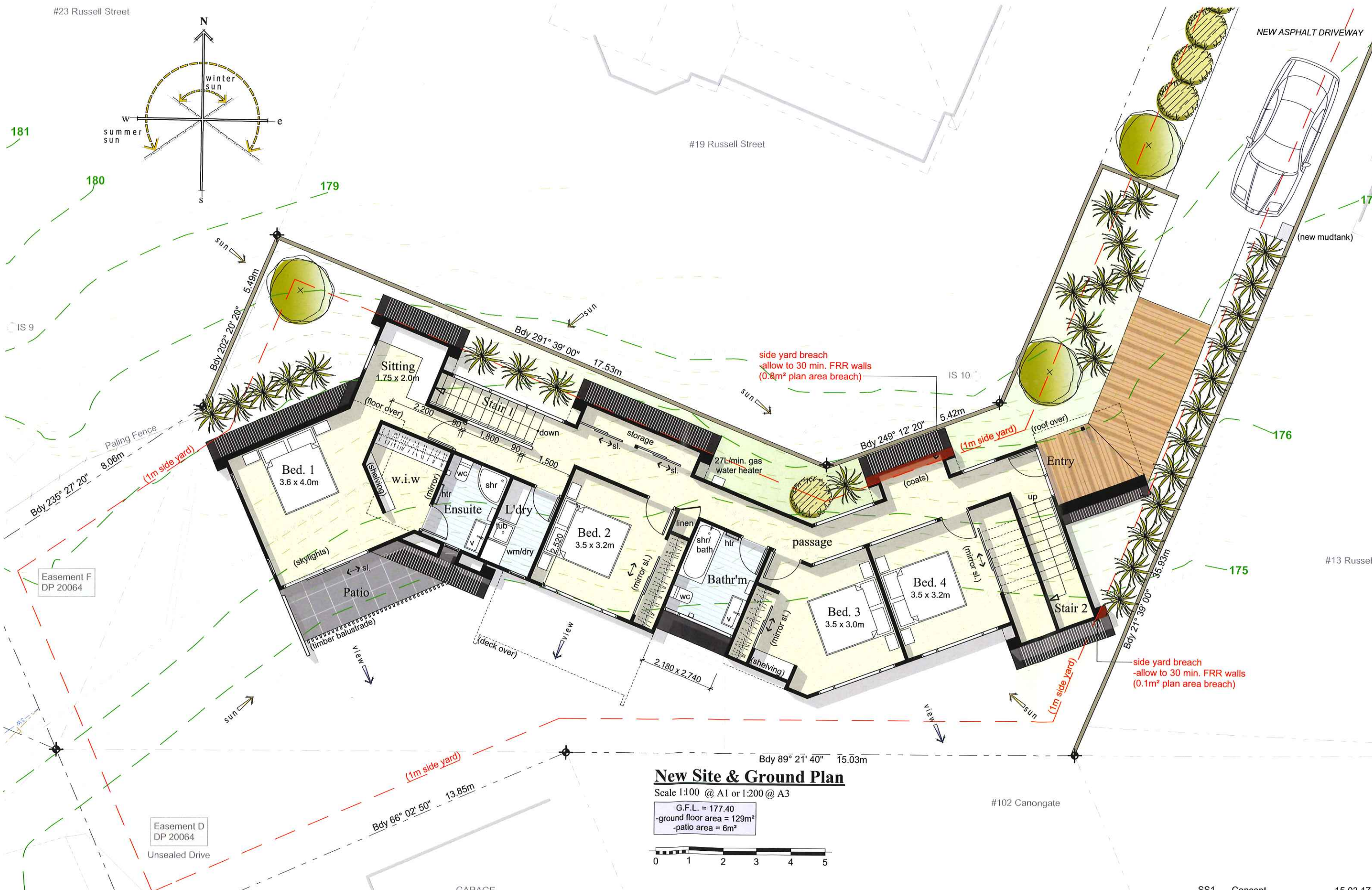
New First Plan

Scale 1:100 @ A1 or 1:200 @ A3

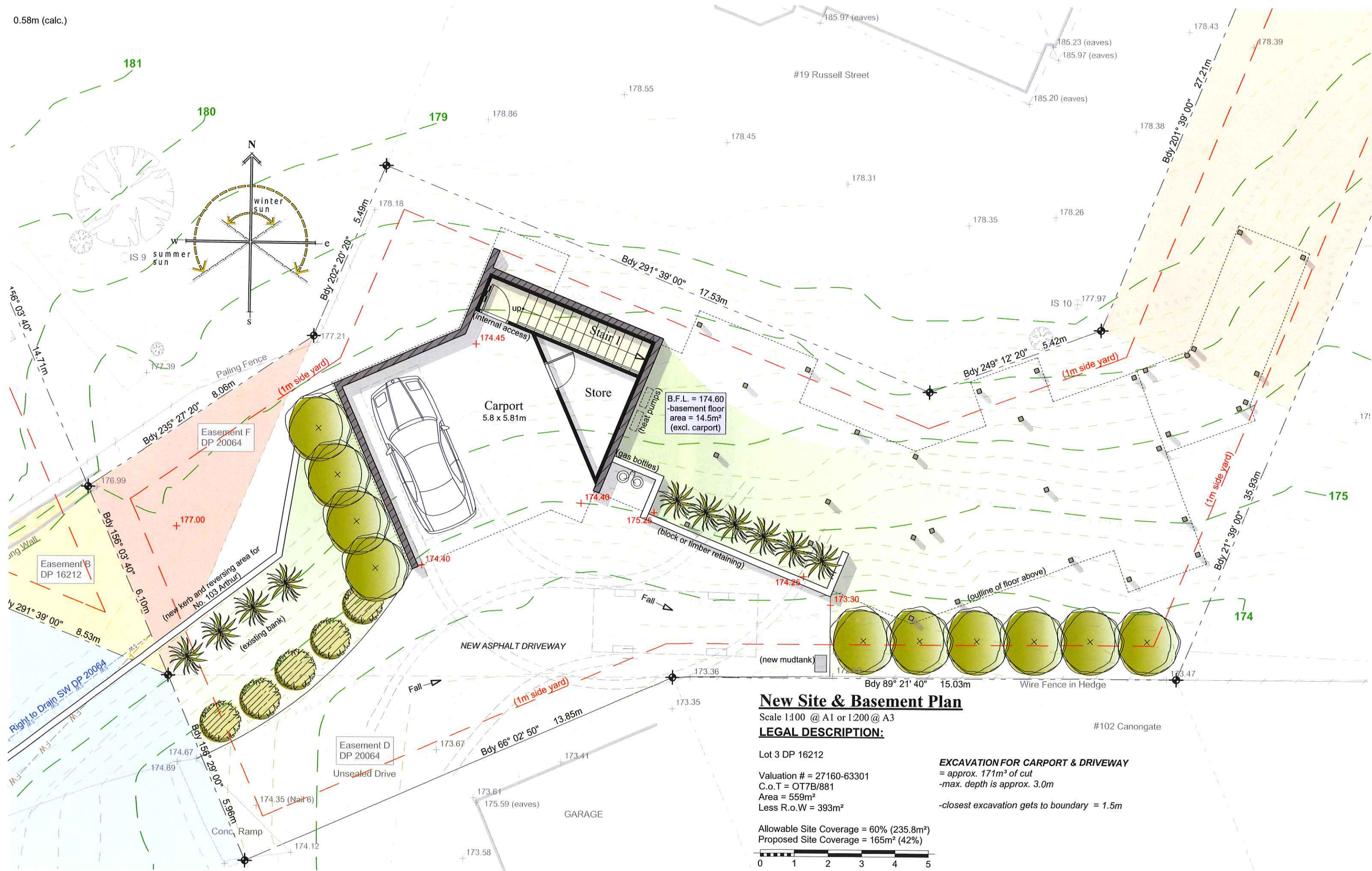
1.F.L. = 180.20
-first floor area = 104m²
-deck area = 6m²



BUILDING ENVELOPE RISK MATRIX		
Worst Case Scenario		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Medium risk	2
Total Risk Score:		17



0.58m (calc.)



PROPOSED NEW TOWNHOUSE, 15 Russell St - Dunedin
New Basement Plan (incl. Site)

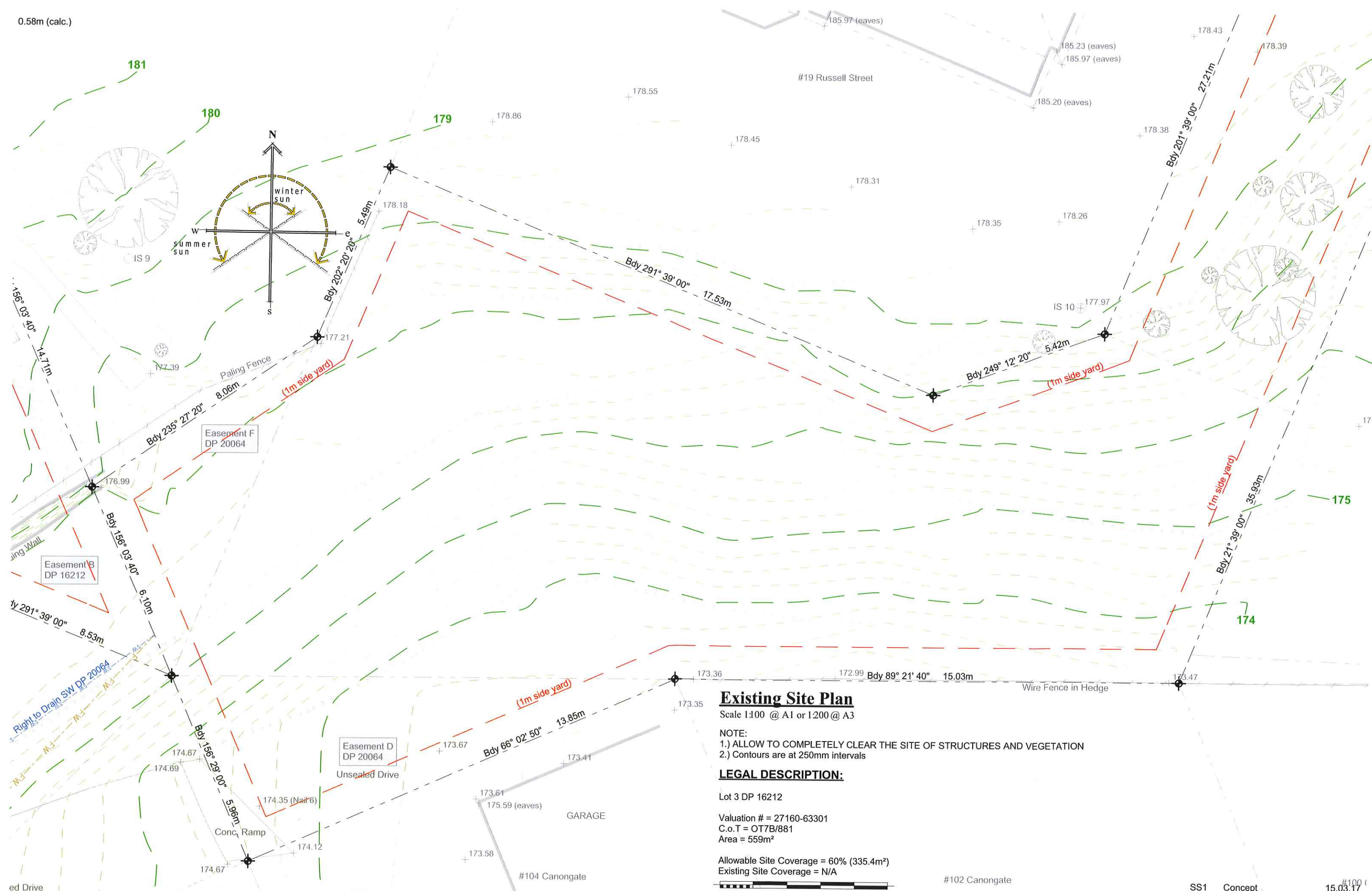
Printed: Wednesday, 15 March 2017
Scale: 1:100 @ A3

SS1	Concept	15.03.17
-----	---------	----------

Sk02

Job No.: 1065 rev: SS1

0.58m (calc.)



PROPOSED NEW TOWNHOUSE, 15 Russell St - Dunedin
Existing Site Plan

Printed: Wednesday, 15 March 2017
Scale: 1:100 @ A3

Existing Site Plan

Scale 1:100 @ A1 or 1:200 @ A3

NOTE:

- 1.) ALLOW TO COMPLETELY CLEAR THE SITE OF STRUCTURES AND VEGETATION
- 2.) Contours are at 250mm intervals

LEGAL DESCRIPTION:

Lot 3 DP 16212

Valuation # = 27160-63301

C.o.T = OT7B/881

Area = 559m²

Allowable Site Coverage = 60% (335.4m²)

Existing Site Coverage = N/A



#102 Canongate

SS1 Concept

5.03.17 #100 (

Sk01

Job No.: 1065

rev: SS1