APPENDIX 1:

A. THE APPLICATION
B. REVISED APPLICATION

RESOURCE CONSENT NOTICE

Limited Notification of an Application for Resource Consent Under Section 95B of the Resource Management Act 1991

The Dunedin City Council has received the following application for resource consent:

Resource Consent Application No: LUC-2016-129

Name of Applicants: Verkerk Stores Limited (L B Verkerk)

Location of Site: 138 Union Street East, Dunedin, being that land legally described as Part Section 50 Block XXXVI Town of Dunedin held in Computer Freehold Register OT75/5.

Description of Application: Resource consent is sought to establish a new three storey mixed commercial/residential building to replace the existing single storey commercial building. The commercial use at ground floor will cater for the existing Café and Dairy as well as ground floor access for two apartments above. Each apartment provides first and second floor level living around a central stairwell. Service courtyards are proposed at ground level for the café/dairy and elevated outdoor amenity spaces are proposed at second floor level for the apartments. New verandahs are proposed at ground floor level to replace the continuous verandah at the corner of Union Street East and Forth Street. A common bike storage area is proposed at ground floor level as no on-site car parking is provided. The proposed footprint of the development occupies 97% of the site area.

The site is zoned Residential 3.

The proposal is assessed as a non-complying activity under the Dunedin City District Plan.

The Proposed 2GP was notified on 26 September 2015, and some 2GP rules have immediate legal effect. In this instance, there are no relevant 2GP rules to consider.

The above application is being processed pursuant to the Limited Notification provisions of section 95B of the Resource Management Act 1991. This means that notice of the application is being served on those parties that the Dunedin City Council considers may be adversely affected and have not given written approval to the activity. Only these parties may make a submission on the proposal.

We have identified you as a party who may be affected by the proposal and you have not given your written approval to the activity. If you would like to make a submission on the application, you may do so by delivering a written submission to City Planning, Dunedin City Council, at 50 The Octagon; or mailing to PO Box 5045, Moray Place, Dunedin 9058; emailing to resconsent.submission@dcc.govt.nz. The submission must be in Form 13, which is attached.

I attach a copy of the application details together with copies of the plans submitted by the applicant. The application also includes an assessment of environmental effects. Please contact Melissa Shipman on phone 03 477 4000 if you have any questions about the application.

Submissions close at 5pm on **5 October 2016**.

You must serve a copy of your submission on Verkerk Stores Limited, the applicant, whose address for service is C/O Gary Todd Architecture Limited, 18 Estuary Crescent, Fairfield, Dunedin 9018, as soon as reasonably practicable after serving your submission on the Dunedin City Council.

Signed on behalf of the Dunedin City Council
7 September 2016

APPENDIX 1A:
THE APPLICATION

GARY TODD ARCHITECTURE LIMITED
www.garytoddarchitecture.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
garytodd@xtra.co.nz
027 279 9306
(03) 488 4594
NZIA PRACTICE

25/07/2016
Darryl Sycamore
Planner
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

RECEIVED
27 JUL 2016
BY: D.S.

Amendment to Land Use Resource Consent application at 138 Union Street East, Dunedin.

DESCRIPTION OF APPLICATION

We attach amended resource consent application form, current certificate of title, location plan, Gary Todd Architecture drawings RC 01 to RC 21 inclusive, description of application, and assessment of effects for a non-notified land use resource consent application for further processing by Council. The DCC deposit application fee has been paid with the original application that was placed on hold for amendment as discussed with Darryl Sycamore and other Council staff to provide for the best outcome on this unique site. Affect persons forms may be supplied should these be obtained from neighbours adjacent the site if these are available, however are not considered to be required given that the assessment of affects has determined that any effects are considered less than minor. We request Darryl Sycamore who has been processing this application continue to do so.

As agent on behalf of the applicant Verkerk Stores Limited, we seek a land use resource consent granted for rule breaches as shown on drawings by Gary Todd Architecture and as described within this application. The degree of these minor breaches in our consultation with council and property owners provide for a much better design outcome that is consider no more than minor and appropriate for a unique site to be treated as a 'True Exception'.

The site is in the Inner City Residential (R3) zone. The site is rectangular in shape approx. 21.6m x 10.0m being 216 square metres in area, and described as Part Section 50, Block XXXVI, SO 14196, Town of Dunedin, Otago. The site is level and clear of any vegetation, occupied by an old single storey building out of context with the bulk forms of nearby buildings which are much taller. The site is on the corner of Forth Street and Union Street East with an existing building use as Café and Dairy that serve the community very well. The site is zoned for Residential use and has adjacent residential properties that cater for lower cost student accommodation. This application seeks to provide a higher standard of residential accommodation above the Café and Dairy to add diversity to what is available and provide Polytechnic and University students or staff with higher quality accommodation.

This application information amends the prior resource consent application, with a better design acknowledged through consultation with Council Planners and the Urban Designer. The application is requested to be processed on a non-notified basis and in terms of a 'True Exception'. The uniqueness of a corner site with 100% site coverage by a single storey building with commercial use on land zoned for residential use is unlikely to be repeated in any other location in Dunedin City, hence can be considered to be a 'True Exception'.

The prior proposed building design prepared by others was shaped largely to conform to height recession planes with a resultant unbalanced building form proposed for this site. This was inappropriate for the streetscape and uncharacteristic of wider urban built forms. The proposed development on the corner of Union Street East and Forth Street is a new three storey building to replace the existing single storey commercial building with a much superior layout and bulk form to frame the street intersection in an appropriate manner. Service courtyards are proposed for Café and Dairy plus superior outdoor amenity spaces for the 2 residential apartments. The prior proposed building design was consider by Council Planners, Council Urban Designer and Gary Todd Architecture to be out of context with the surrounding buildings that tend to frame the intersection of Union Street and Forth Street. The proposed building comprises of a ground floor of Dairy and Café for existing commercial use to be continued, with the first and second floor consisting of two residential apartments to make the project commercially viable and meet the demand for a mixed use development in this residentially zoned site. The site location is opposite the Otago Polytechnic Campus and University of Otago buildings that cater for educational activities and residential use. The proposed building appearance is a rectilinear stepped bulk form that employs exposed steel grid framework, rhythm of window and door arrangements, coloured tiled panels and an appealing visual presence to relates well to nearby buildings on Union and Forth Street.

The proposed building breaches maximum density for Residential Activity. Rule 8.9.1 (i).
The proposed building breaches height plane on north and east boundaries. Rule 8.9.2 (ii)(b).
The proposed building breaches the maximum site coverage. Rule 8.9.2 (iv).
The proposed building breaches minimum car parking. Rule 8.9.2 (viii)(a)(i)

Overall, the proposal can be considered as a non-complying activity where the application can be considered on a non-notified basis in terms of Section 93(1) (b) where the consent authority can be satisfied that the adverse effects of the activity on the environment will be minor and in terms of Section 94(2) whereby no persons are, in the opinion of the consent authority considered to be adversely affected by the proposed activity.

ASSESSMENT OF EFFECTS

SITE DESCRIPTION AND RECEIVING ENVIRONMENT

The subject site is located at 138 Union Street East, Dunedin. The site is legally described as Section 50, Block XXXVI, SO 14192, Town of Dunedin, with a site area of 216 m^2. The site fronts onto Union Street to the South and Forth Street to the East. The sites to the North and West are existing two storey residential buildings elevated above the applicant's site. The applicant's site has an existing single storey building with 100% site coverage. The site is level with retaining walls on the North and West boundaries. An aerial image of the site and surrounding properties is attached for context of the proposed building and existing setting. The surrounding receiving urban environment consists of a mix of two storey residential buildings, a six storey tertiary building with associated urban space, and a four storey student accommodation building which all contribute to frame the street intersection.

DESCRIPTION OF THE PROPOSED ACTIVITY AND PERMITTED ACTIVITIES

Resource Consent is sought to construct a new three storey building in breach of Dunedin City Council District Plan rules for bulk and location, site coverage, residential density and onsite car parking, with earthworks proposed where an archeological Authority is required due to the location of this site being on a past Otago Harbour shoreline and area of activity

The proposal includes replacement of a Café and Dairy at ground floor / street level with a reduced site coverage to provide both residential and commercial service spaces compared to the existing building which has full site coverage and entirely commercial use of the site. The proposal also includes two apartments on the middle and upper levels each with three bedrooms, The site area is 216sqm, therefore the maximum permitted habitable rooms is 4.8 (1 room per 45sqm). Thus Resource Consent is sort to provide 6 bedrooms across 2 apartments where the increase in density is 1.2 bedrooms shared by 2 new apartments. The point of difference is that there is proposed to be 1 person per bedroom and the applicant offers to make available the tenancy agreement of person in each habitable room for annual review by the Council if required to confirm the density of residential use in each of the 2 proposed apartments. Presently the Dunedin District Plan rules refer to habitable room density relative to site area. A typical 2 bedroom plus Living area residential unit can however have 2 people per room, meaning a density could be 6 persons per residential unit. The proposed apartments are for 1 person per bedroom only with a shared living space that provides a density of only 3 persons per apartment and 6 persons total for 2 apartments. This is considered better than the current rule that limits habitable rooms but not the number of persons in a room, therefore a greater load is often placed on amenities and waste services for Council infrastructure, which is mitigated by this design proposal.

As illustrated on the drawings we require resource consent to breach the recession height plane from the North and West boundaries with small portions of the proposed building. The height breaches consists of approximately 7sqm of building on the West Elevation approx. 1.3m high, plus 19sqm of building on the North Elevation only approx. 1.3m high. There are some minor height breaches by the steel post and beam frames over the outdoor amenity living areas that frame the stepped building shape whilst reducing the bulk form. It is considered that the rectangular urban bulk form of the building while creating minor breaches provides the best building design compared to a compliant sloping building form.

The proposed development does not provide on-site vehicle parking and as such is in breach of District Plan Rules which require *"1 car park per residential unit up to and including 4 habitable rooms"*. The applicant has conducted consultation with Mr. Grant Fisher of DCC Transportation Department who considers the amended design proposal is acceptable as per his email attached dated 26 July 2016. We propose no on-site car parking based on the there is no onsite parking currently provided plus the residential tenants have a bus stop nearby and other means of transport available. The provision of 2 on-site carparks would reduce the same number of public road car parks for no beneficial gain in overall parking. In this location it is considered public car parking, time managed as existing on Union Street is more valuable retained for this location than on-site car parks. The design proposes a secure on-site service space including area for bicycles as alternative transportation option. This design concept is aligned with the transportation planning strategy adopted by Council.

The proposed site coverage is in breach of the District Plan Rule which requires a maximum site coverage of 50%. As shown on the drawings we propose a reduction in existing site coverage from 100% to 97% at street level of roof covered building, with additional open space in the service spaces which effectively reduces the proposed site coverage to 80 %. The proposed site coverage includes roof covered open service spaces which provide a reduction in building bulk adjacent the North and West boundaries of residential properties set back from these common boundaries. There is an improvement with the proposed site coverage by the proposed building being 2.4m clear of the site boundary adjacent the residential properties to North and West of the site on middle level and upper level.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Schedule 4 of the Resource Management Act 1991 are detailed below. Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed. In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Clause 7(1) of the Resource Management Act 1991 states that the following matters must be addressed.
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including any landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals, and any physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations: (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants: (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

Land, Flora and Fauna
There is no proposed change as the site is already 100 % covered with existing building.

Earthworks
The requirement to undertake earth works, is a common occurrence within Inner City Residential zones. The proposed earthworks will consist of the demolition and removal of the existing concrete floor and foundations, followed by excavation and fill associated with preparing the ground for a new concrete floor and foundations. There is to be no part of the building beneath that of the existing; therefore any earthworks undertaken would be minor and in volumes no more than what is to be expected for a development of this type. Overall, the effects of the proposed earthworks are considered to be less than minor. As the site is located in an area where the Otago Harbour shoreline and activities occurred in the past an Archeological Authority will be made to Heritage New Zealand in regard to any discovery.

Storm water
The proposal will discharge no more than existing storm water due to 100% impermeable surfaces existing and proposed; therefore, storm water calculations will not be required as part of this application. The proposed new drainage system will however include storm water retention measures in the form of a rain water tank and controlled discharge to rood mains and possible reuse of rainwater for water supply within the building. This will reduce pressure on council storm water mains system during events of above usual rainfall. Overall the proposal therefore improves and controls storm water discharge from the site, and thus effects can be considered as less than minor and improved. Details of the storm water retention system and specifications are proposed to be finalized during the Building Consent process and are volunteered as a condition to be included in the resource consent decision.

Waste water
The applicant's agent has consulted with Mr. John Eteuati of the DCC Waste Water Department and his email dated 6 July advises this proposed concept plan is acceptable.

The proposed building will increase waste water discharge into council foul drainage systems due to the addition of 2 three bedroom apartments. A total of six bedrooms is above that of what is considered a permitted activity for residential density under Rule 8.9.1 (i) of the District Plan. This is approximately 1.2 bedrooms above the permitted 4.8 bedrooms. In the interest of minimizing load on council waste water systems all fittings and appliances will be specified as the highest grade for water saving available. All clothes washing machines, dishwashers, lavatories and taps are to have a 6 star WELS (Water Efficiency Labelling Scheme) rating for water efficiency. All shower heads to be low-flow shower heads and with a 3 star WELS rating (maximum in NZ). All taps are to be fitted with aerators. The effects of an additional 1.2 bedroom will be offset by provisions for limiting waste water discharge. Overall any effects associated with residential density can be considered less than minor. Details of the waste water system and specifications of the low-flow devices are proposed to be finalized during the Building Consent process and are volunteered as a condition to be included in the resource consent decision. The proposal can however be considered a more controlled solution as other existing properties do not have a control on the number of people within dwellings and are unlikely to have any water saving devices or water control.

Car parking

The applicant's agent has consulted with Mr. Grant Fisher of DCC Transportation who considers the design proposal is acceptable as per emails attached dated 26 July 2016.
No provision for on-site car parking has been proposed as part of this development based on tenant requirements for the ground floor commercial space with upper level residential use on a small corner site which is bounded by existing time managed public car parking on Union Street and Forth Street. The site has a bus stop nearby and other means of transport are easily available including walking and cycling. The provision of 2 on-site carparks would reduce the same number of public road car parks for no beneficial gain in parking. In this location it is considered public car parking time managed is more valuable retained for this location than on-site car parks. A secure service space includes an area for bicycle storage as an alternative means of transportation and better loading of goods are proposed on site. These concepts are aligned with the transportation planning strategy adopted by Council. Any effects due to no provision for on-site car parking can be considered less than minor.

People and Built Form

The proposed development includes height recession plane infringements confined to the properties North and West of the applicant's site. The proposed building is considered to be similar in scale and height to the adjacent residential buildings. The applicant's agent will consult with all potentially affected persons on the basis that they are made aware of the proposed development as a matter of courtesy and can provide a response that could provide for any improvement in what is a well-considered design to benefit people and provide an appropriate new built form for this unique corner site and nearby properties.

Effects on Neighbours

- 74 Forth Street, is the neighbour on the North boundary. The buildings on this site are of similar scale as the proposed building for bulk and height, and are built to absorb any potential effects from 138 Union Street. The existing unit block has several small windows on the South façade with the building oriented to the North. The South façade is essentially the rear of the building and the proposed height breach is minimal adjacent this boundary, although there will be proposed increase in bulk along the site boundary, it is set back from the site boundary 2.4m.

The effects of this are less than minor as the unit does not rely on the South façade for sun or amenity beyond ventilation which will be unchanged. Overall, effects due to the recession plane infringement adjacent the North boundary can be considered no more than minor. Affected persons approval is not considered to be required.

- 118 Union Street, is the neighbour on the West boundary. The existing buildings on this site are of similar scale as the proposed building for bulk and height. There is a small area of deck on the South façade which wraps around the South East corner of the building. As the neighbour to the West there may be some effect due to sun shading in the morning, however this may be from the taller Otago Polytechnic Building of several stories height which shades all properties to the same degree. Shading effects are generally South of this site and clear of the building. The proposed height plane breach on the proposed building adjacent the West boundary is less than minor. Overall the effects due to the recession plane infringement adjacent the west boundary can be considered no more than minor.
  Affected persons approval is not considered to be required.

- 95 Forth Street, is the buildings on the Otago Polytechnic Campus to the East of Forth Street and East of the applicant's Site.
  Effects of the proposal are no more than minor due to the large separation distance between the existing buildings and the proposed building on the applicant's site.
  Affected persons approval is not considered to be required.

- 68 Forth Street, The buildings on this site are the Otago University student accommodation South of Union Street and South of the applicant's site.
  Effects of the proposal are no more than minor due to the large separation distance between the existing buildings and the proposed building on the applicant's site.
  Affected persons approval is not considered to be required.

The applicant intends to consult with all neighbours, however it is considered that for the purposes of this application any of their approvals are not deemed to be required, however any approval, support or otherwise can be forwarded to Council for consideration.

Shading Study
In assessing the shadows cast by the proposed building, and those cast by all adjacent buildings, (refer to shadow study, sheets RC 16 to RC 21) it can be seen that any increased shading effect will be less than minor effect on any neighbour. Shadows created by the proposed building fall predominantly on Union Street, clear of all surrounding buildings.

Street frontage
The proposal is intended to have a positive effect on the street frontage along Union Street and Forth Street. The existing verandah is proposed to be replaced with new canopies which soften the appearance of the building when viewed from the street. Existing shopfronts will be replaced with a dynamic arrangement of gridded steel and glass walls with vibrant coloured tiled walls to create an ordered, dynamic, aesthetically appealing street frontage.

Noise
Any noise due to the added residential activity to the existing Café and Dairy is not out of character for the location and can be considered no more than minor. There is limited noise from commercial activities which have a proposed concrete roofed over service court adjacent the boundary concrete retaining wall to mitigate any noise to acceptable levels.

Appearance
Overall the design while modern in appearance with traditional references has been designed to be sympathetic to the surrounding urban environment by using a limited palette of neutral and vibrant colours, which relate well, and compliment surrounding buildings. Exterior materials and colours are scheduled below as the general intent of the design.

1. Membrane Roof shall be (Grey)
2. Anodised Aluminium joinery (Black)
3. Steelwork (Black)
4. Paving exposed aggregate concrete (Grey)
5. Tile cladding (mix of various colours for each tenant)

Traffic General and Vehicle Movements
The proposed development will not create increased traffic generation and vehicle movements over and above that anticipated for the site or Zone. The increase in residential density would not result in any significant increase in vehicle movements above what would be expected for any typical residential dwelling for the Inner City Residential zoning. Some increased vehicle movements will occur during the construction period; however, these will be temporary and given the nature and scale of the works required, will be less than minor. Overall, effects in terms of traffic generation and vehicle movements will be less than minor.

Site Management
A site specific management scheme will be provided for traffic and pedestrian safety around the site as part of the building consent application. The building has been designed to allow site scaffolding to be erected within the site area adjacent the North and West Boundary. Part of the footpath width on Forth Street and Union Street is proposed for temporarily use for construction purposes during the building phase with a continuous footpath 1.5m wide retained for safe pedestrian access clear of existing public parking retained adjacent the site. 2m high solid hoardings are proposed continuous around the site and working area as part of the building consent process, and erected to control on-site safety and public safety.

True Exception
This site due to the uniqueness of the small site size and surrounding location activities is unlikely to be available on any other site within Dunedin City. This site proposes a high quality mixed use involving a high development cost to contribute well to the receiving environment and therefore can be considered as a 'True Exception'. This term 'True Exception' is in regard to the on-site existing commercial use, site residential zoning, location adjacent Otago University residential activities, Otago Polytechnic Campus, as a corner site location for Forth Street and Union Street which requires a built form in context with the other built forms framing the other street corners. The uniqueness of a corner site with 100% site coverage by a single storey building with 2 existing commercial uses within a residential zone and adjacent elevated residential properties to the North and West is rare. The establishment of a residential development and mixed use activities on the subject site can be anticipated within the Inner City Residential Zone (R3).

The existing commercial use is irregular for the site zoning with the character of the existing building and associated community services within a residential area offering a unique combination for mixed use. The overall built form and character of the proposed building is seen in keeping with the surrounding receiving environment. The building complies with the maximum 9m building height for the Inner City Residential Zone. The proposed building relates well to the scale of the adjacent residential properties and can frame the road intersection of Forth Street and Union Street much better than the existing building. The addition of service spaces and canopies over the footpath at ground and street level, plus amenity outdoor living spaces provide a human scale to the proposed development that is highly desirable. This proposal is custom designed for occupants on site, but also for the well-being of the community and City. Overall, effects in terms of people and built form will be less than minor and often enhanced through considerate design of the proposal and upgrading of existing facilities. This is a proposed development that is a 'True Exception' where the high expenditure is well above the average cost to create a high quality mixed use development. The proposed development can contribute well to the receiving environment and is one that Council is keen to support as it is closely aligned to many of the best development policies and objectives of the Dunedin District Plan that can be adopted.

CONCLUSION

An amendment to the existing resource consent application is sought for the proposed building which whilst breaching the North and West recession height planes, residential habitable room density, site coverage, and on-site car parking is otherwise considered a better development than the existing building and any prior design for the site, where the outcome can provide the best outcome for the applicant, community and City.

The proposed mixed use activity is assessed as a non-complying activity. The overall built form and character of the proposed building is in-keeping with the receiving environment. The actual and potential effects on the environment have been outlined where it is concluded that the proposed mixed use activity is not likely to have any adverse effects on the environment that are overall consider less than minor and in many cases are a significant improvement that can be attributed to the site being a "True Exception'.
In addition, no other persons are considered to be adversely affected and any written approvals are deemed not to be are required based upon the assessment of effects.

It is therefore respectively requested that the application be processed as a 'True Exception' on a non-notified basis and the council exercise their discretional powers to support this high quality development which is well aligned with District Plan policies and objectives.

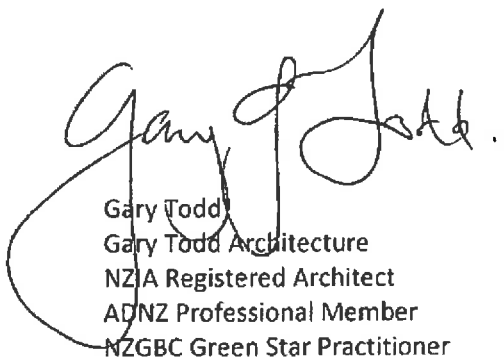
The proposed development is consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Resource Management Act 1991. Overall, and in accordance with the assessment contained, it is requested that the proposed development is granted as proposed with the appropriate conditions deemed necessary.
The development will result in sustainable management of natural and physical resources, and avoiding, remedying or mitigating adverse effects on the environment.
There are no detrimental effects involving shading, privacy, sun, noise, visual and amenity.
The proposal has less than minor effect on any neighbouring properties.
There are no social, economic or cultural effects in the neighbourhood or community.
There are no physical, locality, landscape or visual effects to the site or community.
There are no effects on ecosystems, plants, animals, or habitats in the near vicinity.

There are no effects on natural and physical resources for present or future generations.
There are no effects from contaminants into the environment, or emissions.
There are no risks or effects to the neighbourhood, wider community, or environment through natural hazards or hazardous substances, installations or activities.

The proposed development is consider a permitted residential and commercial activity. The proposal is largely compliant with planning rules and considered an appropriate development with due consideration to any effects on surrounding residential properties, tertiary buildings, urban space and the streetscape. The proposed building can frame the corner of Forth Street and Union Street in context with buildings on adjacent street corners. The proposal offers positive effects for the local community in terms of an improved architectural presence at the street intersection, and revitalised existing commercial spaces.

We trust this application can be approved generally as per Gary Todd Architecture drawings and application documents attached as a non-notified land use resource consent with conditions and advice notes as deemed appropriate by Council under delegated authority. Should further information be required we request you contact Gary Todd in the first instance as the agent who prepared this application on behalf of the applicant.
We would appreciate being consulted regarding proposed consent conditions, advice notes and the draft of the resource consent decision before it is finalised and granted by Council.

Yours faithfully,



Gary Todd
Gary Todd Architecture
NZIA Registered Architect
ADNZ Professional Member
NZGBC Green Star Practitioner

DUNEDIN CITY COUNCIL

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 Gary Todd Architecture (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:

To demolish the existing single storey commercial building and construct a new three storey building

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: 138 Union Street East

Legal Description: PT SEC 50 BLK XXXVI SO 14196 TN OF DUNEDIN

Certificate of Title: OT75/7

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

Name: Gary Todd Architecture (applicant/agent (delete one))

Address: 18 Estuary Crescent, Fairfield, Dunedin Postcode: 9018

Phone (daytime): (03) 488 4594 Fax: NA Email: office@garytoddarchitecture.co.nz

Address for Invoices or Refunds (if different from above)

Name: GARY TODD ARCHITECTURE LIMITED

Address: 18 ESTUARY CRESCENT, FAIRFIELD, DUNEDIN 9018

Bank Account Name GARY TODD ARCHITECTURE LIMITED

Account Number: 03 (Bank Branch) 0905 (Bank Branch) 0024461 (Account Number) 01 (Suffix)

Ownership of the site

Who is the current owner of the site? Verkerk Stores Ltd.

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

Address: 179 Jardine Road, Rd 3k, Oamaru Postcode: 9494

Phone (daytime): 027 474 0008 Fax: NA Email: verkerkfamily@xtra.co.nz

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).

July 2017 (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 relevent, 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.

The proposed building is three storey building with commercial space for a dairy and cafe at ground level with two residential units in the upper two levels. Refer to the attached drawings and detailed assessment of affects.

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.

The existing is a single storey commercial building with a dairy and cafe. Refer to the attached drawings and detailed assessment of affects.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Inner City Residential (R3)

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.

NA

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.

Refer to the attached drawings and detailed assessment of affects.

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: DUNEDIN CITY COUNCIL, WASTEWATER & TRANSPORTATION.

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.

Refer to the attached drawings and detailed assessment of affects.

(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): Gary J Todd Date: 8/7/2016

Privacy – Local Government Official Information and Meetings Act 1987

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

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

☐ ~~Avoid unreasonably prejudicing your commercial position~~

☐ Protect information you have supplied to Council in ~~confidence~~ N/A

☐ ~~Avoid serious offence to tikanga Maori or disclosing location of waahi tapu~~

What happens when further information is required?

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

Fees

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

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)

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

In addition, subdivision applications also need the following information N/A

- [ ] 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: _____

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General of Land

Identifier	**OT75/5**
Land Registration District	**Otago**
Date Issued	09 March 1885

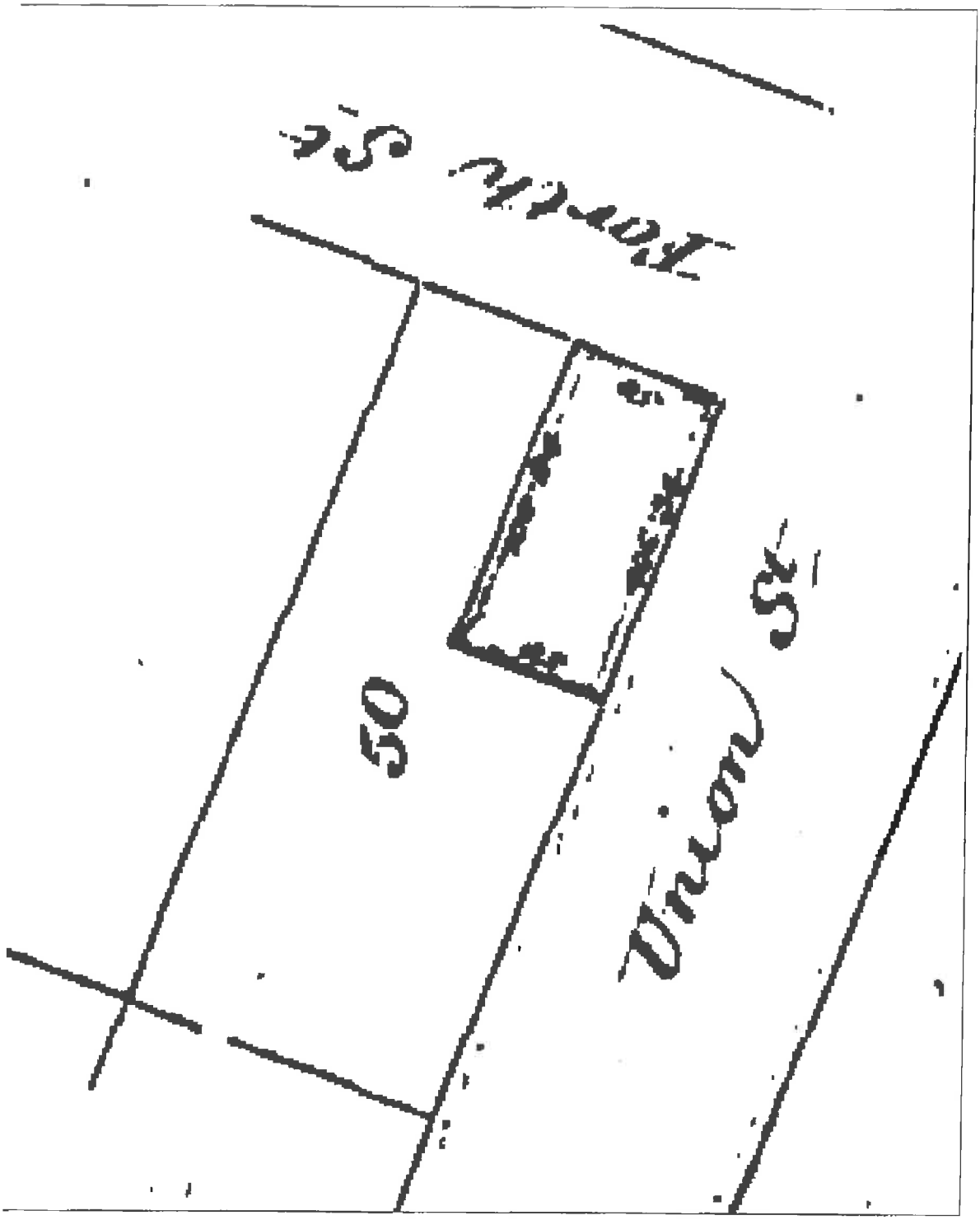
Prior References
OT12/129

Estate	Fee Simple
Area	216 square metres more or less
Legal Description	Part Section 50 Block XXXVI Town of Dunedin

Proprietors
Lucien Bernhardt Verkerk and Solomons Trustees Limited

Interests
10085762.2 Mortgage to Rabobank New Zealand Limited - 6.7.2015 at 2:29 pm

Identifier OT75/5



046

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

PO Box 5045, Moray Place,
Dunedin 9058, New Zealand.
Phone 03 477 4000.
Fax 03 474 3366.
Email dcc@dcc.govt.nz

Search by address

Listen

Rates Information Details

The following rate account information is recorded in the Rating Information Database (RID).

Capital and land values on this site are established by Quotable Value New Zealand Limited, solely for the purpose of levying rates.

Learn more about the General Revaluation 2013.

The Dunedin City Council's landuse codes have been translated by the Council to a rating differential code.

To request a LIM for this property:

- please note down the valuation number displayed below
- then follow the instructions on the request a LIM page

search again

- Property Details
- Current Rates
- Property Sales Details
- Rates Levied
- Rates Breakdown
- Future Rates
- Estimated Future Rates
- Public Access
- Disclaimer
- Rating Differential and Land Use

LOCATION PLAN

VIEW OF EXISTING BUILDINGS AT 118 and 138 UNION STREET EAST

VIEW OF EXISTING BUILDINGS AT 74 FORTH STREET AND 138 UNION STREET EAST

VIEW OF EXISTING BUILDINGS AT 138 UNION STREET EAST AND 95 FORTH STREET

VIEW OF EXISTING BUILDING AT 138 UNION STREET EAST

VIEW OF EXISTING BUILDINGS AT 145 UNION STREET EAST, 68 FORTH STREET, 138 UNION STREET EAST AND 74 FORTH STREET

Gary Todd

From: John Eteuati <John.Eteuati@dcc.govt.nz>
Sent: Wednesday, 6 July 2016 5:08 p.m.
To: Office Gary Todd Architecture
Subject: RE: 138 Union Street Development Resource Consent

Hi Craig,
Proposed concept plan is acceptable. Details of the SW retention and the specifications of the low flow devices will be finalised during the Building Consent process. For the purpose of the resource consent, it is beneficial to mention these in the proposal. A consent condition will be instigated for these measures to be followed through with the Building Consent.
I hope this has clarified your concerns.
Regards
John E

From: Office Gary Todd Architecture [mailto:office@garytoddarchitecture.co.nz]
Sent: Wednesday, 6 July 2016 10:11 a.m.
To: John Eteuati
Subject: 138 Union Street Development Resource Consent

Hi John,

Thanks for your advice regarding storm water and wastewater systems for the development at 138 Union Street.

Please find attached lower floor plan with notes added.
We have reviewed your comments and applied them to the design.

In regard to storm water management we have included a large rainwater storage tank below the service court, this is intended to regulate storm water into council systems during events of above usual rainfall,

In regard to foul water discharge into council systems we propose: All fittings and appliances to be the highest grade for water saving available. All clothes washing machines, dishwashers, lavatories and taps to have a 6 star WELS rating for water efficiency. All shower heads to be low-flow shower heads and have a 3 star WELS rating (maximum in NZ). All taps to be fitted with aerators.
You recommended we complete calculations based on the manufacturers information of specific fittings and appliances, this is problematic at this early stage. We hope that specifying the New Zealand Water Efficiency Labelling Scheme will provide a better result.

If I include these measures as a condition of a granted resource consent are you able to approve the design? Perhaps sign an affected persons form, or something to that effect?

Kind Regards,

Craig Trompetter
Architectural Graduate

GARY TODD ARCHITECTURE
NZIA PRACTICE

LEGAL DESCRIPTION
PT SEC 50 BLK XXXVI SO 14198 TN OF DUNEDIN
SITE AREA 216sqm
DUNEDIN CITY
Wind Zone: Medium (M)
Zoning: Inner City Residential (IR3)
Height plane: 45 degrees from 3m elevation at north and west boundarys only
Max height: 9m
Existing site coverage (100%)
Proposed site coverage (97%)

Note: Existing Cafe and Dairy includes 1 toilet, 1 wash hand basin, 2 sinks and 1 grease trap

EXISTING SITE PLAN

1:200

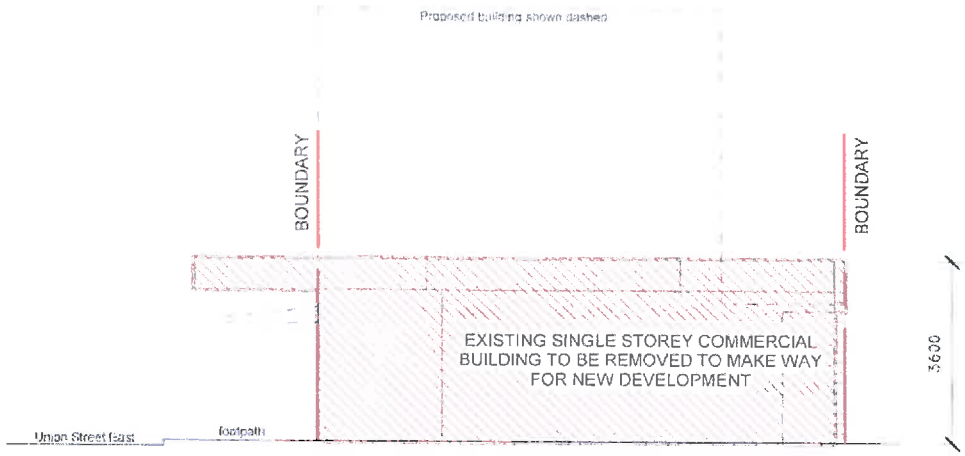
GARY TODD ARCHITECTURE
Ph 03 488 4094 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
42 Lagoon Avenue, Waikiki
www.garytoddarchitecture.co.nz

NZIA PRACTICE

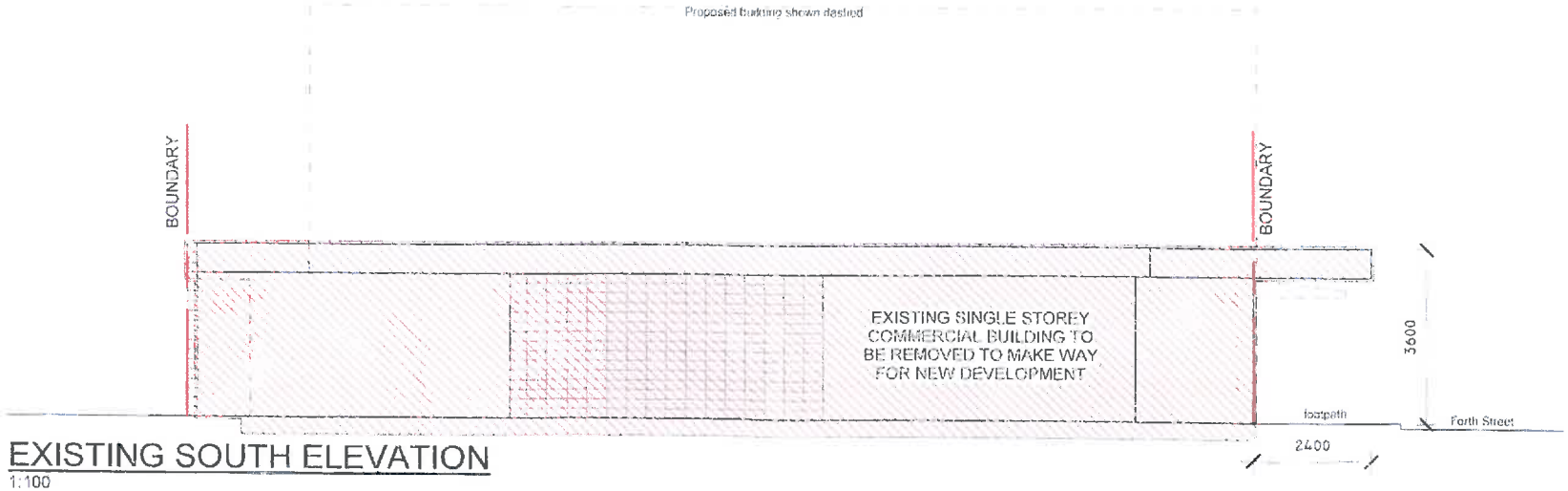
PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author

RC01



EXISTING EAST ELEVATION
1:100



EXISTING SOUTH ELEVATION
1:100

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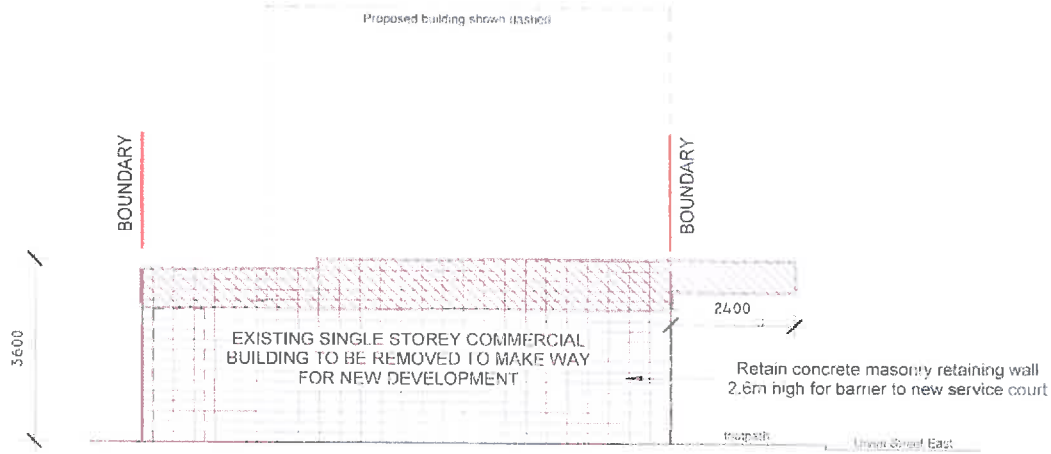
Ph 03 488 4574 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

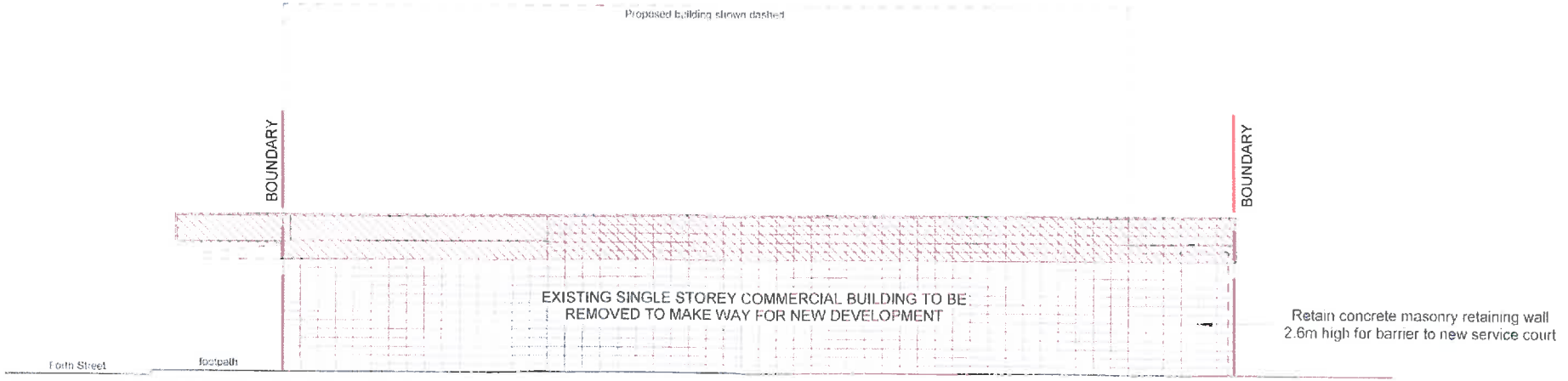
NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author



EXISTING WEST ELEVATION
1:100



EXISTING NORTH ELEVATION
1:100

GARY TODD ARCHITECTURE
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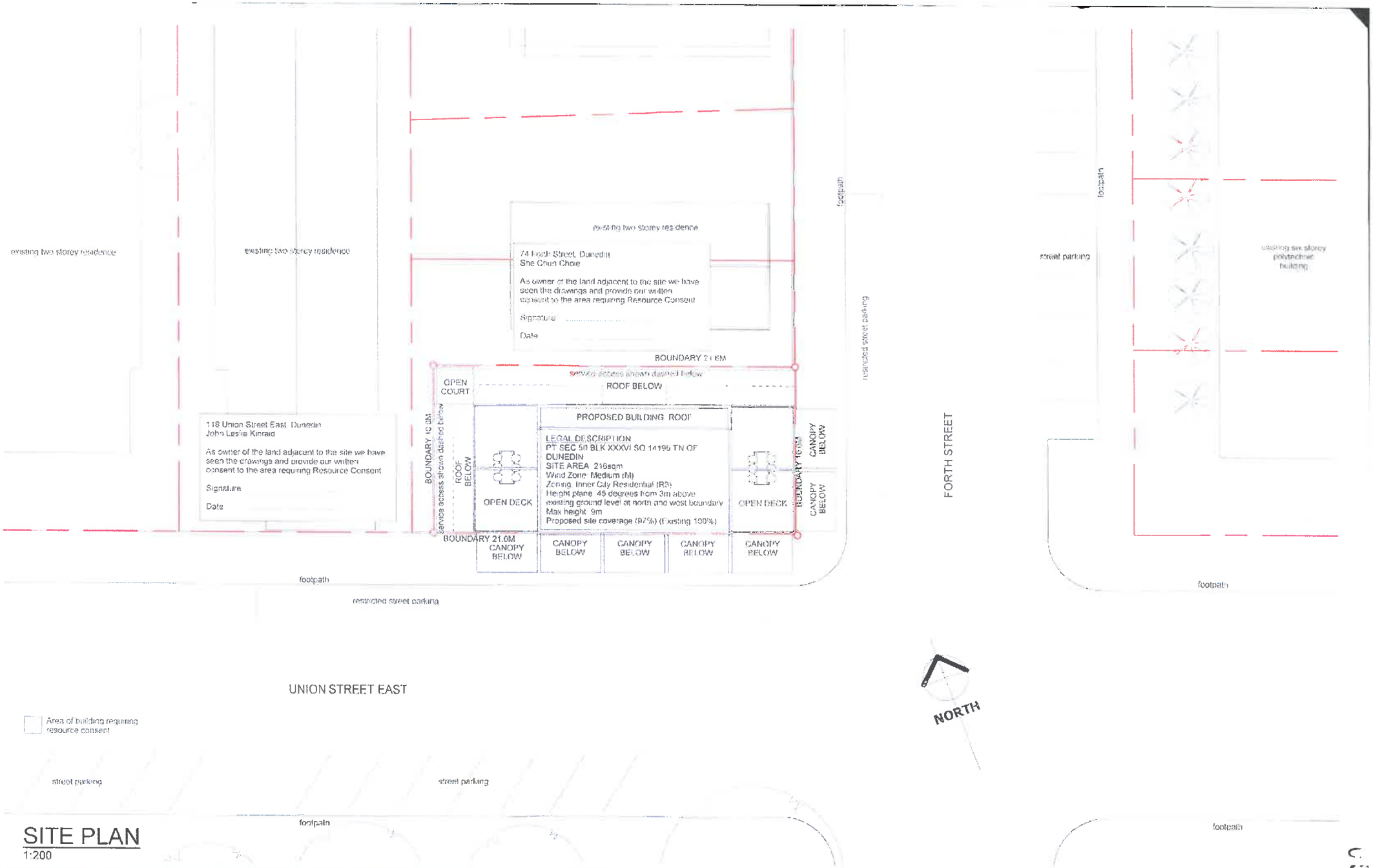
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author



SITE PLAN

1:200

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18 Estuary Crescent, Dunedin
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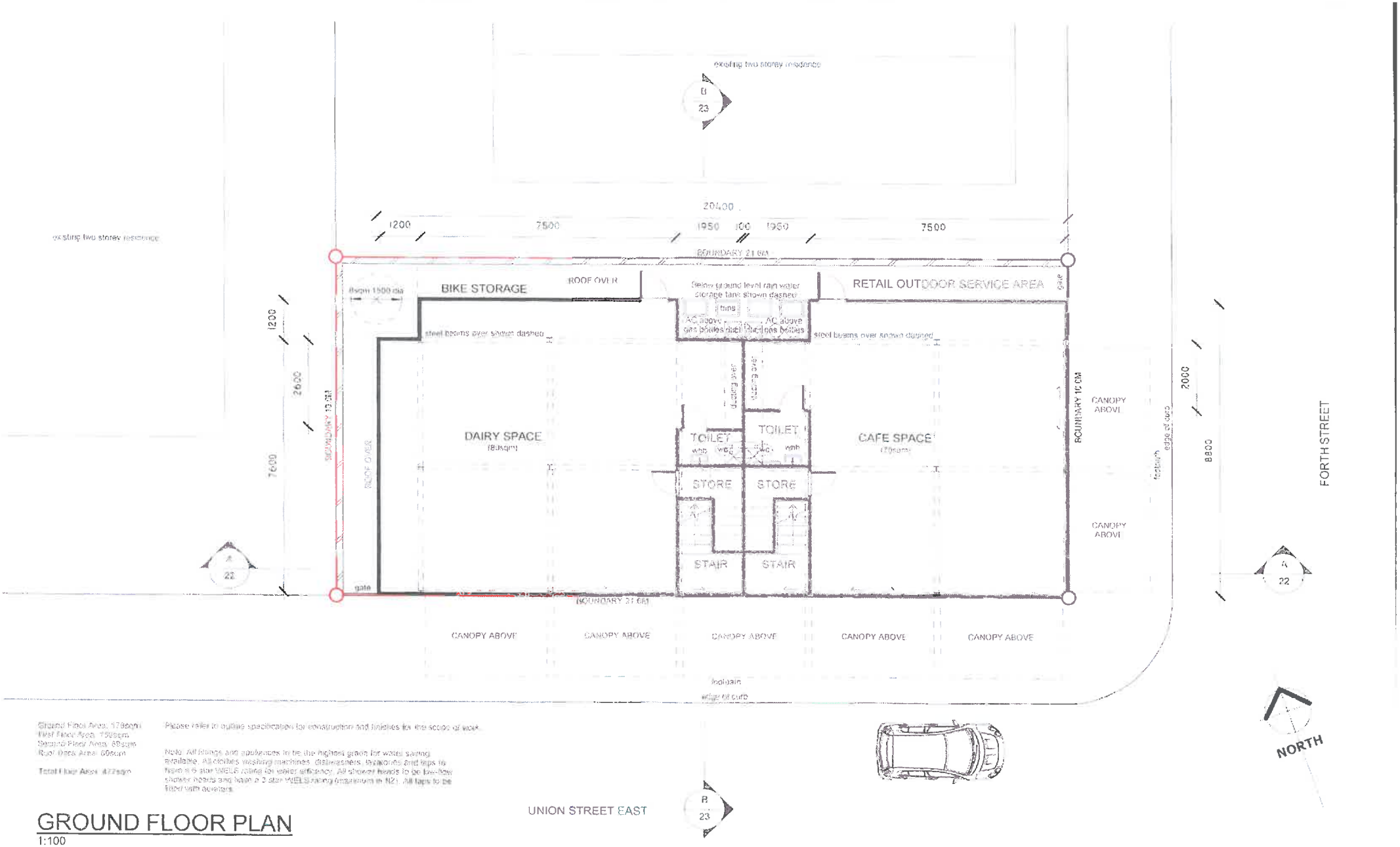
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: GTA



Ground Floor Area: 179sqm
First Floor Area: 75sqm
Second Floor Area: 69sqm
Roof Deck Area: 60sqm

Total Floor Area: 423sqm

Please refer to outline specification for construction and finishes for the scope of work.

Note: All fittings and appliances to be the highest grade for water saving available. All clothes washing machines, dishwashers, tapware and taps to have a 6 star WELS rating for water efficiency. All shower heads to be low-flow shower heads and have a 3 star WELS rating (requirement in NZ). All taps to be fitted with aerators.

GROUND FLOOR PLAN

1:100

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Ph 03 488 4594 Cell 027 279 9306
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62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: GTA

existing two storey residence

existing two storey residence

B
23

BOUNDARY 21.6M

BOUNDARY 10.06

BOUNDARY 10.06

OPEN COURT BELOW

ROOF BELOW

ROOF BELOW

BEDROOM 1

desk

WR

shr

BATHROOM

BEDROOM 3

WR

WR

BEDROOM 4

BATHROOM

BEDROOM 5

desk

WR

shr

CANOPY BELOW

TOILET

wc

wash

STAIR

STAIR

TOILET

wc

wash

WR

LINEN

desk

tub

wsh

LAUNDRY

LAUNDRY

LINEN

WR

desk

BEDROOM 2

LOBBY

LOBBY

BEDROOM 6

CANOPY BELOW

A
22

A
22

BOUNDARY 21.6M

CANOPY BELOW

CANOPY BELOW

CANOPY BELOW

CANOPY BELOW

CANOPY BELOW

edge of curb below

edge of curb below

FORTH STREET

NORTH

UNION STREET EAST

B
23

Ground Floor Area 178sqm
First Floor Area 150sqm
Second Floor Area 89sqm
Roof Deck Area 60sqm

Total Floor Area 477sqm

Note: All fittings and appliances to be the highest grade for water saving available. All clothes washing machines, dishwashers, lavatories and taps to have a 6 star WELS rating for water efficiency. All shower heads to be low-flow shower heads and have a 3 star WELS rating (maximum in NZ). All taps to be fitted with aerators.

Please refer to outline specification for construction and finishes for the scope of work.

FIRST FLOOR PLAN

1:100

GARY TODD ARCHITECTURE LTD
Ph 03 488 4594 Cell 027 278 9304
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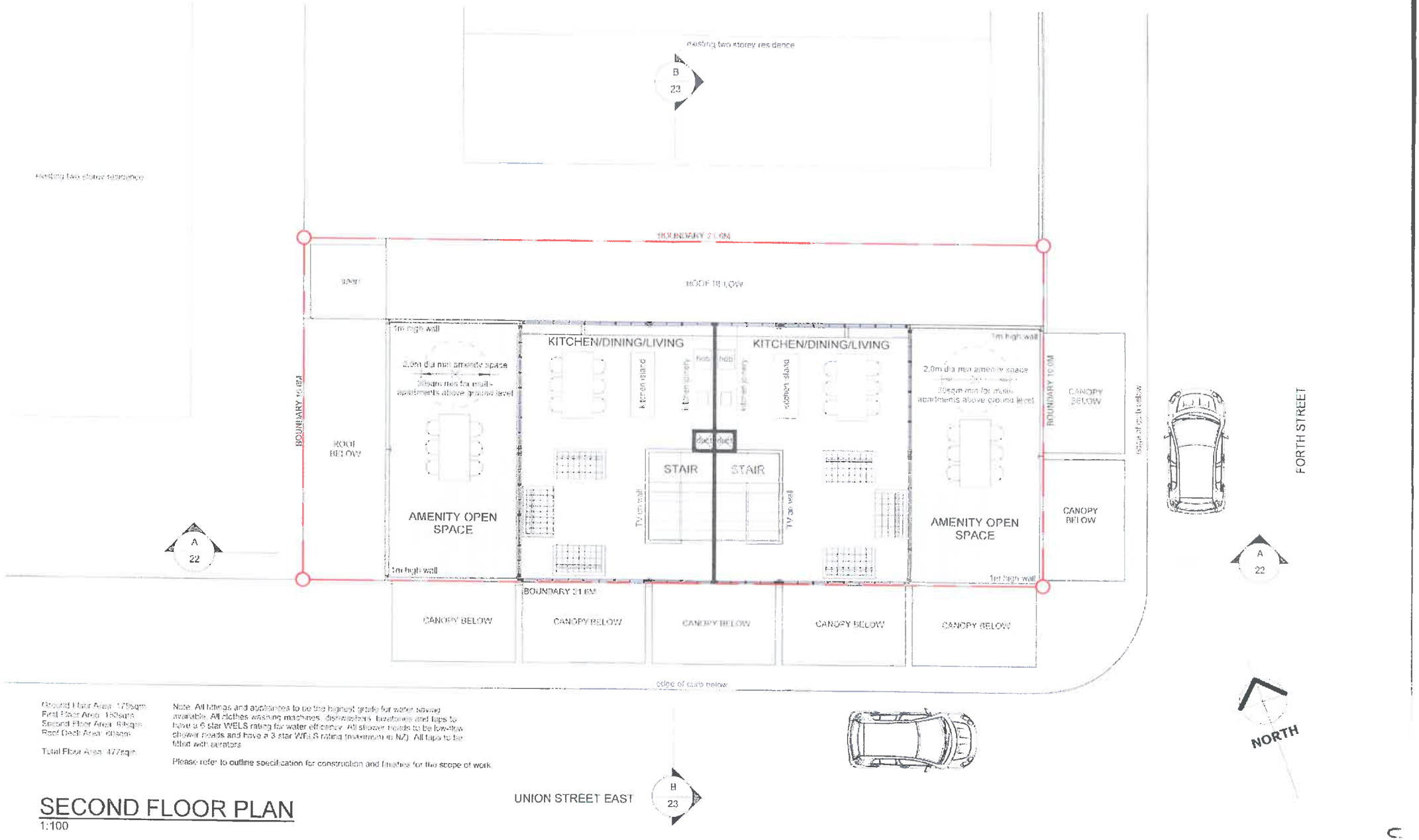
18 Estuary Crescent, Dunedin
42 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: GTA



Ground Floor Area: 179sqm
First Floor Area: 190sqm
Second Floor Area: 84sqm
Roof Deck Area: 49sqm

Total Floor Area: 477sqm

Note: All fittings and appliances to be the highest grade for water saving available. All clothes washing machines, dishwashers, lavatories and taps to have a 6 star WELS rating for water efficiency. All shower heads to be low-flow shower heads and have a 3 star WELS rating (maximum is NZ). All taps to be fitted with aerators.

Please refer to outline specification for construction and finishes for the scope of work.

SECOND FLOOR PLAN

1:100

GARY TODD ARCHITECTURE
Ph 03 488 4394 Cell 027 279 9306
Email: garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
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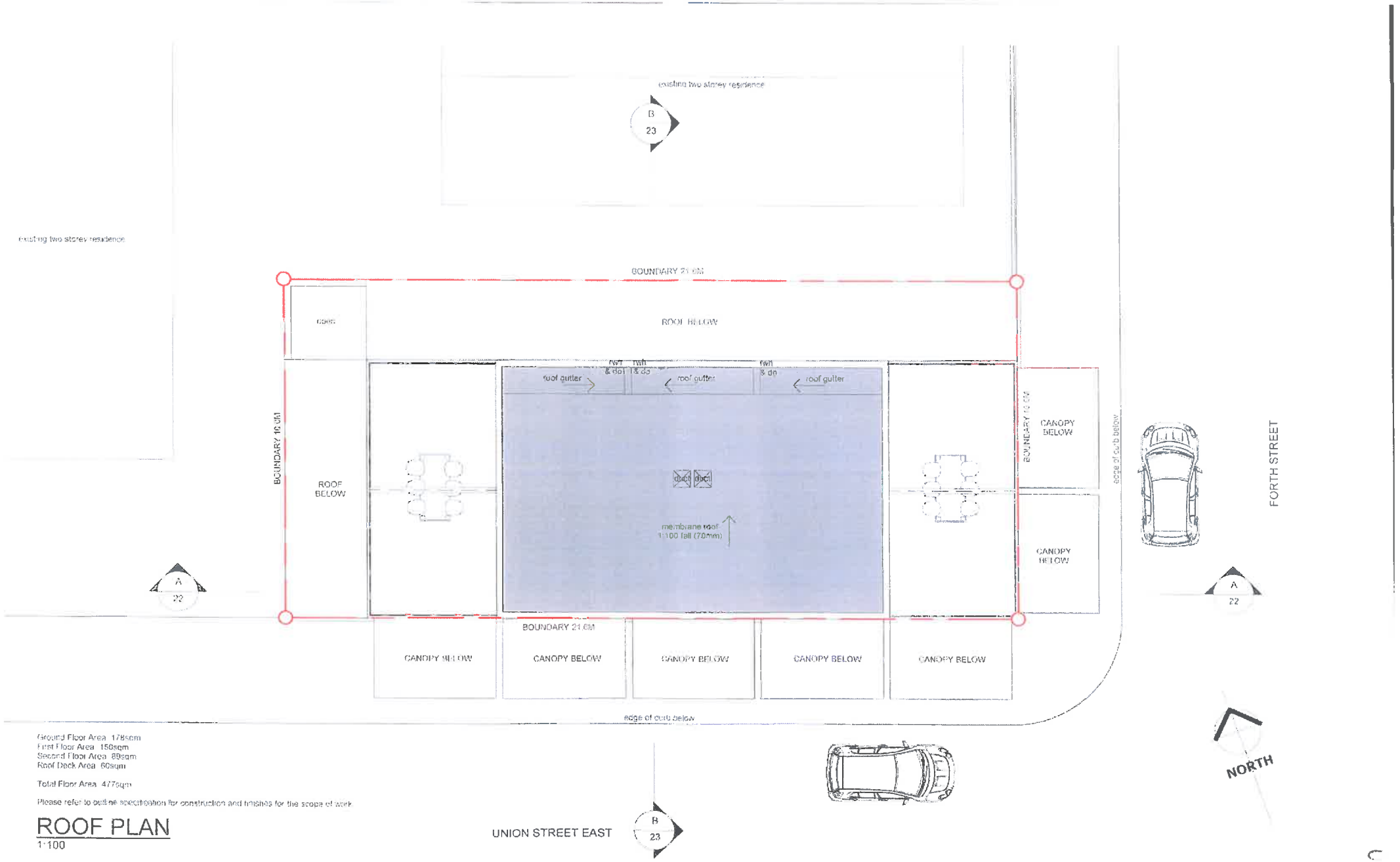
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: GTA



Ground Floor Area 178sqm
First Floor Area 150sqm
Second Floor Area 89sqm
Roof Deck Area 60sqm

Total Floor Area 477sqm

Please refer to outline specification for construction and finishes for the scope of work

ROOF PLAN

1:100

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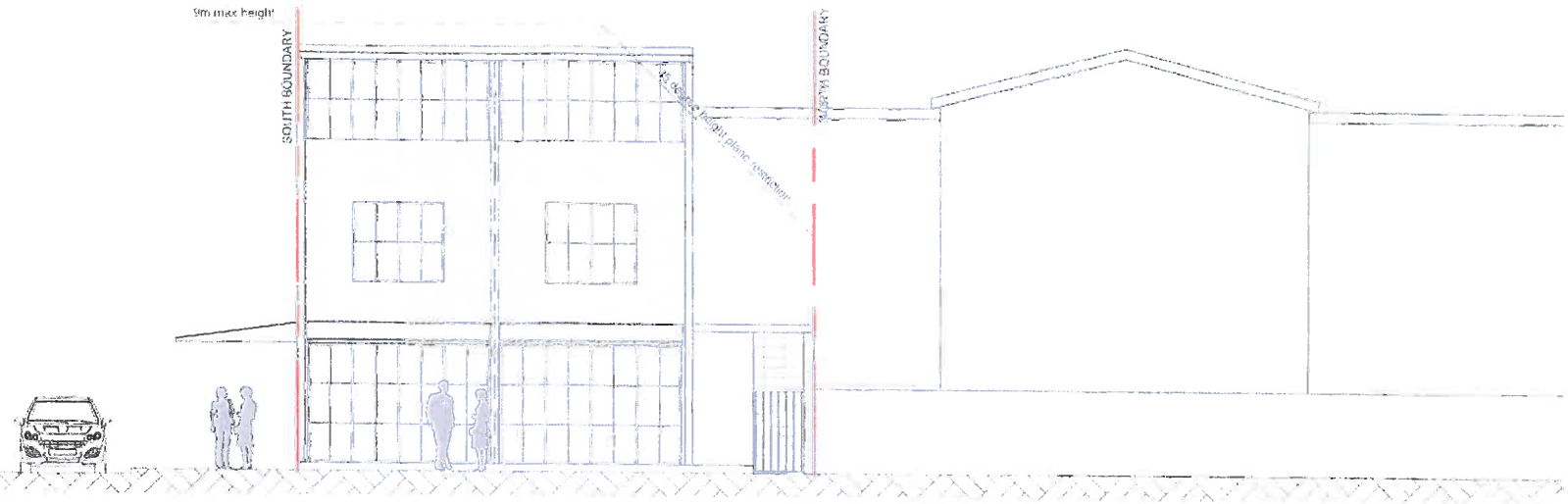
NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: GTA



EAST ELEVATION

1:100

Area of building requiring resource consent

SOUTH ELEVATION

1:100

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NZIA PRACTICE

PROPOSED DEVELOPMENT – 138 UNION STREET – DUNEDIN

Page RC09

Project: 1050
Date: 08/06/2016
Drawn: GTA

A3

Dunedin City Council
Water and Waste Services

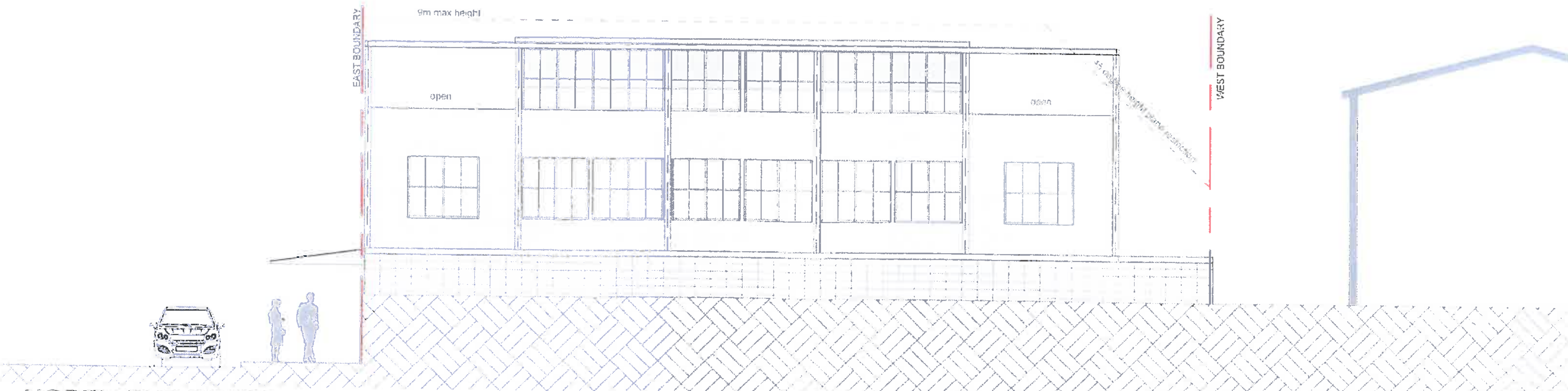
We have seen the drawings and provide our written consent

Signature ....

Date ....

WEST ELEVATION
1:100

Area of building requiring resource consent



NORTH ELEVATION
1:100

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NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Page RC10

Project: 1050
Date: 08/06/2016
Drawn: GTA

VIEW FROM INTERSECTION
(ARTISTS IMPRESSION ONLY)

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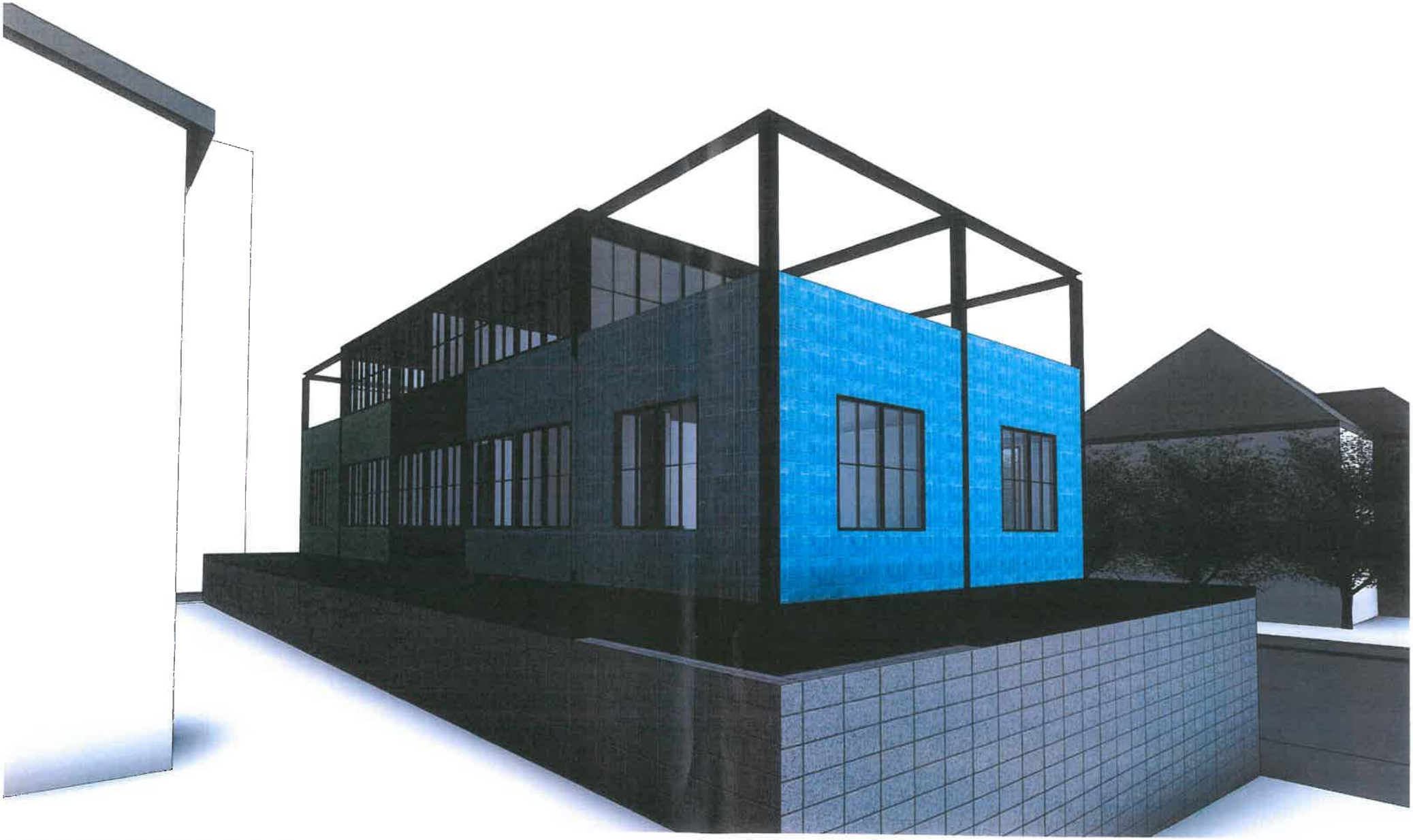
NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/04/2016
Drawn: Author



VIEW FROM NEIGHBOUR
(Artists impression only)

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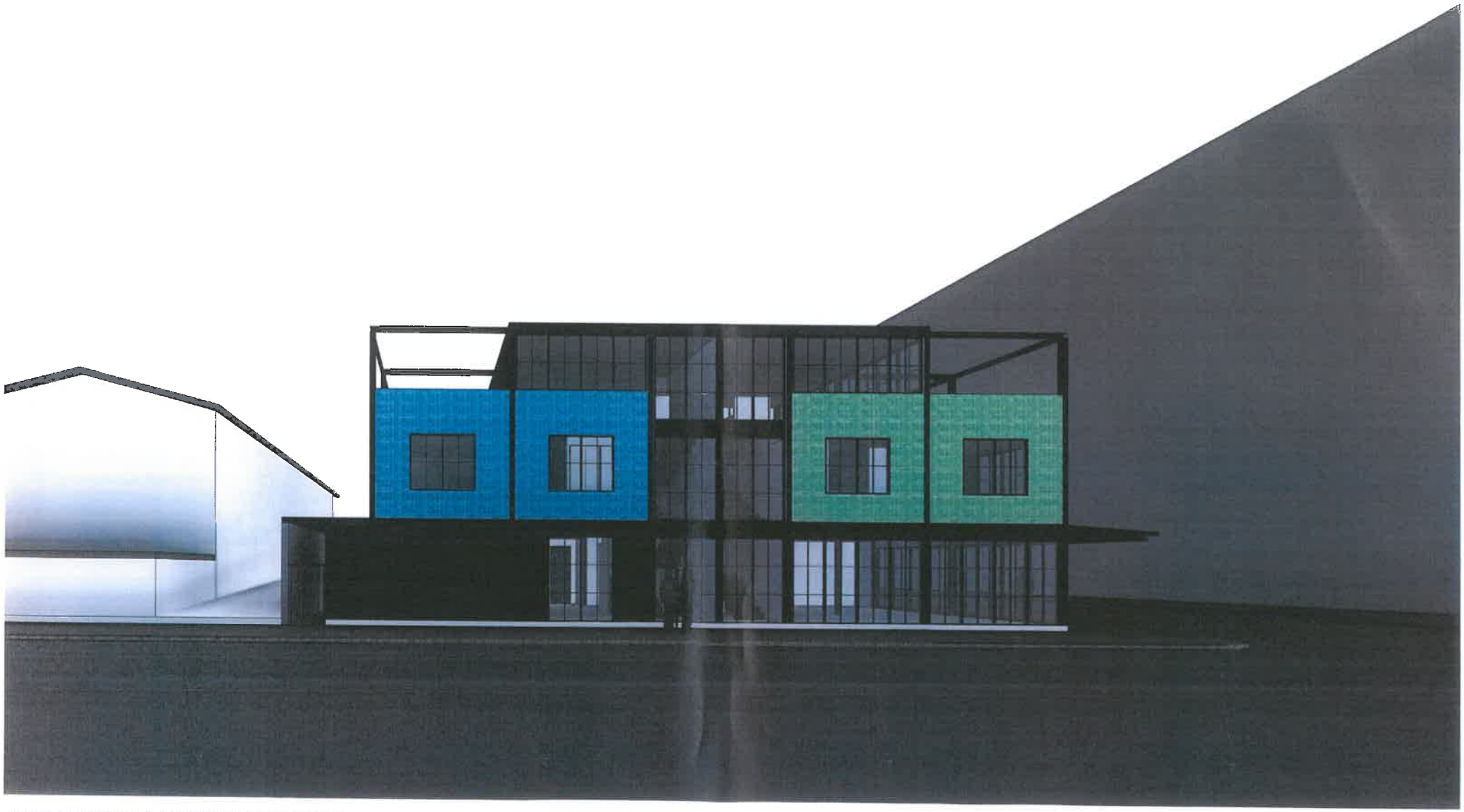
NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: GTA



VIEW FROM UNION STREET
(Artists impression only)

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Ph 03 455 4574 Cell 027 279 9306
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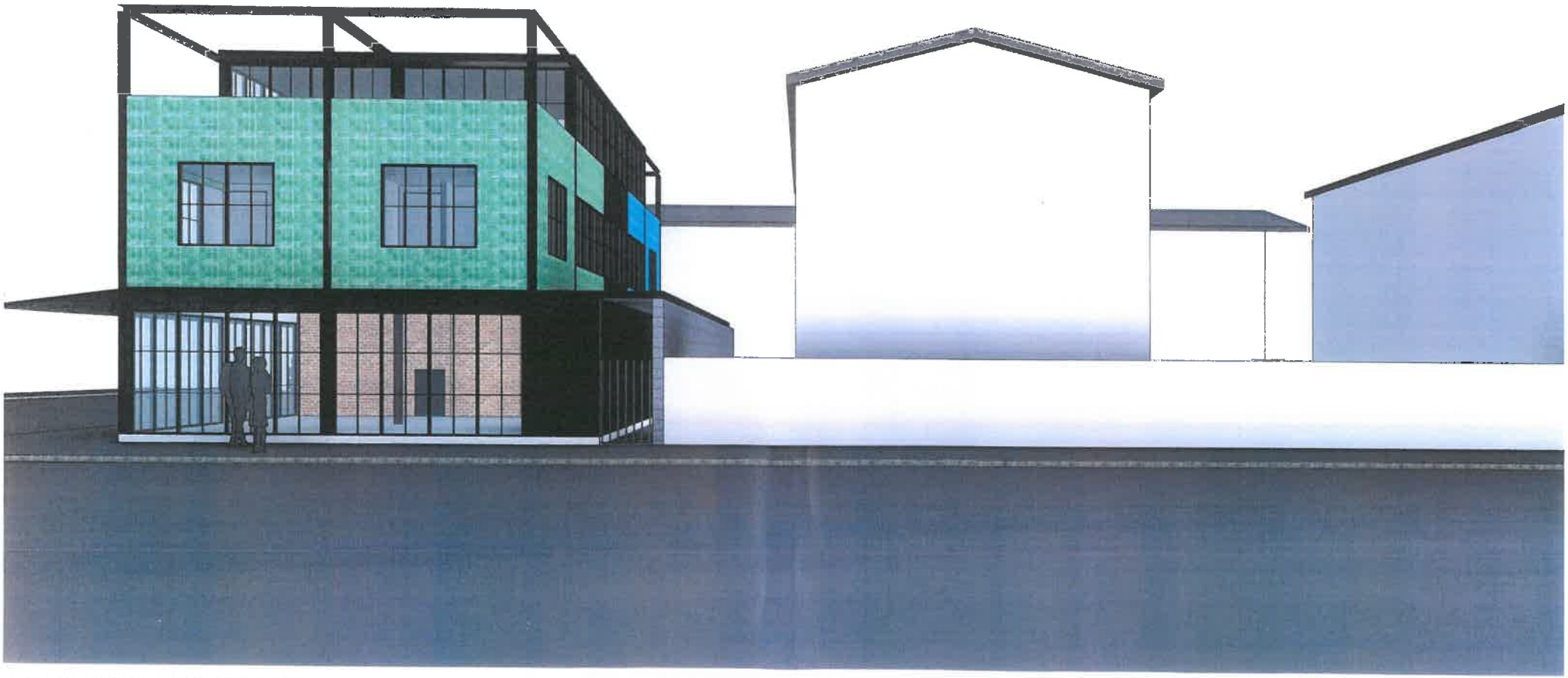
18 Estuary Crescent, Dunedin
82 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author



VIEW FROM FORTH STREET
(Artists impression only)

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Ph 03 488 4594 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author

ELEVATED VIEW OF ROOFTOP
(Artists impression only)

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Email : garytoddarchitecture.co.nz
18 Estuary Crescent, Dunedin
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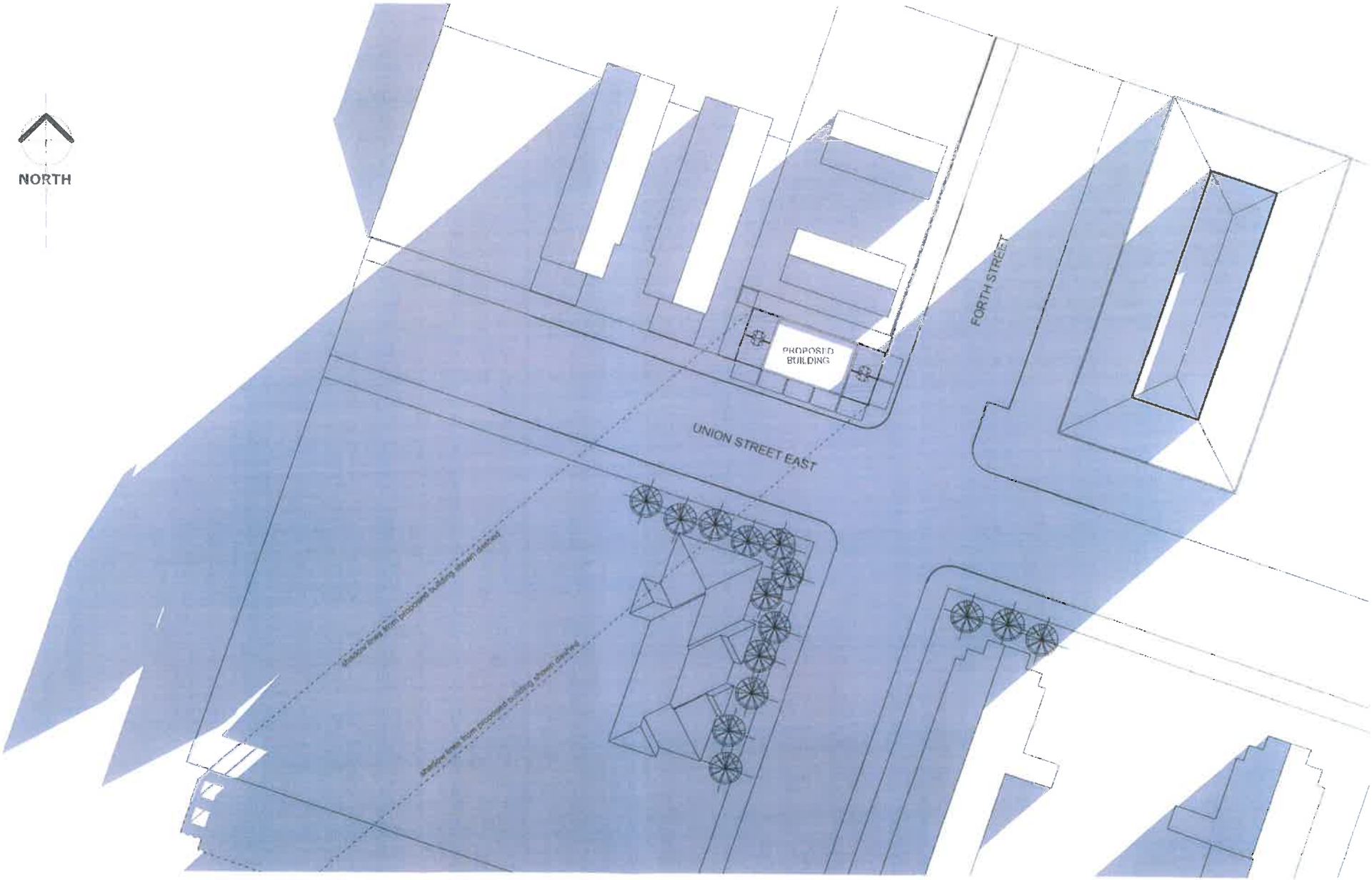
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 06/06/2016
Drawn: Author



9AM WINTER SOLSTICE

SHADOW STUDY - 21/06/2016 - SCALE 1:500

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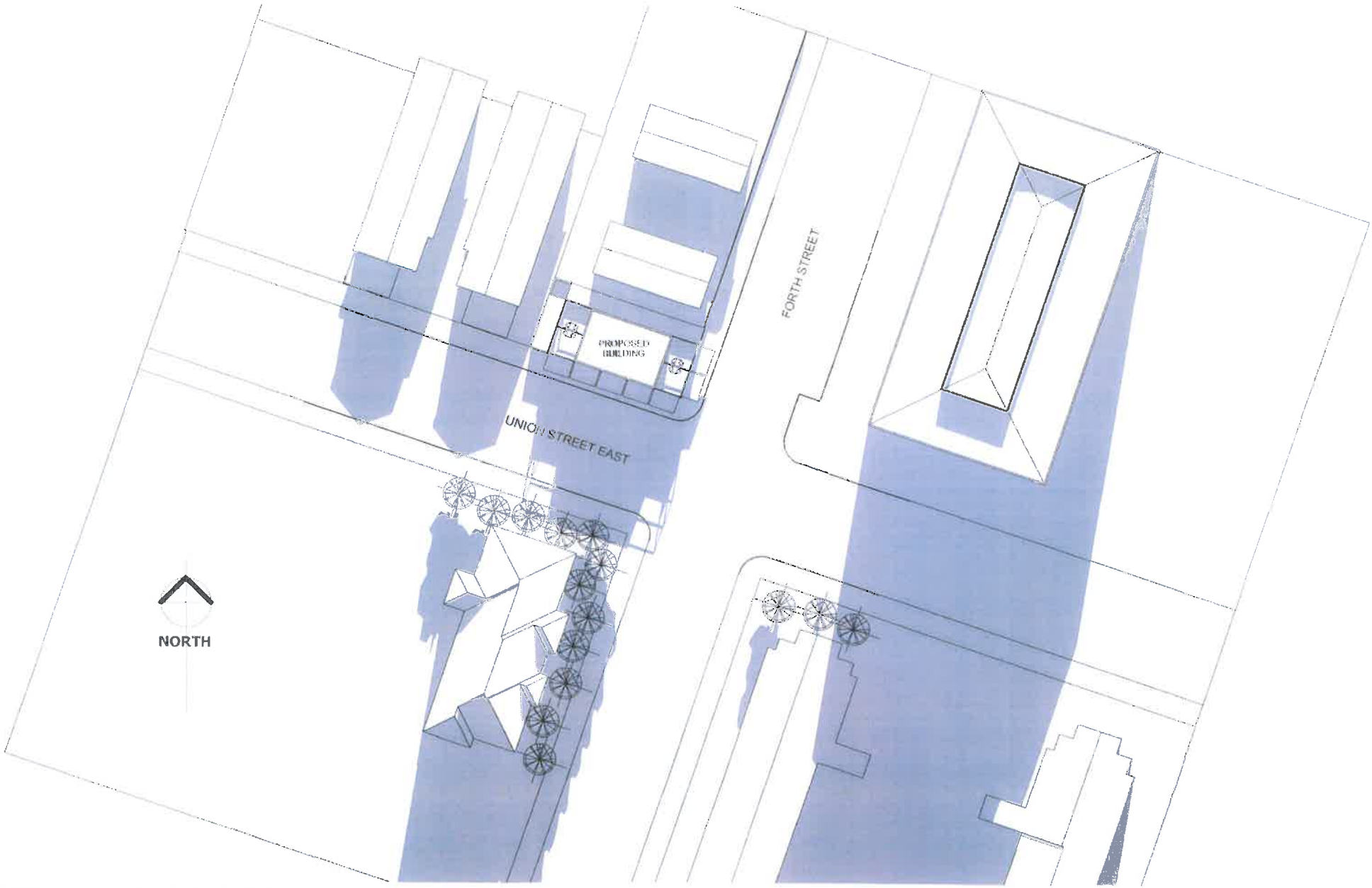
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author



12PM WINTER SOLSTICE
SHADOW STUDY - 21/06/2016 - SCALE 1:500

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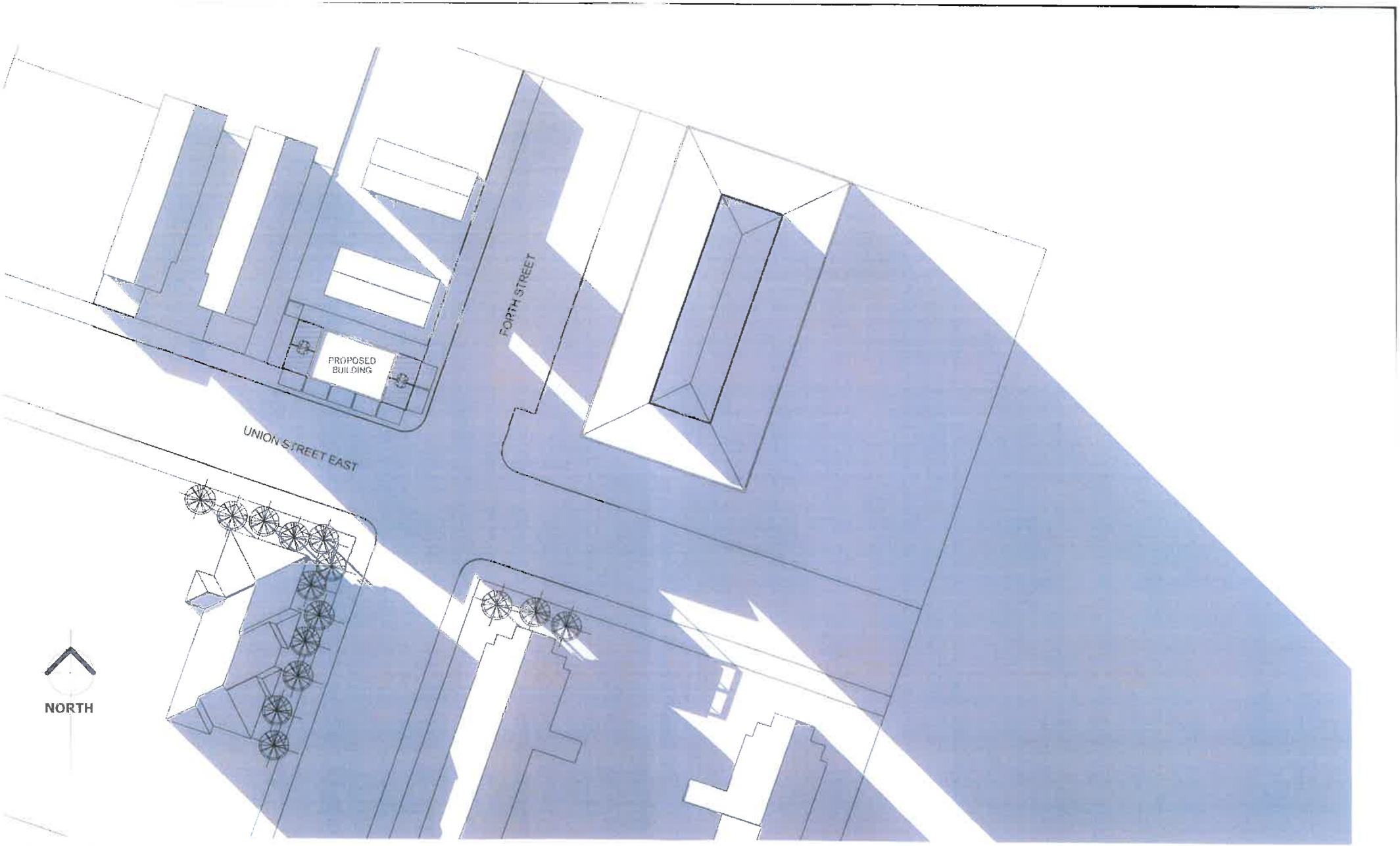
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author



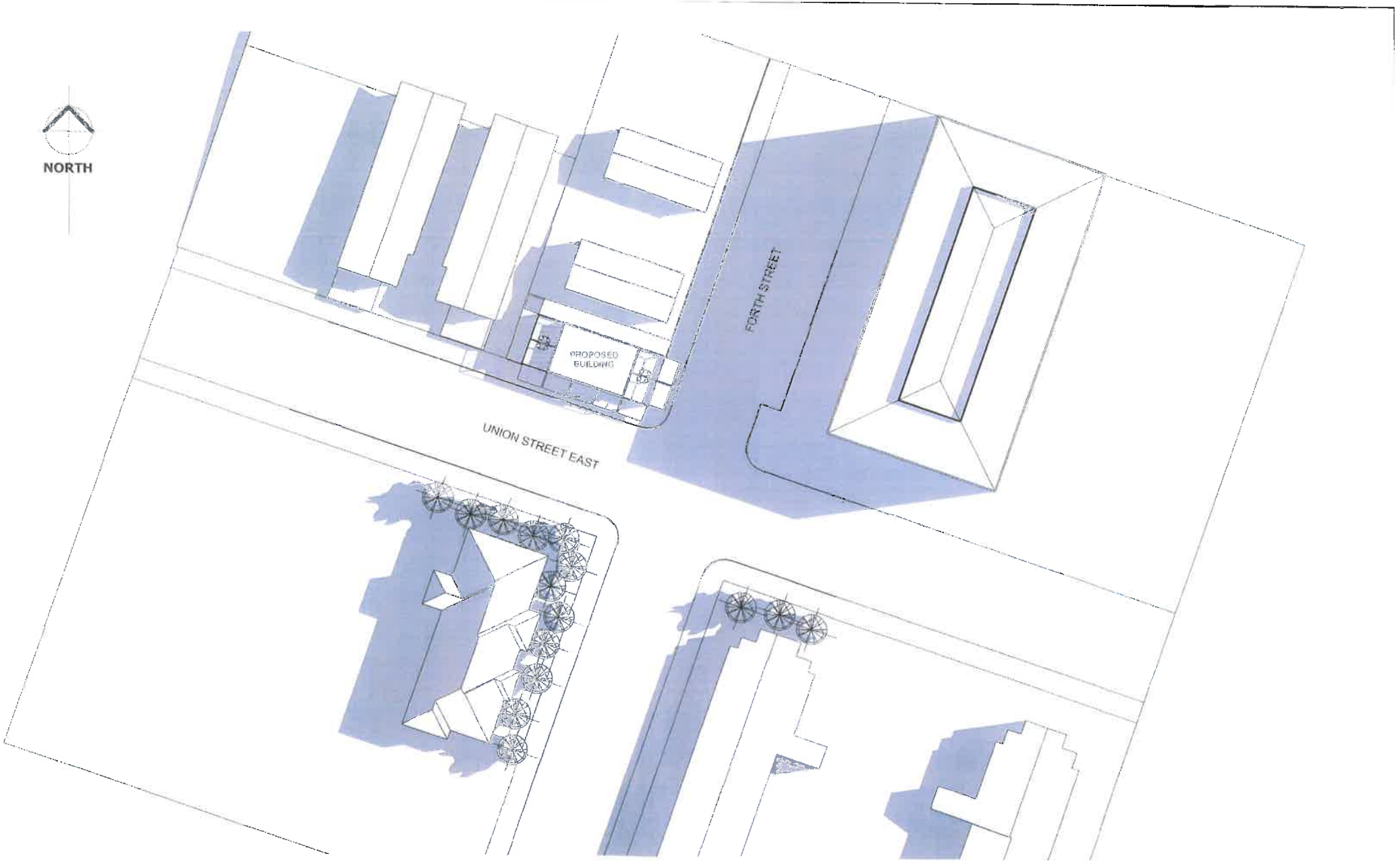
4PM WINTER SOLSTICE
SHADOW STUDY - 21/06/2016 - SCALE 1:500

GARY TODD ARCHITECTURE
Ph 03 456 4564 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author



9AM SUMMER SOLSTICE

SHADOW STUDY - 21/12/2016 - SCALE 1:500

GARY TODD ARCHITECTURE
Ph 03 488 4594 Cell 027 279 9304
Email - garytoddlistic.co.nz
16 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT – 138 UNION STREET – DUNEDIN

Project: 1650
Date: 06/06/2016
Drawn: Author

12PM SUMMER SOLSTICE

SHADOW STUDY - 21/12/2016 - SCALE 1:500

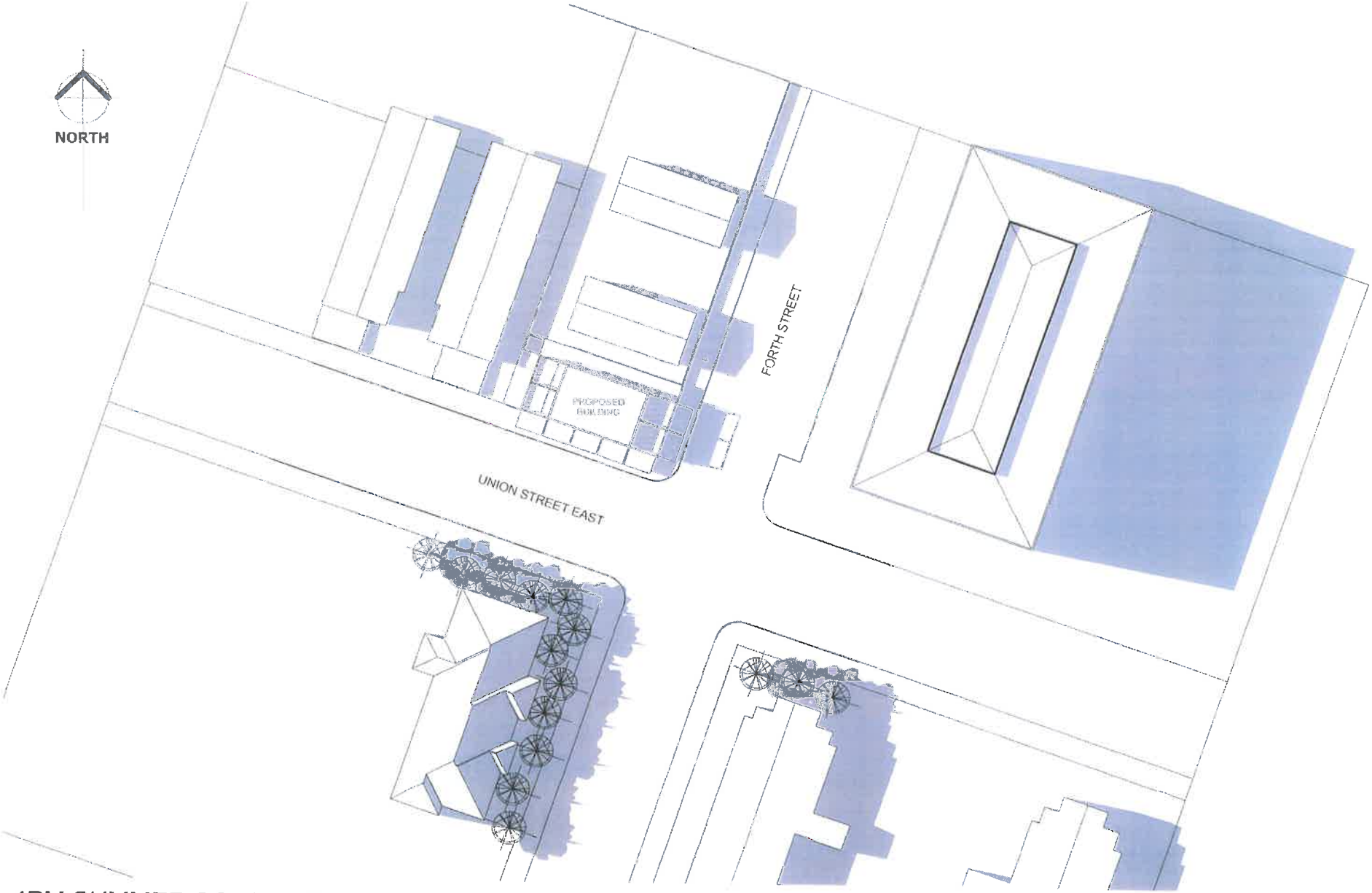
GARY TODD ARCHITECTURE
Ph 03 455 4394 Cell 027 227 9306
Email - garytoddarch@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1059
Date: 08/06/2016
Drawn: Author

27.2



4PM SUMMER SOLSTICE

SHADOW STUDY - 21/12/2016 - SCALE 1:500

GARY TODD ARCHITECTURE
Ph 03 488 4314 Cell 027 279 9004
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

PROPOSED DEVELOPMENT - 138 UNION STREET - DUNEDIN

Project: 1050
Date: 08/06/2016
Drawn: Author

Melissa Shipman

From: Melissa Shipman
Sent: Monday, 5 September 2016 11:07 a.m.
To: 'Gary Todd'
Subject: RE: LUC-2016-129 138 Union Street - request to limited notification

Thank you. I will initiate the limited notification process with Kirstyn Lindsay following her review of the Limited Notified Notice tomorrow. Please note that the documentation will be sent to both neighbours and in the absence of a submission from those parties, it is still likely to proceed to a hearing. We will await payment of the $2700 fee before sending documentation out to the neighbours. Can you indicate when the payment is likely to occur?

Thanks.

Regards
Melissa Shipman
Planner, City Planning
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 474 3448; Fax: 03 474 3451
Email: melissa.shipman@dcc.govt.nz


Please consider the environment before printing this e-mail

From: Gary Todd [mailto:gary@garytoddarchitecture.co.nz]
Sent: Monday, 5 September 2016 10:54 a.m.
To: Melissa Shipman
Cc: lynley verkerk
Subject: RE: LUC-2016-129 138 Union Street - request to limited notification

Hello Melissa,

We have sent a copy of the resource consent application documents to both adjoining neighbours a week ago.
Neighbour at 118 Union Street has advised us by email that they neither support or oppose the application.
The neighbour at 74 Forth Street advised us that they opposes the application and returned the documents with a note " SORRY NO ".

We therefore wish to progress to limited notification.
We consider the neighbour at 74 Forth Street only is required to be written to by Council to seek their response with 15 days.

Kind Regards
Gary

From: Melissa Shipman [mailto:Melissa.Shipman@dcc.govt.nz]
Sent: Monday, 22 August 2016 2:43 p.m.
To: Gary Todd <gary@garytoddarchitecture.co.nz>
Subject: LUC-2016-129 138 Union Street

Melissa Shipman

From: Gary Todd <gary@garytoddarchitecture.co.nz>
Sent: Friday, 2 September 2016 12:39 p.m.
To: Melissa Shipman
Cc: Lynley Verkerk
Subject: FW: 118 Union street Owner neither supports or opposes the Proposed Development at 138 Union Street, Dunedin.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Melissa,

We forward an email from John Kinraid the land owner at 118 Union Street below which reconfirms our recent consultations with him.

We note that John Kinraid has added his interest in the outcome of this proposal, which we are comfortable with in regard to resource consent applications.

We consider that every planning application proposal is required to be assessed on its merits individually by Council and any affected persons.
The difference with this proposal is that it is proposed as a 'true exception' which cannot be said for many, if any other similar property in Dunedin.
It is the uniqueness of this site and the surroundings that set this proposal apart from many properties that this land owner or any other land owner may own.
Please acknowledge receiving this emailed information of today and yesterday and we request it be included in the applicants submission and the Council Planners Report

Kind Regards,

Gary Todd

NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz

NZIA PRACTICE

From: John Kinraid [mailto:kinco@xtra.co.nz]
Sent: Friday, 2 September 2016 12:01 p.m.
To: Gary Todd <gary@garytoddarchitecture.co.nz>
Subject: Re: 118 Union street Owner neither supports or opposes the Proposed Development at 138 Union Street, Dunedin.

Hi Gary,

I neither support or oppose the proposal .
But i do wait with interest on the outcome of not having to supply parking for additional flats or sticking to the rule of 45 sqm per habital room..
I have many properties that i wish to develop in nth Dunedin, and will follow with interest to see if i can use this proposal as an example of being allowed to bend the rules.
Thankyou
John Kinraid.

From: Gary Todd
Sent: Thursday, September 01, 2016 6:07 PM
To: kinco@xtra.co.nz
Cc: Lynley Verkerk
Subject: 118 Union street Owner neither supports or opposes the Proposed Development at 138 Union Street, Dunedin.

Hello John,

We appreciate that you have been overseas, so awaited your return until contacting you in talk in person.
We contacted you as Architect for the Proposed Development on behalf of our client who is out of Dunedin.

Thank you for our phone conversation today in regard to your position on the Proposed Development at 138 Union Street adjacent the property which you own at 118 Union Street which is occupied by tenants.

We confirm that as land owner of 118 Union Street you neither support or oppose the proposed Development for 138 Union Street, Dunedin and wish to leave the resource consent decision at the discretion of the Dunedin City Council.

We send this email as we explained, so our consultation and your email reply can be forwarded to the Council Planner who is currently processing the resource consent application.

Thank you again for your time and we respect your position.
Please send an email reply reconfirming the above consultation at your earliest opportunity today or tomorrow if possible.

Kind Regards,

Gary Todd
0272799306
NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz

GARY TODD ARCHITECTURE LIMITED
Ph 03 488 4594 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

Melissa Shipman

From: Gary Todd <gary@garytoddarchitecture.co.nz>
Sent: Friday, 2 September 2016 12:42 p.m.
To: John Kinraid
Cc: Lynley Verkerk
Subject: RE: 118 Union street Owner neither supports or opposes the Proposed Development at 138 Union Street, Dunedin. - Thank you from GTA

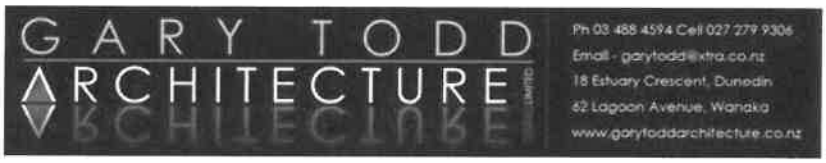
Follow Up Flag: Follow up
Flag Status: Flagged

Hi John,
On behalf of our client and GTA we thank you for your email in regard to your position as a potentially affected person.
Kind Regards,

Gary Todd

NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz



NZIA PRACTICE

From: John Kinraid [mailto:kinco@xtra.co.nz]
Sent: Friday, 2 September 2016 12:01 p.m.
To: Gary Todd <gary@garytoddarchitecture.co.nz>
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Thankyou
John Kinraid.

From: Gary Todd
Sent: Thursday, September 01, 2016 6:07 PM
To: kinco@xtra.co.nz
Cc: Lynley Verkerk
Subject: 118 Union street Owner neither supports or opposes the Proposed Development at 138 Union Street, Dunedin.

Hello John,

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We contacted you as Architect for the Proposed Development on behalf of our client who is out of Dunedin.

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We send this email as we explained, so our consultation and your email reply can be forwarded to the Council Planner who is currently processing the resource consent application.

Thank you again for your time and we respect your position.
Please send an email reply reconfirming the above consultation at your earliest opportunity today or tomorrow if possible.

Kind Regards,

Gary Todd
0272799306
NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz

GARY TODD ARCHITECTURE
Ph 03 486 4594 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

Melissa Shipman

From: Melissa Shipman
Sent: Tuesday, 6 September 2016 01:48 p.m.
To: Melissa Shipman
Subject: FW: 138 Union Street - Information to add to revised resource consent application

---

From: Office Gary Todd Architecture [mailto:office@garytoddarchitecture.co.nz]
Sent: Tuesday, 2 August 2016 6:16 p.m.
To: Amy Young; Darryl Sycamore
Cc: Lynley Verkerk
Subject: FW: 138 Union Street - Information to add to revised resource consent application

Hi Amy,

Further to the email from John Eteuati below, we confirm that the revised resource consent application is to include the following information.
"The proposed surface water system is to apply a retention storage tank with the proposed development and the detailed calculation and storage capacity will be finalised during the consent monitoring phase based upon NIWA and DCC web site information, Dunedin Code and AS/NZS4404 standards all to the approval of Council".

Kind Regards,

Gary Todd

NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz

GARY TODD ARCHITECTURE
Ph 03 488 4594 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

From: John Eteuati [mailto:John.Eteuati@dcc.govt.nz]
Sent: Tuesday, 2 August 2016 8:46 a.m.
To: Office Gary Todd Architecture <office@garytoddarchitecture.co.nz>
Cc: Darryl Sycamore <Darryl.Sycamore@dcc.govt.nz>; lynley verkerk <verkerkfamily@xtra.co.nz>; Amy Young <Amy.Young@dcc.govt.nz>
Subject: RE: 138 Union Street - Information to add to revised resource consent application

Hi Gary,
Everything noted in the below email is confirmed correct except for the capacity of the retention tank calculated (2000L). Capacity of the retention storage was subject to detailed calculation using the correct rainfall intensity. (Information from NIWA and DCC Website)
I suggest a general comment is included on "applying a retention storage tank with the proposed development and the detailed calculation and storage capacity will be finalised during the consent monitoring phase".
Also refer to the Dunedin Code and AS/NZS4404 standards for guidance and further information.
Regards

John E

From: Office Gary Todd Architecture [mailto:office@garytoddarchitecture.co.nz]
Sent: Monday, 1 August 2016 4:58 p.m.
To: John Eteuati
Cc: Darryl Sycamore; lynley verkerk; Amy Young
Subject: FW: 138 Union Street - Information to add to revised resource consent application

Hello John,

Thank you for your email confirming the proposed plumbing and drainage amendment has been accepted by WWS. This amendment is for 2 Ensuites and a Bathroom for each apartment where the discharge flow remains the same. A copy of the amendment is attached together with this email to be added to the revised resource consent application.
We confirm that all WWS conditions you explained prior still apply and are accepted by the land owner and GTA.

Thank you also for our consultation today regarding a controlled site surface water system that we proposed and was discussed and accepted by WWS.
We confirm based upon calculations and NIWA information a 2000 litre storage tank is proposed to be constructed in reinforced concrete underground.
We confirm all surface water is proposed to drain into this storage tank, then a 100mm diameter drain will be run to the SW Main in Forth Street.
The SW design will provide storage on site to cope with heavy downpours and a controlled discharge to the Street much better than others properties.

Both the water saving devices on FW drainage and storage and control of SW drainage are factors that we agreed contribute to a "True Exception".

Darryl and Amy – Please add this email and amended drawing information to the revised resource consent.

Kind Regards,

Gary Todd

NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz

GARY TODD ARCHITECTURE
Ph 03 488 4594 Cell 027 279 9306
Email - garytodd@xtra.co.nz
18 Estuary Crescent, Dunedin
62 Lagoon Avenue, Wanaka
www.garytoddarchitecture.co.nz

NZIA PRACTICE

From: John Eteuati [mailto:John.Eteuati@dcc.govt.nz]
Sent: Monday, 1 August 2016 11:50 a.m.
To: Office Gary Todd Architecture <office@garytoddarchitecture.co.nz>
Cc: lynley verkerk <verkerkfamily@xtra.co.nz>
Subject: RE: 138 Union Street

Hi Gary,

Following our discussion over the phone last week regarding the pre-application queries on the proposed development over the subject property, the proposed amendments have been accepted by WWS. This was based on the fact that the number of people expected in the whole building will remain the same therefore, discharge flow will also be unchanged.
Similar conditions as explained previously will still apply unfortunately.
Please contact me for further information on this if required.
John E.

From: Office Gary Todd Architecture [mailto:office@garytoddarchitecture.co.nz]
Sent: Thursday, 28 July 2016 5:02 p.m.
To: John Eteuati
Cc: lynley verkerk
Subject: 138 Union Street

Hi John,

Please find attached revised Union Street with 2 x Ensuites and 1 x Bathroom in each apartment as we discussed and agreed.
Please provide your approval that the proposal is acceptable so we can add this to the amended Resource Consent application.

Kind regards,
Gary

If this message is not intended for you please delete it and notify us immediately; you are warned that any further use, dissemination, distribution or reproduction of this material by you is prohibited.

Melissa Shipman

From: Darryl Sycamore
Sent: Monday, 1 August 2016 04:34 p.m.
To: Amy Young
Cc: Gary Todd (gary@garytoddarchitecture.co.nz)
Subject: FW: 138 Union Street - Email advising revised proposal is generally acceptable to DCC Transport

Hi Amy,
FYI

From: Gary Todd [mailto:gary@garytoddarchitecture.co.nz]
Sent: Monday, 1 August 2016 4:20 p.m.
To: Darryl Sycamore
Cc: Lynley Verkerk
Subject: FW: 138 Union Street - Email advising revised proposal is generally acceptable to DCC Transport

Hello Darryl,

We have had consultations with Grant Fisher of DCC transport regarding our revised design proposal.

We forward an email below confirming our revised proposal is general acceptable to Grant Fisher of DCC Transport.

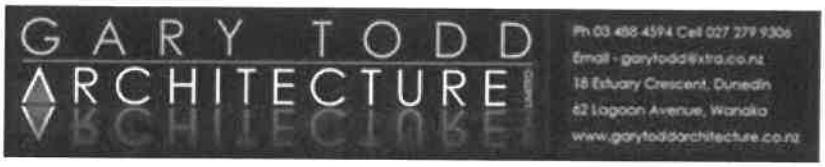
Please add this extra information to the revised resource consent application currently being processed by you.

Kind Regards,

Gary Todd

NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz



NZIA PRACTICE

From: Grant Fisher [mailto:Grant.Fisher@dcc.govt.nz]
Sent: Monday, 1 August 2016 9:42 a.m.
To: Gary Todd <gary@garytoddarchitecture.co.nz>
Subject: RE: 138 Union Street

Hi Gary,

Thank you for forwarding the plans and assessment to me.

I can confirm that the development proposal would appear to be generally acceptable from a transport perspective. Please note that the proposal will be more formally assessed once it is lodged with Council.

Kind regards,

Grant Fisher
Planner/Engineer
Transport
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000
Email: grant.fisher@dcc.govt.nz; www.dunedin.govt.nz

From: Gary Todd [mailto:gary@garytoddarchitecture.co.nz]
Sent: Friday, 29 July 2016 3:46 p.m.
To: Grant Fisher
Subject: 138 Union Street

Hello Grant,

Further to our meeting, please find attached ground level floor plan and assessment of effects for Union Street.

Can you please review our proposal and confirm by email that you find the proposal acceptable?

We wish to include your email reply in our consultation information to be lodged with Council.

Kind Regards,

Gary Todd

NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz

Melissa Shipman

From: Gary Todd <gary@garytoddarchitecture.co.nz>
Sent: Tuesday, 6 September 2016 04:09 p.m.
To: Melissa Shipman
Subject: Re: 138 Union Street, RC amendment Request for Further Information

Hi Melissa, the location of mechanical plant is positioned on level 1 under the concrete roof in the service court, this will mitigate effects in terms of noise and visual effects on any nearby properties. Thanks Gary

Sent from my iPhone

On 6/09/2016, at 1:40 PM, "Melissa Shipman" <Melissa.Shipman@dcc.govt.nz> wrote:

> Have these matters been addressed? Thanks.
>
> From: Carlo Bell
> Sent: Monday, 15 August 2016 2:17 p.m.
> To: Amy Young
> Subject: 138 Union Street, RC amendment Request for Further Information
>
> Hi Amy,
>
> The mixed commercial / residential nature of the proposal can result in some environmental effects impacting future residents of the building. These effects would be particularly around noise generated by refrigeration and extraction systems as well as cooking odours. The original application was vague around these effects so further information was requested and Conrad Anderson replied comments, which I attach. This provided enough clarification for the process to continue at that point.
>
> The re-submitted plans are also vague on the environmental effects especially concerning future occupants of the proposed residential units. I request that further information be provided in the following areas:
>
>
> - Refrigeration: what kind of units are proposed and how will be they be designed to minimise unreasonable noise?
>
> - Extraction & noise: how will this be designed to minimise unreasonable noise. I note that the ducting appears to be routed internally and adjacent to bedrooms. The building code may adequately insulate against this noise but I believe it is still worthy of comment.
>
> - Extraction & odour: how will extraction be designed to minimise offensive odours in the residential units, e.g. where will they vent and at what height?
>
> I would prefer to see the applicant provide some detail on these areas before proceeding further with comments.
> thanks
>
> Carlo Bell
> Environmental Health Officer
> Dunedin City Council
> 50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
> Telephone: 03 477 4000; Fax: 03 474 3523
> Email: carlo.bell@dcc.govt.nz<mailto:carlo.bell@dcc.govt.nz>;
www.dunedin.govt.nz<http://www.dunedin.govt.nz/>
> P Please consider the environment before printing this e-mail

Melissa Shipman

From: Gary Todd <gary@garytoddarchitecture.co.nz>
Sent: Tuesday, 6 September 2016 04:11 p.m.
To: Melissa Shipman
Subject: Re: 138 Union Street, RC amendment Request for Further Information

Hi Melissa, the extract system will vent above the top level roof central on the site to mitigate effects on any property. Thanks Gary

Sent from my iPhone

On 6/09/2016, at 1:40 PM, "Melissa Shipman" <Melissa.Shipman@dcc.govt.nz> wrote:

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> Carlo Bell
> Environmental Health Officer
> Dunedin City Council
> 50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
> Telephone: 03 477 4000; Fax: 03 474 3523
> Email: carlo.bell@dcc.govt.nz<mailto:carlo.bell@dcc.govt.nz>;
www.dunedin.govt.nz<http://www.dunedin.govt.nz/>
> P Please consider the environment before printing this e-mail

Melissa Shipman

From: Gary Todd <gary@garytoddarchitecture.co.nz>
Sent: Monday, 3 October 2016 12:27 p.m.
To: Melissa Shipman
Cc: lynley verkerk
Subject: RE: Hazardous Substances - 138 Union Street

Hi Melissa,

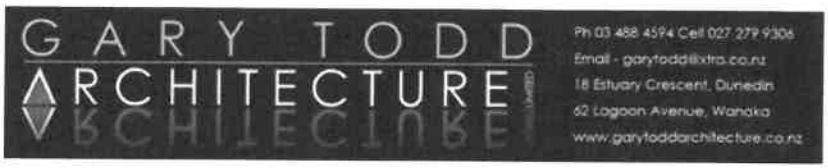
Thank you for confirming our discussion and understanding.
Compliant gas bottle stations at the limit are intended for Dairy and Cafe.
Water heating for upstairs units will be via electric cylinder.

Kind Regards,

Gary Todd

NZIA Registered Architect
ADNZ Professional Member
NZBC Greenstar Practitioner

New Email Address gary@garytoddarchitecture.co.nz



NZIA PRACTICE

From: Melissa Shipman [mailto:Melissa.Shipman@dcc.govt.nz]
Sent: Monday, 3 October 2016 12:21 p.m.
To: Gary Todd <gary@garytoddarchitecture.co.nz>
Subject: Hazardous Substances - 138 Union Street

Gary, you've indicated that the bottles identified on the plans are 45kg bottles. This means that the proposal is currently at the limit for the permitted outdoor storage of hazardous substances on the site = 200kg allows for 4 x 45kg and one 20kg size for bbq etc. Therefore, one of the upstairs units will not be able to have a bbq on their deck and the tenancy contract will have to reflect that. Further, this means that if you propose to have gas for the upstairs units, you will need to apply for resource consent to exceed the permitted volumes on the site.

You've indicated that you propose hot water cylinders instead. I've made note of that. I'll update you on a hearing date as soon as I find out.

Regards,

Melissa Shipman
Planner, City Planning
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 474 3448; Fax: 03 474 3451
Email: melissa.shipman@dcc.govt.nz

Melissa Shipman

From: Office Gary Todd Architecture <office@garytoddarchitecture.co.nz>
Sent: Friday, 30 September 2016 10:52 a.m.
To: Melissa Shipman
Subject: 138 Union Street
Attachments: Union Street WD.pdf

Hi Melissa,

I am unsure if you received the information you were after.
I have attached the current set of working drawings nearly complete.
If you require anything further please give me a call on: 488 4594

Kind Regards,

Craig Trompetter
Architectural Graduate

GARY TODD ARCHITECTURE LIMITED
Ph 03 488 4594 Cell 027 279 9306
Email - garytodd@xtra.co.nz
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NZIA PRACTICE