

16 February 2018

Downie Stewart Foundation  
C/- Terramark Limited  
Attention: Mrs Maaika Duncan  
PO Box 235  
Dunedin 9054

Dear Madam

**RESOURCE CONSENT APPLICATION**

**LUC-2017-418**  
**401, 402 & 403 HIGH STREET**  
**DUNEDIN**

The above application for resource consent for community support activity at 401 and 403 High Street, Dunedin, including the construction and use of a new building at 403 High Street, and associated redevelopment of 402 High Street to create a second residential unit (refer to attached consent certificate for a more detailed description), was processed on a Limited Notified basis in accordance with Section 95 and 95B of the Resource Management Act 1991. The Consent Hearings Committee, comprising Commissioner Andrew Noone (Chairperson), Councillor Mike Lord and Commissioner Ros Day-Cleavin, heard and considered the application at a hearing on 1 February 2018.

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

Following the conclusion of the hearing, a site visit was undertaken by the Hearings Committee.

The Committee **granted** consent to the application on 1 February 2018. The full text of this decision commences below with a consent certificate attached to this letter.

**The Hearing and Appearances**

The applicant, Downie Stewart Foundation, was represented by:

- Maaika Duncan (Surveyor, and spokesperson for applicant's case)
- Claire Aitken (Programme Manager, Moana House)
- Reece Warnock (Architect)
- Kirstyn Lindsay (Consultant Planner)
- Paul Buckner (Board Member of Foundation)

Council staff attending were:

- Campbell Thomson (Advisor to Committee),
- Lianne Darby (Processing Planner),
- Wendy Collard (Governance Support Officer).

Submitters in attendance were:

- Steve Stewart.

### **Procedural Issues**

Following the commencement of proceedings, the Committee reviewed the status of a late submission from A G Fox. It was resolved by the Committee that the submission not be accepted as the submission was received well after the closing date for submissions, and the issues identified in the submission were raised by other submitters.

During the course of proceedings the Applicant's spokesperson, Mrs Duncan, offered to provide a set of revised draft conditions following the hearing to assist the Committee with deliberations on the application. However, at the request of the Chairperson, the Committee advisor, Mr Thomson, commented on the procedural implications of this, and advised that this information should be provided prior to the closure of the hearing. He recommended that it be introduced as part of the applicant's right of reply. Following a brief adjournment, Mrs Duncan withdrew the offer noting the applicant's concern to ensure the process was completed in a timely manner. She noted that the intention had only been to provide a clean copy of the draft conditions for the committee's consideration, incorporating amendments proposed in the evidence of Ms Lindsay (the applicant's planning expert) to the conditions recommended in the Sec42A report prepared by the Council processing planner, Mrs Darby.

There were no other procedural issues raised.

### **Principal Issues of Contention**

The principal issues of contention addressed at the hearing were:

- Effects of the proposed building and use on amenity of neighbours, including shading and privacy
- Compatibility of the building design with Heritage values and character
- Effects of the land use activity on car parking availability in the vicinity of the sites

### **Summary of Evidence**

#### ***Introduction from Processing Planner***

**Mrs Lianne Darby** spoke to a summary of her report, giving an overview of the proposal before commenting on the notification of the application and the submissions received.

Mrs Darby outlined the scope and distinct elements of the proposed activity. She commented on the nature of the services provided by the Downie Stewart Foundation and existing consented activity at the High Street location. She noted that the proposal involved the relocation of the community support activity at 402 High Street to a new custom-built building to be constructed at 403 High Street. She commented on the proposed building and intended use, and provision for car parking.

Mrs Darby summarised the District Plan requirements that applied to the proposal and her conclusion was that the activity status of the application should be considered a non-complying activity. She commented on the notification process and scope of submissions received, and technical advice received from Council departments.

Mrs Darby confirmed her assessment of the proposal in terms of environmental effects, the consistency with the objectives and policies of the District Plans, and other statutory considerations. She noted that her recommendation was that consent be granted, but advised that the Committee must form its own view regarding the proposal.

#### ***The Applicant's Presentation***

**Mrs Maaïke Duncan** spoke to the application and presented the applicant's case on behalf of the Downie Stewart Foundation. The information she tabled included a powerpoint presentation setting out the architectural drawings included with the application. Mrs Duncan noted her qualification as a surveyor, but made it clear she was not presenting evidence at the hearing as an expert witness. She outlined the background to the application and the details of the proposal, and introduced each of the witnesses speaking for the applicant, who addressed the hearing during the course of her presentation.

Mrs Claire Aitken spoke to her tabled evidence which set out the background of the Downie Stewart Foundation and funding, the programmes offered and vision of Moana House, and operational matters giving rise to the need for the new building. Her presentation also commented on communication with neighbours. Mrs Aitken then responded to questions from the Committee, which explored issues including car parking, and the occupation and use of the Moana House facilities.

In regard to car parking Mrs Aitken advised that very few clients have the means to own a car so there are a very tiny number of cars coming to the site. The location is on a good bus route and Moana House provide clients with Go Cards for use of the buses. She commented that if clients had the means to purchase a car then they probably wouldn't need their programme/service.

Mrs Aitken advised that referrals to the Moana House programme have been closed due to the number of people wanting their service. She advised that they use a triage assessment system to ensure that people with the greatest needs receive priority, and noted that Moana House is the largest residential facility south of Christchurch. Mrs Aitken informed the Committee that the average stay of clients on the programme is 8 ½ months, according to a study conducted in 2010. She noted that Moana House was not about short quick fix programmes and that most programmes run for a year.

In regard to the number of funded beds available (currently 17), Mrs Aitken commented that there had been no funding increase for nine years from agencies. She advised that if consent is granted then 402 High Street would return to residential which will give 3 extra beds. She noted that the property at 401 High Street had always had outbuildings/sleepouts, and that one of the outbuildings had been converted into a family room, but has been outgrown. She indicated that at 402 High Street there are not many room spaces available which were suitable to meet the cultural needs for meetings. Rooms are therefore only offered to groups that have connections to them.

Mrs Aitken confirmed that with the new facilities proposed it is anticipated the ability to manage the waiting list for services will be enhanced. She advised that areas such as the office are currently quite cramped at the moment. Providing a home like environment is the main objective of the programme. Mrs Aitken advised that all the sites involved are smoke and alcohol free, including the staff facilities. The programme provides for culturally diverse groups and Mrs Aitken noted that Moana House had recently been asked to host a one day training session for a national group. She advised that Moana House is not about hiring rooms out, but indicated the facilities were used by a limited number of specific groups with common interests to the programme objectives. She advised that they could have maybe up to eight groups using 402 High Street at different times during the year.

Mr Reece Warnock spoke to his tabled evidence regarding the design of the building and responded to questions, which mainly concerned the design and placement of the windows, and the options to mitigate concerns raised by submitters about loss of privacy. With regard to the sill height Mr Warnock advised that in the main meeting room the sill was at 1.6 to 1.7 m above the floor level. In the room on the top floor at the southern end of the building, the sill was at 0.8m above floor level, but he noted that this room was a counsellor room with a desk facing the window. In regard to consideration of alternatives, Mr Warnock noted that skylights would be an option for lighting, but as the room could be used for long periods this would not be the best option. The proposed window would allow more natural light.

Ms Kirstyn Lindsay spoke to her pre-circulated evidence which included comment on the case for unbundling vs bundling the activity status of the different elements of the proposal. She concurred with Mrs Darby's assessment in regard to the relevant planning provisions and assessment of the effects. In relation to the residential density at 402 High Street she observed that the outcome of the application was reverting back to the 2002 status of this property.

Ms Lindsay commented on the proposed draft conditions and questioned the transportation requirements restricting the use of car parking and pedestrian access, as well as requirements in regard to stormwater and engineering. She felt that the proposal was consistent with the objectives of the District Plans, including residential density, and that the density was consistent with the future character of the area. Ms Lindsay advised that in her opinion there was no planning reason as to why consent could not be granted.

Ms Lindsay responded to questions about the consent activity status, and mitigation measures including fencing. She contended that there was an argument for unbundling the activity status, as the residential activity at 402 High Street was the only non complying activity involved. However, she did not object to the application as a whole being considered as a non-complying activity. The proposal is consistent with the area and the District Plan. 401 and 403 High Street will be used for community support and 402 High St will be residential.

In regard to the fence at the rear boundary of 403 High Street, Ms Lindsay advised that the existing fence is 1.8 m high, and commented that a higher fence of up to 2.5m could be seen as either providing a benefit or greater shading. In relation to the draft condition (condition 33 in the report) about windows, Ms Lindsay considered that the design of the building had already taken into account and mitigated concerns about privacy. She confirmed that the proposed facility is intended to provide an open environment for clients, with the Moana House programme promoting integration back into the community.

The Committee asked Mr Warnock further questions about the window on level 3 at the southern end of the proposed building. Mr Warnock confirmed that frosting of the window could be done but indicated that it would restrict light into the room. He considered that more light in such a small space was better, and that it was better to have a view. Mr Warnock noted that the office desk shown on the floor plan was intended to be in a fixed position, and had been assessed as the best place for reason of lighting. It was noted that the function of the room was for a counsellor. The desk could be extended across the full width of the window if necessary.

Following the above questions Mrs Duncan returned to her presentation, in particular, to the proposed draft conditions. She commented that as a surveyor she could if required do a cross section (in relation to 403 High Street and the property at 167 Maitland Street) that would confirm whether or not occupants of the level 3 room could observe the submitter's property from the window on the southern side.

In response to questions from the Committee, Mrs Darby, the Council processing planner confirmed that a 2.5 m fence would need a resource consent, but could be granted as part of the application. She commented on the risks from contaminated soil and noted that the contractor doing the earthworks is required to be experienced and have all health and safety risks assessed and managed. Most of the soil will be removed from the site and the recommended conditions require that any left would be covered. She advised that in her opinion, the site would be better after the proposed building development than it is now.

Mrs Duncan advised that Heritage NZ had been contacted about the bluestone wall at 403 High Street and had indicated that they did not have any concerns. The bluestone wall is on the boundary and would not be touched by the proposed site works.

### ***Evidence of Submitters***

Mr Stewart spoke to the written submission from himself and Ms Hume, in particular, with regard to their concerns about shading, security and privacy. He commented about an incident when Moana House was in lock down, and other occasions when he found alcohol cans on his property and that of a neighbour. Mr Stewart indicated a preference for frosting on the window of the counsellor room noted above, and a higher fence to prevent clients seeing over it into his property, but indicated that he was willing to compromise on this matter.

Mr Stewart commented in relation to parking that there were a lot of flats in the street with a lot of vehicles. He considered that the proposal was close to being borderline commercial activity, describing it as a private hospital. The Committee Chair noted that the proposal was being assessed as community support activity. Mr Thomson clarified the District Plan definition of this activity and the evidence from the applicant demonstrating that the activity was for a community rehabilitation programme. Mr Stewart commented on the competition for parking in the area and limitations on available parking with the proposed development.

In regards to shading effects, Mr Stewart noted that his concern was that the proposed building would result in increased shading on the courtyard of his property, with the fence on the boundary being more a matter of security. He confirmed that an increase in the height of the fence would help alleviate concerns about security. He supported the suggestion of the Council processing planner that the rear yard area be gated off to control use of the area.

The concerns of the other submitters, Yong Yang and Chris Ying Zhu, which set out in their written submission and attached to the Section 42A report, were noted by the Committee and considered during the subsequent deliberations during the non-public part of the hearing.

### ***Processing Planner's Review of Recommendation***

Mrs Darby reviewed her recommendation in light of the evidence presented at the hearing, maintaining her recommendation to grant consent. She advised that the application was in effect only moving the existing community support activities around the buildings (existing and proposed) and therefore the effects of these activities are already in the environment.

Mrs Darby noted that the transport condition to control pedestrian movement was promoted as a means to minimise disturbance for the neighbours from people walking within the site at 403 High Street. In relation to a question about the merits of bundling or unbundling the activity status of the components of the application, she indicated she would be happy for it to be unbundled.

### ***Applicant's Right of Reply***

Mrs Duncan reiterated the positive aspects of the application and asked for consent to be granted. She commented in particular on the planners' evidence and submitter's concerns provided at the hearing. In relation to comments about evidence of alcohol being found on site she reiterated that clients in the programme were not permitted to have alcohol on site, and that the Downie Stewart Foundation had an open door policy with regard to any concerns from neighbours.

Mrs Duncan advised that the applicant was not happy to accept the need for a gated area with new fencing at the rear of the site, but was prepared to raise the existing fence along the boundary with a landscaped border garden. The rear yard space is intended to be used for productive purposes for sustainability and is important to the client.

In relation to the issue of parking Mrs Duncan noted that the only expert evidence presented to the hearing was the advice from the Transport Planner/Engineer of Council. She noted the extent of compliance with the District Plan bulk and location rules, contending that shading was therefore within the expectations of the zone.

Mrs Duncan emphasised that this community support activity has been at the subject location for decades and the adverse effects are no more than minor. She noted that the application was only a non-complying activity due to the creation of a second residential unit at 402 High Street. She noted the assessment of the section104D considerations, on which the Council and applicant's planning experts were in agreement. She concluded that appropriate mitigation measures can be put in place to address the environmental effects of the proposal.

### ***Statutory and Other Provisions***

In accordance with Section 104 of the Resource Management Act 1991, the Planner's Report detailed in full the relevant statutory provisions and other provisions the Committee

considered. Regard was given to the relevant provisions of the following chapters of the operative Dunedin City District Plan: 4 Sustainability, 8 Residential Zones, and 13 Townscape, and the relevant provisions of the proposed Dunedin City District Plan. Consideration was also given to the Regional Policy Statement for Otago and Proposed Regional Policy Statement for Otago.

### **Main Findings on Principal Issues of Contention**

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

### **Decision**

The final consideration of the application, which took into account all information presented at the hearing, was held during the public-excluded portion of the hearing. The Committee reached the following decision after considering the application under the statutory framework of the Resource Management Act 1991. In addition, a site visit was undertaken immediately following the hearing on 1 February 2018. The Committee inspected all the sites subject of the application and an adjoining site occupied by a submitter. This enabled the Committee to have a clear understanding for its considerations of the physical reality of the sites. In regard 403 High Street, the Committee were able to appreciate the existing occupation and environmental setting, and extent of consequential effects likely to occur as a result of the proposed site development.

*Pursuant to sections 34A(1), 104B and after having regard to sections 104 and 104D of the Resource Management Act 1991, to the provisions of the Operative Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, the Dunedin City Council **grants** consent to a **non complying activity** being:*

- the second residential unit in the existing house of 402 High Street (CFR OT368/120);*
- earthworks and the disturbance of soils (NES) on 403 High Street (CFR OT276/233);*
- the establishment of a community support activity in a new building on 403 High Street (CFR OT276/233);*
- and the existing community support activity of 401 High Street (CFR OT14C/712),*

*subject to conditions imposed under section 108 of the Act, as shown on the attached certificate.*

### **Reasons for this Decision**

1. The Committee noted that the proposal involved activities on separate sites for which the activity status was different, with only the residential activity at 402 High Street required to be assessed as a non complying activity. However, given the interrelated nature of the activity on the three sites, the Committee saw no resource management benefit to splitting the decision into separate consents for each site, and considered that it would result in an unnecessary level of complexity to the decision. The Committee therefore determined that the activity status for all the activity should be bundled together, and accordingly assessed the whole application as a non complying activity.
2. The Committee were satisfied that any actual or potential adverse effects on the environment from the establishment of community support activity in the proposed new building at 403 High Street, combined with the ongoing activity at 401 High Street, and a second residential unit in the existing house at 402 High Street, will be

no more than minor for the reasons that were set out in the Council processing planner's report. These are repeated here for clarity:

- a) The new building will be at the rear of 403 High Street, and will not be easily seen from High Street. It will have many similarities in scale to a large house including the existing house on the same site. The proposed building will have no adverse effects on the streetscape of High Street.
- b) The proposed building will maintain the yard and height plane angles in respect of the neighbouring properties at 409 High Street and 167 Maitland Street. The new building is likely to be very noticeable from these neighbouring addresses simply because the backyard of 403 High Street is currently open ground, but the District Plan anticipates development for this ground in the position which maintains the bulk and location requirements of the District Plan. The yard and height plane angle breaches exhibited by this proposed building are all in respect of the applicant's own property of 401 High Street, and by placing the building closer to this side boundary than the District Plan allows, the applicant is improving the situation for the other neighbours.
- c) The District Plan seeks to provide access to sunlight by specifying minimum yards and maximum height plane angles. As noted above, the proposed building of 403 High Street will maintain these requirements in respect of the external neighbours. The shading effects on the neighbours from the proposed building will be the same or better than a permitted structure. The shading is expected to be greater than at present, simply because there is no building at all on this part of the site currently, but may not be as bad as the neighbours anticipate once present shading is considered.
- d) The site coverage breach for 403 High Street resulting from the construction of the new building is actually consistent with the site coverages of the neighbouring properties overall. The site, at its present 19% site coverage, is the least developed of all the properties surrounding 403 High Street. The site coverage breach is therefore unlikely to change the character of the residential area significantly. Furthermore, the open space to be covered by the proposed building is at the rear of 403 High Street where it is not easily seen from High Street itself. It is not the applicant's responsibility to provide open space amenity for neighbouring properties.
- e) The proposed building, and the reuse of the ground floor of the house of 402 High Street, will have no adverse effects on the heritage precinct or any of the scheduled buildings along this road. The building will be to the rear of the house on 403 High Street, and will be difficult to see from High Street except over a short distance. There will be no alterations to any of the scheduled buildings. As such, there will be no impact on the precinctual values of High Street.
- f) The community support activity is well established at this location although not specifically on 403 High Street. The residents of 403 High Street are, however, closely associated with the community support activity and the three subject sites work more or less as a unit. While the transfer of the community support activity from 402 High Street to the rear of 403 High Street will place the hub of the activity in a different location, thereby bringing it closer to the neighbours of 409 High Street and 167 Maitland Street, the impact on the character and activity along High Street is likely to be unnoticeable.
- g) The community support activity of 402 High Street has no on-site parking provision. The transference of this activity to 403 High Street will create three on-site parks associated with the community support activity, therefore improving the situation for parking demand on the street. The scale of the

community support activity of Moana House is not anticipated to increase as a result of this proposal. Currently, the combined activities of 401, 402 and 403 High Street do not appear to be creating a great demand for kerbside parking beyond that typically expected for an inner city location, and the proposal is not expected to worsen the existing situation given that Moana House discourages residents and attendees from having private vehicles.

- h) The development of 403 High Street will involve earthworks. These are an expected component of any development proposal and the undertaking of earthworks is not unusual for a residential area during a construction phase of a project. Earthworks are also a temporary issue. The earthworks of this proposal are to be designed and supervised by a suitably qualified person. It is not in the applicant's best interests to cause instability on the subject sites or neighbouring properties, and the earthworks are to be managed in accordance with best practice guidelines.
  - i) Soil testing indicates that there is contamination of fill on 403 High Street. The applicant will be required to manage the soil disturbance during the construction period in accordance with the Contaminated Soils Management Plan prepared specifically for this situation. The proposal will remove contaminated soils from the subject site, and will result in most or all of any contaminated soils remaining being covered by building or hard surfacing. The contaminated status of the site and the risk to persons is therefore expected to improve with the proposed development.
  - j) The establishment of a second residential unit within the house of 402 High Street will have no external effects given that there will be no changes to the exterior of the house. Furthermore, the residential unit will replace offices and meeting rooms associated with the community support activity; the residential activity is not expected to generate additional comings and goings from the building to what is already likely to be happening. Overall, residential activity is an expected component of the Residential 1 zone, and it is the density of that residential activity which breaches the District Plan in this case. A single residential unit with the same number of bedrooms would have similar effects to the proposed two units, particularly as this house is not used as a family home but rather is more of a hostel or flatting situation. As such, the difference in activity is essentially a second kitchen.
  - k) The present community support activity of 401 High Street might not be lawfully established but is a well-established and apparently low impact activity at this address. The granting of consent for the community support activity of 401 High Street, at the scale currently in place, is not considered to have any adverse effects on the surrounding environment which are minor or more than minor.
3. In addition to the matters contained in 2(a) to 2(k) above, the Committee observed during its site visit that the intensity of activity and traffic generation were consistent with evidence presented by the applicant, and that an examination of the existing environment supported the conclusion that the bulk of the proposed building and intrusion on amenity was likely to be less than anticipated, taking into account the relative height and position of buildings and the earthworks required to create the proposed building platform. Further, the Committee considered that privacy of the neighbouring property at 167 Maitland Street could be enhanced by a combination of fencing and landscape planting, which was offered by the applicant.
4. The Committee considered the conditions that were sought by Yong Yang and Chris Ying Zhu to restrict the scale of the building and operations of the community support activity, but were not satisfied that there was sufficient evidence to justify these restrictions. The Committee were mindful that the community support activity

proposed is largely a continuation of a long established activity at this location, with little evidence of environmental conflict. Evidence from the applicant about the use of the facilities by groups other than the Moana House Programme confirmed that it would only be for a very limited range of related activities. It was determined that the restrictions sought would inhibit the efficient operation of the community support activity with no proven environmental benefit.

5. The Committee were satisfied that the proposal is a true exception. The existing community support activity has been in place at this location for several decades, with an existing consent to operate from 402 High Street. The purpose of the facility is to enable a programme which is a deliberately low-key operation, intended to assist clients with integrating into the community. The Committee considered that this is consistent with the intent of the District Plan with regard to community support activities. The rearrangement of the community support activity between 401, 402 and 403 High Street, and the re-establishment of residential activity in the existing house of 402 High Street, is not expected to create any undesirable precedent or challenge to the District Plan.
6. The Committee considered that the proposal is consistent with the majority of the relevant objectives and policies of both the operative and proposed District Plans, and only inconsistent with those to do with residential density, due to the residential activity at 402 High Street. The Committee considered that the proposal is consistent with the relevant objectives and policies of the Regional Policy Statement for Otago and provisions of Part II of the Resource Management Act 1991.
7. The Committee agreed with the opinion of the planners that the proposal meets both branches of the Section 104D test of the Act. Accordingly, the Committee was able to consider granting consent. The Committee concluded that the granting of the consent would be consistent with the purpose of the Resource Management Act 1991 to promote the sustainable management of natural and physical resources.

#### **Commencement of Consent**

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

#### **Right of Appeal**

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

The Registrar  
Environment Court  
PO Box 2069  
**CHRISTCHURCH 8140**

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

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

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

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

### **Monitoring**

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

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Noone'.

Andrew Noone  
**Chair, Hearings Committee**

**Consent Type:** Land Use Consent

**Consent Number:** LUC-2017-418

Pursuant to sections 34A(1), 104B and after having regard to sections 104 and 104D of the Resource Management Act 1991, to the provisions of the Operative Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, the Dunedin City Council **grants** consent to a **non complying activity** being:

- *the second residential unit in the existing house of 402 High Street (CFR OT368/120);*
- *earthworks and the disturbance of soils (NES) on 403 High Street (CFR OT276/233);*
- *the establishment of a community support activity in a new building on 403 High Street (CFR OT276/233);*
- *and the existing community support activity of 401 High Street (CFR OT14C/712),*

subject to conditions imposed under section 108 of the Act, as set out below.

Location of Activity: 401, 402 and 403 High Street, Dunedin

Legal Description: Lot 2 Deposited Plan 4266 (Computer Freehold Register OT14C/712), Lot 4 Deposited Plan 2281, Part Sec 42 Block II Town of Dunedin, Part Lot 3 DP2281 and Part Lot 5 DP1266 (all Computer Freehold Register OT368/120), and Lot 1 Deposited Plan 4266 (Computer Freehold Register OT276/233)

Lapse Date: 16 February 2023

## **Conditions**

### General:

1. *The proposal must be given effect to generally in accordance with the architectural plans prepared by Warnock Architecture Ltd entitled, 'Proposed New Whare for Downie Stewart Foundation 403 Moana Housenedin,' Job No 1521, and the accompanying information submitted as part of LUC-2017-418 received by Council on 22 August 2017, except where modified by the following:*
2. *The community support activity at 401 High Street must be confined to administration and existing community and residential programmes.*
3. *RMA-2003-357375, for the community support activity of 402 High Street, must be surrendered to the Council at the time of establishing the community support activity within the new building at 403 High Street.*
4. *The on-site parking at 403 High Street must be confined to vehicles associated with the community support activity.*

5. *The window size and placement for the proposed building at 403 High Street must be consistent with the detail shown on the architectural plans, in particular, sheets A2.1, A2.2, A3.0 and A3.1.*
6. *The consent holder must submit to Council a plan for fence improvement and landscape planting along the rear boundary of 403 High Street with the property at 167 Maitland Street to enhance the privacy of the adjoining property. The proposed works need not involve replacement or duplication of the existing fence if the consent holder and the adjoining owner can agree on a practical alternative such as a trellis structure attached to or set back from the fence. The landscape planting must comprise a strip of planting along the boundary with a minimum depth of 500mm, comprising species of shrubs or similar plants with a height at full growth of 2m (unless otherwise agreed with the adjacent owner). The plan is to be subject to the approval of the Resource Consents Manager and the approved works must be completed with 12 months of the completion of building construction.*

*Development works at 403 High Street (all the conditions set out below relate solely to the site development for the proposed new building):*

*Pre-earthworks or construction:*

7. *All earthworks must be designed and supervised by an appropriately qualified person. Before any construction works commence, the consent holder must provide a letter to Council advising who the supervisor will be for the design and supervision of the earthworks. Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer must confirm in writing to Council that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties. Likewise, the earthworks and subsequent development of 403 High Street is not to compromise the stability of the unsupported bank on 167 Maitland Street.*
8. *A Contaminated Soils Management Plan (CSMP) specifically for the development period of 403 High Street must be prepared by a suitably qualified person and be submitted to Council for approval prior to any earthworks commencing on the subject site. The CSMP must include details such as the contact details of the Site Manager, Health and Safety Officer, the Suitably Qualified Experience Person responsible for design and management of the works, Downie Stewart, and emergency contact details, as well as any other site specific details for this project.*
9. *A Stormwater Management Plan (SWMP) prepared by an authorised/certified hydraulic/hydrological engineer must be submitted to the Development Engineer, Water and Waste Group for approval prior to any construction commencing, and will need to discuss the following:*
  - a) *An assessment of the current and proposed imperviousness of 403 High Street;*
  - b) *Detail of proposed stormwater management systems for the development to accommodate for any excess runoff from extra impervious surfaces;*
  - c) *Stormwater calculations which state the difference between the pre-development flows and post-development flows and how to manage any difference in flow;*
  - d) *Secondary flow paths; and*
  - e) *An assessment of the current network and its ability to accept any additional flow from the proposed development.*
10. *The consent holder must provide notice to the Resource Consent Monitoring team by email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.*

11. *No earthworks may be undertaken until building consent has been granted for the subject building or any necessary retaining structures.*

*Implementation of Site Works:*

12. *All earthworks and disposal of soils must be undertaken in accordance with the approved CSMP of condition 8 above, and the conditions and recommendations of the GeoSolve Ltd report submitted with the application for LUC-2017-418.*
13. *The consent holder must adopt all practicable measures to mitigate erosion and to control and contain sediment-laden stormwater run-off into the Council stormwater network from the site during any stages of site disturbance associated with this development. All measures utilised must take into account and be consistent with the SWMP of condition 9 above.*
14. *Sediment fencing must be utilised to catch all sediment runoff from the area of the proposed earthworks. This fencing must remain in place until all exposed surfaces are in an erosion-proof state.*
15. *The earthworks must be undertaken in accordance with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites. For certainty, refer also to conditions 13 and 14 above, and conditions 17 to 23 below.*
16. *The cartage of any excavated soil from the site must be to a landfill authorised to accept potentially contaminated material. The consent holder must advise any contractor accordingly. The contractor must be responsible for keeping the roads clean of material.*
17. *Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.*
18. *Slopes may not be cut steeper than 1h:1v (45°) without specific engineering design and construction.*
19. *Slopes may not be filled steeper than 2h:1v (27°) without specific engineering design and construction.*
20. *Any areas of certified or uncertified fill must be identified on a plan, and the plan and certificates submitted to Council to be recorded against the property file.*
21. *Earthfill must not impede the egress of water from the property via secondary flow paths. There must be no displacement of stormwater from flow paths into neighbouring properties.*
22. *No soil disturbance or soil shifting, unloading, loading is to take place if the wind speed is higher than 14m/s if the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.*
23. *All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.*
24. *The consent holder must:*
  - a) *be responsible for all contracted operations relating to the exercise of this consent; and*

- b) ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and
  - c) ensure compliance with land use consent conditions.
25. Should the consent holder cease, abandon, or stop work on site for a period longer than 6 weeks, the consent holder must first take adequate preventative and remedial measures to control sediment discharge/run-off and dust emissions, and must thereafter maintain these measures for so long as necessary to prevent sediment discharge or dust emission from the site. All such measures must be of a type and to a standard which are to the satisfaction of the Resource Consent Manager.
26. At the completion of the earthworks operations, any public road, footpath, landscaped areas or service structures that have been affected/damaged by contractor(s), or any person involved with earthworks or building works, and/or the vehicles and machineries used in relation to earthworks and construction works, the affected infrastructure must be reinstated to the satisfaction of Council at the expense of the consent holder.
27. All construction noise must comply with the following noise limits as per New Zealand Standard NZS 6803:1999.

| <b>Time of Week</b>         | <b>Time Period</b> | <b>Leq (dBA)</b> | <b>L max(dBA)</b> |
|-----------------------------|--------------------|------------------|-------------------|
| Weekdays                    | 0730-1800          | 75               | 90                |
|                             | 1800-2000          | 70               | 85                |
|                             | 2000-0730          | 45               | 75                |
| Saturdays                   | 0730-1800          | 75               | 90                |
|                             | 1800-2000          | 45               | 75                |
|                             | 2000-0730          | 45               | 75                |
| Sundays and public holidays | 0730-1800          | 55               | 85                |
|                             | 1800-2000          | 45               | 75                |
|                             | 2000-0730          | 45               | 75                |

No construction works are to occur on Sundays or public holidays.

28. If the consent holder:
- (a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must, without delay:
    - (i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
    - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who will determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

(b) *discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:*

- (i) stop work within the immediate vicinity of the discovery or disturbance; and*
- (ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to the Heritage New Zealand Act 2014; and*
- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.*

*Site works may recommence following consultation with the Consent Authority.*

- 29. Unless covered by hard surfacing, the sites must be sown with grass immediately following completion of construction works and made erosion resistant within one month of completing construction works.*
- 30. At the completion of any and all development works, the rear of 403 High Street (with the exception of the landscape strip subject of condition 6) must be covered by hard surfacing (buildings, decking, paving, driveway) or soft cover (0.15m layer of clean soil, gravel, chip or bark with a defined break layer) in order to manage the exposure of potentially contaminated soils on an on-going basis.*
- 31. On completion of any and all site development works, a report prepared by a suitably qualified person must be submitted to the Council to confirm that all development works have been undertaken in accordance with the Contaminated Soils Management Plan, the required capping under Condition 30 has been installed or maintained, and the finished development complies with all of the requirements of Conditions 12 to 30.*

#### Services

- 32. An 'Application for Disconnection of a Water or Sewer Connection' must be submitted to the Dunedin City Council Water and Waste Group to cut and plug the existing water connection to the 125mm water pipe in High Street which services the existing building of 403 High Street.*
- 33. An 'Application for Water Supply' must be submitted to the Water and Waste Group for approval to establish a new 25mm water connection to 403 High Street.*
- 34. The new water connection at 403 High Street must have a water meter installed.*
- 35. A RPZ boundary backflow prevention device must be installed on the new 25mm water connection for 403 High Street, to the satisfaction of the Dunedin City Council Water Bylaw Compliance Officer.*
- 36. Stormwater management must be undertaken in accordance with the approved Stormwater Management Plan of condition 9 above.*
- 37. The consent holder must install water saving devices within the new building on 403 High Street so as to limit water usage. These devices may include, but need not be limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixes.*

## Advice Notes

- 1 In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through Sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 Unless otherwise specified all conditions should be complied with within 12 months of the consent having been given effect to.
- 6 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the new building and other works associated with the consented activity at 403 High Street, and the change of use at 402 High Street.
- 7 Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss their proposal with Heritage New Zealand.
- 8 If as part of the building design and fit out for services it is proposed to install LPG gas cylinders on site, the installation must comply with the relevant rule provisions set out in the District Plan (Refer Rule 17.5.1(ix) in Section 17.5 of the current operative Plan).
- 9 The fence and landscaping works required by condition 6 applies to the rear boundary only of 403 High Street, as it relates to mitigation offered by the applicant in response to the submission of Mr Stewart and Ms Hume. Any such works on the other boundaries of 403 High Street were not proposed and are less likely to be of any environmental benefit, but the consent does not prevent any similar works being explored by agreement between the applicant and other neighbours outside the consent process. Any fence structure would be limited to 2m in height under the current operative District Plan rules.

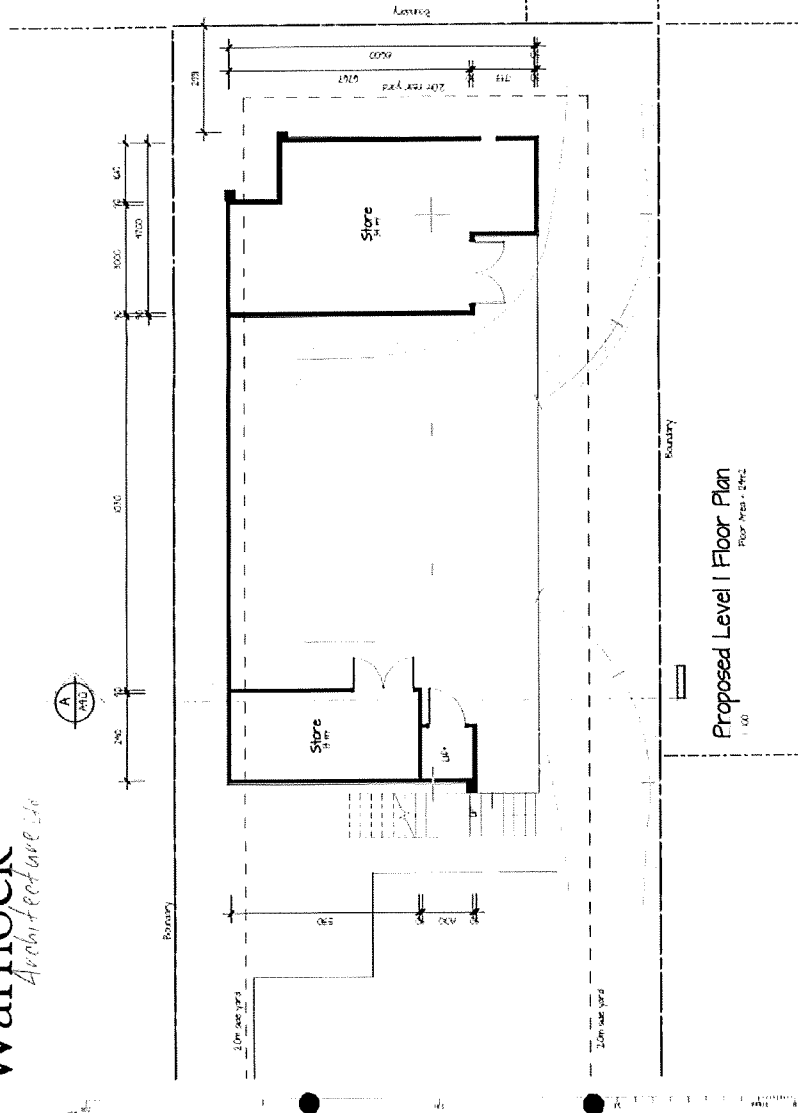
Issued at Dunedin this 16<sup>th</sup> day of February 2018



Andrew Noone  
**Chair, Hearings Committee**



| Revision Schedule |                           |
|-------------------|---------------------------|
| Ref               | Description               |
| A                 | 1026 Primary Switch Group |
| B                 | 1026 Switch Design        |
| C                 | 1026 Resource Control     |



The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

## Resource Consent

Proposed New Whare for  
Downie Stewart  
Foundation Moana House  
403 High Street, Dunedin  
Proposed Level 1 Floor Plan

|      |               |       |      |      |
|------|---------------|-------|------|------|
| DATE | Architectural | REV   | DATE | REV  |
| DATE | June 17       | 1:100 | DATE | 1521 |
| DATE |               |       | DATE | A2.0 |



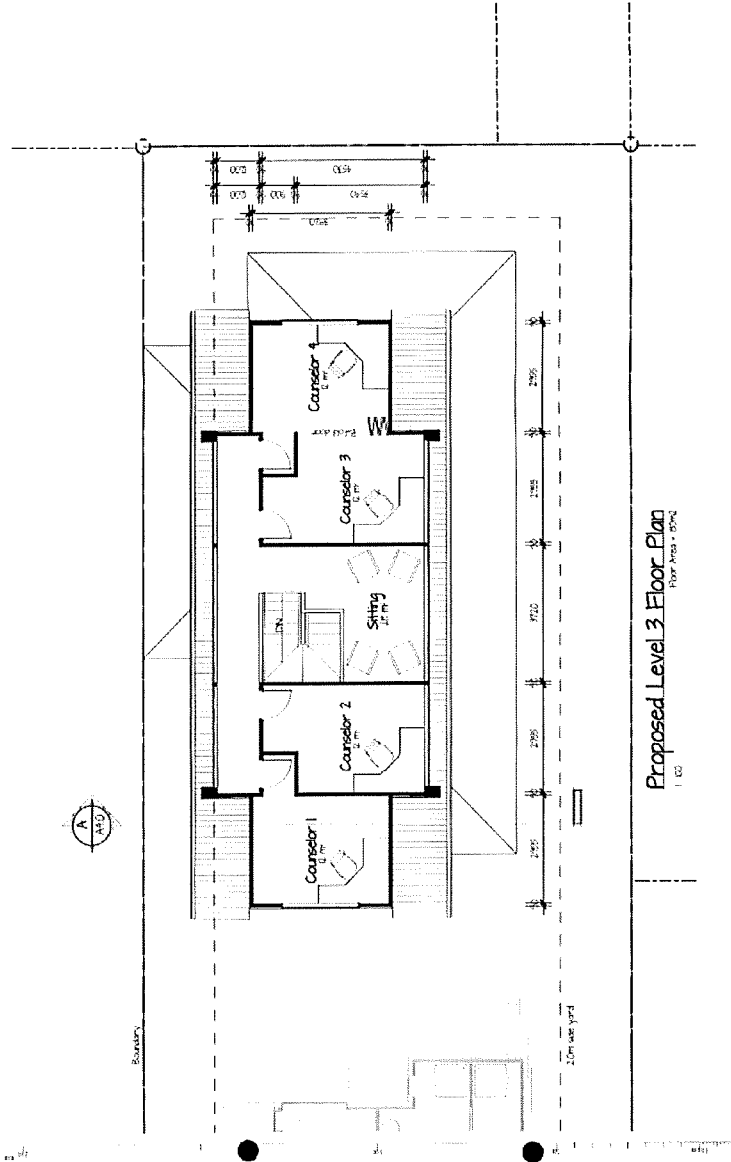
Proposed New Whare for  
Downie Stewart  
Foundation Moana House  
403 High Street, Dunedin  
Proposed Level 2 Floor Plan

|        |               |          |      |            |      |
|--------|---------------|----------|------|------------|------|
| Task # | Architectural | Duration | R/W  | Start Date | R/W  |
| Task 1 | June 17       | 1: 100   | 1521 | 2004.06.17 | A2.1 |
| Task 2 | June 18       | 2: 100   | 1521 | 2004.06.18 | A2.1 |

## Resource Consent

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotas.

| Revision Schedule |      |                |
|-------------------|------|----------------|
| Ref               | Date | Description    |
| A                 | 2024 | Initial Design |
| B                 | 2024 | Final Design   |
| C                 | 2024 | Final Design   |



The Designer shall verify all dimensions on site before commencing construction. Do not scale off drawings. Dimensions are for obtaining building consent and construction not suitable for fixed price contracts or quotes

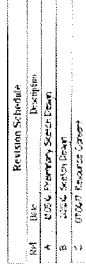
Resource Consent

Proposed New Whare for  
Downie Stewart  
Foundation Moana House  
403 High Street, Dunedin

Proposed Level 3 Floor Plan

| Author  | Checked | Drawn | Scale | Sheet |
|---------|---------|-------|-------|-------|
| June 17 | 1:100   | 1521  | A2.2  |       |
| RW      | 1521    | C     |       |       |

ORIGINAL SET: 2024-06-17 15:21 1:100 1521 A2.2 © COPYRIGHT

[illegible]

Proposed South Elevation

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

## Resource Consent

**Proposed New Whare for  
Downie Stewart  
Foundation Moana House  
403 High Street, Dunedin**

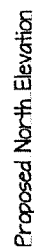
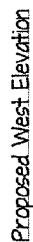
### Proposed Elevations

|                      |                |                |             |                |            |
|----------------------|----------------|----------------|-------------|----------------|------------|
| <b>Architectural</b> | <b>DATE:</b>   | <b>NO.</b>     | <b>RJW</b>  | <b>REVISED</b> | <b>RJW</b> |
| <b>Date:</b>         | <b>June 17</b> | <b>1 : 100</b> | <b>1521</b> | <b>A3.0</b>    |            |
| <b>Scale:</b>        | <b>RJW</b>     | <b>1521</b>    | <b>C</b>    |                |            |

NOV 1964

ORIGINAL EMPLOYMENT HISTORY 2-14-65 5-24-75 8-24-75 11-24-75 2-24-76 5-24-76 8-24-76 11-24-76 2-24-77 5-24-77 8-24-77 11-24-77 2-24-78 5-24-78 8-24-78 11-24-78 2-24-79 5-24-79 8-24-79 11-24-79 2-24-80 5-24-80 8-24-80 11-24-80 2-24-81 5-24-81 8-24-81 11-24-81 2-24-82 5-24-82 8-24-82 11-24-82 2-24-83 5-24-83 8-24-83 11-24-83 2-24-84 5-24-84 8-24-84 11-24-84 2-24-85 5-24-85 8-24-85 11-24-85 2-24-86 5-24-86 8-24-86 11-24-86 2-24-87 5-24-87 8-24-87 11-24-87 2-24-88 5-24-88 8-24-88 11-24-88 2-24-89 5-24-89 8-24-89 11-24-89 2-24-90 5-24-90 8-24-90 11-24-90 2-24-91 5-24-91 8-24-91 11-24-91 2-24-92 5-24-92 8-24-92 11-24-92 2-24-93 5-24-93 8-24-93 11-24-93 2-24-94 5-24-94 8-24-94 11-24-94 2-24-95 5-24-95 8-24-95 11-24-95 2-24-96 5-24-96 8-24-96 11-24-96 2-24-97 5-24-97 8-24-97 11-24-97 2-24-98 5-24-98 8-24-98 11-24-98 2-24-99 5-24-99 8-24-99 11-24-99 2-24-00 5-24-00 8-24-00 11-24-00 2-24-01 5-24-01 8-24-01 11-24-01 2-24-02 5-24-02 8-24-02 11-24-02 2-24-03 5-24-03 8-24-03 11-24-03 2-24-04 5-24-04 8-24-04 11-24-04 2-24-05 5-24-05 8-24-05 11-24-05 2-24-06 5-24-06 8-24-06 11-24-06 2-24-07 5-24-07 8-24-07 11-24-07 2-24-08 5-24-08 8-24-08 11-24-08 2-24-09 5-24-09 8-24-09 11-24-09 2-24-10 5-24-10 8-24-10 11-24-10 2-24-11 5-24-11 8-24-11 11-24-11 2-24-12 5-24-12 8-24-12 11-24-12 2-24-13 5-24-13 8-24-13 11-24-13 2-24-14 5-24-14 8-24-14 11-24-14 2-24-15 5-24-15 8-24-15 11-24-15 2-24-16 5-24-16 8-24-16 11-24-16 2-24-17 5-24-17 8-24-17 11-24-17 2-24-18 5-24-18 8-24-18 11-24-18 2-24-19 5-24-19 8-24-19 11-24-19 2-24-20 5-24-20 8-24-20 11-24-20 2-24-21 5-24-21 8-24-21 11-24-21 2-24-22 5-24-22 8-24-22 11-24-22 2-24-23 5-24-23 8-24-23 11-24-23 2-24-24 5-24-24 8-24-24 11-24-24 2-24-25 5-24-25 8-24-25 11-24-25 2-24-26 5-24-26 8-24-26 11-24-26 2-24-27 5-24-27 8-24-27 11-24-27 2-24-28 5-24-28 8-24-28 11-24-28 2-24-29 5-24-29 8-24-29 11-24-29 2-24-30 5-24-30 8-24-30 11-24-30 2-24-31 5-24-31 8-24-31 11-24-31 2-24-32 5-24-32 8-24-32 11-24-32 2-24-33 5-24-33 8-24-33 11-24-33 2-24-34 5-24-34 8-24-34 11-24-34 2-24-35 5-24-35 8-24-35 11-24-35 2-24-36 5-24-36 8-24-36 11-24-36 2-24-37 5-24-37 8-24-37 11-24-37 2-24-38 5-24-38 8-24-38 11-24-38 2-24-39 5-24-39 8-24-39 11-24-39 2-24-40 5-24-40 8-24-40 11-24-40 2-24-41 5-24-41 8-24-41 11-24-41 2-24-42 5-24-42 8-24-42 11-24-42 2-24-43 5-24-43 8-24-43 11-24-43 2-24-44 5-24-44 8-24-44 11-24-44 2-24-45 5-24-45 8-24-45 11-24-45 2-24-46 5-24-46 8-24-46 11-24-46 2-24-47 5-24-47 8-24-47 11-24-47 2-24-48 5-24-48 8-24-48 11-24-48 2-24-49 5-24-49 8-24-49 11-24-49 2-24-50 5-24-50 8-24-50 11-24-50 2-24-51 5-24-51 8-24-51 11-24-51 2-24-52 5-24-52 8-24-52 11-24-52 2-24-53 5-24-53 8-24-53 11-24-53 2-24-54 5-24-54 8-24-54 11-24-54 2-24-55 5-24-55 8-24-55 11-24-55 2-24-56 5-24-56 8-24-56 11-24-56 2-24-57 5-24-57 8-24-57 11-24-57 2-24-58 5-24-58 8-24-58 11-24-58 2-24-59 5-24-59 8-24-59 11-24-59 2-24-60 5-24-60 8-24-60 11-24-60 2-24-61 5-24-61 8-24-61 11-24-61 2-24-62 5-24-62 8-24-62 11-24-62 2-24-63 5-24-63 8-24-63 11-24-63 2-24-64 5-24-64 8-24-64 11-24-64 2-24-65 5-24-65 8-24-65 11-24-65 2-24-66 5-24-66 8-24-66 11-24-66 2-24-67 5-24-67 8-24-67 11-24-67 2-24-68 5-24-68 8-24-68 11-24-68 2-24-69 5-24-69 8-24-69 11-24-69 2-24-70 5-24-70 8-24-70 11-24-70 2-24-71 5-24-71 8-24-71 11-24-71 2-24-72 5-24-72 8-24-72 11-24-72 2-24-73 5-24-73 8-24-73 11-24-73 2-24-74 5-24-74 8-24-74 11-24-74 2-24-75 5-24-75 8-24-75 11-24-75 2-24-76 5-24-76 8-24-76 11-24-76 2-24-77 5-24-77 8-24-77 11-24-77 2-24-78 5-24-78 8-24-78 11-24-78 2-24-79 5-24-79 8-24-79 11-24-79 2-24-80 5-24-80 8-24-80 11-24-80 2-24-81 5-24-81 8-24-81 11-24-81 2-24-82 5-24-82 8-24-82 11-24-82 2-24-83 5-24-83 8-24-83 11-24-83 2-24-84 5-24-84 8-24-84 11-24-84 2-24-85 5-24-85 8-24-85 11-24-85 2-24-86 5-24-86 8-24-86 11-24-86 2-24-87 5-24-87 8-24-87 11-24-87 2-24-88 5-24-88 8-24-88 11-24-88 2-24-89 5-24-89 8-24-89 11-24-89 2-24-90 5-24-90 8-24-90 11-24-90 2-24-91 5-24-91 8-24-91 11-24-91 2-24-92 5-24-92 8-24-92 11-24-92 2-24-93 5-24-93 8-24-93 11-24-93 2-24-94 5-24-94 8-24-94 11-24-94 2-24-95 5-24-95 8-24-95 11-24-95 2-24-96 5-24-96 8-24-96 11-24-96 2-24-97 5-24-97 8-24-97 11-24-97 2-24-98 5-24-98 8

| Revision Schedule |                                |
|-------------------|--------------------------------|
| Ref.              | Date                           |
| A                 | 2016 Preliminary Status Report |
| B                 | 2016 Status Report             |
| C                 | 2016 Resource Commitment       |



The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building permits and construction not suitable for fixed price contracts or quantities.

## Resource Consent

**Proposed New Whare for  
Downie Stewart  
Foundation Moana House  
403 High Street, Dunedin**

| Architectural       | ENVIRONMENTAL | RNW | RNW |
|---------------------|---------------|-----|-----|
| Proposed Elevations |               |     |     |

|         |       |      |      |
|---------|-------|------|------|
| June 17 | 1:100 | 1521 | A3.1 |
| June 18 | 1:100 | 1521 |      |