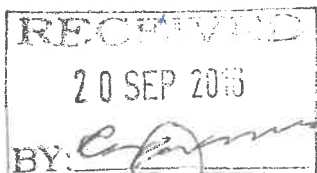


APPENDIX A: APPLICATION



COPY



Application Form for a Resource Consent

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

Application Details

I/We **David Harley Foote**

(must be the FULL name(s) of

an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☐ Subdivision Consent

Brief description of the proposed activity:

Erection of new dwelling

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

Site location/description

I am/We are the: (owner, occupier, lessee, prospective purchaser etc) of the site

Street Address of Site: **19 Eagle St, Burkes, St Leonards**

Legal Description: **Refer to R.C.A., Sub-2016-9, L.U.C.-2016-62, 21 Eagle St**

Certificate of Title: **See above**

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

Name: **D. H. Foote**

(applicant/agent (delete one))

Address: **5 Hawk Lane, St Leonards, Dunedin**

Postcode: **9022**

Phone (daytime): **034710679**

Fax: **N/A**

Email: **ammedave@ihug.co.nz**

Address for Invoices or Refunds (if different from above)

Name: _____

Address: _____

Bank Account Name **D H Foote**

Account Number:

0 3

Bank Branch

1 , 7 3

1 0 , 1 6 1

Account Number

0 0

Suffix

Ownership of the site

Who is the current owner of the site? **Applicant - DS H Foote**

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

Address: _____ Postcode: _____

Phone (daytime): _____ Fax: _____ Email: _____

Affected persons' approvals

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

Name: _____

Address: _____

Name: _____

Address: _____

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

Assessment of Effects on Environment (AEE)

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

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

See RCA, Sub-2016-9, LUC-2016-64

(Attach separate sheets if necessary)

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

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

Declaration

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

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

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

Signature of Applicant/Agent (delete one): _____ Date: **19/9/16**

Privacy – Local Government Official Information and Meetings Act 1987

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

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

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

Monitoring of your Resource Consent

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

_____ (month and year)

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

Detailed description of proposed activity

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

New residential dwelling at 21 Eagle St

Description of site and existing activity

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

534m2 vacant residential site falling approximately 4 metres from Eagle St to Kea St.

No current activity takes place on the site. Refer to RCA, Sub-2016-9, LUC-2016-62

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Residential

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

See RCA, Sub-2016-9, LUC-2016-62

Breaches of district plan rules

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

Garage breaches district plan rule relating to front yard encroachment and building plane requirements. Plan does not need affected persons approval with regards to the retaining wall below the garage wall on the boundary as the wall below the garage is below, not above, the existing ground level. Maximum excavation depth will be 2.3M and it is expected that approximately 56m3 will be required to be removed from the site. All bulk filling required will be for under the garage floor slab.

What happens when further information is required?

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

Fees

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

Further assistance

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

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

City Planning Staff can be contacted as follows:

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

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

By Phone: (03) 477 4000

By Email: planning@dcc.govt.nz

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

Information requirements (two copies required)

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

In addition, subdivision applications also need the following information

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

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

OFFICE USE ONLY

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

☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

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

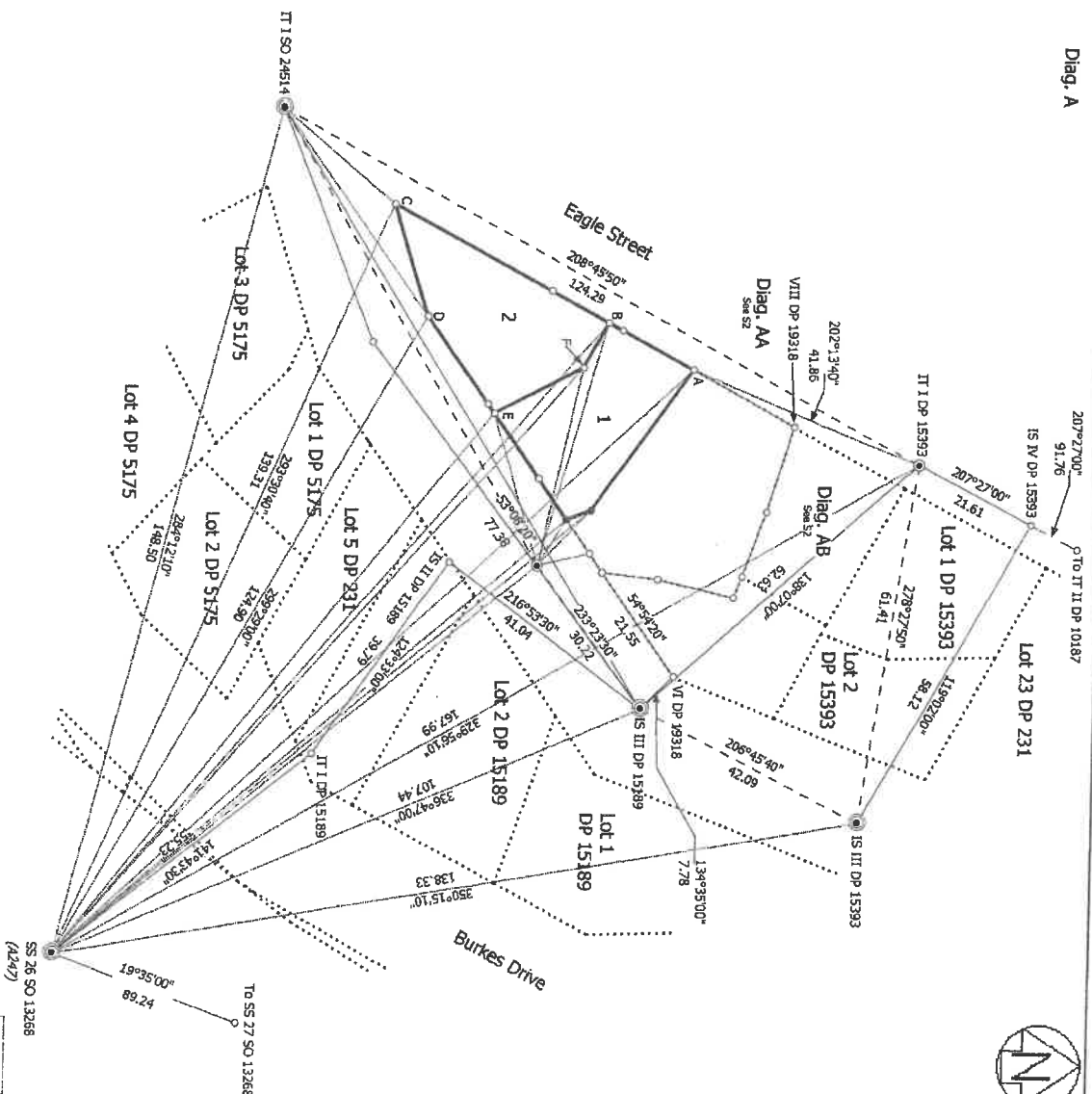
Comments: _____

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

Planning Officer: _____ Date: _____



Diag. A



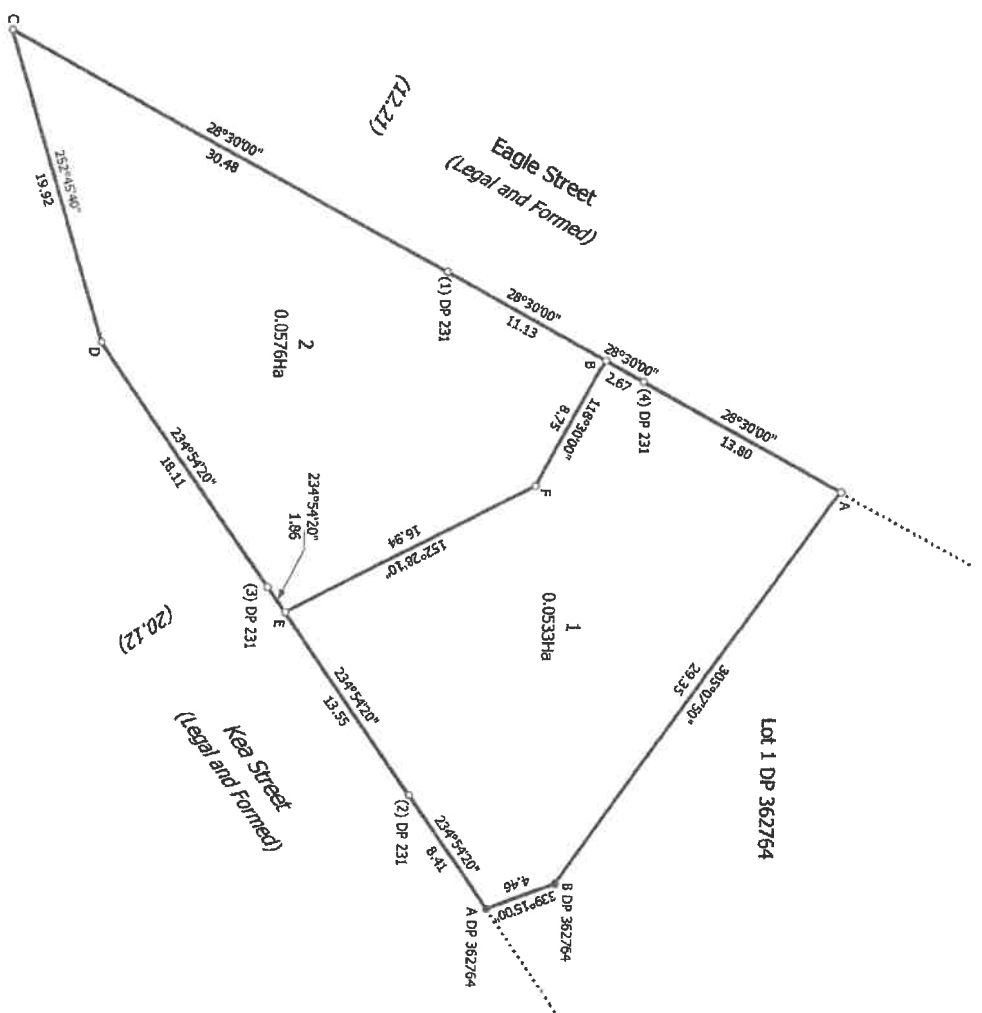
S 1/2

Digitally Generated Plan
Generated on: 01/08/2016 12:53am Page 1 of 2

Lots 1 and 2 being a subdivision of Lots 15 and 16 DP 231 and Lot 2 DP 362764

Surveyor: Mark Peter Robert Geddes
Firm: TL Survey Services Ltd
Survey Date: 29/07/2016

CSD Plan
LT 501600



Land District: Otago

Digitally Generated Plan

Generated on: 01/08/2016 12:15pm Page 1 of 1

Lots 1 and 2 being a subdivision of Lots 15 and 16 DP 231 and Lot 2 DP 362764

Surveyor: Mark Peter Robert Gaudes
Firm: TL Survey Services Ltd

CSD Plan
LT 501600

T 1/1

Ross Smith

From: Liz Edwards <lb_edwards@xtra.co.nz>
Sent: Wednesday, 7 September 2016 10:28 a.m.
To: Ross Smith
Subject: re. building proposal at 19 Eagle Street
Attachments: 19 Eagle Street docs.pdf; Height Eagle Street.jpeg

Dear Ross

I have been approached several times re. the proposed building of a residential house on the recently subdivided section adjacent to mine at 18 Kea Street, Burkes.

I believe that the plans do not conform to boundary regulations but I have been informed by the person who owns the section that he plans to submit them to the DCC for building consent & will ask for a hearing if I do not consent to his current plans. He has also advised me that this process will be at cost to myself. I am enclosing a copy of the plans which I have been advised do not provide sufficient specific information.

I am going overseas tomorrow & won't be back in Dunedin until Monday 10th October and would like this documented on council records so that should a hearing be scheduled, this will not take place until after I return. Should the need arise to contact me while I'm away, please get in touch with one of my daughters who are aware of the situations and my concerns with it. They will both be able to answer any queries on my behalf.

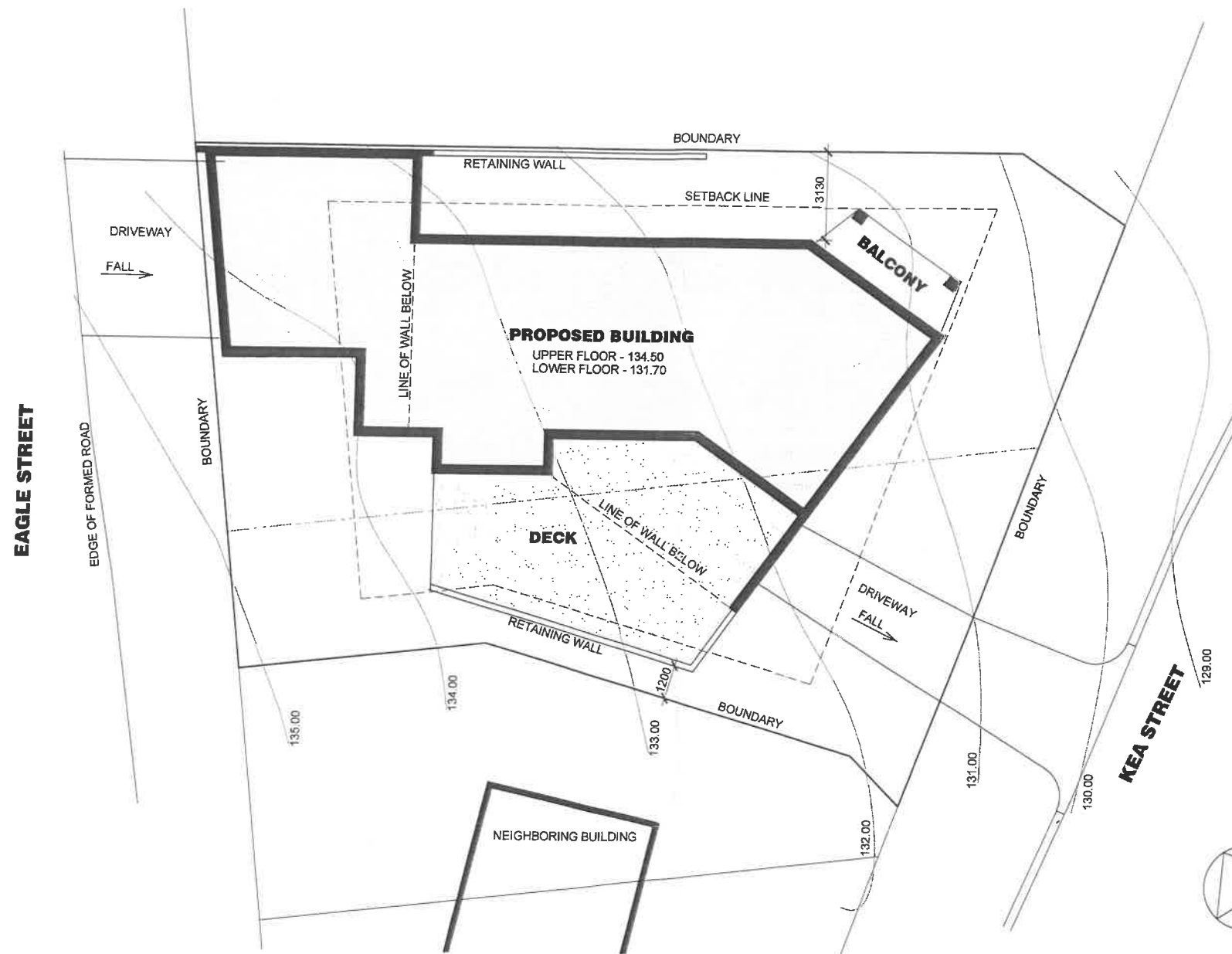
Their detail are:

Rebecca Isbister: Mob: 0273142517
Cathryn Mackay: Mob: 0211025171

Thank you for your help.

Yours faithfully

Liz Edwards



SITE PLAN
SCALE 1:200 @ A3

LEGAL DESCRIPTION
LOT 16 DP 231, LOT 2
DP362764, LOT 15 DP 231

SITE COVERAGE
SITE AREA: 560m²
PROPOSED HOUSE: 220m²
PROPOSED COVERAGE: 39%

DRAFT
06-10-2015

SITE PLAN

CONCEPT DESIGN BY OWNER

stevenson design limited
architectural design consultants

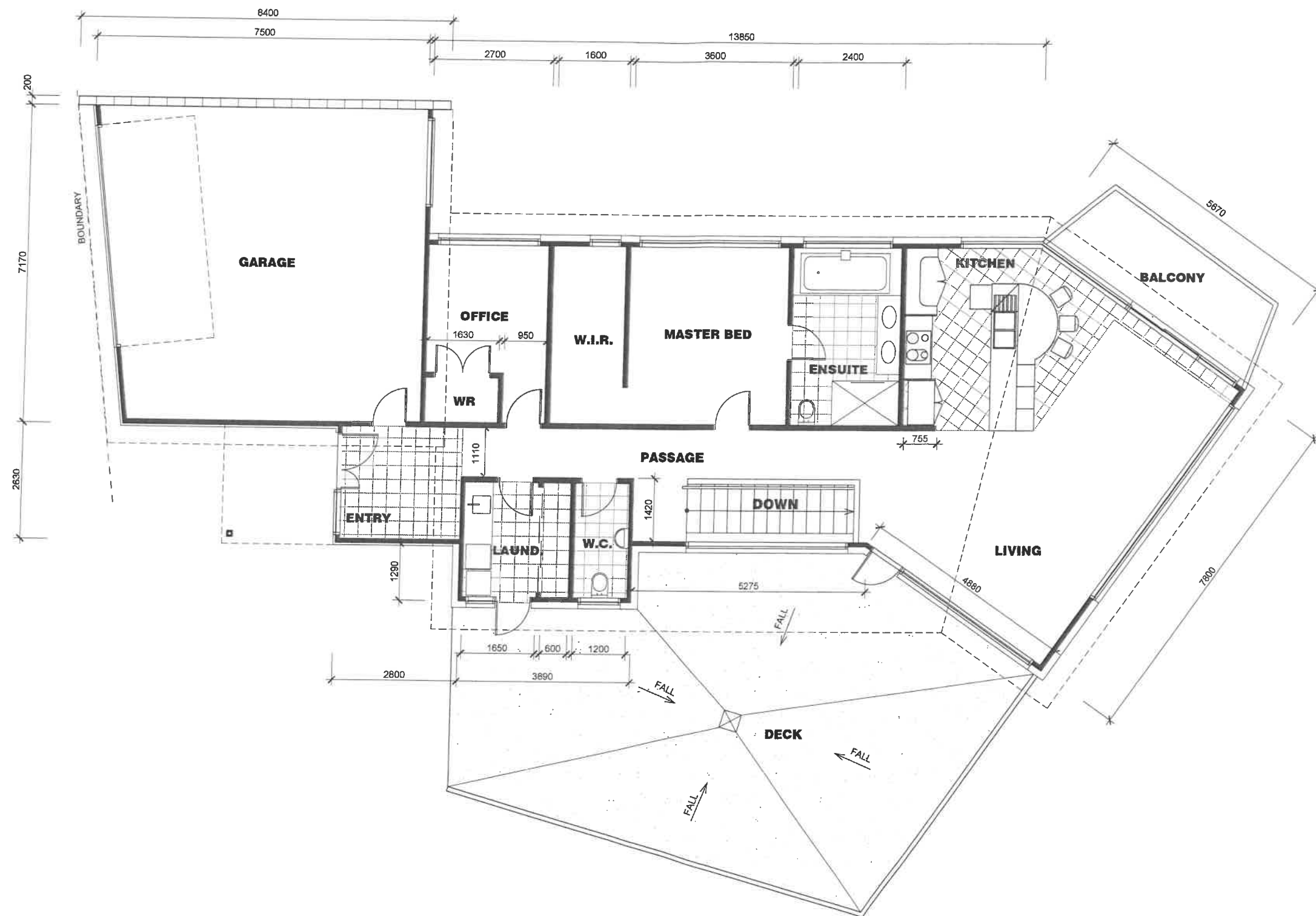
234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

EAGLE STREET
PROPOSED NEW DWELLING

JOB ADDRESS
DUNEDIN

RESOURCE CONSENT ISSUE

NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	06-10-2015	A1
		PROJECT No	2122	OF /? REV



UPPER FLOOR PLAN
SCALE 1:100 @ A3

CONCEPT DESIGN BY OWNER

stevenson design limited
architectural design consultants

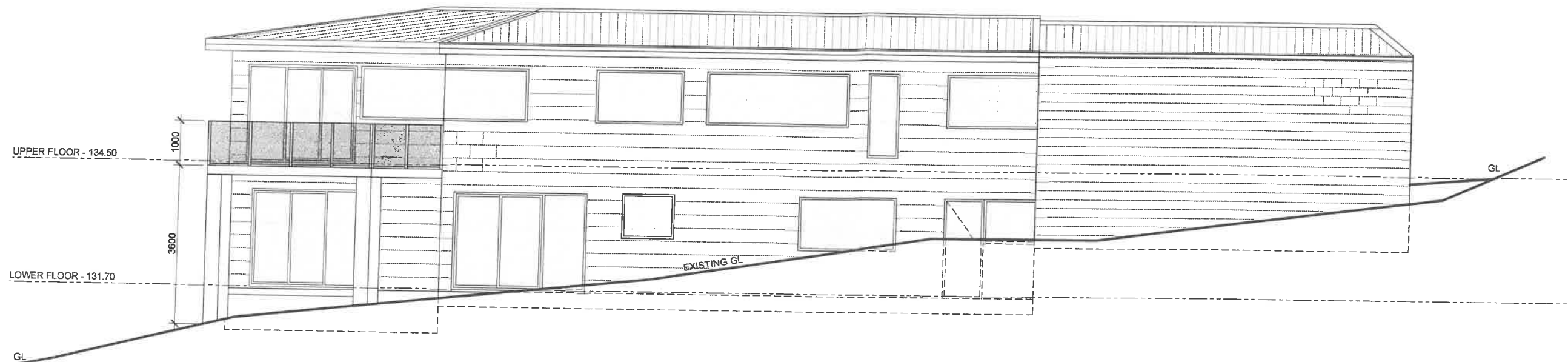
234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensonsondesign.co.nz

EAGLE STREET
PROPOSED NEW DWELLING

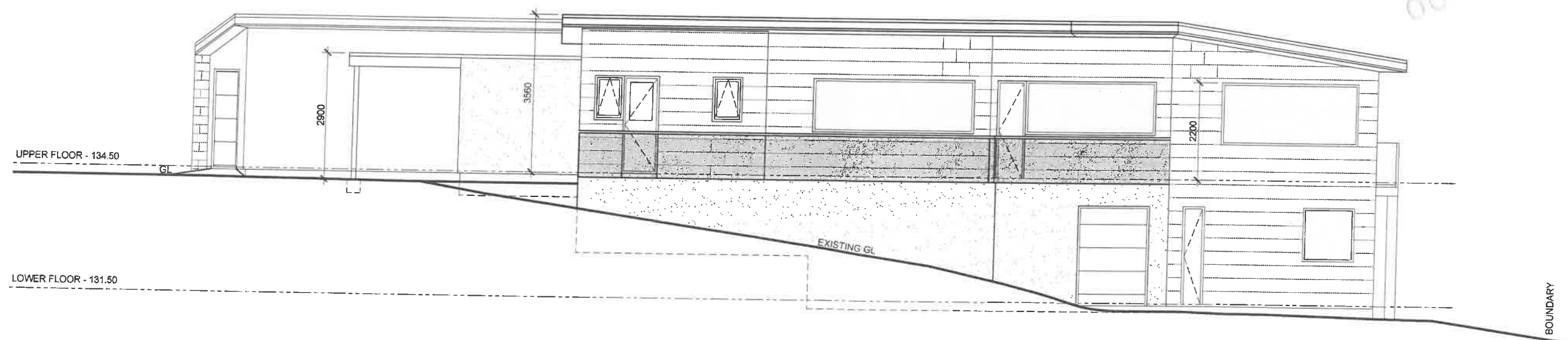
RESOURCE CONSENT ISSUE

JOB ADDRESS
DUNEDIN

NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	06-10-2015	A2
		PROJECT No	2122	OF /? REV .



NORTH ELEVATION
SCALE 1:100 @ A3



SOUTH ELEVATION
SCALE 1:100 @ A3

CONCEPT DESIGN BY OWNER

stevenson design limited
architectural design consultants

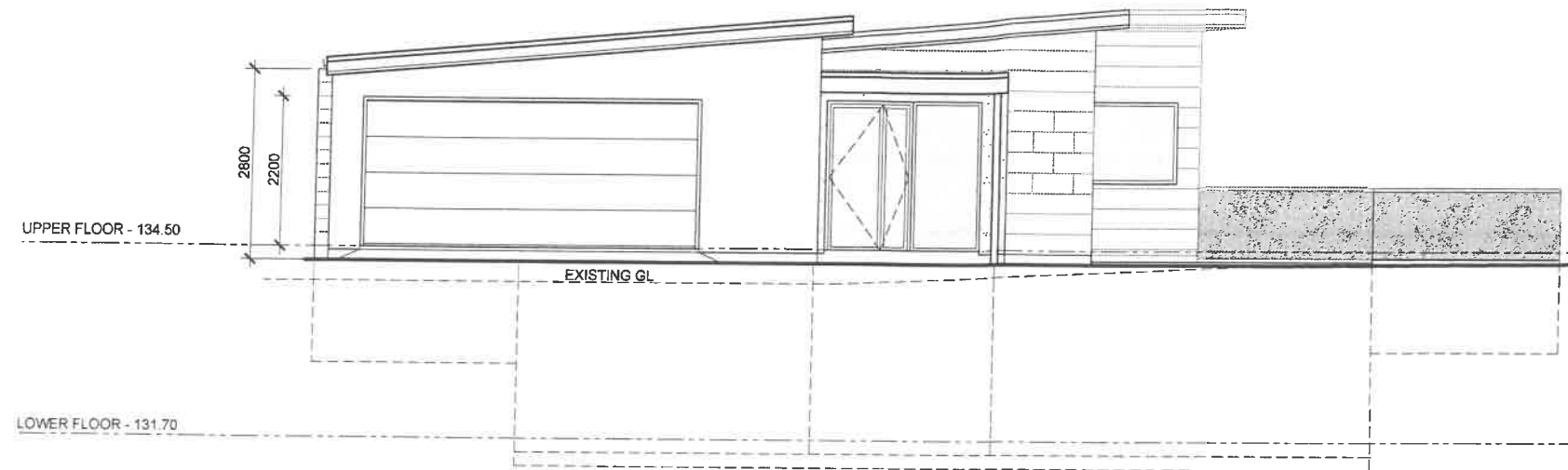
234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensonsondesign.co.nz

EAGLE STREET
PROPOSED NEW DWELLING

JOB ADDRESS
DUNEDIN

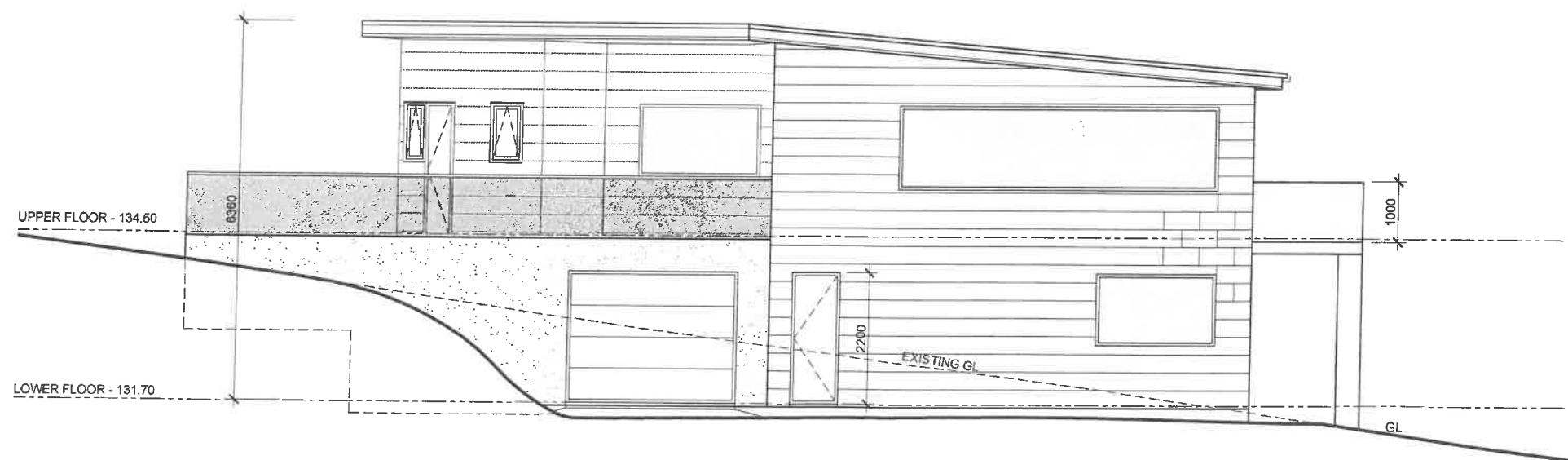
RESOURCE CONSENT ISSUE

NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	06-10-2015	A4
		PROJECT No	2122	OF /? REV .



WEST ELEVATION
SCALE 1:100 @ A3

DRAFT
06-10-2015



ROAD FRONT ELEVATION - KEA STREET
SCALE 1:100 @ A3

CONCEPT DESIGN BY OWNER

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

EAGLE STREET
PROPOSED NEW DWELLING

RESOURCE CONSENT ISSUE

NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	06-10-2015	A5
		PROJECT No	2122	OF /? REV .

JOB ADDRESS
DUNEDIN

ELEVATIONS

APPENDIX B: REVISED PLANS

Melissa Shipman

From: Mike <mike@stevensondesign.co.nz>
Sent: Wednesday, 7 December 2016 01:46 p.m.
To: Melissa Shipman
Cc: Dave Foote
Subject: LUC 2016-443 21 Eagle Street
Attachments: 19 Eagle St - RC Issue 05-12-16.pdf

Hi Melissa, Find attached our updated drawing as requested.

As discussed the north east boundary wall of the Garage (indicated on North Elevation) extends 3.6m above existing ground level at the West end increasing to 4.2m above the existing ground level at the east end. An approximately 800mm deep cut will be required beneath this wall to allow for foundation construction. (This will not be visible on completion)

A 2m maximum cut will be made on the on the north east boundary, beginning at the the east end of the Garage and reducing to nil height approximately 12m toward Kea Street. This cut will be supported by an engineered retaining wall.

Regards

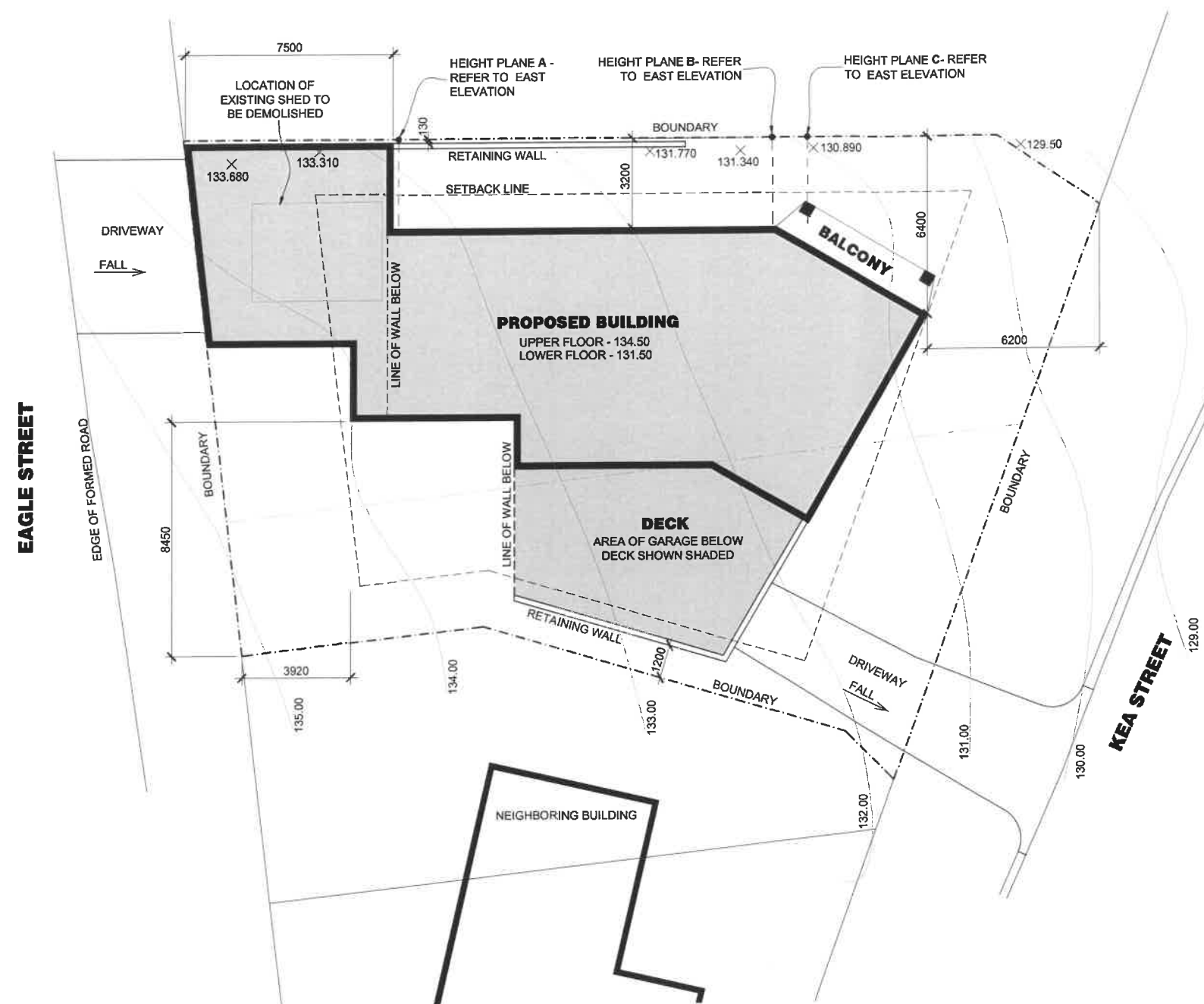
Mike



Mike Stevenson

Architectural Designer | Director
NZCAD | ADNZ | LPB Design D3 (BP105789)
Email mike@stevensondesign.co.nz
Phone (03) 455 5440
Website stevensondesign.co.nz

This email may be confidential. If you are not the intended recipient, please contact the sender and delete this email.



SITE PLAN
SCALE 1:200 @ A3

LEGAL DESCRIPTION
LOT 16 DP 231, LOT 2
DP362764, LOT 15 DP 231

SITE COVERAGE
SITE AREA: 580m²
PROPOSED HOUSE: 256²
PROPOSED COVERAGE: 45%
(max. coverage allowed 40%)

DRAFT
05-12-2016

SITE PLAN

CONCEPT DESIGN BY OWNER

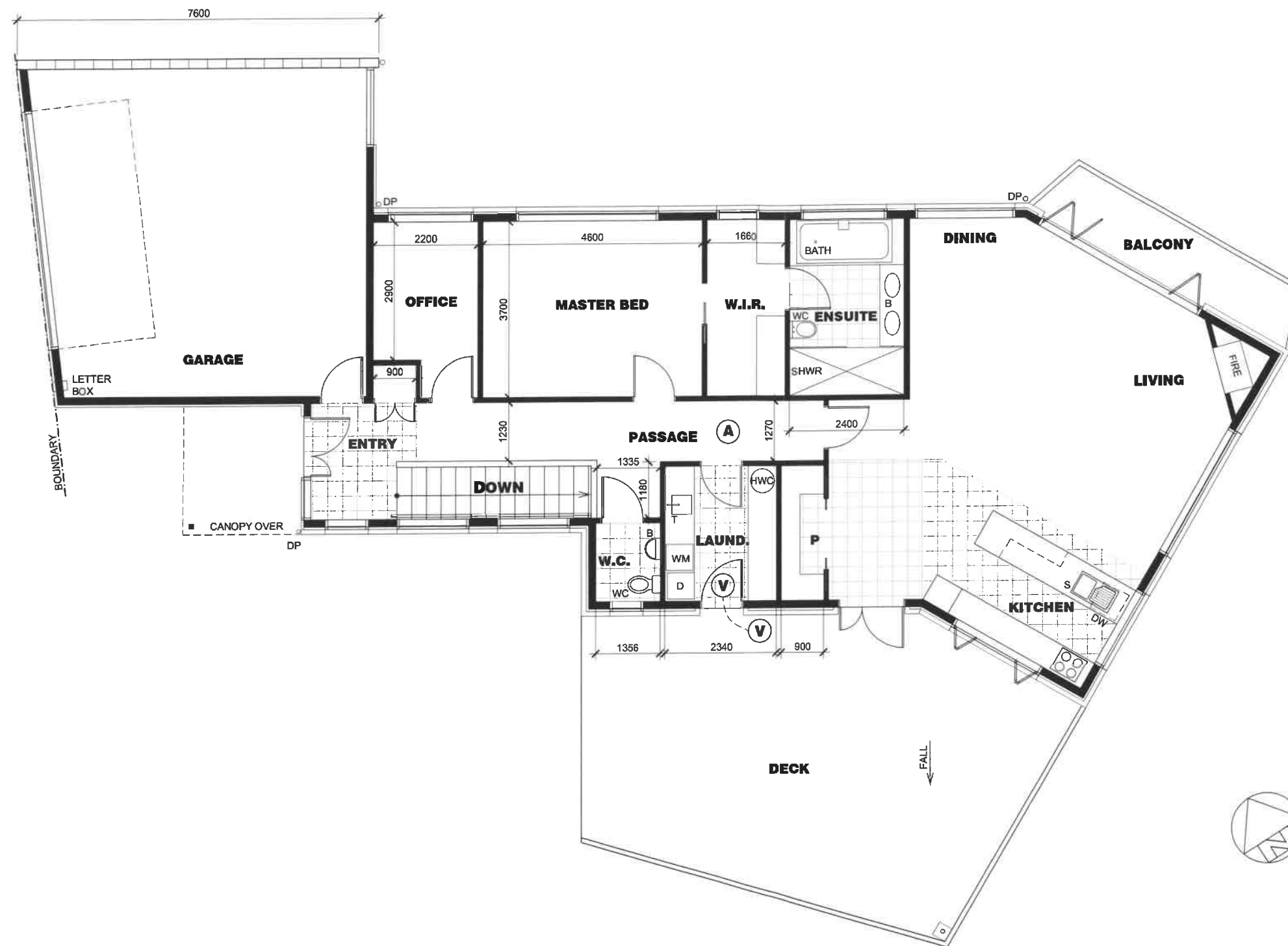
stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

19 EAGLE STREET **PROPOSED NEW DWELLING - RESOURCE CONSENT ISSUE**

JOB ADDRESS
DUNEDIN

RESOURCE CONSENT ISSUE				
NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	05-12-2016	A1
		PROJECT No	2122	OF /? REV .



UPPER FLOOR PLAN
SCALE 1:100 @ A3

DRAFT
05-12-2016

PROPOSED UPPER FLOOR PLAN

CONCEPT DESIGN BY OWNER

stevenson design limited
architectural design consultants

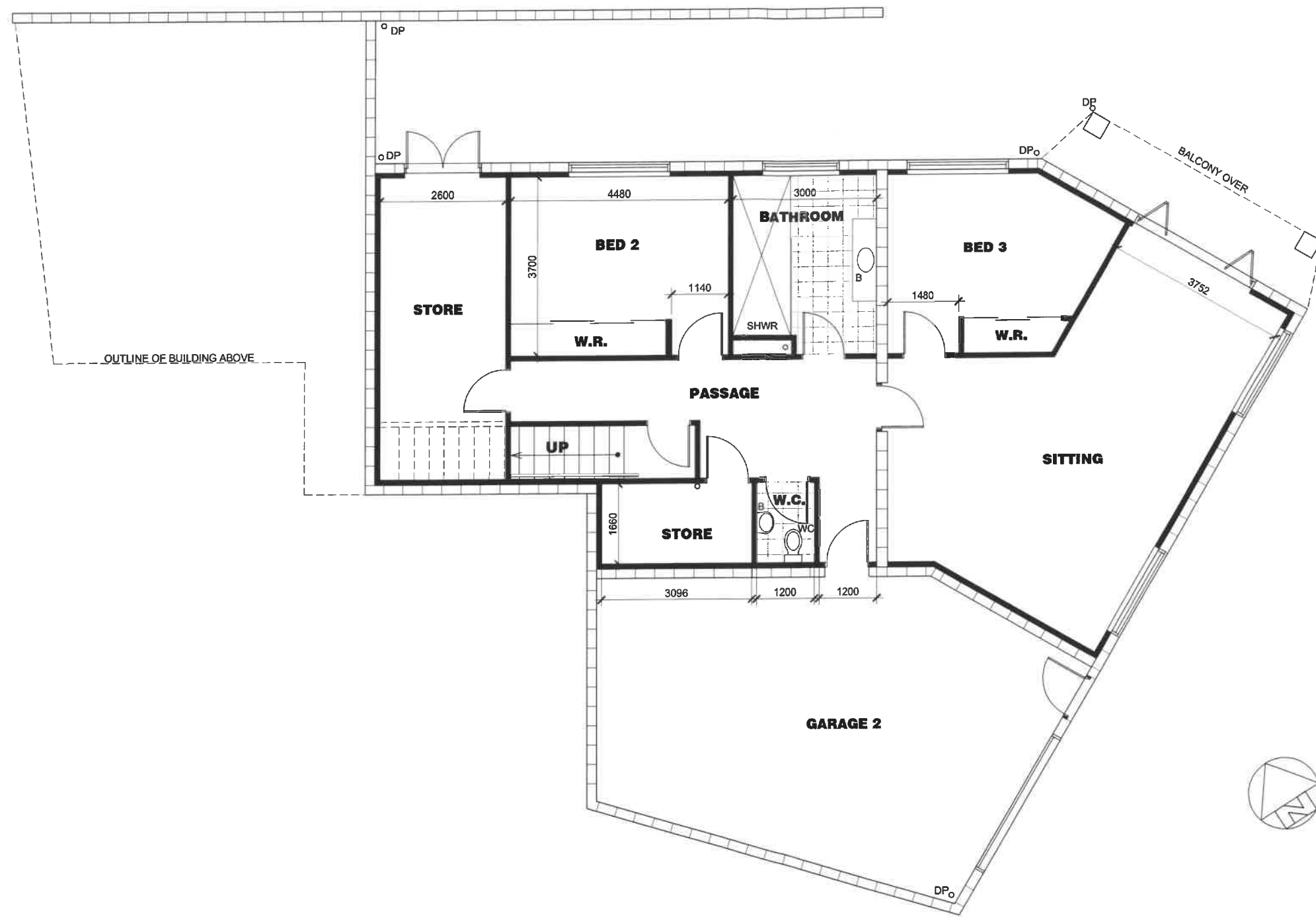
234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

19 EAGLE STREET
PROPOSED NEW DWELLING - RESOURCE CONSENT ISSUE

RESOURCE CONSENT ISSUE

NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	05-12-2016	A2
		PROJECT No	2122	OF /? REV .

JOB ADDRESS
DUNEDIN



LOWER FLOOR PLAN
SCALE 1:100 @ A3

DRAFT
05-12-2016

PROPOSED LOWER FLOOR PLAN

CONCEPT DESIGN BY OWNER

stevenson design limited
architectural design consultants

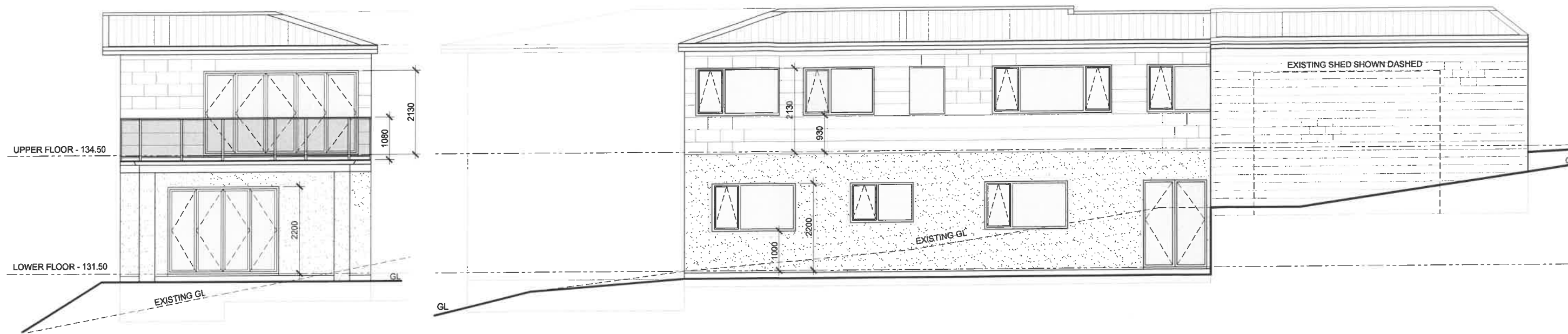
234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

19 EAGLE STREET
PROPOSED NEW DWELLING - RESOURCE CONSENT ISSUE

JOB ADDRESS
DUNEDIN

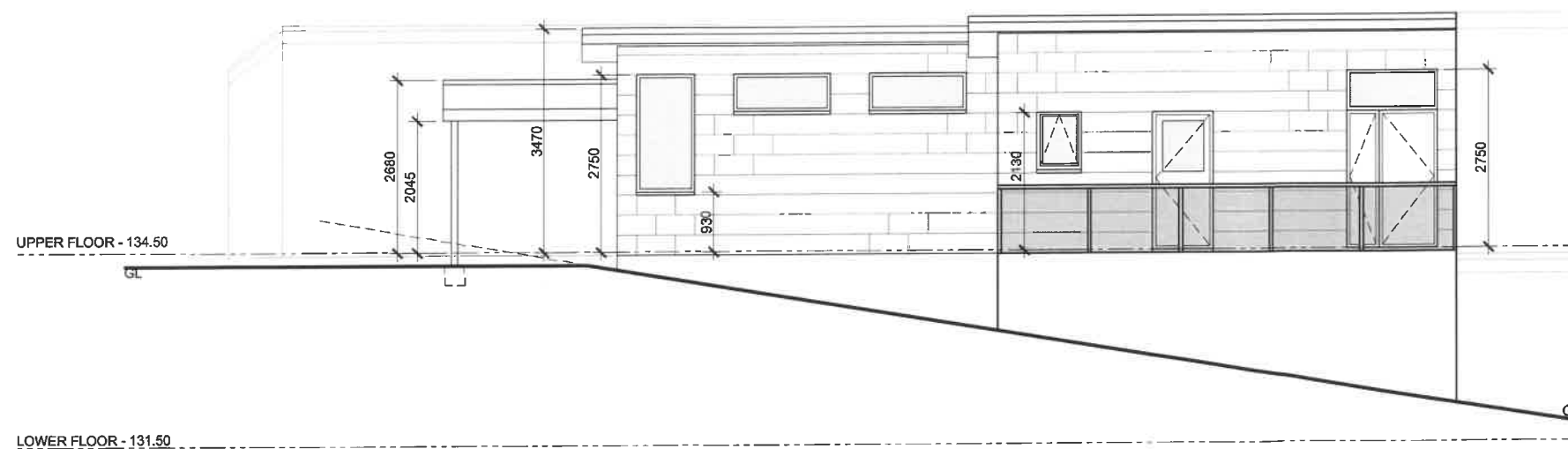
RESOURCE CONSENT ISSUE

NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	05-12-2016	A3
		PROJECT No	2122	OF /? REV .

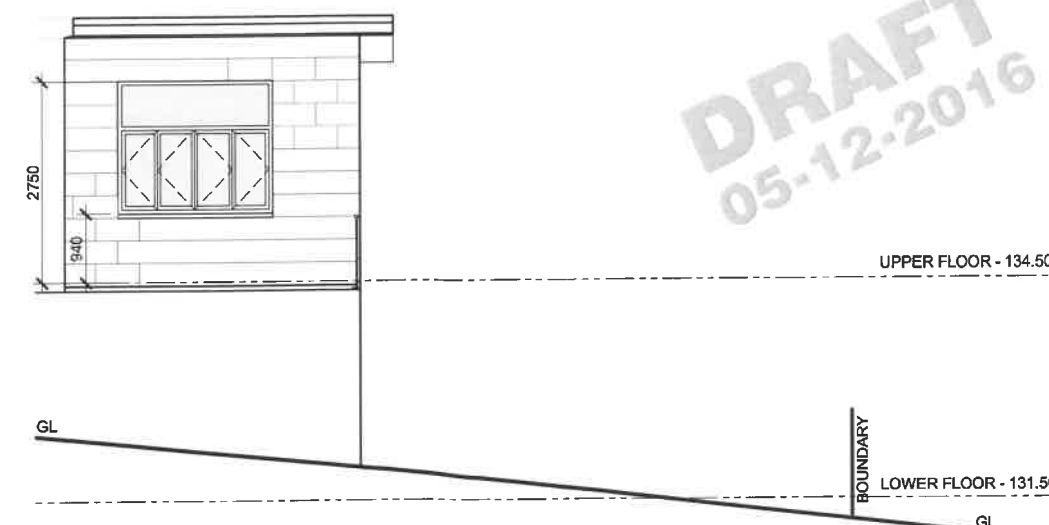


BALCONY ELEVATION
SCALE 1:100 @ A3

NORTH ELEVATION
SCALE 1:100 @ A3



PART SOUTH ELEVATION 1
SCALE 1:100 @ A3



PART SOUTH ELEVATION 2
SCALE 1:100 @ A3

CONCEPT DESIGN BY OWNER

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

19 EAGLE STREET

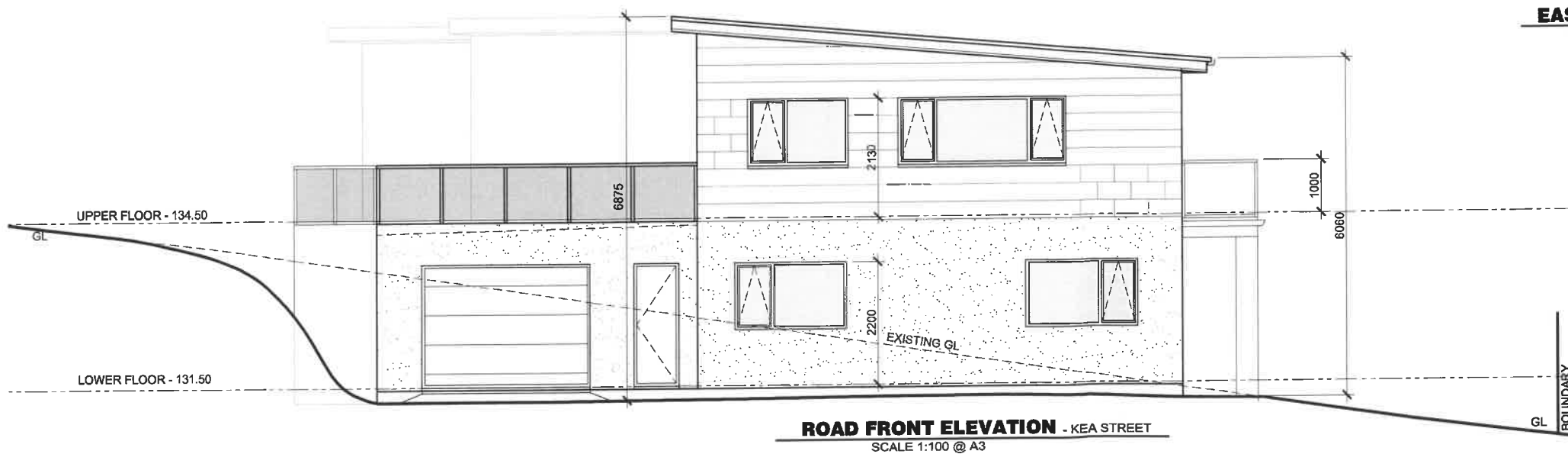
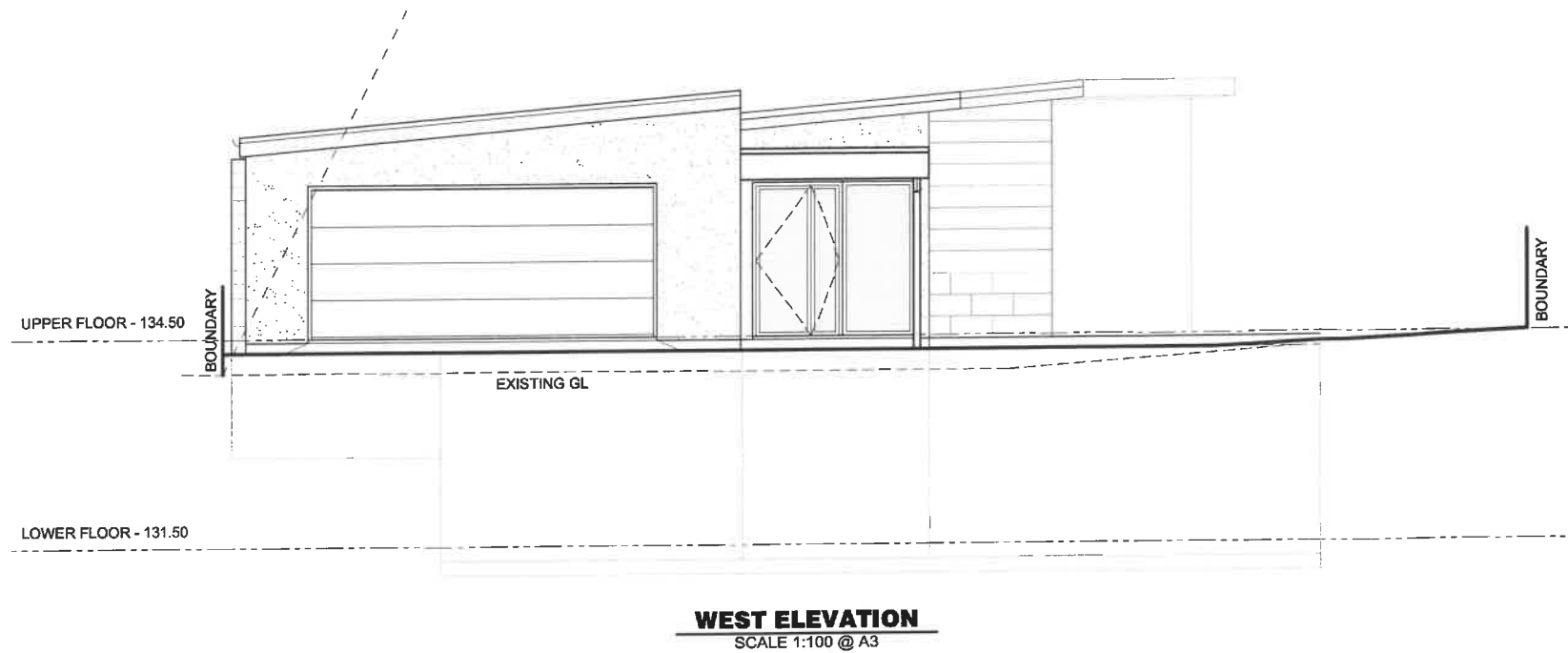
PROPOSED NEW DWELLING - RESOURCE CONSENT ISSUE

JOB ADDRESS
DUNEDIN

RESOURCE CONSENT ISSUE				
NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	05-12-2016	A4
		PROJECT No	2122	OF /? REV

DRAFT
05-12-2016

ELEVATIONS



DRAFT
05-12-2016

ELEVATIONS

CONCEPT DESIGN BY OWNER
stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensonsondesign.co.nz

19 EAGLE STREET
PROPOSED NEW DWELLING - RESOURCE CONSENT ISSUE

JOB ADDRESS
DUNEDIN

RESOURCE CONSENT ISSUE				
NO.	REVISION	SCALE	1:100 @ A3	SHEET No
		DATE	05-12-2016	A5
		PROJECT No	2122	OF /? REV .