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1 November 2016

The Resource Consents Planner
City Planning
Dunedin City Council
PO Box 5045
Dunedin

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Dear Sir / Madam

APPLICATION FOR RESOURCE CONSENT (SUBDIVISION AND LAND USE)
49 WALTON STREET, DUNEDIN

Please find below, information in support of a resource consent application (subdivision and land use) in relation to the proposed establishment of two units within the property at 49 Walton Street, Kaikorai, Dunedin.

Also attached to this application are the following documents-

1. Form 9 application.
2. Subdivision scheme plan.
3. Subdivision scheme plan, with aerial photo image.
4. Density assessment plan.
5. Architectural plan.
6. Property certificate of title.
7. 2GP Zoning map.
8. Relevant pages of the Baker Garden May 2015 report on Medium Density Areas.
9. HAIL assessment report.
10. Affected persons consent forms.
11. Cheque for $1,800.00 to cover the anticipated consent processing deposit fee.

1. INTRODUCTION

The objective of this application is to obtain resource consent for the establishment of two new units within the property at 49 Walton Street, and for the subdivision of these units into two independent sites.

The applicant requires resource consent due to proposed non-compliances with the planning regulations that apply to Dunedin City.

The applicants are Mrs Marilyn Innes and Mr Chris Featonby. The subject property is currently owned solely by the applicants.

2 CURRENT SITUATION

The legal description of the application site is Lot 16 DP 130. The property has a total area of 455m² and is currently held in certificate of title OT7D/1274, a copy of which is attached. Site dimensions are approximately 32.6m long by 14.1m wide. There are no existing easements or encumbrances registered on the property title. The physical address of the property is 49 Walton Street, Dunedin, although the site also enjoys a frontage to Font Street in addition to its Walton Street boundary. Both Walton Street and Font Street are legal public roads.

The site is occupied by a single dwelling, which is located at the Walton Street side of the property. A small storage structure is located close to the dwelling, near the boundary shared with 47 Walton Street. The portion of the land that lies adjacent to Font Street is dominated by a flat area of paving, which acts as car parking space for the site. The remainder of the land comprises paved paths and areas of landscaping.

There is no formed vehicle access to the site from Walton Street. The topography of the road formation, which includes a reasonably significant difference in levels between the carriageway and the footpath of the north-western side of the road, creates physical constraints around forming useable vehicle accesses to the properties on this side of the road.

The existing dwelling is a two-storey bungalow-style house with a footprint area of 90m². Its exact age is uncertain, but is thought to be in excess of 100 years. The earliest building record held at Dunedin City Council is a plumbing record dated 1915, while there is comment in the Council's attached property report (for HAIL purposes) of the house and surrounding area being predominantly residential from at least 1888. The applicants are aware of their duties under the Heritage New Zealand Pouhere Taonga Act 2014 to investigate and confirm whether any part of the existing structure is pre-1900, and if so, that certain heritage assessment processes will need to be undertaken prior to the existing house being removed.

Topography across the site exhibits a drop of approximately 4.0m from the Walton Street frontage to the Font Street frontage. This is fairly typical of the properties along the north-west side of Walton Street. The elevation of the application site is approximately 130m above sea level.

The character of the immediately surrounding properties is of a similar nature to that of the application site. These properties are generally used for residential purposes, with dwellings lying in the south-east (higher) regions of the sites, and access (often with associated garaging structures) from the opposite end of the land.

In the broader sense, the subject property is situated midway between the neighbourhoods of Roslyn and Kaikorai. The most significant intersection nearby is that of Highgate and Stuart Street, which is located some 250m to the south of the application land.

The local community comprises a mixture of land uses and activities, the majority of which support normal residential functions. These community features include the following-

Feature	Address	Proximity to Application Site *
Community housing (DCC) - 19 units.	115 Taieri Road	320m
Public reserve – Nairn Street.	20 Nairn Street	180m
Public reserve – Bishopscourt.	25 Lynn Street	460m
Community housing (DCC) - 4 units.	55 Walton Street	40m
Community housing (DCC) - 9 units.	48 School Street	70m
Public reserve – Kaikorai Common Reserve.	58A Nairn Street	60m
Kaikorai Bowling Club	53 School Street	140m
Little Wonders Childcare	96 Taieri Road	220m
Kaikorai Primary School	22 Tyne Street	140m
Saint Johns Anglican Church	40 Tyne Street	150m
Kaikorai Presbyterian Church	127 Taieri Road	380m
Yvette Williams Retirement Village	383 Highgate	180m
Columba College	54 Tyne Street	210m
Redroofs Care Home	15 Dunblane Street	300m
Araiteuru Marae	24 Shetland Street	340m
Summerset at Bishopscourt	36 Shetland Street	350m
Shetland Court Apartments	38 Shetland Street	330m
Shetland March Apartments	51 Shetland Street	330m
Balmacewen Intermediate School	44 Chapman Street	460m
Roslyn shopping centre, including supermarket.	279-303 Highgate	300m
Cableways restaurant and Video Ezy rental outlet.	2 Mellor Street	370m
Bowl Line ten pin bowling alley.	38 Kaikorai Valley Road	470m

Fast food outlet group.	433 Stuart Street and 99 Taieri Road	290m

* Note, proximity has been measured 'as the crow flies'.

In addition to the above community activities, it may be helpful to note that slightly further afield exists the Kaikorai Football Club (670m), Moana Pool (800m) and Otago Boys High School (900m).

In terms of the character of the local environment, this is generally represented by residential housing of mostly older stock, with property sizes being at the denser end of the City's Residential 1 Zone spectrum.

An assessment of the residential activity region surrounding the subject site, defined by the block of land encompassed by Oban Street and Shetland Streets, Tyne Street, School Street, and Nairn Street (refer attached density assessment plan), offers the following information-

- This region contains 8.41 hectares of residential land, which includes 0.19 hectares of land used for community housing purposes (note, assessment excludes internal legal roads and the private road known as Eton Street).
- This region contains 0.96 hectares of DCC reserve land.
- There are 171 residential units within this region, including 13 community housing units.
- The average area per residential unit (including the community housing units) is 492m².
- There are 20 residential units occupying land areas (or average areas in respect of multi-unit sites) of less than 250m² (13 of these are community housing units).
- There are 14 residential units occupying land areas of between 250m² and 399m².
- There are 53 residential units occupying land areas of between 400m² and 499m².
- There are 84 residential units occupying land areas of equal to or greater than 500m².

The attached density assessment plan shows the locations of the various existing density breaches within the surrounding environment. These are coloured to match the area categories described above, and the two DCC community housing properties are indicated. It is relevant to highlight that 4 of the 5 properties that breach the District Plan density provisions with an area of less than 250m² per unit (containing 18 of the 20 non-complying units) are located in close proximity to the application site, between the alignments of Mardale/Eton Streets and Walton Street.

In terms of existing services, the site presently contains a full complement of utility supplies and drainage infrastructure, including water, electricity, telecommunications, foul sewage and stormwater. These service the existing dwelling within the property.

The photos below show several views of the application site.

Photo A – Aerial view of application site.

Photo B – Looking into the application site from Walton Street.

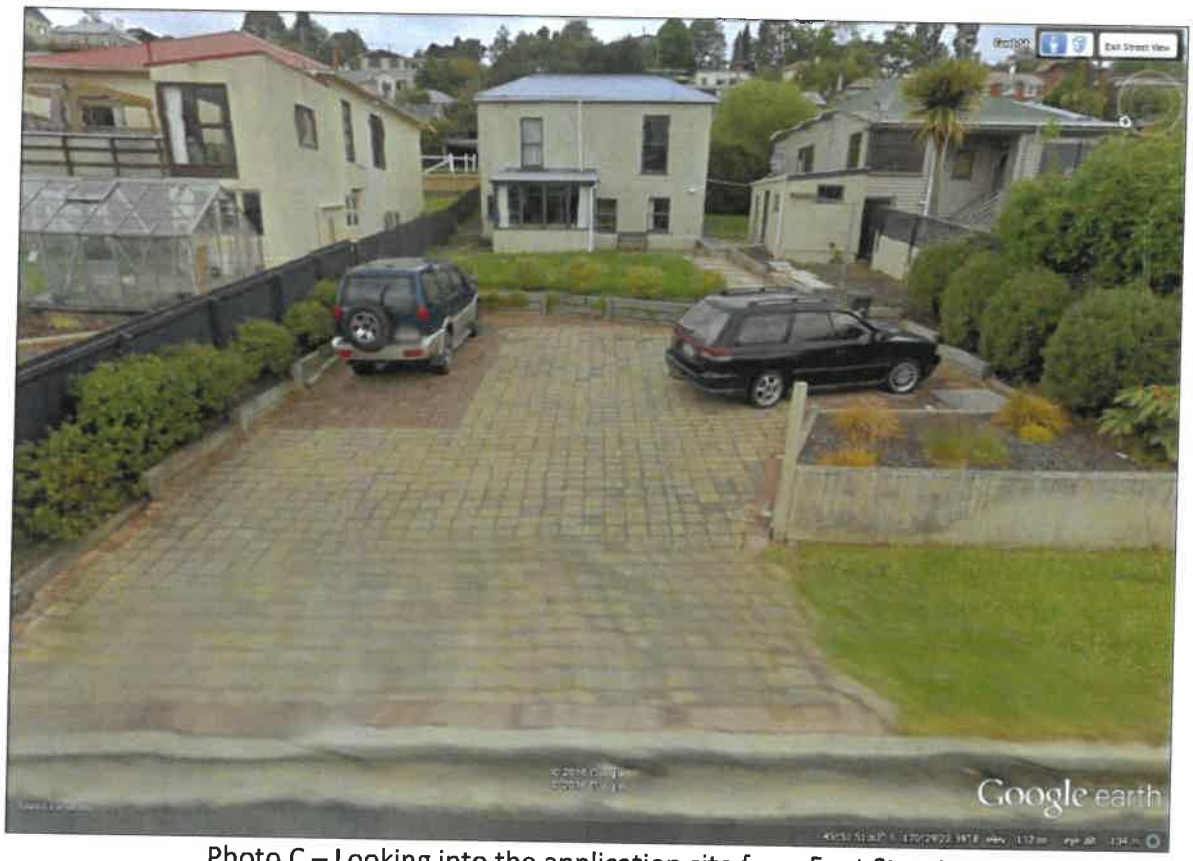


Photo C – Looking into the application site from Font Street.

3 PROPOSED ACTIVITY

3.1 Intended Development

The applicants propose to establish two new 2-bedroom residential activities within the application property. In addition to this, the applicants wish to subdivide the subject property in such a manner as to allow each of the new residential activities to occur on a separately titled site. The attached subdivision scheme plan and architectural plan illustrates the nature of the proposed residential development.

It is noted that there has been one modification made to the architectural plan as a result of consultation with adjoining owners. The glazed veranda that is shown on the plans as extending from the north-east side of the unit on Lot 2 has been removed. An additional page has been inserted into the architectural plans with a statement to this effect.

The applicants' goal in this project is to build modern, well-insulated, modest-sized houses that will meet their own needs as well as needs of other community members who are in similar circumstances. The applicants anticipate living in one of the new dwellings themselves for the foreseeable future, and either selling or renting the second dwelling to similarly placed residents. A reasonably significant level of landscaping and planting will be undertaken to make the proposed units both attractive and fit-for-purpose.

As the proposed units are each 2-bedroom units, and because the units are deigned to suit people who have retired from work or are transitioning towards retirement, the anticipated number of residents living within each unit will be low. It is expected that the units will each be occupied by two residents on average over any given period of time, should consent for this application be granted.

The applicants have a long-term attachment to the neighbourhood and considers the proposed activity a means by which they will be able to continue to live in the community while at the same time improving the quality of the environment for residents of the broader region.

Marilyn Innes (one of the applicants) was born in Redroofs when this was a maternity hospital circa 1950. She has since lived in lower Shetland Street from 1994 and her children have attended Columba College over the years. Both applicants turn 65 next year and they purchased the subject property 3 years ago with a view to retiring at this location. The benefit of this neighbourhood, for retirees, is that it is close to numerous community support and recreation activities, and within an easily accessible proximity to the city centre using either public or private transportation options. The applicants believe that that the local community provides an optimal environment to enable the implementation of a local 'Aging in Place' strategy.

However, the dwelling that occupies the application site is in relatively poor condition and cannot easily be upgraded to suit retirees. The applicants have investigated the possibility of renovating the existing structure, but have concluded that full replacement of the dwelling is a more effective method of achieving the desired outcome than renovating or remodeling the present structure.

In order to source the investment funds needed to demolish and replace the existing dwelling, the applicant have identified the possibility of establishing two new dwellings within the site, and this realisation is what has driven the current consent application. The establishment of two dwellings is achievable because of the modest-sized nature of the proposed dwellings, which together occupy a ground footprint area of only 130m². Each dwelling comprises two-storeys, with garaging, living, kitchen and bathroom facilities on the ground floor and two bedrooms and ensuite facilities located on the first floor. The attached architectural plans show the proposed dwelling configurations.

The proposed dwellings are able to be established within the existing site, each with access from Font Street, and incorporating only minimal breaches to height plane provisions (discussed further below). Further to this, the earthworks necessary to establish the proposed dwellings is minimal due to the compatible nature of the existing topography across the subject land.

The applicants considers that there is a present and growing demand for the provision of new dwellings of the nature proposed, i.e. modest-sized and with minimal, high-quality curtilage, within Dunedin. The ability for retiring residents to down-size into new, well-insulated and purpose-built dwellings is not well satisfied at present due to an absence of suitable housing stock. To be successful, such accommodations must be established within

communities that include suitable supporting social and recreational infrastructure and which are reasonably accessible to reliable public transport options. It is the applicants' desire to assist in meeting this demand, to achieve both their own living requirements and also to assist in meeting the City's broader needs.

The Dunedin City Council website resource referring to 'Population and Demography', states that:

> *Reflecting national trends, Dunedin's population is ageing. In 2011, around 14% of Dunedin's population was aged 65 years or over. By 2031, 22% of Dunedin's population is expected to be aged 65 years or over (compared to 22% of New Zealand's population by 2033).*

It is evident that consideration needs to be made of where this predicted aging population will reside. It is perhaps sensible that this increase is addressed by a combination of not only new contained communities, but also through new accommodations that are integrated within existing communities, i.e. the 'Aging in Place' concept. It is this latter initiative that the applicants believe will be supported through implementation of the proposed activity.

The new allotments, to be created by way of the proposed subdivision, will achieve the following-

Site	Area	Purpose
Lot 1	254m²	New Residential activity.
Lot 2	206m²	New Residential activity.

The total area above, of 460m², varies slightly from the existing title, of 455m², due to roundings shown on the title dimensions. The total land area of 460m² is correct when the survey dimensions shown on DP 130 are applied.

The average area of the proposed sites is 230m². The proposed site areas, both individually and as an average, are smaller than the 500m² minimum area required by the Dunedin City District Plan (Residential 1 Zone).

While the proposed residential density significantly departs from the minimum area specified in the District Plan, it is not entirely inconsistent with the surrounding environment. The applicants' assessment of the local character, as described on the section above, demonstrates that just over half of the existing residential units within the local community are already contained within sites that are undersized by some margin and that the smallest of these site comprise 239m² in respect of normal residential activities and an average of 116m² in respect of the DCC community housing activities. As such, the proposed subdivision will not be dissimilar in density to a number of existing local properties, and the applicants consider that the proposed development, which intends to establish two new units within the subject site (replacing one existing unit), will be compatible with the receiving environment.

The dwelling proposed on Lot 1 will be established at a distance of 2.4m from the Walton Street boundary. The District Plan specifies a minimum front yard distance of 4.5m. There is also a proposed departure from the District Plan provisions in respect of the internal boundary (the proposed boundary) between Lots 1 and 2, and the proximity of the dwelling on Lot 2, which at 1.0m is smaller than the required 2.0m yard.

Further to the yard breaches, both of the proposed dwellings are expected to create modest non-compliances with the height plane provisions of the District Plan. These are best illustrated on the sheet labelled RC10 of the attached architectural plans.

For clarification, the applicant seeks land use consent for all of the yard and height place breaches described in this application and indicated on the attached plans.

3.2 Access and Car Parking

Physical and legal access to both of the proposed sites will be achieved from Font Street, as indicated on the attached subdivision scheme plan. The access to Lot 1 will be protected by way of a proposed right-of-way easement.

Car parking will be provided as indicated on the attached architectural plans. This will include one on-site car park for each allotment, to occur by way of an internal garage built into each dwelling.

Vehicles accessing Lot 1 will be able to turn within the site so that they can enter and exit always in a forwards direction. Vehicles accessing Lot 2 will reverse onto the road when exiting that site.

The width of the proposed right-of-way is 3.3m. The distance between the edge of the right-of-way and the proposed dwelling within Lot 2 is 0.7m. Both of these dimensions represent modest breaches to the relevant provisions of the Dunedin City District Plan (which requires 3.5m and 1.0m respectively).

Due to the short length of access and the anticipation that Lot 2 will only utilise the right-of-way for pedestrian traffic, the proposed 3.3m width is considered to be acceptable in a practical sense.

Due to the dwelling design on Lot 2 not having any opening doors or windows facing the proposed right-of-way, the 0.7m separation of the two features is similarly considered to be acceptable in a practical sense.

The applicant seeks land use consent for the two access related non-compliances described above.

3.3 Water Supply

The new residential properties will each be supplied with an individual domestic water service connection from the public water main in Font Street. It is possible that the existing

water connection which services the present dwelling will be re-used for one of the proposed new allotments. The condition of the existing water connection, which is unknown at this time, will determine whether this is possible and this will be considered at the time a building consent application is submitted to Council.

Water supply for fire-fighting purposes is achievable by way of an existing hydrant that is located near the end of Font Street.

3.4 Electricity and Telecommunications Supply

The supply of electricity and telecommunications to the proposed residential sites will be achieved by services installed from the existing utility infrastructure within Font Street, in a similar manner as presently occurs from the existing dwelling.

3.5 Foul Sewage Drainage

The drainage of foul sewage from the proposed residential sites will be achieved by disposal into the existing foul sewer infrastructure within Font Street, in a similar manner as presently occurs from the existing dwelling.

3.6 Stormwater Drainage

The drainage of stormwater from the proposed residential sites will be achieved by disposal into the existing kerb and channel infrastructure within Font Street, in a similar manner as presently occurs from the existing dwelling.

3.7 Outdoor Amenity

The outdoor amenity attached to the proposed units is illustrated on the architectural plans. There is a very slight breach of the required 4.5m amenity circle in regard to Lot 1, although the total amenity area requirement is achieved. This breach is slight and is considered minor on the basis that adequate good quality open space is provided on the site in an alternative arrangement.

The applicant seeks land use consent for the proposed breach to the District Plan amenity open space requirements relating to Lot 1.

3.8 HAIL Matters

The applicant has received property information from Dunedin City Council and Otago Regional Council in relation to contamination (HAIL) matters.

The attached HAIL report reviews the information received and concludes that there is no evidence contained within the property records supplied of any concerning activity having previously occupied the application site. It further concludes that the likelihood of contamination at a level that would raise concern seems extremely remote.

3.9 Easements

New easements will be created as part of the proposed subdivision over the area marked 'A' on the attached subdivision scheme plan, which comprises a width of 3.3m. This easement will provide access rights, water and utility supply rights, and foul sewage and stormwater drainage rights, over Lot 2 in favour of Lot 1.

3.10 Development Contributions

The Applicant understands that development contributions may apply to the proposed activity. Any applicable contribution will be calculated by Council staff at the completion of the consenting process and will take into account any existing credits that might be enjoyed by the current undeveloped property.

3.11 Second Generation District Plan

The proposed Dunedin City District plan (the "Second Generation District Plan", or "2GP") proposes that the subject site will be located within the new General Residential 1 Zone. The whole of the region used for the density assessment discussed above is similarly contained within the proposed General Residential 1 Zone.

The 2GP identifies pockets of proposed General Residential 2 Zone located to the north-east and to the south-west of the density assessment area (these areas are outlined on the attached density assessment plan).

The applicant has reviewed the page 16 of the Baker Garden May 2015 report titled 'District Plan Medium Density Areas', as well as Maps 11 and 12 from the same report (a copy of this information is attached). It appears that Council has adopted the recommendations of this report for the purposes of identifying the proposed new residential zones in the vicinity of the application site.

The assessment of the 'Maori Hill' and 'Roslyn' blocks in the Baker Garden report considers seven criteria for suitability as Medium Density Areas, these being-

- Compatibility of MDH with neighbouring form
- Proximity to centre
- Access to public transport
- Condition of housing stock
- Site orientation and topography
- Streetscape values
- Other factors

The applicant is uncertain why the block of land extending between the two proposed medium density areas, which includes the application site (i.e. between the Mardale/Eton Street alignment and the Tyne Street alignment) was not considered as part of the Baker Garden assessment as it would appear that this land is of a very similar character in terms of the seven assessed criteria noted above.

In respect of compatibility of MDH with neighbouring form, the applicant has demonstrated above that the existing density of residential activity surrounding the application site is already largely compromised. MDH in this neighbourhood would appear to be compatible with the existing form.

In respect of proximity to centre, the application site is located closer to the Roslyn centre than many parts of the proposed General Residential 2 Zones are located to their closest respective centres. The application site is therefore considered consistent with this criteria.

In respect of access to public transport, the report notes that the two proposed General Residential 2 Zones have good access to buses, with the Highgate bus route specifically mentioned. The application site is as equally close to Highgate as many of the properties within the proposed MDH zones, and we can conclude that it is equally as consistent in respect of access to public transport.

In respect of the condition of housing stock, the report notes that parts of Highgate are well maintained and generally unsuitable for redevelopment, but that there are other areas of mixed housing stock which have potential for infill and new development. The application sites fits squarely into the latter category. This is evidenced by the application itself, which proposes to remove an old house that is unsuitable for renovating and replacing this with two new modern units.

In respect of site orientation and topography, it is reasonably obvious that the neighbourhood containing the application site has the same west-facing and west-sloping character as the two proposed General Residential 2 Zone blocks. The Roslyn block assessment specifically mentions Walton Street as presenting an 'opportunity' (presumably for medium density housing), although the Walton Street block was not ultimately brought into the proposed MDH zone.

In respect of streetscape values, the report notes that Highgate has strong streetscape values (with limited opportunity for change), whereas the streets to the west and east of Highgate are less sensitive to change. The application neighbourhood is consistent with this.

In respect of other factors, it is relevant to note that the Maori Hill block assessment states '*likely high demand for MDH with aging population*'. One of the key outcomes sought by the applicants with this proposed development is to provide housing that will assist with satisfying the needs of the aging population. The application neighbourhood is suited to assisting in this manner.

With the above considerations in mind, it is the applicants' view that the neighbourhood which surrounds the application site more closely resembles the form of residential density that is anticipated by the proposed General Residential 2 Zone rather than the General Residential 1 Zone.

Had the neighbourhood been promoted as becoming part of the new General Residential 2 Zone, then the applicants' proposed development would be more consistent with the 2GP provisions, and in fact might well have complied in full on the basis that the General Residential 2 Zone controls density principally by way of a habitable room approach.

3.12 Consultation

The applicants have consulted with Dunedin City Council planning and urban design staff at a pre-application meeting. The result of this meeting was encouraging with Council staff agreeing that the proposed activity offered a number of positive outcomes in terms of revitalisation of old housing stock.

The pre-application meeting resulted in one modification being made to the architectural plans, being the lightening of the external unit colouring (previously this colour was a darker brown tone). The plan set attached, and the plans used for neighbourhood consultation, include the modified colouring.

The applicants have consulted with a number of adjoining owners and residents as a means of identifying possible adverse effects. The adjoining property owners/residents consulted are-

- 47 Walton Street (owner)
- 47 Walton Street (occupier)
- 51 Walton Street (owner and occupier)
- 5 Font Street (owner)
- 5 Font Street (occupier)

All of the above people have provided affected persons consent forms, copies of which are attached.

Incidentally, the owner of 5 Font Street also owns the property at 1 Font Street.

The outcome of this neighbourhood consultation has resulted in one change being made to the proposed development (the removal of the glazed veranda extending from the north-east side of the unit on Lot 2). This modification was raised by the owner of 51 Walton Street, and the applicants were agreeable to this. The architectural plans have been updated through inclusion of a supplementary page (page RC3 #2), which illustrates and describes the modification.

3.13 Earthworks

At this time, the applicants anticipate being able to undertake the proposed development without breaching the earthworks thresholds contained in the District Plan.

Should an earthworks consent be found to be necessary at a later stage of the development this will be sought at that time, possibly in conjunction with the building consent application.

4 ACTIVITY STATUS

The subject site is zoned Residential 1 in the Dunedin City District Plan. Walton Street and Font Street are each classified as a Local Road in the Plan's Roading Hierarchy.

The proposal fails to comply with the Dunedin City District Plan, as noted below-

Residential 1 Section:

1. Rule 8.7.2(i)(a) and Rule 8.7.2(i)(b), which require new residential activities within the Residential 1 Zone to have minimum yards of 4.5m (front) and 2.0m (others).
   The applicants seek land use consent from Council to allow the establishment of new residential activities on the proposed allotments with front and side yards reduced to the distances described above.

2. Rule 8.7.2(ii), which requires new residential activities within the Residential 1 Zone to comply with a 63° height plane angle.
   The applicants seek land use consent from Council to allow the establishment of new residential activities on the proposed allotments with internal height plane breaches as indicated by the attached architectural plans.

3. Rule 8.7.2(v), which requires new residential activities within the Residential 1 Zone to contain an area of amenity open space that is capable of holding a 4.5m dia circle.
   The applicants seek land use consent from Council to allow the establishment of a new residential activity on proposed Lot 2 with an amenity open space area that is slightly smaller than the size needed to contain a 4.5m dia circle. The overall amenity space complies with the area required (i.e. 35m²), and the applicants believe that the proposed amenity open space layout is an acceptable alternative.

4. Rule 8.7.2(xii)(a), which requires new residential activities within the Residential 1 Zone to have a minimum area of 500m² per site.
   The applicants seek land use consent from Council to allow the establishment of the new residential activities on allotments with undersized site sizes of 254m² and 206m², as shown on the attached subdivision scheme plan.

5. Rule 20.5.7(iv)(f), which requires a minimum distance of 1.0m between a unit and any formed access.
   The applicants seek land use consent from Council to allow the establishment of a unit at a distance of 0.7m from the proposed formed access.

6. Rule 20.5.7(v)(b), which requires a minimum legal width of 3.5m for any shared access serving up to 3 units.
   The applicants seek land use consent from Council to allow the establishment of an access corridor with a width of 3.3m width to support the proposed development.

In accordance with Rule 8.7.6(iii) the proposed land use is assessed as being a **non-complying activity**.

Subdivision Section:

7. Rule 18.5.1(iii)(a), which require subdivision of new residential activities within the Residential Zones to comply with the minimum area and frontage provisions of the relevant zone.
   The applicants seek consent from Council to allow subdivision of the proposed residential allotments with undersized site sizes of 254m² and 206m², as shown on the attached subdivision scheme plan.

In accordance with Rule 18.5.2 the proposed subdivision is assessed as being a **non-complying activity**.

Overall, the proposed development is assessed as being a **non-complying activity.**

Note that the application has not been assessed in terms of the rules of the proposed Dunedin City District Plan as these are understood to not carry any weight at this point in time (relevant to this application). The objectives and policies of the proposed Dunedin City District Plan however do carry some weight and are assessed under the applicable section below.

5 PERMITTED BASELINE

The existing site is best described as a residential property with a site area of 455m². The permitted baseline of this property is most appropriately assessed as being that of a single 4-bedroom residential unit activity, with a site coverage of 182m² (40% of the site), and compliant with the normal bulk and location provisions.

The proposed activity comprises two 2-bedroom residential units, with a combined site coverage of 130m² (29% of the site), and several breaches of the bulk and location provisions.

It is the differences between the proposed activity and the permitted baseline activity that must be considered when undertaking the assessment of effects.

6 ESTABLISHED PRECEDENT

In addition to the established pattern of undersized residential activity within the surrounding neighbourhood that is described by the information above and illustrated on the attached density assessment plan, there is a second relevant precedent consideration.

A recent land use consent issued in August 2016 for a property at 38 Richmond Street in South Dunedin, under LUC-2016-110, has granted permission for that applicant to establish two residential units on a site that does not meet the minimum area required.

The consent under LUC-2016-110 sought to establish two residential units on a property of 438m² in area. The site was located in the Residential 2 Zone of the Dunedin City District plan, which allows for 1 unit per 300m².

The consent at Richmond Street was granted, however has been subsequently appeal by Otago Regional Council. The applicants' interpretation of the appeal document finds that the appeal relates to the risk of flooding in the South Dunedin area, rather than any particular concern in respect of residential density.

There are a number statements within the consent decision for LUC-2016-110 that are directly relevant to this application, as discussed below-

Under the heading 'Principal Issues of Contention', the consent decision recognised the issue of *'Whether a breach of density threatened the integrity of the plan and set an undesirable precedent'.*

This is then further addressed in point 2 under the heading 'Reasons for this Decision', in which the Committee found that *'... While the Committee has not been convinced that the proposal is a "true exception", it believes that the approval of the application will not threaten the integrity of the operative District Plan and nor will it establish an undesirable precedent for future applications.'*

Under point 1 in 'Reasons for this Decision', it is stated that *'... The Committee believes that the granting of this proposal would not result in in more people living on this specific site than could reside in a permitted development...'*

Under point 14 in 'Reasons for this Decision', it is stated that *'The Committee considers that the construction of warm, dry housing stock within South Dunedin is a positive effect.'*

Under point 20 in 'Reasons for this Decision', it is stated that *'The Committee concluded that, when applying an overall broad judgement, the granting of consent with conditions would be consistent with the purpose of the Act to promote the sustainable management of natural and physical resources.'*

The applicants believe that the granting of the Richmond Street consent provides a precedent that can be reasonably well applied to the applicant at hand. Both consents promote the removal of an old house, and its replacement with two modest-sized units, in a way that is unlikely to lead to a greater number of people residing within the land than what is anticipated by the District Plan. Both consents breach the density requirements of their respective zones, but offer the establishment of modern, warm, dry housing stock as a balancing positive effect.

Overall, the applicants believe that Council's decision to grant the consent under LUC-2016-110 provides a relatively clear direction to in favour of the current proposal.

7 EFFECTS ON THE ENVIRONMENT

The following assessment of effects on the environment has been carried out in accordance with Schedule 4 of the Resource Management Act 1991. It includes those assessment matters listed in Sections 8.13 and 20.6 of the operative District Plan considered relevant to the proposed activity.

7.1 Schedule 4 RMA

In accordance with section 6(1)(a) of Schedule 4, the applicants do not consider that it is likely the proposed activity will result in any significant adverse effect on the environment.

In accordance with section 6(1)(b) of Schedule 4, an assessment of the actual or potential effects on the environment of the proposed activity is contained herein.

In accordance with section 6(1)(c) of Schedule 4, the applicants are not aware of any previous activity on the site that has included the use of hazardous substances and installations.

In accordance with section 6(1)(d) of Schedule 4, the applicants do not propose the discharge of any contaminant.

In accordance with section 6(1)(e) of Schedule 4, relevant mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects have been proposed as part of the application activity where relevant.

In accordance with section 6(1)(f) of Schedule 4, prior consultation has been undertaken with the following parties/organisations-

- 47 Walton Street (owner)
- 47 Walton Street (occupier)
- 51 Walton Street (owner and occupier)
- 5 Font Street (owner)
- 5 Font Street (occupier)
- Dunedin City Council planning and urban design staff

The nature of these consultations is described in the application sections above.

In accordance with section 6(1)(g) of Schedule 4, we do not consider that the scale and significance of the proposed activity will require monitoring beyond the normal subdivision certification and approval processes.

In accordance with section 6(1)(h) of Schedule 4, we do not consider that it is likely that the proposed activity will have an adverse effect that is more than minor on the exercise of a protected customary right.

In accordance with section 6(2) of Schedule 4, the assessment of effects below has considered the applicable aspects of relevant policy statements and plans.

In accordance with section 7(1)(a) of Schedule 4, the assessment of effects below has considered the effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects.

In accordance with section 7(1)(b) of Schedule 4, the assessment of effects below has considered the effect on the locality, including any landscape and visual effects.

In accordance with section 7(1)(c) of Schedule 4, the applicants have considered the effect of the proposed activity on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity, and considers that this effect will be no more than minor.

In accordance with section 7(1)(d) of Schedule 4, the applicants do not consider that it is likely that the proposed activity will result in an adverse effect that is more than minor on natural and physical resources (having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value) for present or future generations.

In accordance with section 7(1)(e) of Schedule 4, the applicants do not consider that it is likely that the proposed activity will have an adverse effect in respect of release of contaminants into the environment.

In accordance with section 7(1)(f) of Schedule 4, the applicants do not consider that it is likely that the proposed activity will have an adverse effect in respect of natural hazards or the use of hazardous substances or hazardous installations.

7.2 Section 8.13 (Residential)

Sustainability (8.13.1)

The proposed activity is considered to be consistent with the provisions in the Sustainability section of the Dunedin City District Plan.

Manawhenua (8.13.2)

The proposed activity is considered to be consistent with the provisions in the Manawhenua section of the Dunedin City District Plan.

Bulk and Location (8.13.3)

The proposed activity includes several non-compliances relating to yards and height plane envelopes.

The yard issues comprise an internal yard breach in respect of the unit on Lot 2, in which the applicants grant themselves consent, and a front yard breach in respect of the unit on Lot 1 and its relationship to Walton Street. The Lot 1 unit is located in a generally similar location as the existing house structure, which means that the change to the local environment will not be as significant as if this was a new non-compliance.

The height plane envelope breaches are relatively small, and affected persons consent forms have been provided from the affected neighbours.

Overall, in consideration of bulk and location issues, these effects are considered to be less than minor.

Amenity Values and Character (8.13.5)

The applicants do not consider that the amenity and character values of the existing site and the surrounding environment will be adversely affected by implementation of the proposed activity. The proposed development achieves a residential form and density that is already demonstrated within the surrounding environment.

Design and Appearance of Buildings (8.13.6)

The proposed units have been designed to be modern and attractive in appearance and operation. These are 2-bedroom units that will be designed and built to suit retirees, and which will replace an older, existing dwelling that does not presently achieve an acceptable modern living standard. The units will improve the City's warm, dry housing stock.
The applicants do not consider that there will be any adverse effects in relation to the design and appearance of buildings.

Provision of Stormwater, Water and Sewerage (8.13.10)

The supply of water and the discharge of stormwater and sewerage can be satisfactorily achieved by way of the proposed reticulation methods. No adverse effects are anticipated in regard to the supply of water, or the discharge of stormwater or sewerage.

Cumulative Effect (8.13.13)

The revitalisation of the application site, through removal of the old existing dwelling and its replacement with two new modern 2-bedroom units, also includes a breach to the site density. The surrounding neighbourhood demonstrates numerous existing breaches to the density provisions of the District Plan. Granting of the sought consent will result is a small degree of cumulative effect, however due to the extent of the existing neighbourhood pattern of undersized development this effect is considered to be less than minor.

Archeological Sites (8.13.16)

The existing dwelling may contain elements that pre-date 1900, in which case the site will be considered to be an archeological site. The applicants understand that further investigation will be required to confirm this, and intend to engage a qualified person to complete this assessment following issue of consent. If it is found that the site is an archeological site, then the applicants will seek and obtain an archeological authority from Heritage New Zealand prior to removal of the existing structure. It is anticipated that this matter will be confirmed by a suitably worded consent condition or advice note. With this in mind, the effect of the proposed activity in terms of archeological site is considered to be less than minor.

Hazards (8.13.17)

There are no known hazards associated with the application property, and no known contamination issues. No adverse effects are therefore anticipated in this regard.

7.3 Section 20.6 (Transportation)

Parking and Loading (20.6.1)

Suitable parking and loading facilities will be provided as part of the proposed residential development. The applicants do not expect there will be any adverse effects generated by the proposed activity in this regard.

Queuing Spaces (20.6.2)

The proposed activity will not introduce any adverse effects in regard to queuing spaces.

On-Site Manoeuvring (20.6.5)

Suitable manoeuvring facilities will be provided as part of the proposed residential development. The applicants do not expect there will be any adverse effects generated by the proposed activity in this regard.

Vehicle Crossings from Intersections (20.6.9)

There will be no adverse effects generated by the proposed development in relation to the proximity of vehicle crossings from intersections.

Minimum Sight Distances from Vehicle Crossings (20.6.10)

The proposed activity will not introduce any adverse effects in regard to sight distances from intersections.

8. AFFECTED PERSONS

The site does not comply with various provisions of the Dunedin City District Plan. For this reason an assessment of whether there are any specifically affected persons needs to be made.

The first consideration is given to the nearby owners and occupiers. In this instance, the owners and occupiers of the two adjoining properties at 47 and 51 Walton Street, are considered to be affected due to bulk and location breaches. Similarly, the owner and occupier of 5 Font Street, located directly opposite proposed Lot 2, is also considered to be affected by the proposed activity.

The applicants have obtained affected persons consent forms from all of the owners and occupiers of the three identified nearby properties.

Other neighbouring properties have not been identified as being affected to the extent that specific consents are required. This is because the effects of the proposed activity are considered to be less than minor.

The second consideration is given to the general public. As with the wider local community, the applicants consider that the general public is not affected by the proposed activity because the effects of the proposed activity are considered to be less than minor. The issue of site density is relevant when consider whether the general public is affected (i.e. integrity of the District plan), however given the existing pattern of undersized residential development within the local environment, it would appear that the proposed activity will not introduce into the community an effect that is new to this area. On this basis, the applicants do not consider the general public to be affected by this application.

Overall, the Applicant submits to Council that the only affected parties are those that have been identified at 47 and 51 Walton Street and 5 Font Street.

9 DISTRICT PLAN OBJECTIVES AND POLICIES

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan have been taken into account when assessing the application.

9.1 Operative Plan

The objectives contained in Sections 8.2, 18.2, 20.2 and 21.2 (and their associated policies) have been evaluated as part of this application. Provisions of particular relevance are addressed below.

Objective 8.2.1 (and Policy's 8.3.1 and 8.3.2)
"Ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated."

The quality of the design of the proposed units, along with their modest sizes, will establish a positive effect on the character of the local residential area. Existing amenity values will not be compromised, and may be enhanced, through revitalisation of the existing housing stock in a way than maintains that number of residents consistent with the expectations of the District Plan. The proposed activity is considered to be compatible with these provisions.

Objective 8.2.4 (and Policy's 8.3.4 and 8.3.5)
"Ensure that the existing urban service infrastructure servicing residential areas is sustained for the use of future generations."

The capacity of the local infrastructure is anticipated to be able to satisfy any additional demand that might be generated by the proposed development, although that additional demand is not expected to be significant due to the modest sizes of the proposed units.

Objective 18.2.1
"To ensure that subdivision activity takes place in a coordinated and sustainable manner throughout the City."

The proposed residential development is considered to be sustainable.

Objective 18.2.6
"Ensure that the adverse effects of subdivision activities and subsequent land use activities on the City's natural physical and heritage resources are avoided, remedied or mitigated."

All potential adverse effects from the proposed activity have been avoided, remedied or mitigated as appropriate. The proposed activity has been designed in such a way as to ensure that all effects are considered to be less than minor.

Overall, the proposed activity is considered to be consistent with the relevant provisions of the operative District Plan.

9.2 Proposed Plan

The objectives contained in Section 15.2 (and their associated policies) have been evaluated as part of this application. Provisions of particular relevance are addressed below.

Objective 15.2.1 (and Policy 15.2.1.1)
"Residential zones are primarily reserved for residential activities and only provide for a limited number of compatible activities, including: visitor accommodation, community activities, major facilities, and commercial activities that support the day-to-day needs of residents."

The proposed activity supports this objective.

Objective 15.2.2 (and Policy 15.2.2.1)
"Residential activities, development, and subdivision activities provide high quality on-site amenity for residents."

The proposed development is particularly compatible with this objective.

Objective 15.2.3
"Activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces."

The proposed activity has been designed with this in mind and this is confirmed by the attached affected persons consent forms.

Objective 15.2.4
"Subdivision activities and development maintain or enhance the amenity of the streetscape and reflect the current or intended future character of the neighbourhood."
The proposed development is particularly compatible with this objective.

Overall, the proposed activity is considered to be consistent with the relevant provisions of the proposed District Plan.

10 SECTION 104D

Section 104D of the Resource Management Act specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of the District Plan.

The above evaluation information concludes that the proposed activity passes both of the section 104D limbs. Accordingly, the applicants consider that there is scope for Council to give full consideration to the application.

11 PRECEDENT AND TRUE EXCEPTION

Section 104(1)(c) requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matter of precedent has been previously addressed by the Environment Court and case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable example. Where the Plan's integrity is at risk by virtue of such a precedent the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the District Plan.

In this case, the application is non-complying principally because the proposed new residential activities do not meet the site density provisions of the Dunedin City District Plan (Residential 1 Zone).

The applicants proposed to remove an existing older dwelling structure and to replace this with two modern 2-bedroom units that are warm, dry and designed to meet the needs of the aging population in Dunedin. The site itself is located in an area where density breaches are common (in fact more common than density compliances). Affected person consent forms have been obtain from the appropriate neighbours, and the effects of the activity have been determined to be less than minor.

Furthermore, the consent issued under LUC-2016-110, for a similar form of development, was found to not establish an undesirable precedent.

With all of this in mind, the applicants are satisfied that the granting of consent for this application will not establish an undesirable precedent.

The integrity of the District Plan is, for the same reasons, not considered to be at risk from granting this consent.

Accordingly, it is not necessary for the applicant to demonstrate that a true exception applies to this application.

12 PART 2 MATTERS

It is also considered that the proposal meets Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposal is not considered inconsistent with sections 5(2)(c) – *"Avoiding, remedying, or mitigating any adverse effects of activities on the environment"*, section 7(c) – *"The maintenance and enhancement of amenity values"*, and section 7(f) – *"The maintenance and enhancement of the quality of the environment"*.

13 NOTIFICATION

The effects of the proposed activity have been determined to be less than minor.

The applicants have presented affected persons consent forms from each of the identified affected parties. The general public has not been identified as being affected.

The proposed activity is consistent with the objectives and policies of the relevant Plans.

The section 104D tests have been passed.

The applicants do not consider that an undesirable precedent will be established, and the integrity of the District Plan is not considered to be at risk from granting this consent.

With all of these considerations in mind, it is considered that this application should be appropriately processed by Dunedin City Council planning staff under delegated authority, without the need for a notification process.

14 CONCLUSION

In summary, the applicant is seeking the following-

1. A land use consent is sought for the establishment of two new residential activities within the land at 49 Walton Street. Each of the proposed new residential sites are undersized in respect of the current Residential 1 Zone density provisions.
2. A land use consent for the proposed breaches of the minimum yards and height plane angles as required by the Residential 1 Zone provisions.
3. A land use consent for the proposed breach of the amenity open space requirements, in regard to Lot 1.
4. A land use consent for the proposed breaches of the shared access width and the separation of unit 2 from the access corridor as required by the Transportation provisions.
5. A subdivision consent for the proposed subdivision of the new residential sites.

We request that Dunedin City Council give consideration to the proposed activity and that resource consent for the land use and subdivision elements of this application is issued under delegated authority in due course. Please find the attached cheque ($1,800.00) being payment of the required deposit fee to process this application.

Please feel free to contact the author should any further information be required.

Yours Faithfully
PATERSON PITTS PARTNERS LIMITED

Kurt Bowen
Registered Professional Surveyor

File Ref: 15318

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti
CITY PLANNING

APPLICATION FORM FOR RESOURCE CONSENT

APPLICATION DETAILS

We **Marilyn Innes and Chris Featonby** hereby apply for

■ Land Use Consent ■ Subdivision Consent ☐ Other _____ (select one)

Brief description of proposed activity: **Establishment of two new residential activities at 49 Walton Street (replacing one existing residential activity) and subdivision of the same property into two new sites.**

(eg Alter house, construct garage, establish a commercial activity, subdivide the site, remove a tree etc)

Have you applied for a building consent? ☐ Yes, Building Consent Number: ABA _____ ■ No

The following additional resource consents are required and have/have not (delete one) been applied for:

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ■ Not applicable

SITE DESCRIPTION/LOCATION

We are the **Owners** of the site (*owner, occupier, lessee, prospective purchaser etc*)

Street address of site: **49 Walton Street, Kaikorai, Dunedin**

Legal description: **Lot 16 DP 130**

Certificate of title: **OT7D/1274** Valuation No. _____ Property No. _____

ADDRESS FOR CORRESPONDENCE

Name (agent) **Attention: Kurt Bowen**

Address: **C/- Paterson Pitts Group**

P.O. Box 5933, Dunedin

Phone: Daytime: **(03) 477-3245** Fax: **(03) 474-0484**

E-mail: **kurt.bowen@ppgroup.co.nz**

OWNERSHIP OF THE SITE

Who is the current owner of the subject site? **The applicants**

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

Address: _____

_____ Phone: _____

MONITORING OF YOUR RESOURCE CONSENT

What is your best estimate of the date of completion of the work for which this resource consent is required? Your resource consent will 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 will be monitored six months before it is due to expire, which is normally 18 months after the date the consent is granted.)

July 2017 (month and year)

DETAILED DESCRIPTION OF PROPOSED ACTIVITY

Describe your proposal in detail, including reference to the rules in the District Plans that the proposal does not comply with.

Refer to separate sheets attached.

(Continue on a separate sheet if necessary)

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: **Refer to separate forms attached.**

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Please Note: You must submit the completed written approval form(s), and the plans of the proposed activity signed by affected persons, with this application for resource consent, *unless* it is a notified application in which case affected persons' approvals need not be provided with the application.

ASSESSMENT OF EFFECTS ON ENVIRONMENT

What effects will the proposed activity have on the environment? Discuss both positive and adverse (negative) effects. Effects could include things such as the generation of noise or odour, positive and/or negative visual effects, shading, loss of sunlight or privacy, traffic/car parking effects, earthworks, effects on the landscape or townscape etc. The extent of the assessment must be proportional to the degree of potential effects of the proposed activity.

Refer to separate sheets attached.

(Continue on a separate sheet if necessary)

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.

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 application is notified and the cost of processing it exceeds the deposit paid.

Signature of Agent

Date:

1 November 2016

Have you read the notes on the following page?

PRIVACY – Local Government Official information and Meetings Act 1987

Under this Act, any person can request applications lodged with Council. 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, Council will make a decision, following consultation with you. If 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 not accept the application. In addition, section 92 of the Resource Management Act 1991, allows the Council to request further information from an applicant at any stage through the process where it is considered necessary to better understand the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated.

FEES

The Council has set application fees. These may be subject to change by resolution of the Council and will be publicly notified. Enquire at the planning enquiries counter for the details.

FURTHER ASSISTANCE

If you require any further help, please contact:

Planning Enquiries
First Floor, Civic Centre
50 The Octagon
PO Box 5045 — **Phone 477 4000**
Dunedin — **Fax 474 3523**

This is also where you can lodge your resource consent application. We are there to provide you with planning information. If you consider you need further planning advice, you may wish to discuss your application with an independent planning consultant.

INFORMATION REQUIREMENTS

		OFFICE USE
☐	Completed and Signed Application Form	☐
☐	Description of Activity and Assessment of Effects	☐
☐	Plans	☐
☐	Site Plan and Elevations	☐
☐	Certificate of Title (less than 3 months old)	☐
☐	Written Approvals	☐
☐	Forms and Plans signed by Affected Persons	☐
☐	Application Fee	☐

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 Proposed 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:** .....

BAKER GARDEN ARCHITECTS

District Plan Medium Density Areas

A Report for Dunedin City Council, City Planning prepared by:
Mark Garden of Baker Garden Architects with DCC City Development

May 2015

- ***Streetscape values:*** High streetscape values in some parts of this area. New development should be undertaken with care not to degrade positive streetscape values. Design guidance and control will be required to ensure compatible future development.
- ***Other factors:*** Close to schools. Close to Princes Street/ the Exchange. Wide range of section sizes. Possible demand for regeneration of this inner-city area.

Maori Hill (Refer to Map 11)

- ***Compatibility of MDH with neighbourhood form:*** In some parts of Maori Hill MDH could fit within the existing pattern of settlement. There are existing apartments on Highgate and elsewhere.
- ***Proximity to centre:*** Near Roslyn centre and Maori Hill centre
- ***Access to public transport:*** Good bus service on Highgate.
- ***Condition of housing stock:*** Houses on Highgate appear well maintained and generally unsuitable for redevelopment. Tributary streets off Highgate and Wales Street parallel to Highgate have older homes with possibility for redevelopment.
- ***Site orientation and topography***: Good opportunities one street to the west of Highgate on Wales Street through to Monroe Street. Westerly aspect with good access and afternoon sun. Vehicle maneuvering onto Highgate is not good.
- ***Streetscape values:*** Highgate has very strong streetscape values. It is very well developed with character homes. Limited opportunities for new development on Highgate itself while streets to the immediate West of Highgate are less sensitive to change
- ***Other factors:*** Likely high demand for MDH with aging population. Mixed section sizes.

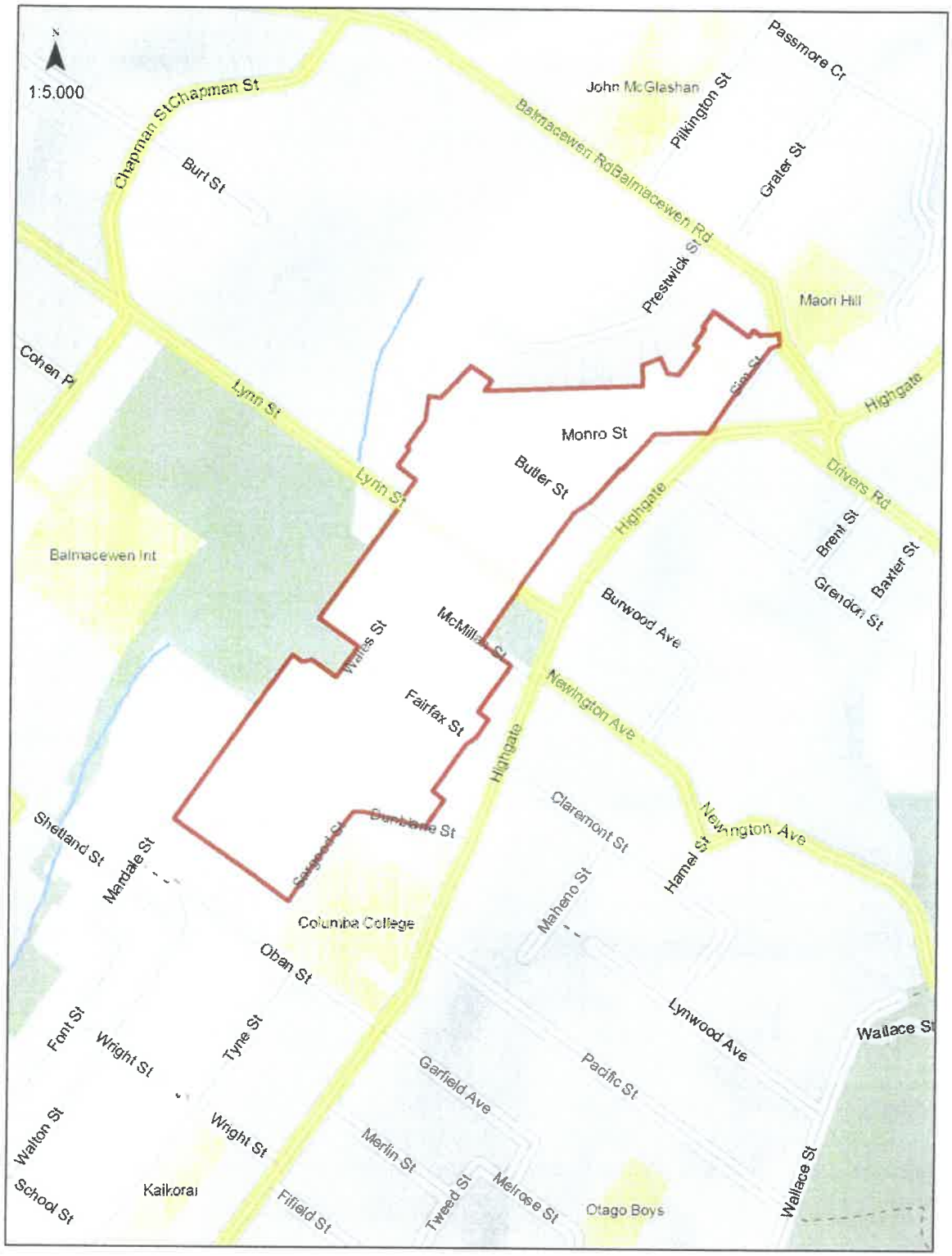
Roslyn (Refer to Map 12)

- ***Compatibility of MDH with neighbourhood form:*** Good opportunities on and near City Road between Erin Street and Sheen Street. Existing apartment developments.
- ***Proximity to centre:*** Great proximity to Roslyn Centre and Kaikorai Valley centre.
- ***Access to public transport:*** Good access to buses.
- ***Condition of housing stock:*** Mixed housing stock. Potential for infill and new development.
- ***Site orientation and topography***: Many opportunities on the western slopes above Kaikorai Valley in the vicinity of Oates Street and Walton Street. Good sun and outlook.
- ***Streetscape values:*** Highgate very well developed with some character homes contributing positively to the neighbourhood. Limited opportunities for new development on Highgate itself while streets either side of Highgate are less sensitive to change
- ***Other factors:*** High potential demand for MDH in Roslyn area. Mixed section sizes ranging from 14 metres wide to 20 metres wide.

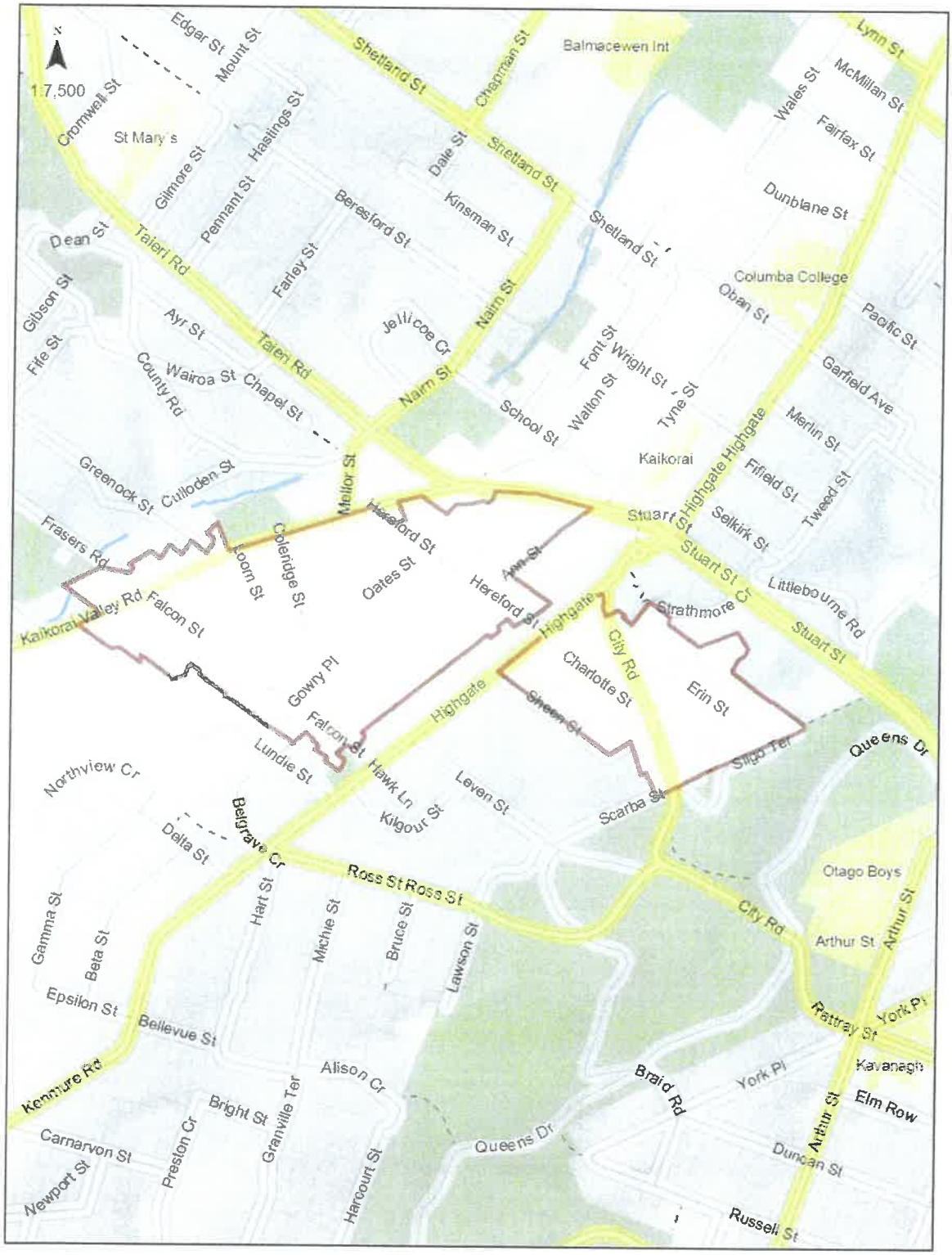
Belleknowes (Refer to Map 13)

- ***Compatibility of MDH with neighbourhood form:*** Mixed section size with numerous leg-in sections.
- ***Proximity to centre:*** Near Roslyn centre.
- ***Access to public transport:*** Good public transport.
- ***Condition of housing stock:*** Generally old housing stock with potential for infill and redevelopment.
- ***Site orientation and topography***: Elevated sites with good views and very good sun on west side of road. Kenmure Road has some prospect for MDH development but traffic access could be an issue.
- ***Streetscape values:*** Mixed.
- ***Other factors:*** Popular suburb with likely aging population and possible demand for downsizing. Kenmure Road sections typically 16 m wide x 30 metres deep.

Map 11 - Maori Hill 2GP Proposed Medium Density Area



Map 12 - Roslyn 2GP Proposed Medium Density Area



1 November 2016

City Planning Department
Dunedin City Council
PO Box 5045
DUNEDIN 9054

49 Walton Street, Balmacewen, Dunedin

Hazardous Activities and Industries Investigation

This information is provided in support of the attached subdivision application. A search of the Otago Regional Council "Database of Selected Land-uses" has been undertaken. They have advised that the subject property does not currently appear on the database.

We sought a HAIL search from the Dunedin City Council, becoming HAIL 2016-51. In the covering letter, we're advised that no evidence has been found in Council records that the site has ever been used for a HAIL activity.

The city archivist appears to concur with Phil Marshall's sentiments regarding the historic activities that have been conducted on the site and has advised that he "has found no evidence of HAIL activity taking place there." Interestingly, the area appears to have been residential since at least the late 1880's.

The aerial photos serve to illustrate the development of the surrounding area since 1947, and give no evidence of industrial or commercial activity having been undertaken on the subject and adjacent sites. The list of Building Control applications relating to 49 Walton Street is relatively brief and commences with a 1915 plumbing and drainage plan. The dwelling was roughcast in 1961, receiving a new fence the following year. In 2002, the bathroom and sunroom were rebuilt. None of these consents / permits relate to activities that appear on the HAIL list.

The resource consents for the surrounding area reflect gradual infill of the suburb; with Rights of Way providing access the house sites that were once rear yards for older housing stock. There doesn't appear to have been much activity of a nature that would involve the Resource Management Act. None of these consents provide for an activity that has a significant risk of contaminating the subject site from a HAIL perspective.

Whilst none of the information sources that we've used, provide absolute evidence that no contamination exists on any part of the site; when all the results from the various information sources are taken in their totality, the likelihood of contamination at a level that would raise

concern seems extremely remote. It seems unlikely that anything present on the site resulting from past activities, will create issues that require mitigation as part of the Resource Management process that is being initiated. In the event of a "discovery" of evidence to the contrary during our involvement in the development process, we would undertake to bring the new information to the applicants and Council's attention and develop the appropriate mitigation response.

In conclusion, we have reviewed retrievable information from a number of sources and have found no evidence of activities or industries on the site that would potentially have led to the contamination of the site.

Yours faithfully
PATERSON PITTS PARTNERS LTD

RP

Andrew Robinson
15318

Andrew Robinson

15318

From: "Simon Beardmore" <Simon.Beardmore@orc.govt.nz>
To: "Andrew Robinson" <andrew.robinson@ppgroup.co.nz>
Sent: Wednesday, 15 June 2016 5:20 p.m.
Subject: RE: Hazard Search

Hi Andrew

Landuse and Site Contamination Status Request

A request was received from you on 14 June 2016 for information held by the Otago Regional Council regarding the contamination status of land detailed below:

Address	Legal Description
49 Walton Street	Lot 16 DP 130

There are no records held on the Otago Regional Council's "Database of Selected Landuses" for the above site. The database identifies sites where activities have occurred that are known to have the potential to contaminate land. The record of a property in the database does not necessarily imply contamination. Similarly, the absence of available information does not necessarily mean that the property is uncontaminated; rather no information exists on the database.

Reference should be made to the Ministry for the Environment's Hazardous Activities and Industries List. If any of these activities have occurred on the above sites, then they may be considered potentially contaminated.

This information reflects the council's current understanding of these sites. The Otago Regional Council accepts no liability for any inaccuracy in or omission from this information. Any member of the public, who wishes to make any commercial decision that involves an assessment of whether the site is contaminated, should make his/her own enquiries and decision.

Yours sincerely,

Simon Beardmore
Team Leader Environmental Compliance
Otago Regional Council
p + 64 3 474 0827 ext 7347

From: Andrew Robinson [mailto:andrew.robinson@ppgroup.co.nz]
Sent: Tuesday, 14 June 2016 4:44 p.m.
To: Simon Beardmore
Subject: Hazard Search

Hi Simon,
Could you please check your database for any record of contamination at 49 Walton St (Lot 16 DP 130)?

Sincere Thanks

Andrew Robinson
Technician
andrew.robinson@ppgroup.co.nz

PATERSON PITTS GROUP
Your Land Professionals
229 Moray Place
PO Box 5933

DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

30 June 2016

Paterson Pitts Partners Ltd
PO Box 5933
Moray Place
Dunedin

Dear Andrew,

HAIL-2015-51 – 49 Walton Street Dunedin

Please find enclosed the results of the Hazardous Activities and Industries List (HAIL) Property Search lodged on 14 June 2016. This HAIL property search details the information which is documented on Council record's for the site at 49 Walton Street Dunedin. Please note the attached documentation only includes information that is available on the Council's records and the Council does not necessarily hold comprehensive records of the historic land use of this site.

There is no evidence of any activities on the HAIL list having occurred on the above sites.

It is recommended that further investigation of the historic land use be undertaken through other means including consulting with any former land owners and checking with the Otago Regional Council. This information does not constitute a Preliminary Site Investigation in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Yours sincerely

P. R. Marshall.

Phil Marshall
Senior Planner

From: Chris Scott
Sent: Thursday, 16 June 2016 12:58 p.m.
To: Phil Marshall
Cc: Digital Services - Archives
Subject: RE: HAIL-2016-51, 49 Walton Street Dunedin, HAIL application lodged

Hi Phil,
I have examined the available archival records relating to this address, and can find no evidence of HAIL activity taking place there. The house and the surrounding area appear to have been predominantly residential from at least 1888.
The available photos are attached; please let me know if you require anything further.

Regards,

Chris Scott
Archivist, Information Solutions
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: 03 474 3694
Email: mailto:chris.scott@dcc.govt.nz; http://www.dunedin.govt.nz P Please consider the environment before printing this e-mail

DUNEDIN CITY COUNCIL

Photographic Map

Scale at A4:
1:924
28/06/2016 10:44:30 AM

N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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DUNEDIN CITY COUNCIL

Photographic Map

Scale at A4:
1:924
28/06/2016 10:45:01 AM

N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

~~2013 Urban and rural photography January / February 2013. Dunedin City Council CC BY 3.0 NZ~~

2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

DATE: 2000

DATE: 1990

DATE: 1978

DATE: 1967

5
6
MARDAL
OETON STREET
FONT STREET
WALTON STREET
RIGHT STREET
TYNE STREET

DATE: 1957

ETON STREET
MARDALE
FONT STREET
WALTON STREET
WRIGHT
TYNE STREET
STRE
STRE

DATE-1947

Planning and building consents for 49 Walton Street.

Building Application	EDMS	OK	Status	Description	Lodge Date
ABA-2002-297091 GEMS ID ABA21605		✓	CCC Issued	ADD TO DWELLING/SUNROOM	20/06/2002
ABA-2002-295609 GEMS ID ABA20109		✓	CCC Issued	INSTALL NEW BATHROOM & TOILET	17/01/2002
H-1985-218913 GEMS ID AAD19850088		✓	Historical Record	AAD19850088 K-8952 - boilertube (no plan)	28/11/1985
H-1962-58020 GEMS ID AAB19620343		✓	Historical Record	AAB19620343 7938 - front fence (no plan)	01/06/1962
H-1961-56234 GEMS ID AAB19610399		✓	Historical Record	AAB19610399 6297 - roughcast dwelling (no plan)	15/06/1961
H-1915-130303 GEMS ID AAD19150083		✓	Historical Record	AAD19150083 (DWX) A8294 - DRAINAGE & PLUMBING (MARKBY) (PLAN)	31/03/1915

Planning Application	Dwx	OK	Status	Description	Lodge Date
HAIL-2016-51 GEMS ID			HAIL request lodged	49 Walton Street	14/06/2016

RESOURCE CONSENTS WITHIN 50 METRES OF 49 WALTON STREET DUNEDIN

5018560 48 Walton Street Dunedin
RMA-2003-366583 Resource Management Act (Historical Data) ERECT NEW DWELLING WHICH EXCEEDS SITE COVERAGE BY 3% (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/05/2003.

POL-2003-350130 Planning Other Legislation RIGHT OF WAY (Other). The outcome was Granted on 13/05/2003.

5018562 46 Walton Street Dunedin
POL-2003-350130 Planning Other Legislation RIGHT OF WAY (Other). The outcome was Granted on 13/05/2003.

5018566 40 Walton Street Dunedin
RMA-1993-356013 Resource Management Act (Historical Data) ER CARPORT Ownr:I J MCNEILL / App: I J MCNEILL 40 WALTON ST (Non-Notified - Non Complying). The outcome was Granted on 28/04/1993.

5018567 38 Walton Street Dunedin
RMA-1997-361417 Resource Management Act (Historical Data) ERECT GARAGE/PLB & DRGE Hazards Comments: (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

5018638 58 Nairn Street Dunedin

RMA-1999-363248 Resource Management Act (Historical Data) TO PAINT A MURAL Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 02/11/1999.

RMA-1991-350949 Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 09/05/1991.

5018684 7 Eton Street Dunedin

RMA-1974-353992 Resource Management Act (Historical Data) SEPERATE FLAT ON SITE (HOUSE EXISTING) Ownr:HANSEN / App: A D HANSEN BOX 803 TONKINSON & WOOD (Notified - Non Complying). The outcome was Granted on 31/07/1974.

CN16-1592
WALTON STREET UNITS
49 WALTON STREET - DUNEDIN

SHEET INDEX

No.	TITLE
RC1	EXISTING SITE PLAN
RC2	NEW SITE PLAN
RC3	GROUND FLOOR PLAN
RC4	FIRST FLOOR PLAN
RC5	ELEVATIONS
RC6	ELEVATIONS
RC7	ELEVATIONS
RC8	SCHEMATIC SECTION
RC9	SCHEMATIC MODELS
RC10	ENVELOPE PENETRATIONS

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W : www.msdesign.co.nz

NEIGHBOURS WRITTEN CONSENT

NAME: .....
ADDRESS: .....
.....
.....
.....
SIGNED: .....
DATE: .....

RESOURCE CONSENT

PRINT DATE - 1/06/2016

LEGAL DESCRIPTION

49 WALTON STREET, DUNEDIN
LOT 16
DP 130

SITE AREA = 455m²

Residential Zone 1
Max Height 9m
63° Recession Plane
40% Max Site Coverage

NEIGHBOURS WRITTEN CONSENT

NAME: .....
ADDRESS: .....
.....
.....
.....
SIGNED: .....
DATE: .....

EXISTING SITE PLAN

SCALE 1:200

RESOURCE CONSENT

DO NOT SCALE OFF DRAWINGS. DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

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WALTON STREET UNITS
49 WALTON STREET - DUNEDIN

SCALE	1:200 @ A3
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.1

LEGAL DESCRIPTION

49 WALTON STREET, DUNEDIN
LOT 16
DP 130

SITE AREA = 455m²

Residential Zone 1
Max Height 9m
63° Recession Plane
40% Max Site Coverage

NEIGHBOURS WRITTEN CONSENT

NAME: .....
ADDRESS: .....
.....
.....
.....
SIGNED: .....
DATE: .....

NEW SITE PLAN

SCALE 1:200

SITE AREA	= 455m²
BUILDING FOOTPRINT	= 130m²
SITE COVERAGE	**= 29% (max 40%)**

RESOURCE CONSENT

DO NOT SCALE OFF DRAWINGS. DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

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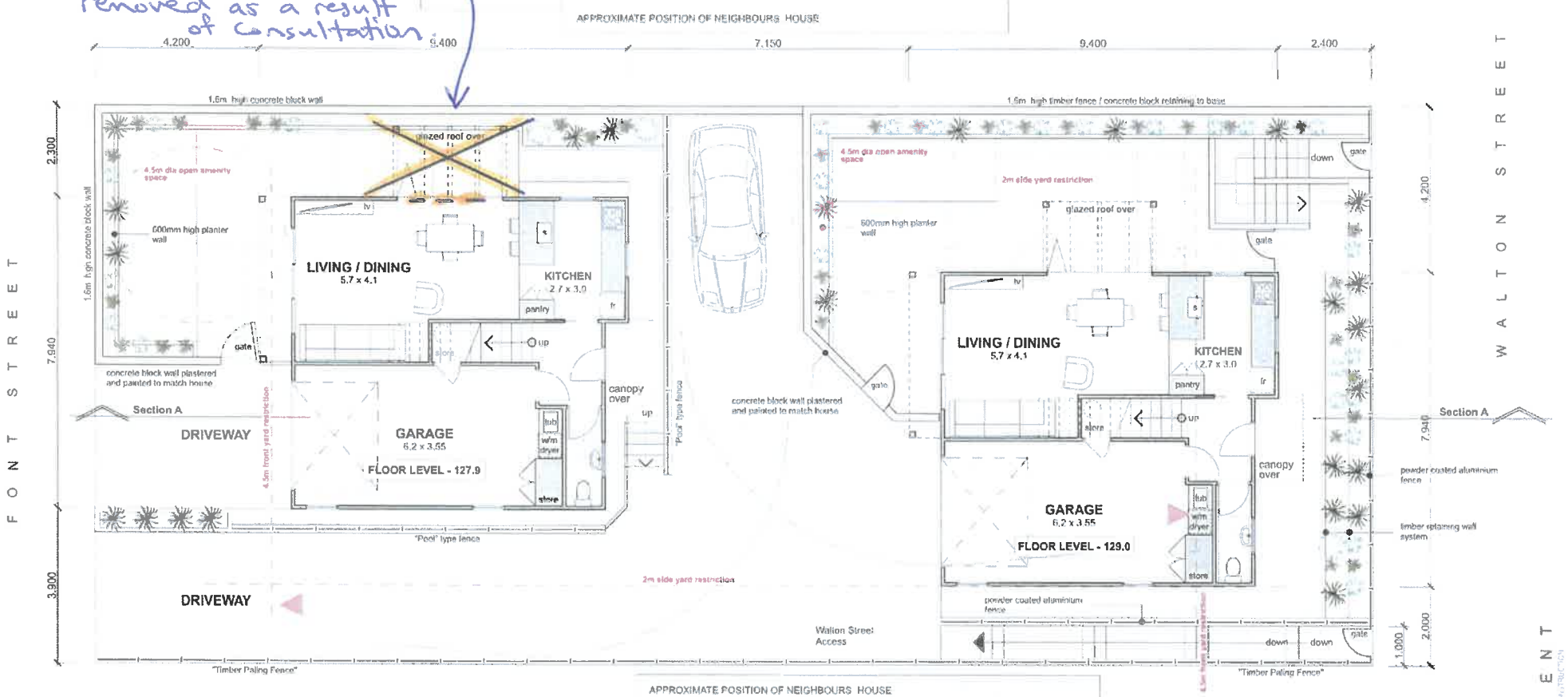
WALTON STREET UNITS
49 WALTON STREET - DUNEDIN

SCALE	1:200 @ A3
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.2

Glazed veranda removed as a result of consultation



PROPOSED GROUND FLOOR PLAN

SCALE 1:100

FLOOR AREA PER UNIT

GROUND FLOOR AREA (per unit)	= 65m²
FIRST FLOOR AREA (per unit)	= 62m²
TOTAL FLOOR AREA	= 127m²

0 1 2 3 4 5

PLANTING Mixture of :-

Rhododendron
Maple
Daphne
Roses

NEIGHBOURS WRITTEN CONSENT

NAME: .....
ADDRESS: .....
.....
.....
.....
SIGNED: .....
DATE: .....

RESOURCE CONSENT

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WALTON STREET UNITS
49 WALTON STREET - DUNEDIN

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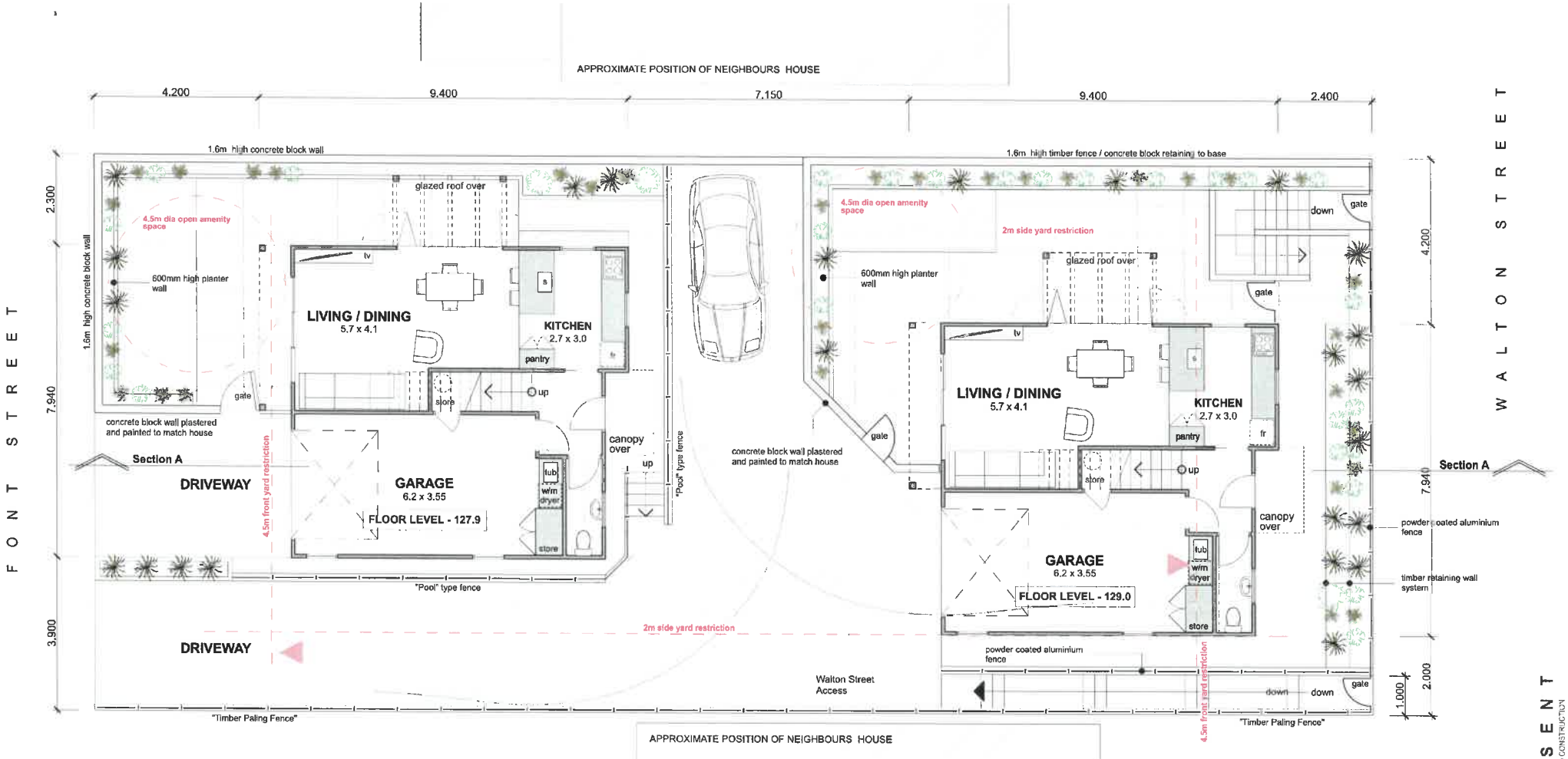
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.3



PROPOSED GROUND FLOOR PLAN

SCALE 1:100

FLOOR AREA PER UNIT

GROUND FLOOR AREA (per unit)	= 65m²
FIRST FLOOR AREA (per unit)	= 62m²
TOTAL FLOOR AREA	= 127m²

0 1 2 3 4 5

PLANTING Mixture of :-

Rhododendron
Maple
Daphne
Roses

NEIGHBOURS WRITTEN CONSENT

NAME: .....
ADDRESS: .....
.....
.....
.....
SIGNED: .....
DATE: .....

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WALTON STREET UNITS
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PRINT DATE	1/06/2016

RC.3

RESOURCE CONSENT
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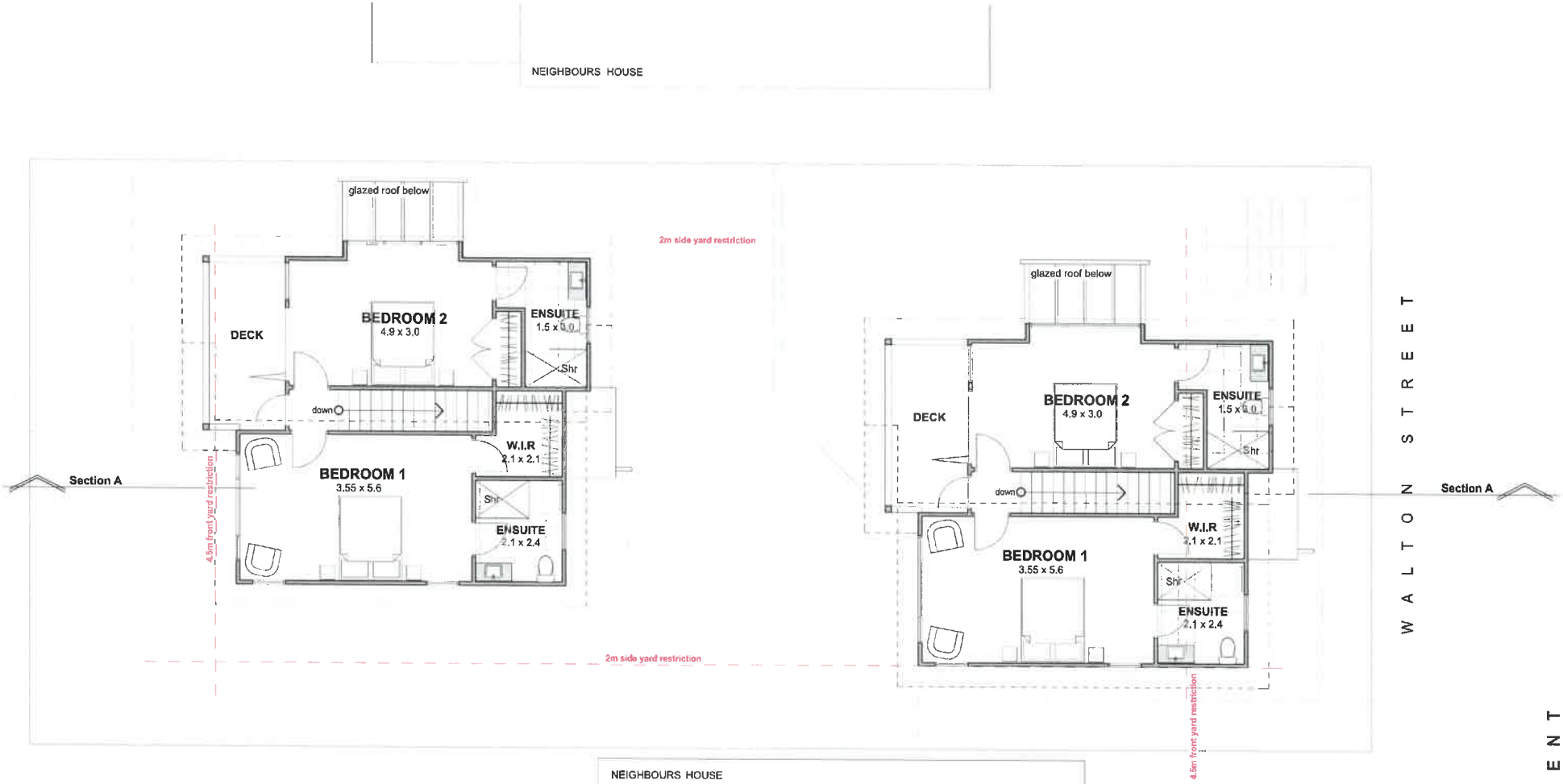


NEIGHBOURS HOUSE

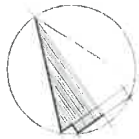
PROPOSED FIRST FLOOR PLAN

SCALE 1:100

FLOOR AREA PER UNIT

GROUND FLOOR AREA (per unit)	= 65m²
FIRST FLOOR AREA (per unit)	= 62m²
TOTAL FLOOR AREA	= **127m²**

0 1 2 3 4 5



NEIGHBOURS WRITTEN CONSENT

NAME: .....
ADDRESS: .....
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SIGNED: .....
DATE: .....

RESOURCE CONSENT

DO NOT SCALE OFF DRAWINGS. DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

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WALTON STREET UNITS

49 WALTON STREET - DUNEDIN

SCALE	1:100 @ A3
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.4

SOUTH ELEVATION

SCALE 1:100

NORTH ELEVATION

SCALE 1:100

NEIGHBOURS WRITTEN CONSENT

NAME: .....

ADDRESS: .....

.....

.....

.....

SIGNED: .....

DATE: .....

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WALTON STREET UNITS

49 WALTON STREET - DUNEDIN

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PRINT DATE	1/06/2016

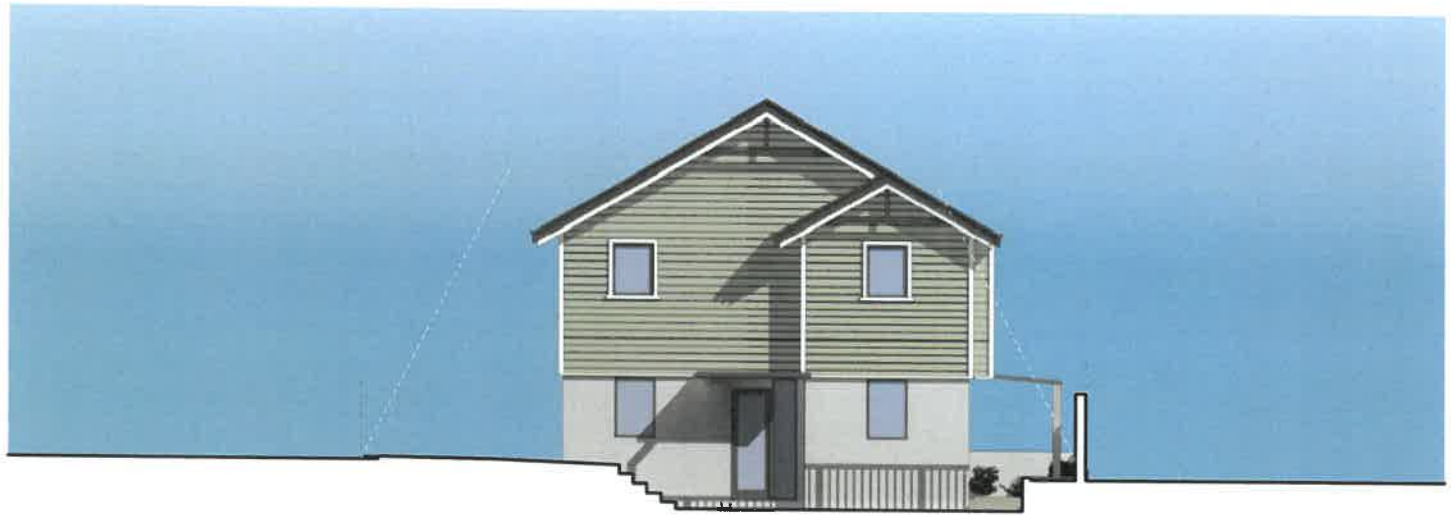
RC.5

RESOURCE CONSENT

DO NOT SCALE OFF DRAWINGS. DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

UNIT 1 WEST ELEVATION

SCALE 1:100



UNIT 1 EAST ELEVATION

SCALE 1:100

SUGGESTED COLOUR SCHEME

Metal Roofing :-

Colorsteel - Ironsand

Plaster Walls :-

Resene - QuarterTea LVR - 74

Weatherboard Walls :-

Main wall - Resene - Bud LVR - 48

Trims - Resene - Bianca LVR - 89

Garge doors and aluminium joinery :-

Colorsteel - Ironsand

NEIGHBOURS WRITTEN CONSENT

NAME: .....

ADDRESS: .....

.....

.....

.....

SIGNED: .....

DATE: .....

RESOURCE CONSENT

DO NOT SCALE OFF DRAWINGS. DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

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WALTON STREET UNITS

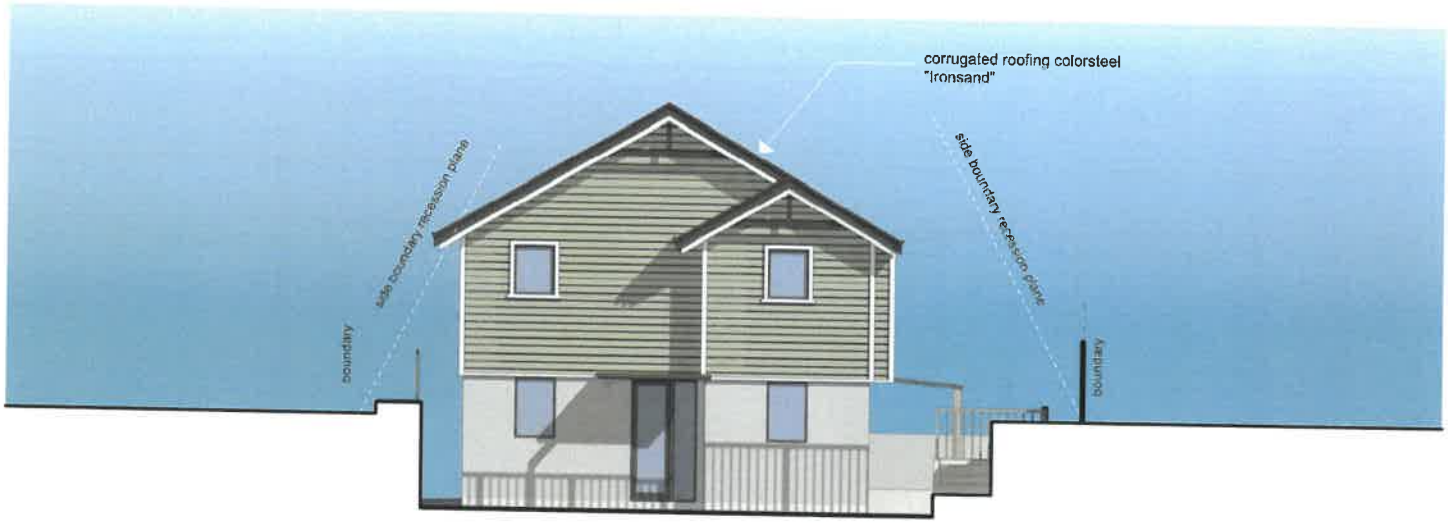
49 WALTON STREET - DUNEDIN

SCALE	1:100 @ A3
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.6

UNIT 2 WEST ELEVATION

SCALE 1:100



UNIT 2 EAST ELEVATION

SCALE 1:100

SUGGESTED COLOUR SCHEME

Metal Roofing :-

Colorsteel - Ironsand

Plaster Walls :-

Resene - QuarterTea LVR - 74

Weatherboard Walls :-

Main wall - Resene - Bud LVR - 48

Trims - Resene - Bianca LVR - 89

Garge doors and aluminium joinery :-

Colorsteel - Ironsand

NEIGHBOURS WRITTEN CONSENT

NAME: .....

ADDRESS: .....

.....

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SIGNED: .....

DATE: .....

RESOURCE CONSENT

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WALTON STREET UNITS

49 WALTON STREET - DUNEDIN

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DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.7

NEIGHBOURS WRITTEN CONSENT

NAME: .....

ADDRESS: .....

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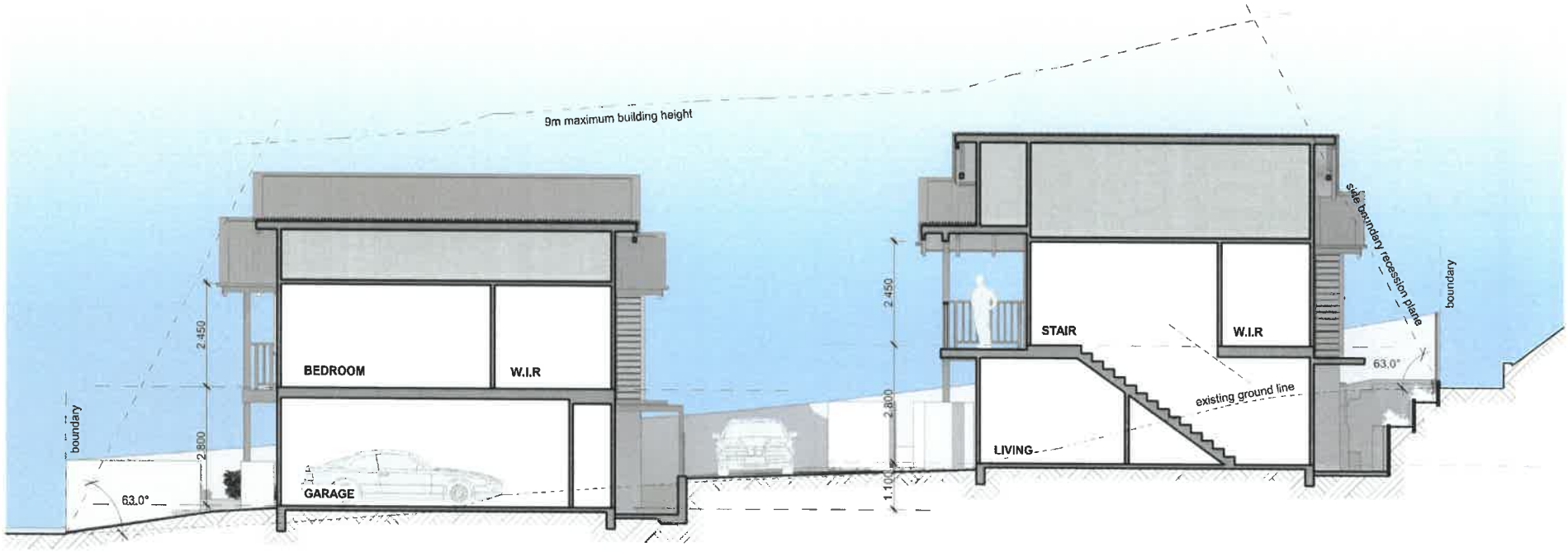
SIGNED: .....

DATE: .....



SCHEMATIC SECTION - A

SCALE 1:100

RESOURCE CONSENT

DO NOT SCALE OFF DRAWINGS DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

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WALTON STREET UNITS

49 WALTON STREET - DUNEDIN

SCALE	1:
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.8

NEIGHBOURS WRITTEN CONSENT

NAME: .....

ADDRESS: .....

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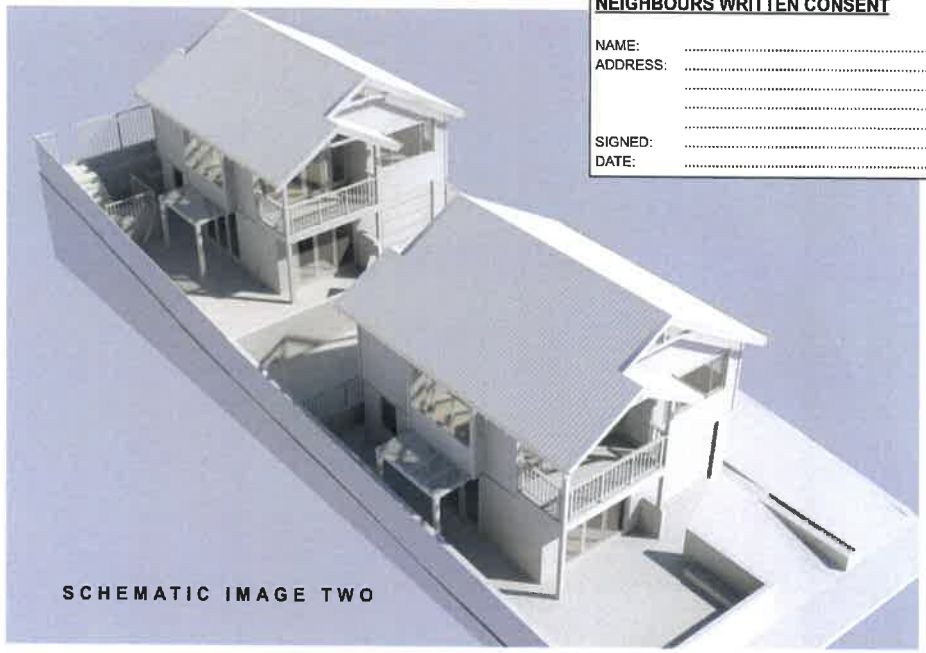
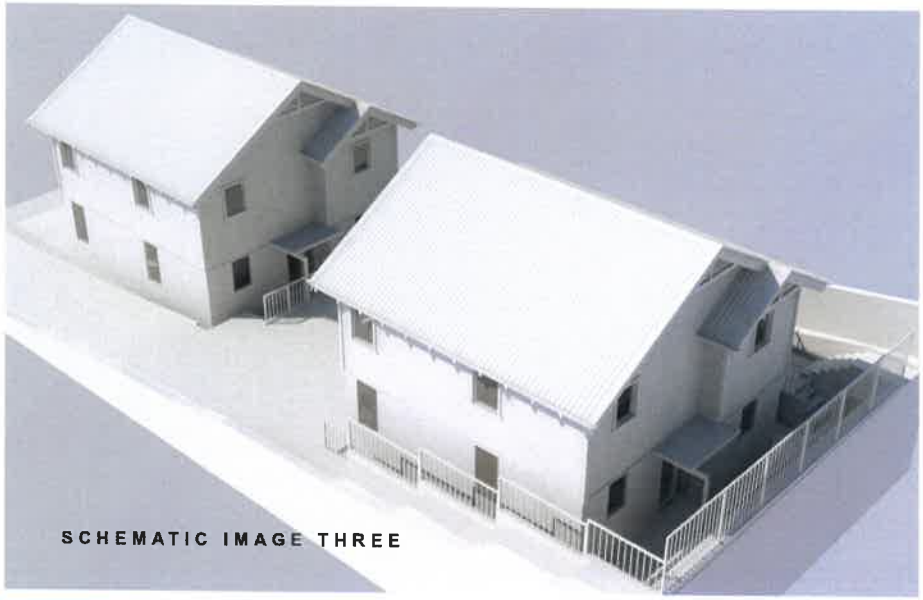
SIGNED: .....

DATE: .....

SCHEMATIC IMAGE ONE



SCHEMATIC IMAGE TWO



SCHEMATIC IMAGE THREE

SCHEMATIC IMAGE FOUR

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ADNZ

RESOURCE CONSENT

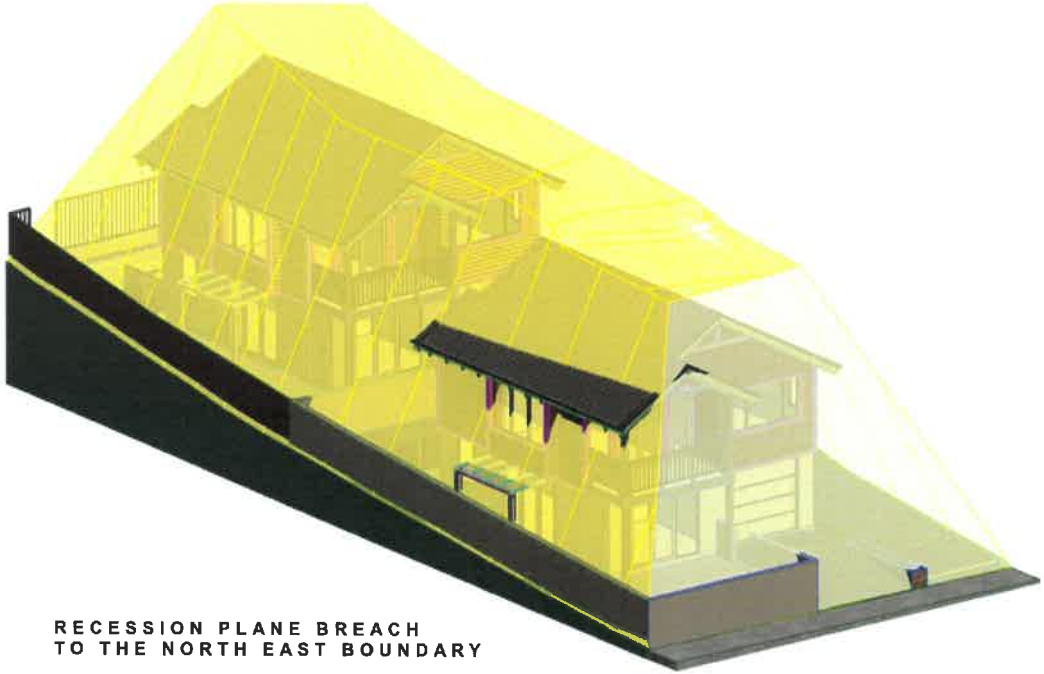
DO NOT SCALE OFF DRAWINGS. DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

WALTON STREET UNITS

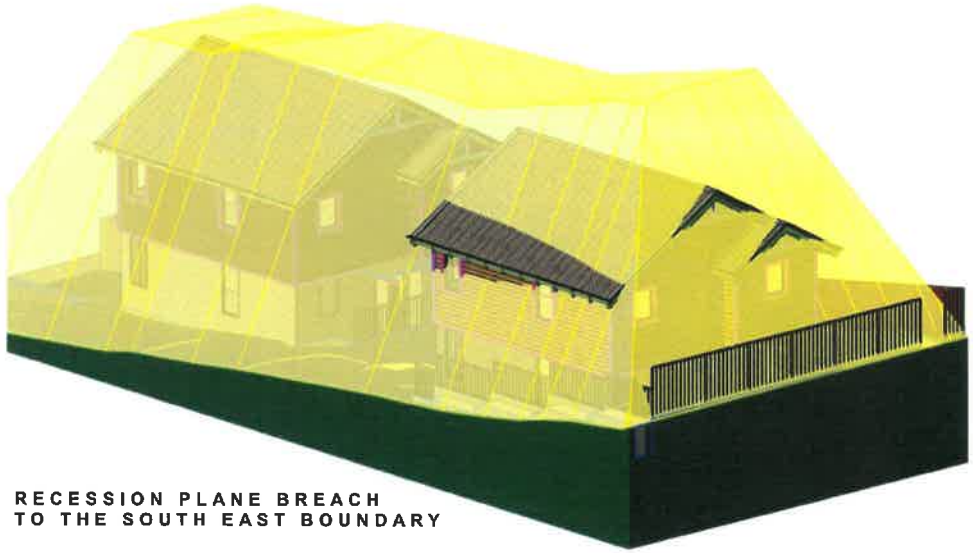
49 WALTON STREET - DUNEDIN

SCALE	1:(
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

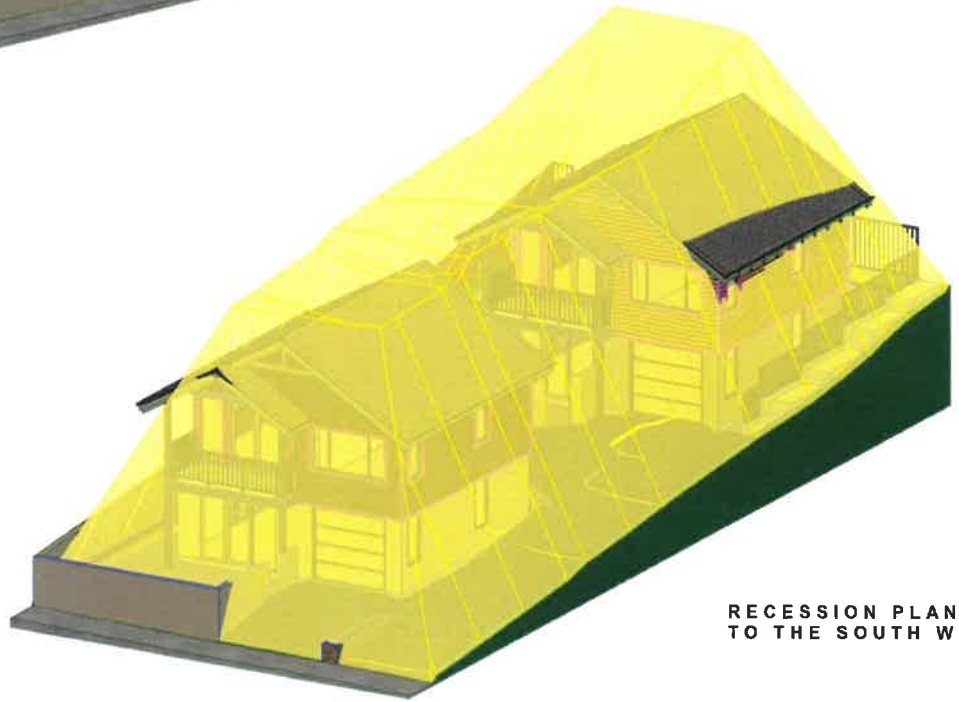
RC.9



RECESSION PLANE BREACH
TO THE NORTH EAST BOUNDARY



RECESSION PLANE BREACH
TO THE SOUTH EAST BOUNDARY



RECESSION PLANE BREACH
TO THE SOUTH WEST BOUNDARY

NEIGHBOURS WRITTEN CONSENT

NAME: .....
ADDRESS: .....
.....
.....
.....

SIGNED: .....
DATE: .....

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WALTON STREET UNITS
49 WALTON STREET - DUNEDIN

SCALE	1
DATE	APRIL 2016
JOB NUMBER	CN16-1592
PRINT DATE	1/06/2016

RC.10

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**OT7D/1274**
Land Registration District	**Otago**
Date Issued	22 June 1982

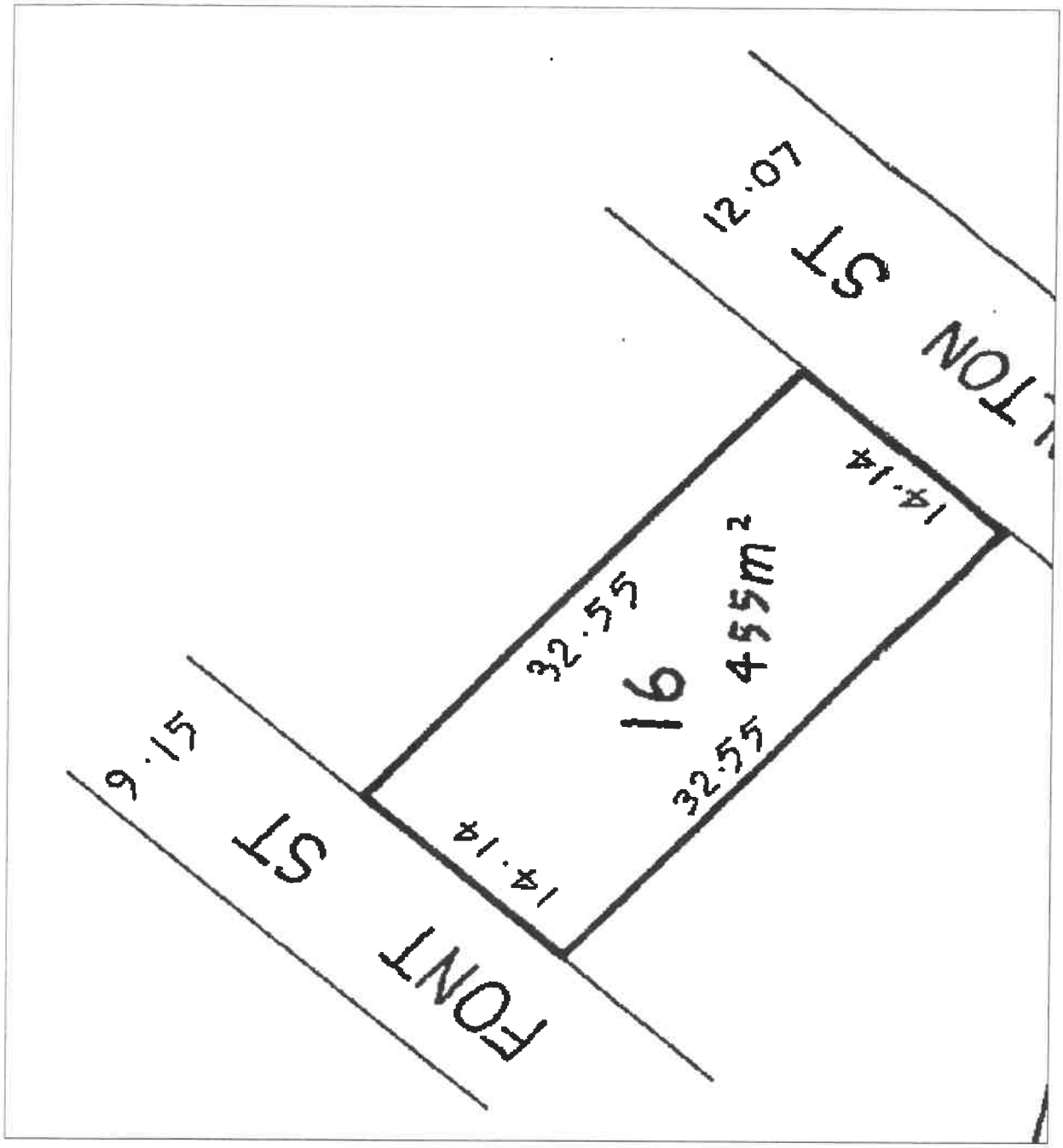
Prior References
OT32/12

Estate	Fee Simple
Area	455 square metres more or less
Legal Description	Lot 16 Deposited Plan 130

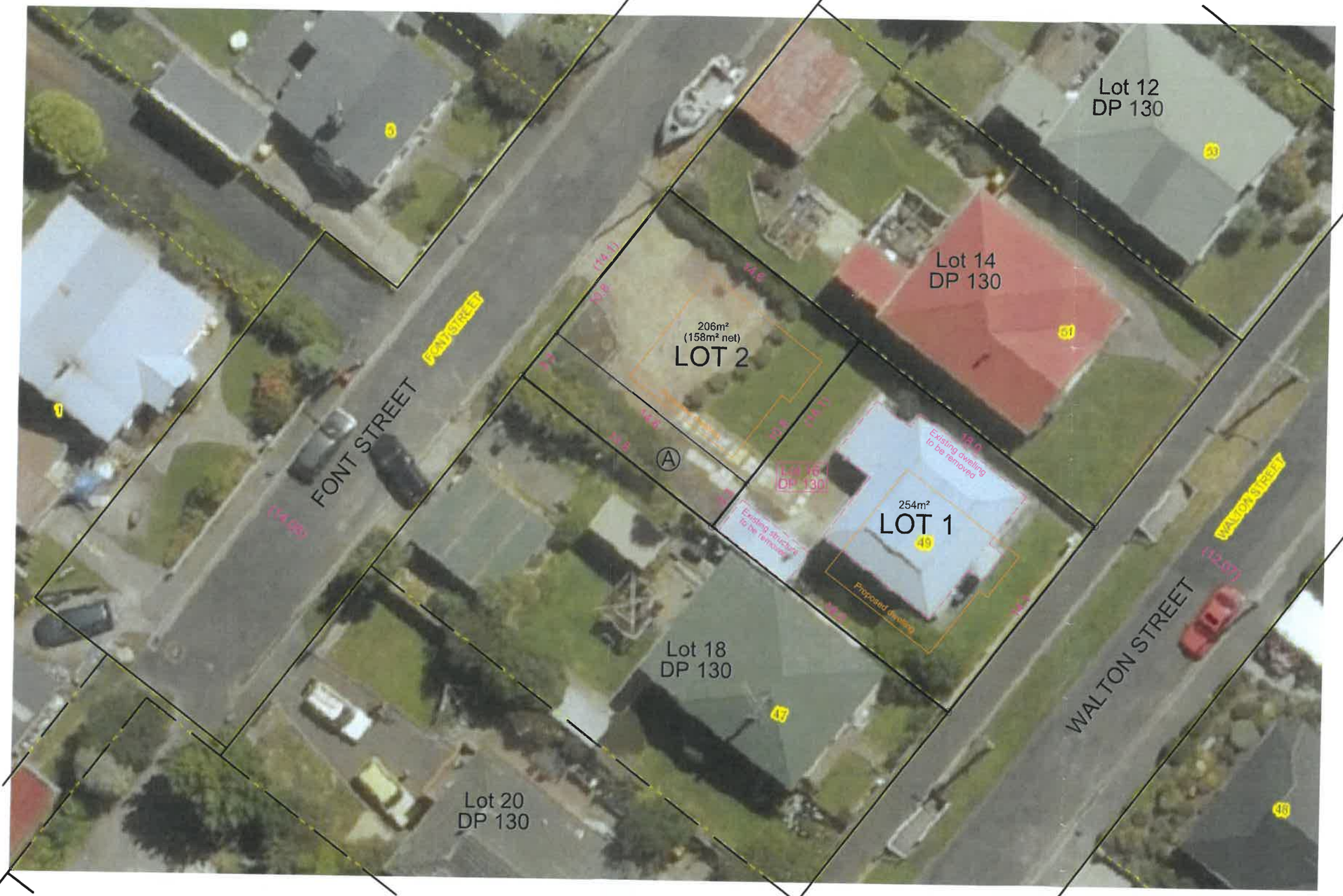
Proprietors
Christopher Ian Featonby as to a 1/2 share
Marilyn Joyce Innes as to a 1/2 share

Interests
9395867.3 Mortgage to ANZ Bank New Zealand Limited - 24.5.2013 at 11:25 am

Identifier **OT7D/1274**



Proposed Easement 'A' is for a right-of-way and a right for servicing and drainage over proposed Lot 2 in favour of proposed Lot 1



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Dunedin 9058.
T 03 477 3245
F 03 474 0484
E dunedin@ppgroup.co.nz

Client/Location:
Marilyn Innes & Chris Featonby
49 Walton Street, Dunedin
Lot 16 DP 130

Purpose/Drawing Title:
Scheme plan of Lots 1 and 2 being a Proposed Subdivision of Certificate of Title OT7D/1274

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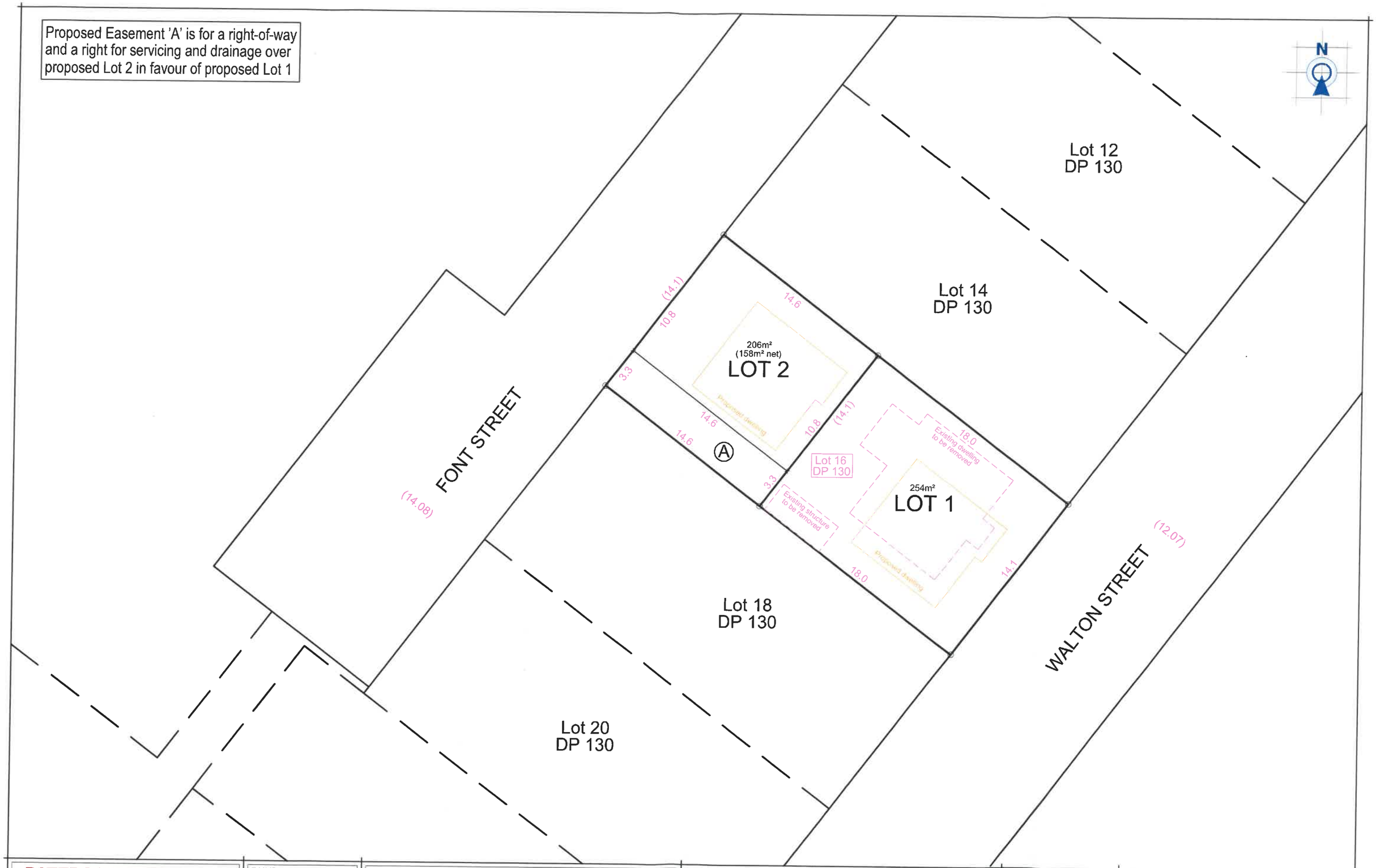
Surveyed by:	-	Original Size: A3	Scale: 1:250
Designed by:	KAB		
Drawn by:	KAB		
Checked by:	KAB		DO NOT SCALE
Approved by:	KAB		
Job Ref: 15318		Sheet No: 1 of 2	Revision No: A / Date Created: 27/10/2016

PLOT DATE: 01 November, 2016 - 9:10 AM BY: Kurt Bowen

Proposed Easement 'A' is for a right-of-way and a right for servicing and drainage over proposed Lot 2 in favour of proposed Lot 1



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Client/Location:
Marilyn Innes & Chris Featonby
49 Walton Street, Dunedin
Lot 16 DP 130

Purpose/Drawing Title:
Scheme plan of Lots 1 and 2 being a Proposed Subdivision of Certificate of Title OT7D/1274

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Designed by:	KAB	A3	
Drawn by:	KAB		
Checked by:	KAB		DO NOT SCALE
Approved by:	KAB		
Job Ref: 15318		Sheet No: 1 of 2	Revision No: A / Date Created: 27/10/2016

PLOT DATE: 01 November, 2016 - 9:14 AM BY: Kurt Bowen

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Dunedin 9058.
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Sites less than 250m²

Sites between 250m² and 399m²

Sites between 400m² and 499m²

Application Site

Extent of Assessment Region

2GP GR1 / GR2 Zone Boundary

DCC Community Housing Sites

NOTES:

1. Assessment region is zoned GR1 under 2GP
2. Assessment region is zoned Res 1 under DCDP

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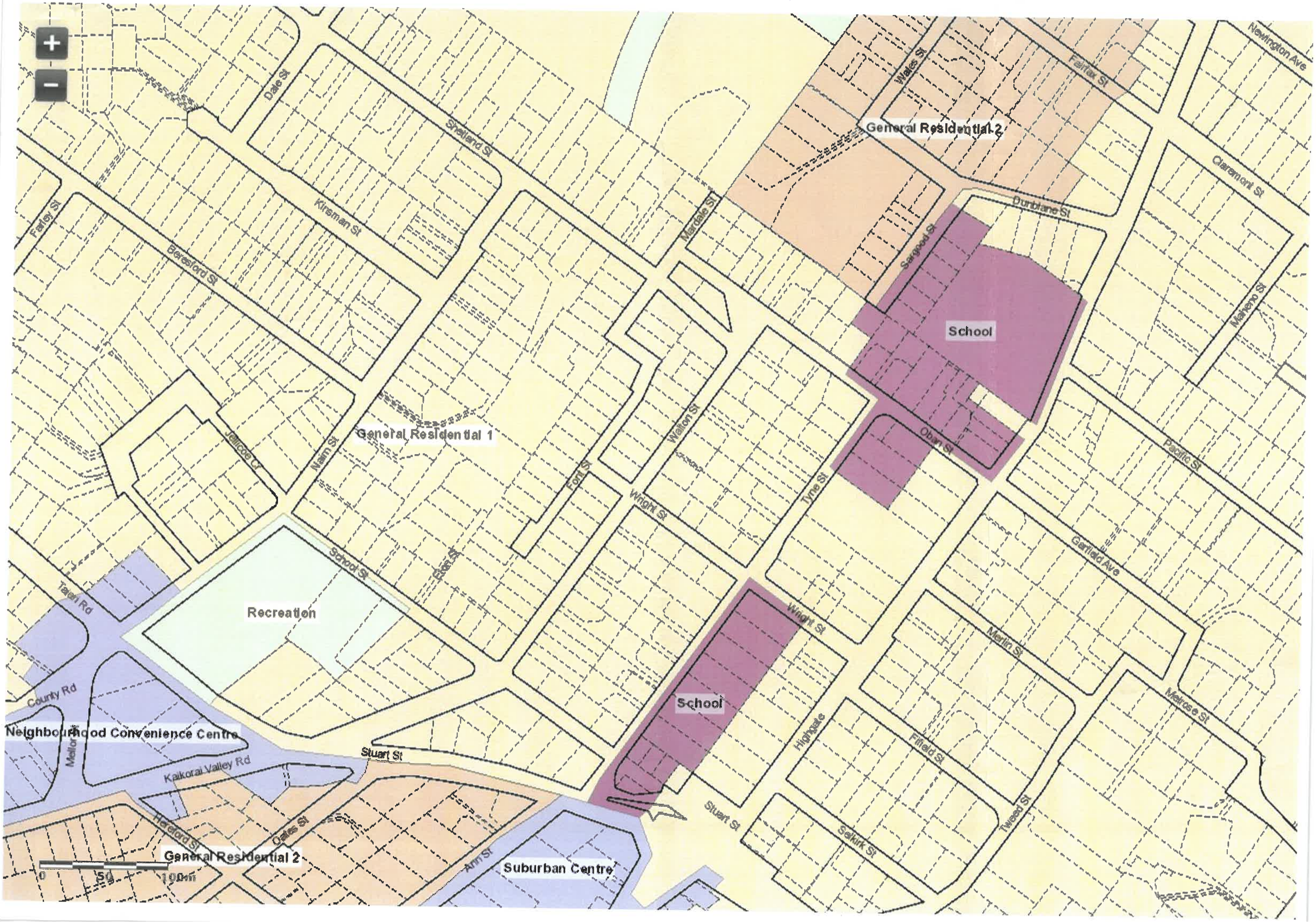
Client/Location:
Marilyn Innes & Chris Featonby
49 Walton Street, Dunedin
Lot 16 DP 130

Purpose/Drawing Title:
Density Assessment Plan of Proposed Subdivision of Certificate of Title OT7D/1274

Surveyed by:	-	Original Size: A3	Scale: 1:1,500
Designed by:	KAB		
Drawn by:	KAB		
Checked by:	KAB		DO NOT SCALE
Approved by:	KAB		
Job Ref: 15318		Sheet No: 2 of 2	Revision No: A / Date Created: 27/10/2016


General Residential 2
School
General Residential 1
Recreation
School
Neighbourhood Convenience Centre
General Residential 2
Suburban Centre
Date St
Shetland St
Kirsman St
Beresford St
Farley St
Mardale St
Wales St
Fairfax St
Newington Ave
Claremont St
Dunblane St
Sargood St
Oban St
Pacific St
Matheno St
Jellicoe Cr
Nairn St
Walton St
Fort St
Wright St
Tyne St
Garfield Ave
School St
East St
Tarari Rd
County Rd
Mellor St
Kaikorai Valley Rd
Stuart St
Hereford St
Gates St
Ann St
Highgate
Merlin St
Fifield St
Melrose St
Tweed St
Selkirk St
0 50 100m