

<b>APPLICATION NUMBER:</b>	LUC-2016-110
<b>RELATED APPLICATIONS/LICENCES:</b>	

## PLANNING APPLICATION DETAILS FORM

<b>Property Address</b>	38 Richmond Street Dunedin
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<b>Property Description:</b>	Property No: 5039100, Legal Description: LOT 18 BLK XVI DP 60
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<b>First Contact: (Applicant)</b>	<b>Name:</b>	L A Prattley and R J Prattley
	<b>Mail Address:</b>	14 Churchill Street, Dunedin 9012
	<b>Phone Number:</b>	
<b>Second Contact: (Agent)</b>	<b>Name:</b>	
	<b>Mail Address:</b>	
	<b>Phone Number:</b>	
	<b>Contact Person:</b>	

<b>Description of Application:</b>	construct two dwellings
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<b>Application Type:</b>	Land Use Consent
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<b>Consent Type:</b>	Residential Activity	<b>Consent Nature</b>	New Dwelling Breaching Density
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<b>Major Category</b>	Land Use Category D
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<b>Minor Category</b>	Non-Notified - Non Complying
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<b>Senior Planner or Responsible Officer:</b>	Campbell Thomson
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<b>Lodgement Date:</b>	24 March 2016	<b>Lodgement Officer:</b>	Paula Myers
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<b>Amount Paid:</b>	\$1,300.00	<b>Invoice Number:</b>	570444
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<b>Waived:</b> <input type="checkbox"/>			
<b>Application Requirements</b>	<b>Signed Application Form</b>		<b>Copy of Title</b>
	<b>Locality Plan</b>		<b>Site Plan</b>
	<b>Plans and Elevations</b>		<b>AEE</b>
	<b>Affected Persons Consent</b>		

<b>Counter Comments:</b>	
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# Application Form for a Resource Consent

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

## Application Details

I/We Laurence & Raewyn Prattley (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

Brief description of the proposed activity: Construct two residential dwellings on an undersize lot

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 etc) of the site

Street Address of Site: 38 Richmond Street

Legal Description: Lot 18, Bk XII, OP60

Certificate of Title: OT160/63

## Address for correspondence (this will be the first point of contact for all communications for this application)

Name: Laurence & Raewyn Prattley (applicant/agent (delete one))

Address: 14 Churchill st South Dun Postcode: 9012

Phone (daytime): 0272229772 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## Address for Invoices or Refunds (if different from above)

Name: 14 churchill st L Prattley

Address: 14 churchill st

Bank Account Name \_\_\_\_\_

Account Number: 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

 Bank Branch \_\_\_\_\_ Account Number \_\_\_\_\_ Suffix \_\_\_\_\_

## Ownership of the site

Who is the current owner of the site? applicant

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

Address: \_\_\_\_\_ Postcode: \_\_\_\_\_

Phone (daytime): \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**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).

late 2016 (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.

See attached.

**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.

See attached.

(Attach separate sheets if necessary)

**District plan zoning**

What is the District Plan zoning of the site? see attached

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.

**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.

See attached

**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: See attached

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.

See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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): *L. Pullen* Date: 26 March 2016

**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](http://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.

## 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

By Email: [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)

There is also information on our website at [www.dunedin.govt.nz](http://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)

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: \_\_\_\_\_

18 March 2018

**Resource Consent Application to:**

**Construct Two Units**

**at:**

**38 Richmond Street  
Dunedin**

**for:**

**Mr L and Mrs R Prattley**

**The Applicant and Property Details**

**Site Address:** 38 Richmond Street, Dunedin

**Applicants:** Mr Laurance Prattley and Mrs Raewyn Prattley

**Legal Description:** Lot 18, Block XVI, DP 60 (see **appendix A**)

**Site Area:** 438m<sup>2</sup>

**District Planning Zone:** Residential 2

**Summary of Proposal:** Land use consent to construct two domestic dwellings on an undersized lot.

**List of information attached:**

Appendix A Title

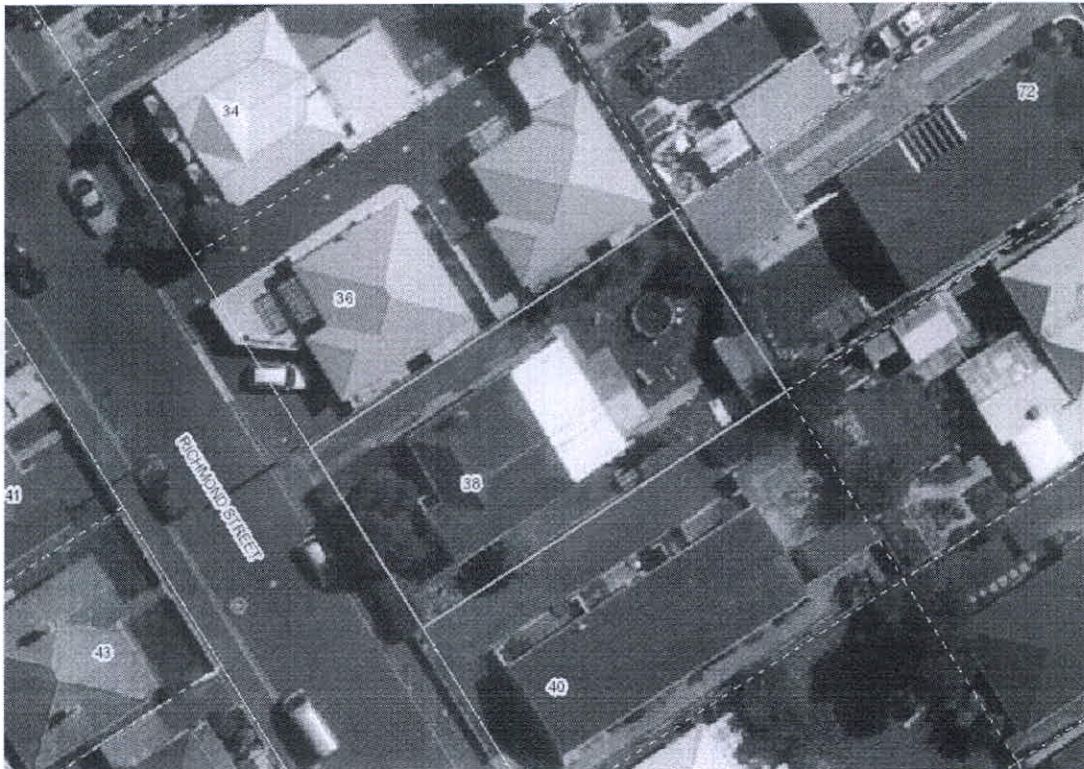
Appendix B Dwelling Plans



18 March 2018

## **Description of Existing Activity**

- There is an existing dwelling on the site, comprising a weatherboard villa, of three bedrooms.
- The site has one street frontage, to Richmond Street
- The site is grassed, with no other vegetation or plantings in place.
- The site is generally flat, as is the immediate area surrounding.
- There is an existing road crossing formed, and one off street parking area.
- The site adjacent at 36 Richmond Street hosts two new dwellings, of almost identical design to this proposal, on a similar size lot. This was granted Resource Consent in 2010.
- The site adjacent at 40 Richmond Street hosts “DCC elderly persons housing” comprising 3 units, on a similar size lot.



Aerial view, showing site.

18 March 2018



Street view of site



Street view of site



## **Description of Proposed Activity**

- Land use consent is sought to construct two new dwellings on an undersized lot.
- **Size of Lot:**
  - 438m<sup>2</sup>
- **It is proposed to construct two buildings:**
  - Both two bedroom town house style dwellings.
- **Form of the buildings:**
  - Both Dwellings: Comprise concrete floor slab, brick veneer, colour steel, hip style roof, aluminium framed double glazed windows.
  - Total Area of each dwelling 77.3m<sup>2</sup>.
  - Combined total area of both buildings: 154.6m<sup>2</sup>.
  - Total Site Coverage, including both buildings: 35.3%
  - Plans for both buildings are in **Appendix B**
- **Earthworks, both buildings:**
  - Excavation will be minimal, the only excavation being removal of ground to form a suitable slab foundation.
- **Site Access**
  - Access to the site for the rear unit will be via the pre-formed existing road crossing.
  - Access to the site for the front unit will be via a new 3.0m wide crossing.
- **Storm Water and Foul Water Disposal**
  - Storm water from the dwellings will be discharged to the curb and channel.
  - Foul drains will be discharged into Council foul sewer system.
- **Bulk and Location of the Buildings:**
  - All setbacks have been adhered to.
  - Height plane, and recession planes have been adhered to.
  - Max Site Coverage has been adhered to.
  - Minimum off street parking has been adhered to.
  - Minimum outdoor area for each unit has been achieved.

## **District Plan Rules: - Reason for application**

The land is located within the Dunedin City Council "Residential 2" zone of the current district plan. Richmond Street is classified as a Local Road in the district plan hierarchy.

The following Resource Consents are sought to authorize the proposed development:

- ***A Non-complying activity pursuant to Rule 8.8.6 (iii)***
  - ***Residential activity*** at a density of not less than 300m<sup>2</sup> of site area per residential unit is a permitted activity for this zone, pursuant to District Plan rule 8.8.1 (i). As the subject site is less than 600m<sup>2</sup> (being 438m<sup>2</sup>) and two residential units are proposed, the proposal is considered to be a non-complying activity pursuant to rule 8.8.6 (iii)
- The performance criteria of Rule 8.8.2 do not apply to non-complying activities, but the following relevant conditions of complying activities **have not been met:**
  - 8.8.2 (viii) **Access:** It is required that access arrangements comply with the performance criteria of section 20 Transportation of the District Plan. Rule 20.5.7 (i) required that any site fronting a Local road 0-18 metres shall have a maximum of 1 vehicle crossing per road frontage. The subject site is 14.54m, and 2 road crossings of 3.0m are proposed.
- The performance criteria of Rule 8.8.2 do not apply to non-complying activities, but the following relevant conditions of complying activities **have been met:**
  - 8.8.2 (i) **Minimum Yards, Front site:** Front yard 3.0m, all other yards 1.0m
  - 8.8.2 (ii) **Height Plane Angle:** 63 degrees, (1 to 2 height ratio).
  - 8.8.2 (iii) **Maximum height:** 9.0m
  - 8.8.2 (iv) **Maximum Site Coverage:** Front site 50%.
  - 8.8.2 (v) **Minimum Amenity Open space:** 35m<sup>2</sup> at ground level containing a 4.5m diameter circle.
  - 8.8.2 (vi) **Separation Distances:** Development containing more than 1 residential unit that does not share a party wall shall be separated by a distance of no less than 2.0m
  - 8.8.2 (vii) **Minimum Car Parking:** 1 car parking space per residential unit up to and including 150m gross floor area.

18 March 2018

## **Effectuated Parties: - Written approvals**

No effectuated parties have been identified, and no written approvals are submitted. It is considered that the decision for allowing two residential units at 36 Richmond Street (LUC 2009 469) has set a precedence, and we refer to this as part of our application.

## **Assessment of Environmental Effects:**

Any actual or potential adverse effects of the proposal on the environment shall be considered as no more than minor for the following reasons:

1. The proposal will not give rise to more than minor adverse environmental effects and satisfies both gateway tests contained in Section 104D of the Resource Management act. (as referred to in LUC -2009-469) As such the proposal does not compromise the integrity of the plan.
2. The proposal is consistent with the characteristics and style of residential activity occurring in both the immediate surrounding area and the wider South Dunedin Residential 2 zone.
3. The proposal is almost identical to the allowed proposal at 36 Richmond Street adjacent.

## **Conditions.**

The following specific conditions are offered:

**Development Contribution:** It is accepted that should Council require it a development contribution will be payable.

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**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** OT16D/63  
**Land Registration District** Otago  
**Date Issued** 31 August 1994

**Prior References**  
OT91/252

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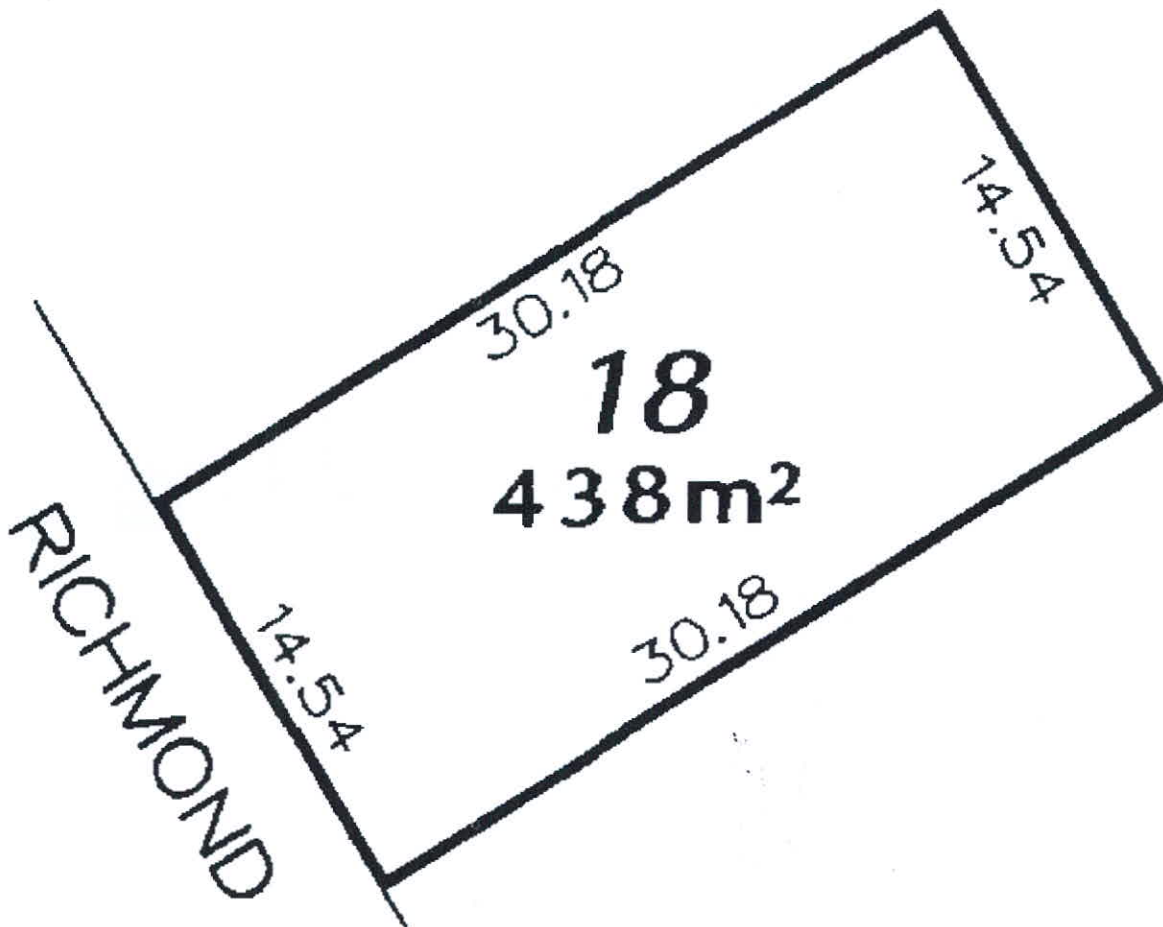
**Estate** Fee Simple  
**Area** 438 square metres more or less  
**Legal Description** Lot 18 Block XVI Deposited Plan 60

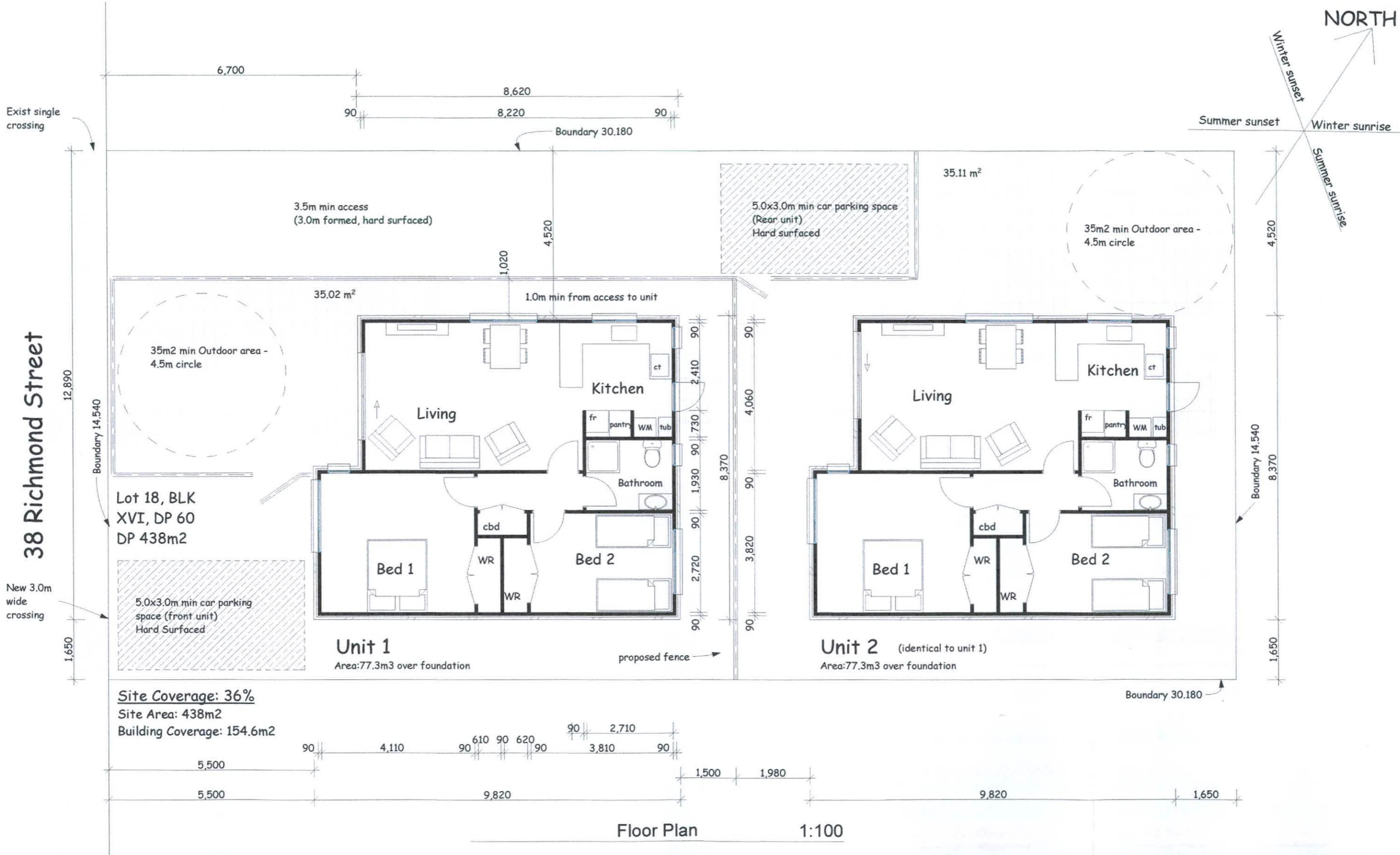
**Proprietors**  
Laurence Alan Prattley, Raewyn Joy Prattley and Edwin Alan Nicolson

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**Interests**







**ALISON CAREY**  
**ARCHITECTURAL DESIGNER**  
 3 Kilmarnock Close, Wavy Knowes, Waldronville, DUNEDIN  
 Mobile: 027 699 0363 Fax: 488 2177 Phone: 488 2177

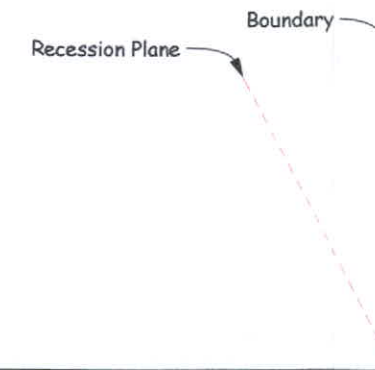
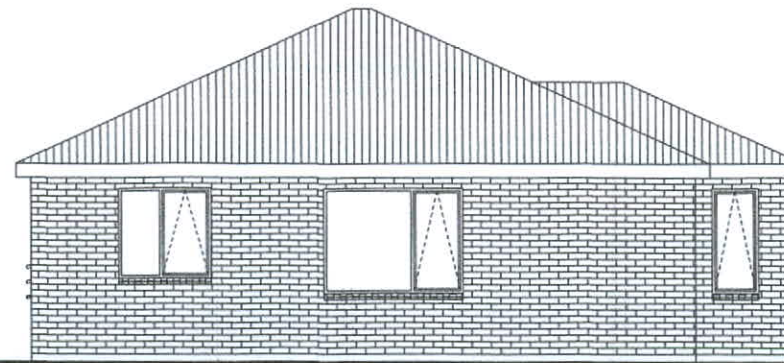
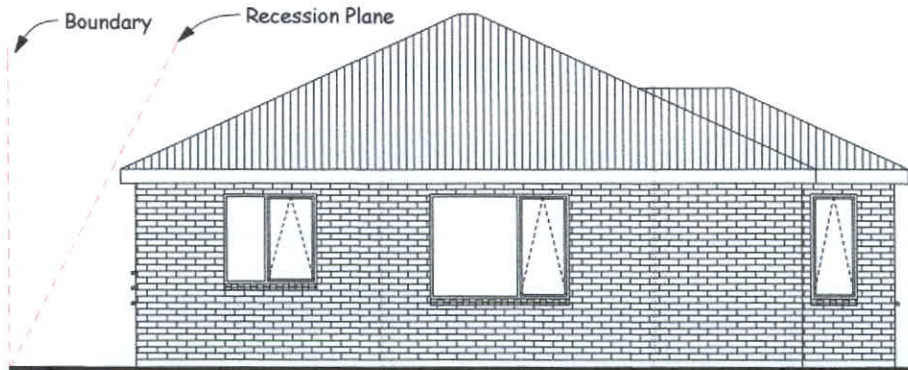
Proposed New Townhouses  
 at: 38 Richmond Street  
 for: Mr and Mrs Prattley

**Design Parameters:**  
 Wind Zone: High  
 Earthquake Zone: 1  
 Climate Zone: 3  
 Exposure Zone: C

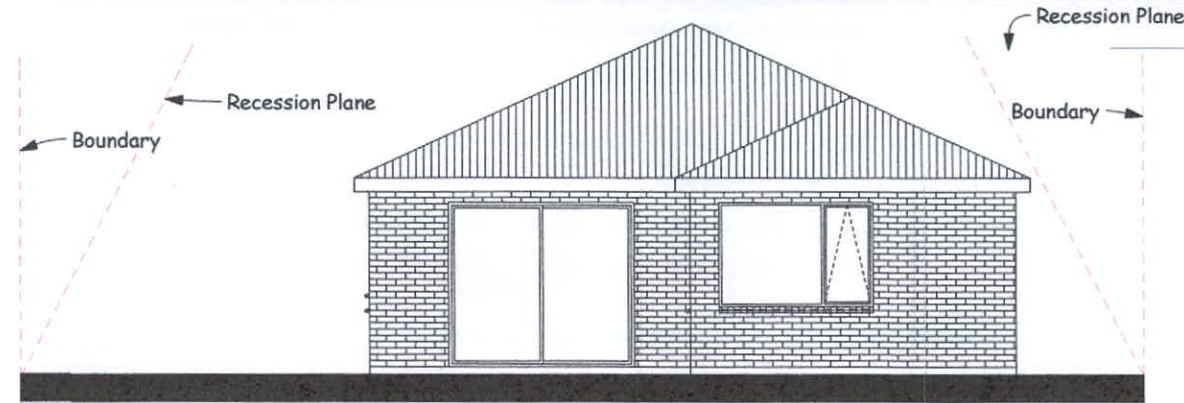
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Revision:	
Job No.:	A530

Date:	18.3.16
Sheet No.:	1 of 2





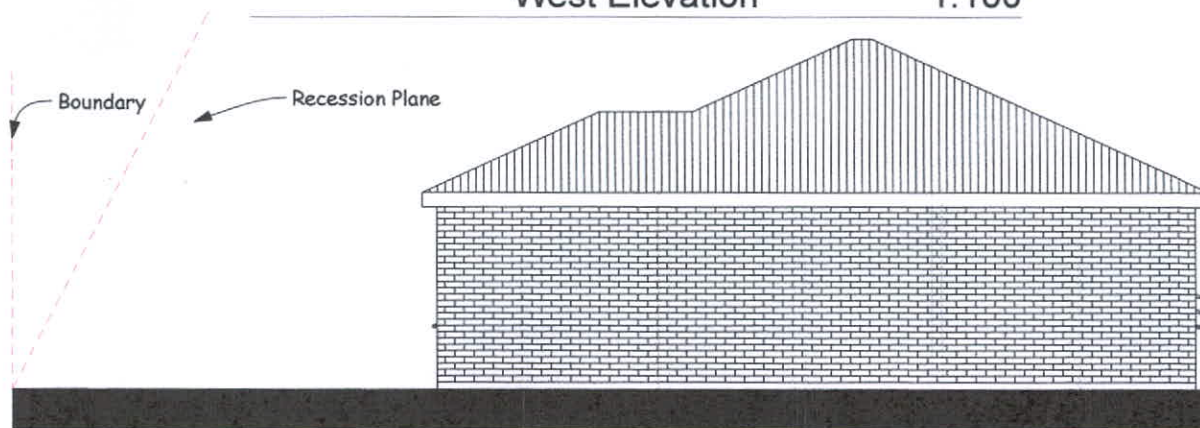
North Elevation 1:100



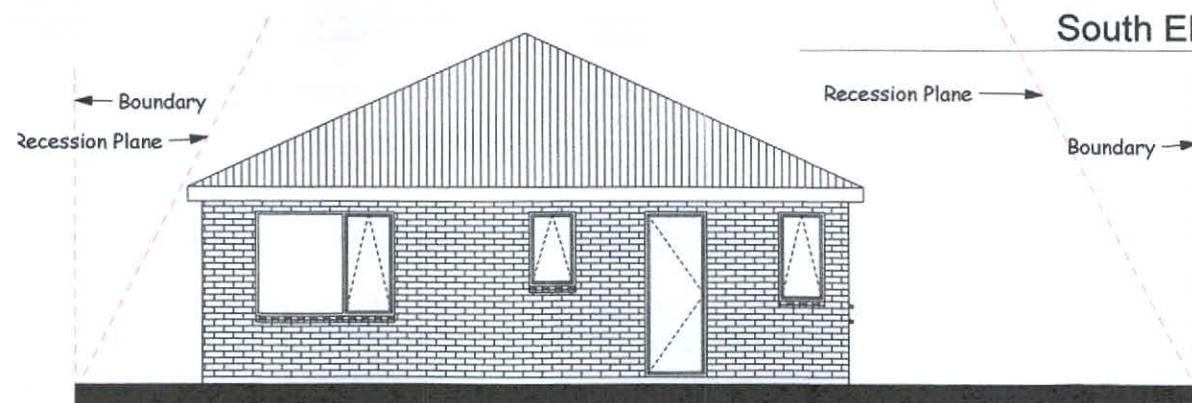
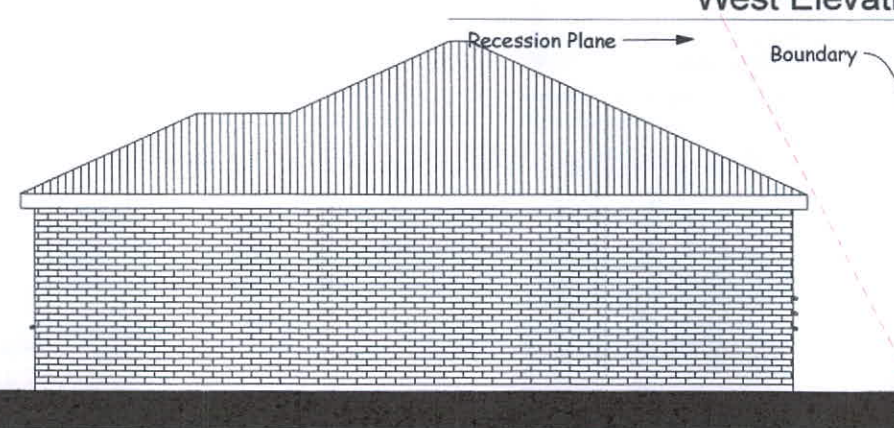
West Elevation 1:100



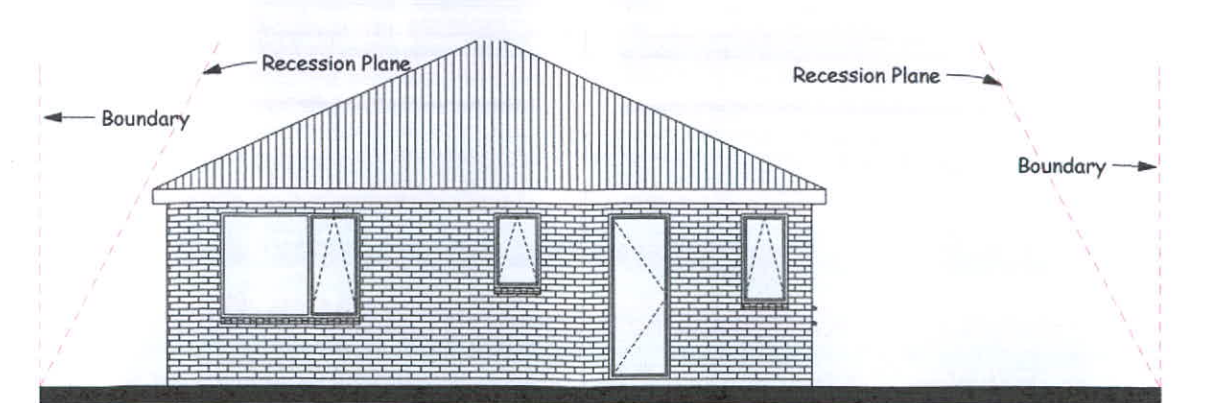
West Elevation 2 1:100



South Elevation 1:100



East Elevation 1:100



East Elevation 2 1:100

**ALISON CAREY**  
**ARCHITECTURAL DESIGNER**  
 3 Kilmarnock Close, Wavy Knowes, Waldronville, DUNEDIN  
 Mobile: 027 699 0363 Fax: 488 2177 Phone: 488 2177

Proposed New Townhouses  
 at: 38 Richmond Street  
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**Design Parameters:**  
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Revision:	Date: 18.3.16
Job No.: A530	Sheet No.: 2 of 2