



Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000
www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application Details

~~1/~~We STUART LAMG & JAN CAZEMIER (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: 6 NEW RESIDENTIAL RENTAL UNITS EACH CONTAINING 4 OR 5 ENSUITED BEDROOMS OVER 3 LEVELS. A BLOCK OF 4 UNITS SPREAD ACROSS THE REAR & A BLOCK OF 2 OCCUPYING HALF THE FRONTAGE. INCLUDED IS THE ASSOCIATED SERVICES, SITE WORK, CAR PARKING & DRIVEWAY

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

Site location/description

~~1/~~We are the: (owner, occupier, lessee, prospective purchaser etc) of the site

Street Address of Site: 87-91 CHAZALL STREET DUNEDIN

Legal Description: LOT 1, DP 9360 & LOT 2, DP 9360

Certificate of Title: _____

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

Name: MICHAEL OWENS ARCHITECT (applicant/agent (delete one))

Address: 26 PRIMOS AVE GLENKEITH DUNEDIN Postcode: 9010

Phone (daytime): 021-467-9769 Email: thecowens@xtra.co.nz

Bank Account Name _____

Account Number:

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Bank Branch Account Number Suffix

Ownership of the site

Who is the current owner of the site? _____

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

Address: _____ Postcode: _____

Phone (daytime): _____ Email: _____

Monitoring of your Resource Consent

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

JUNE 2020

(month and year)

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

Detailed description of proposed activity

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

UNITS ARE DIVIDED VERTICALLY WITH ONE ROOM DEEP FLOOR PLANS TO ALLOW BOTH SUNLIGHT FROM THE NORTH & VIEWS TO THE SOUTH. VEHICLE ACCESS & XINGE CARPARKS ARE POSITIONED TO THE SOUTH EAST OF THE UNITS ALLOWING RAISED DECKS, TERRACES & /OR BALCONIES TO PROVIDE GOOD OUTDOOR AMENITY TO THE NORTH OF UNITS. A LANDSLIP AREA IS LEFT FREE OF BUILDINGS - REFER TO DRAWINGS.

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.

CURRENTLY THE SITE IS IN 2 TITLES, NO 91 IS 655 SQ.M NEVER BUILT UPON & NO 87 IS 797 SQ.M & USED TO CONTAIN A MULTI-UNIT VILLA. OVERALL THE SITE IS APPROX. 37M WIDE X 34M DEEP WITH AN 18M HEIGHT DIFFERENCE SLOPING UP FROM THE STREET TO THE NORTH. THE SOUTH EAST CORNER CONTAINS A HISTORIC LANDSLIP. AT PRESENT THE SITE IS CLEAR OF BUILDINGS & FOLIAGE. (Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? THE SITE IS ZONED RA IN THE CURRENT PLAN.

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.

NO OTHER OVERLAY REQUIREMENTS EXIST, BUT THE LANDSLIP HAZARD HAS BEEN NOTED & WILL REQUIRE SPECIAL TREATMENT AT BUILDING CONSENT STAGE.

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.

THE PROPOSAL IS LARGELY COMPLIANT WITH ALL BULK & LOCATION REQUIREMENTS, HOWEVER RULES 8.10.2(ii) & (iii) ARE SLIGHTLY BREACHED, THESE RELATE TO THE 1:3 BOUNDARY HEIGHT PLANE ANGLE & 9.0M MAX. BUILDING HEIGHT. PLEASE REFER TO THE DRAWINGS HIGHLIGHTING THE EXTENT & LOCATIONS OF PROTRUSIONS. SITE & EARTHWORKS WILL BE NECESSARY, SOME WITHIN THE SIDE YARD RULES & WILL REQUIRE SPECIALIST ASSISTANCE. GEOTECHNICAL & ARCHEOLOGICAL ASSESSMENT REPORTS HAVE BEEN COMPLETED.

Affected persons' approvals

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

Name: _____

Address: REFER TO ATTACHED SHEET.

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 ATTACHED SHEET.

(Attach separate sheets if necessary)

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

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

Declaration

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

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

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

Signature of Applicant/Agent (delete one): _____ Date: _____

Privacy – Local Government Official Information and Meetings Act 1987

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

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

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

What happens when further information is required?

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

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz 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, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

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

Information requirements (two copies required)

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

In addition, subdivision applications also need the following information

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

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

OFFICE USE ONLY

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

☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

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

Comments: _____

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

Planning Officer: _____ Date: _____

MICHAEL OVENS
ARCHITECT
28 Patmos Avenue
Glenleith
Dunedin
027-467-9769

20 August 2018

Resource Consent Application for

Proposed Accommodation
87-91 Cargill Street
Dunedin

Please read in conjunction with information set out DCC application forms

Affected persons approvals:-

1. 79a Cargill Street - Andrew Yen-Wen Yin, 11a Clonbern Rd, Remuera, Auckland.
2. 79b Cargill Street - Jonathan Sarginson, 8f Haddon Pl, Dunedin.
3. 97 Cargill Street - Sheagill Holdings Ltd, c/o 309 Fischer Lane, RD3, Alexandra.
4. (and possibly) 8 & 8f Haddon Place - David Campbell, 213 Larnarh Rd, Dunedin.

Assessment of Effects on Environment:-

Due to the high Bulk & Location compliancy of the proposal, this assessment will focus only on those elements considered relevant. These relate to the maximum height and boundary/height plane angle breaches, which have potential effects on neighbours in regards to sunlight admission/shading and loss of outlook &/or privacy.

Nearly all neighbouring properties are located to the north, east, and west of the site and are situated on raised ground. As a result, potential shading caused by the proposal on these properties is minimal. The protrusions are tiny in scale and are set back from boundary's with distances exceeding the required minimum yard dimensions and providing separation with more than just height alone. This helps to preserve a better level of privacy and help maintain the current outlook the neighbours enjoy towards the south over the proposed new buildings.

The adjoining breach-spot neighbouring outdoor areas are generally unoccupied spaces i.e. the street and an access walkway to 79 Cargill St. The adjoining rear yards of the Haddon Pl and 73 Cargill St properties barely exist and don't function as viable outdoor amenity spaces for their occupants, lessening any potential negative affects the proposal may have in these locations.

Overall, what with the orientation of the neighbours, the scale and nature of the breaches, the separation provided both vertically and horizontally, and the low occupancy levels of adjoining spaces, it can be concluded that the potential negative effects of the proposal can be considered minor.

A preliminary Geotechnical Hazard Assessment has been carried out by Terra MDC Ltd and concludes the site is "buildable" and gives a list of recommendations, which will be incorporated into the proposals' design and overseen by qualified Structural Engineer.



Affected Person(s) Written Approval Form

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

IMPORTANT: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): _____

being the: ☐ Owner ☐ Occupier ☐ Owner and Occupier

of the property situated at (address and/or legal description of your property): _____

have read and understand the information on the reverse side of this page and written approval to the proposal by (name of applicant(s)):

STUART CHAN & JANE CHAZEMER

to (description of proposed activity):

TO CONSTRUCT SIX RESIDENTIAL ACCOMMODATION UNITS WITH ASSOCIATED SERVICES, SITEWORK, DRIVEWAY & CARPARKS ETC.

on the following property (address of application site):

87-91 CARROLL ST DUNEDIN.

☒ I/we have read and understand the application.

☐ I/we have signed and dated the application and plans as attached.

Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

☐ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: _____

Date: _____ Telephone: _____

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team
City Planning Department
Dunedin City Council
Telephone: 477 4000
PO Box 5045, Moray Place, Dunedin 9058
www.dunedin.govt.nz

Written Approval of Affected Person(s) in Relation to an Application for Resource Consent under the Resource Management Act 1991

Introduction

Any proposal to do something that is not a Permitted Activity in the Dunedin City District Plan requires a Resource Consent.

If you have been asked to sign this form, it will be because your neighbour proposes to do something that is not a Permitted Activity, and therefore their proposal requires a Resource Consent. This is not a bad thing in itself, but the Resource Consent process provides the opportunity to determine whether the proposal can be granted consent in terms of the Resource Management Act 1991.

Why is your written approval required?

If an application for a Resource Consent is to be processed as a non-notified application, the Resource Management Act 1991 requires that:

- The activity have or be likely to have adverse effects on the environment that are no more than minor; and
- Written approval be obtained from all affected persons, in relation to an activity, if the activity's adverse effects on the parties are minor or more than minor (but are not less than minor).

If you have been asked to give your written approval it is because you may be adversely affected by the proposed activity. However, just because your written approval is being sought does not mean that you are definitely adversely affected. The affected persons written approval process is designed to give you the opportunity to consider the particular proposal and decide for yourself whether you are adversely affected and/or the degrees to which you may be adversely affected.

What should you do?

If you are asked to give your written approval to someone's proposal as part of their application for a Resource Consent, you should do the following:

1. Request that your neighbour (or their representative) explain the proposal clearly and fully to you.
2. Study the application and associated plans for the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you are quite entitled to wait until they are available.
3. Decide whether the proposal will adversely affect you or your property and, if so, to what extent. You can take your time over this decision and you are quite entitled to ask the applicant for more information. You may suggest amendments to the proposal that you consider improve aspects of the proposal in terms of its adverse effects on you.
4. If you are satisfied that the proposed activity will not adversely affect you, complete and sign the affected person/s written approval form on the reverse side of this page and sign a copy of the associated plans. If you wish to give written approval to the proposed activity subject to conditions, these should be discussed with your neighbour (or their representative) directly and a satisfactory conclusion reached before your written approval is given. This may require your neighbour amending the application or plans, or entering into a private (side) agreement with you. The Council will not enter into any negotiations on the subject.
5. Return all documentation to your neighbour (or their representative).

Please note that:

- You do not have to give written approval if you are unhappy with what is being proposed;
- The Council will not get involved in any negotiations between you and the applicant;
- The Council will not accept conditional written approvals;
- Side agreements do not bind the Council in any way.

Important information

Please note that even though you may sign the affected person(s) written approval form, the Council must still give full consideration to the application in terms of the Resource Management Act 1991. However, if you give your approval to the application, the Council cannot have regard to any actual or potential effects that the proposal may have on you. If Resource Consent is granted by the Council there is no way for either you or the Council to retract the Resource Consent later. You are therefore encouraged to weigh up all the effects of the proposed activity before giving written approval to it.

If you do not give your approval, and you are considered to be an adversely affected party, then the application must be treated as a limited notified or publicly notified application, as a result of which you will have a formal right of objection by way of submission.

If you change your mind after giving your written approval to the proposed activity, your written approval may only be withdrawn and the effects on you considered for the notification decision if a final decision on affected parties has not already been made by the Council. Accordingly, you need to contact the Council immediately if you do wish to withdraw your written approval.

For further information

Read the Council's "Written Approvals of Affected Persons - What Are They?" pamphlet.

Refer to the Ministry for the Environment's publication "Your Rights as an Affected Person" available on www.mfe.govt.nz.

LAND USE RESOURCE CONSENT CHECK LIST

Applicant's Name: STUART CHENG & JIM CAZEMIER

Site Address: 87-91 CHARGILL STREET DUNEDIN

This check list has been produced to assist you in the preparation and lodgement of your resource consent application. The provision of correct and accurate information will enable the effective processing of your application and will ensure that delays are kept to a minimum.

Tick each box that is relevant as you compile the information. If it is not relevant, please write NA across the box.

Please consult our front counter staff for additional guidance if you are not sure what is relevant to your resource consent application.

Customer Use		Office Use Only
☒	Application Form: ☐ Completed, signed and dated application form; ☐ Full description of the proposal.	☐
☒	Certificate of Title: ☐ Copy of current Certificate of Title (max 3 months old) from Land Information New Zealand; ☐ Copy of any relevant restrictions on the Certificate of Title (such as consent notices, covenants, encumbrances, building line restrictions).	☐
☒	Application Fee/Deposit: ☐ Fees payable as per the Planning Fees and Charges for the current financial year. Cash, cheque or EFTPOS only; no Credit Cards accepted.	☐
☒	Assessment of Environmental Effects including (where relevant): [also see the separate guide and related District Plan provisions] ☒ Effects on people/neighbours [such as: sunlight admission/shading effects; loss of outlook; building dominance; loss of privacy; noise, vibration, odour and dust generation] ☒ Effects on the neighbourhood [such as: streetscape impacts (including visibility from public places, distance from street, building dominance, building design and appearance); locality characteristics (range and type of activities, building form and function, ambient noise levels, hours of operation)] ☒ Built environment effects [such as: impacts on heritage buildings; impacts on heritage and townscape precincts; quality of architecture] ☒ Transportation effects [such as: traffic generation; access; parking and loading; on-site manoeuvring; vehicle and pedestrian safety] ☒ Natural environment effects [such as: scheduled trees; areas of significant conservation value; native flora and fauna; loss of vegetation generally; ecological effects generally] ☒ Landscape effects [such as: effects on outstanding natural features and landscapes; effects on natural character; effects on visual quality; change to landform] ☒ Cultural effects [such as: impacts on archaeological sites; impacts on resources of importance to iwi] ☒ Hazards [such as: natural hazards (including erosion, falling debris, subsidence, slippage, or inundation); storage, use, disposal and transport of hazardous substances; operation of hazardous facilities; site contamination] ☒ Servicing [such as: potable water supply; disposal of stormwater; disposal of wastewater]	☐

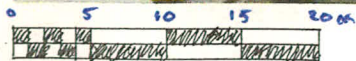
	<i>N/A</i> Cumulative effects [such as: effects from the activity that arise over time; effects from the activity in combination with other effects (both on and off-site)]	
☒	Locality Plan or Aerial Photograph: ☐ Showing the physical location of the subject site in relation to adjoining streets and sites.	☐
☒	Site Plan showing (where relevant): ☒ General » Certificate of Title boundary lines and dimensions » Address, legal description and title reference » Area of the site » North Point » Road reserve, street name and property address » Underground services (both Council-owned and private) and effluent disposal systems » Easements » Any relevant covenant and consent notice boundaries (e.g. building platforms) » Location of existing and proposed fencing, including fence type and height » Location of buildings on adjoining sites, in particular buildings on or close to boundaries ☒ Buildings » Outline of all existing and proposed buildings including decks and buildings to be demolished » Overhang of eaves i.e. roof outline as well as building footprint » Usage of new and existing buildings » Total length and width of buildings dimensions » Building coverage (proposed and existing) calculation in square metres » Minimum yards required by the District Plan » Distances to boundaries dimensioned » Areas of non-compliance highlighted » Associated amenity open space and outdoor service areas identified for dwellings ☒ Topography » Areas of proposed earthworks, areas of cut and fill (including depth and volume), new retaining walls and existing and proposed ground levels » Ground contours and selected levels at critical locations on boundary/below highest part of building ☒ Hazards » Location of any water course, including catchment orientation and secondary flow paths » Known geological features, including any areas of instability » Areas of known site contamination ☒ Transportation » Vehicle crossings and driveways with widths dimensioned » Driveway gradients » Distance of vehicle crossing to intersection » Car parking areas with parking spaces dimensioned » Any loading area (e.g. for commercial or industrial activities) with loading spaces dimensioned » Tracking curve for on-site manoeuvring » Existing and proposed hard surfacing <i>N/A</i> ☒ Vegetation & Habitat » Location, species and height of all existing and proposed plants » Location of protected trees (including the canopy spread) on the site or adjoining sites (refer to Schedule 25.3 of the District Plan) » Areas of Significant Conservation Value (refer to Schedule 25.4 of the District Plan) » Any significant indigenous vegetation or significant habitats of indigenous fauna ☒ Archaeology & Heritage » Location of archaeological sites (refer to Schedule 25.2 of the District Plan) » Location of heritage buildings (refer to Schedules 25.1 of the District Plan)	☐
☒	Floor Plans showing (where relevant): ☐ Total length and width of buildings dimensioned; ☐ Existing and proposed uses inside each room or space for each floor within the building(s); ☐ Location of all/any kitchen and bathroom facilities and any sinks; ☐ Location of doors and windows; ☐ Calculation of floor area.	☐
☒	Elevations showing (where relevant): ☐ Existing structures and proposed new work from all four sides; ☐ Floor levels; ☐ Maximum height of structure above existing ground level; ☐ Roofing, cladding and window elements including material type and colouring/finish; ☐ Door and window location; ☐ Areas of proposed earthworks, identifying areas of cut and fill (including depth and volume), new retaining walls and existing and proposed ground levels; ☐ Chimneys, aerials, satellite dishes, heat pumps, LPG cylinders;	☐

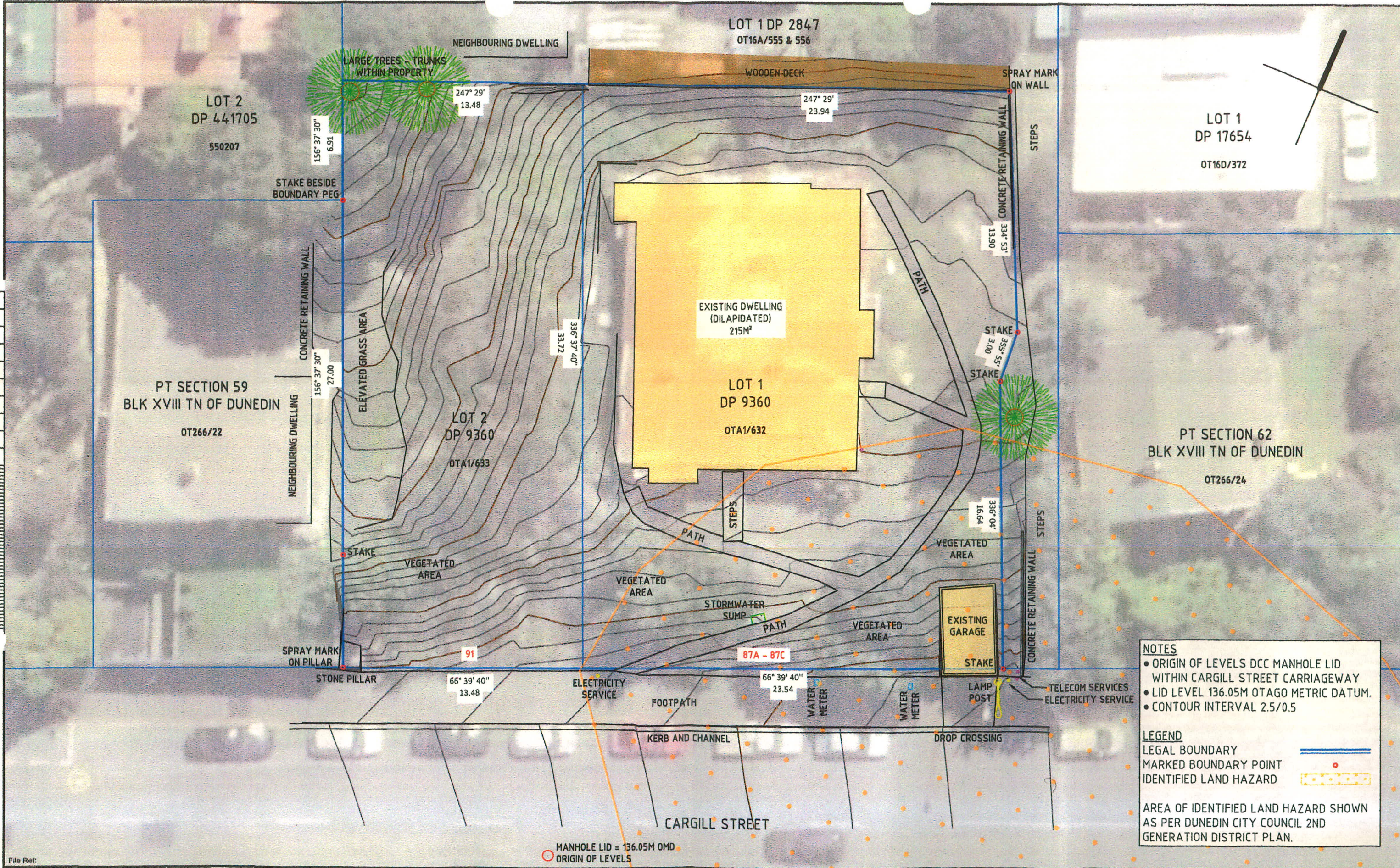
	☐ Certificate of Title boundary lines; ☐ Fences; ☐ Vegetation where it is used for screening; ☐ Front yard, side yard and rear yard setbacks required by the District Plan; ☐ Overhang of eaves into yard with size dimensioned; ☐ Height plane angle from the point of the existing ground level, including cross-sections at critical locations on boundary/below highest part of building; ☐ Areas of non-compliance shaded/indicated; ☐ Signage (include location, size, design, colour and illumination).	
☐	Written Approvals: ☐ "Affected Person(s) Consent Form" completed; ☐ Site plan, elevations, floor plan and any other relevant documentation signed and dated by affected person(s).	☐

This is a preliminary checklist only. It is general in nature and does not cover all possible information requirements, nor is all of the information relevant to all types of application.

Please check with a planner at the Council if you are unsure of the information requirements for your particular application.

Please also note that the detailed technical review of your application once lodged may reveal the need for you to supply further information, in which case you will be advised as soon as possible.





Prepared For:

Stuart Laing and
Jan Cazemier

[illegible]

87 - 91 CARGILL STREET
TOPOGRAPHICAL SURVEY

Project No.: 15140	Surveyed: DS
Scale: 1:200	Designed:
Date: JULY 2015	Drawn: DS
Sheet: 01	Checked: JW



APPROXIMATE EARTHWORK VOLUME:
 Excavation - Building = 243 cubic m
 Site work = 174 cubic m
 Fill - Building = 61 cubic m
 Site work = 22 cubic m
 Highest single cut = 2.7 m
 (To be confirmed on site)



SITE ADDRESS:

87-91 Cargill Street
 Central Dunedin

Valuation No. 27170-88500
 Valuation No. 27170-88501

LEGAL DESCRIPTION:

Lot 1, DP 9360
 Lot 2, DP 9360
 Site Area: 1252m²

SITE COVERAGE AREAS:

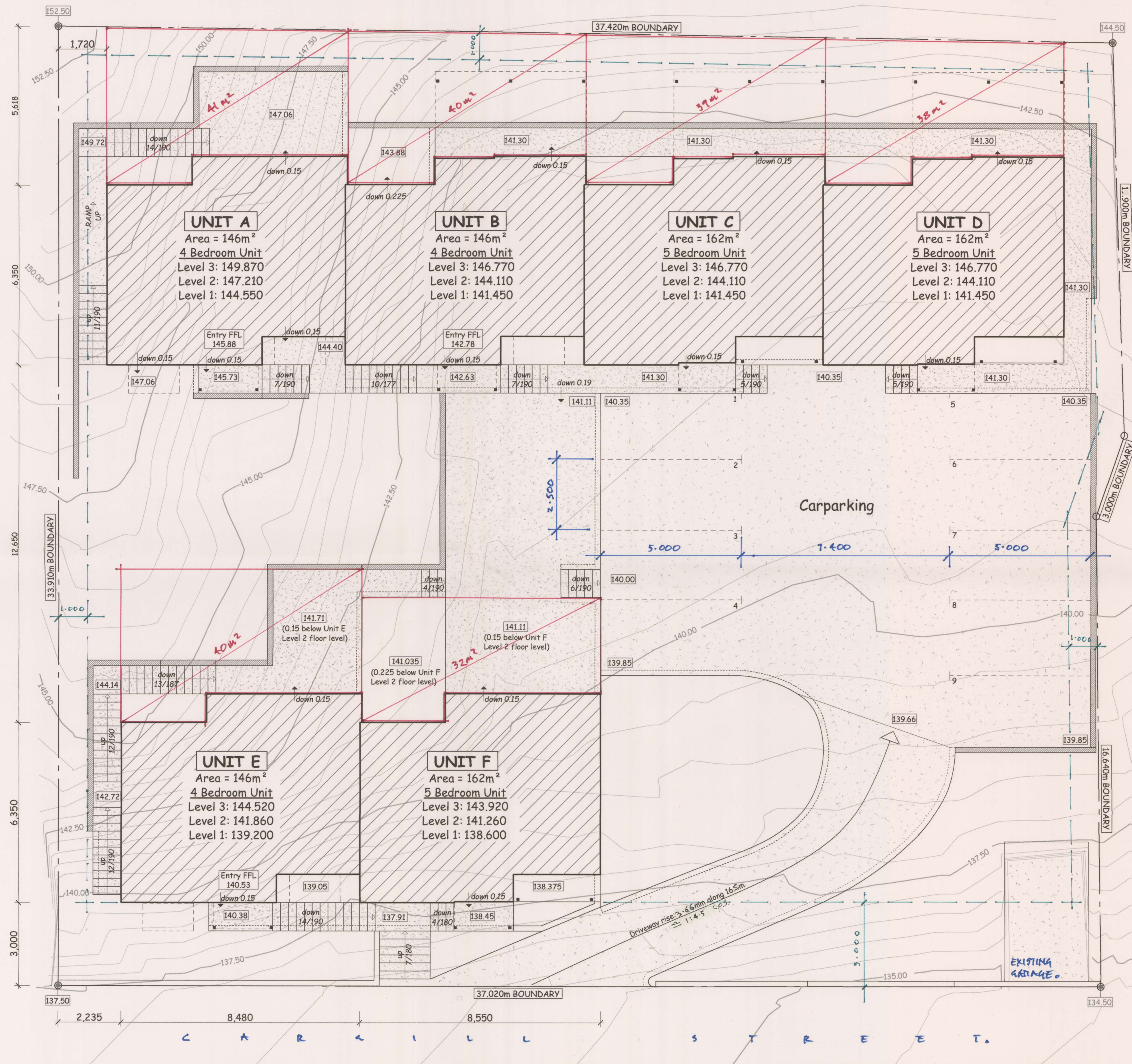
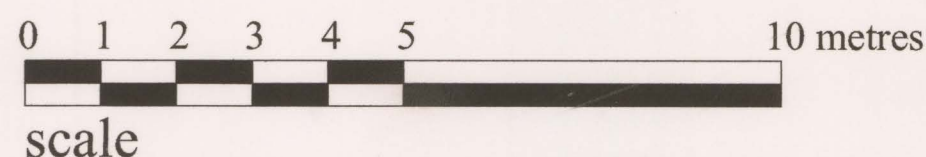
Unit A = 56.30m²
 Unit B = 56.30m²
 Unit C = 56.30m²
 Unit D = 56.30m²
 Unit E = 56.30m²
 Unit F = 56.30m²
 Total Coverage Area = 337.80m²

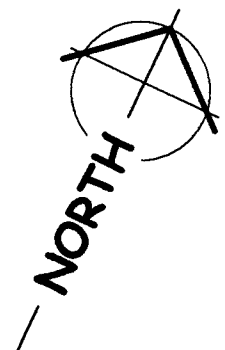
SITE AREAS:

Site area = 1252.00m²
 Site Coverage = 337.80m² (27%)

SITE PLAN

SCALE 1:100





SITE ADDRESS:

87-91 Cargill Street
Central Dunedin

Valuation No. 27170-88500
Valuation No. 27170-88501

LEGAL DESCRIPTION:

Lot 1, DP 9360
Lot 2, DP 9360
Site Area: 1252m²

SITE COVERAGE AREAS:

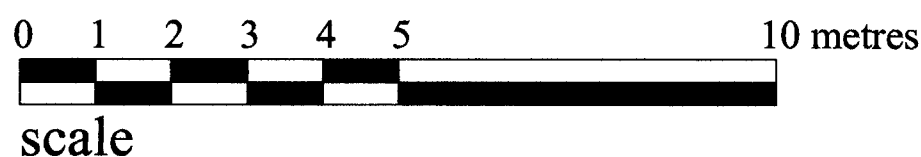
Unit A	=	56.30m ²
Unit B	=	56.30m ²
Unit C	=	56.30m ²
Unit D	=	56.30m ²
Unit E	=	56.30m ²
Unit F	=	56.30m ²
Total Coverage Area = 337.80m ²		

SITE AREAS:

Site area = 1252.00m²
Site Coverage = 337.80m² (27%)

LEVEL 1 FLOOR PLANS

SCALE 1:100



scale



C A R G I L L S T R E E T

Revision:

**RESOURCE CONSENT
LEVEL 1 PLANS**

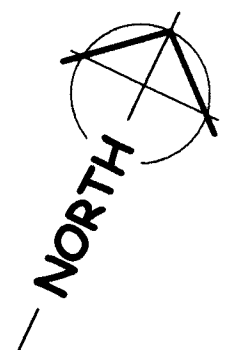
DO NOT SCALE OFF THESE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE
PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

Project No.	1316
Scale:	1:100
Design:	MICHAEL OVENS
Date:	June 2018
Printed:	24.08.18

Sheet No.

RC02

of 7



SITE ADDRESS:

87-91 Cargill Street
Central Dunedin

Valuation No. 27170-88500
Valuation No. 27170-88501

LEGAL DESCRIPTION:

Lot 1, DP 9360
Lot 2, DP 9360
Site Area: 1252m²

SITE COVERAGE AREAS:

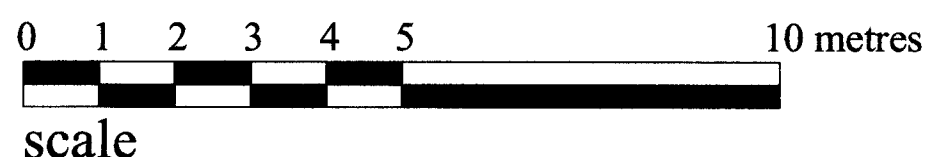
Unit A	=	56.30m ²
Unit B	=	56.30m ²
Unit C	=	56.30m ²
Unit D	=	56.30m ²
Unit E	=	56.30m ²
Unit F	=	56.30m ²
Total Coverage Area = 337.80m ²		

SITE AREAS:

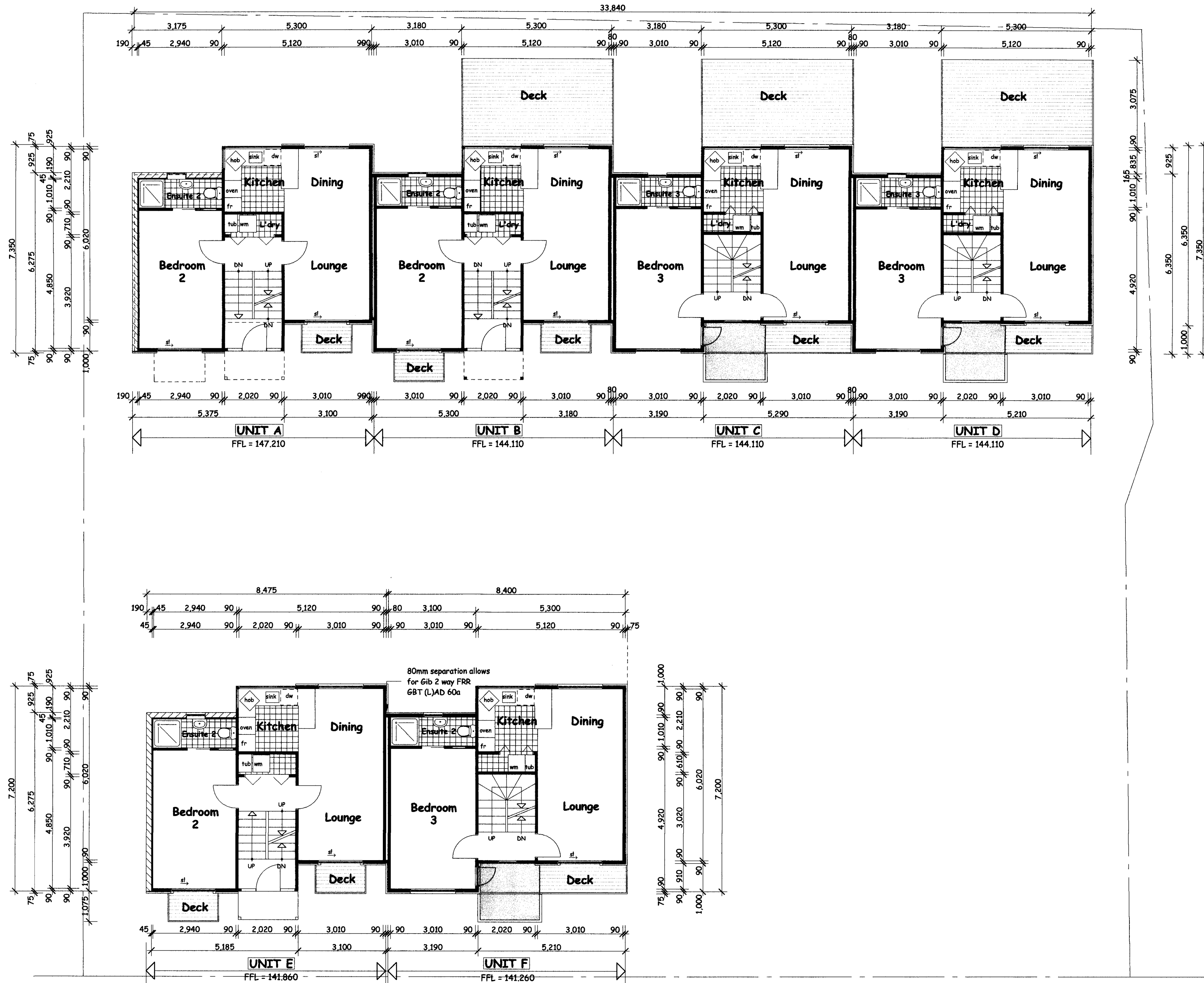
Site area	=	1252.00m ²
Site Coverage	=	337.80m ² (27%)

LEVEL 2 FLOOR PLANS

SCALE 1:100



scale



C A R G I L L S T R E E T

Revision:

**RESOURCE CONSENT
LEVEL 2 PLANS**

DO NOT SCALE OFF THESE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

Project No.	1316
Scale:	1:100
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Date:	June 2018
Printed:	24.08.18

Sheet No.

RC03

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SITE ADDRESS:

87-91 Cargill Street
Central Dunedin

Valuation No. 27170-88500
Valuation No. 27170-88501

LEGAL DESCRIPTION:

Lot 1, DP 9360
Lot 2, DP 9360
Site Area: 1252m²

SITE COVERAGE AREAS:

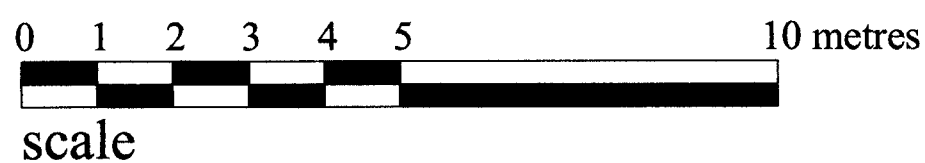
Unit A	=	56.30m ²
Unit B	=	56.30m ²
Unit C	=	56.30m ²
Unit D	=	56.30m ²
Unit E	=	56.30m ²
Unit F	=	56.30m ²
Total Coverage Area = 337.80m ²		

SITE AREAS:

Site area	=	1252.00m ²
Site Coverage	=	337.80m ² (27%)

LEVEL 3 FLOOR PLANS

SCALE 1:100



C A R G I L L S T R E E T

Revision:

RESOURCE CONSENT LEVEL 3 PLANS

DO NOT SCALE OFF THESE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

Project No.	1316
Scale:	1:100
Design:	MICHAEL OVENS
Date:	June 2018
Printed:	24.08.18

Sheet No.	RC04
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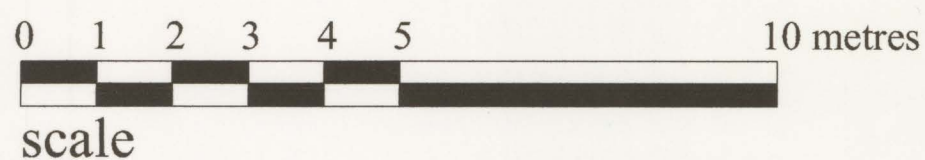
UNITS A/B/C/D - NORTH ELEVATION 1:100



UNITS A/B/C/D - SOUTH ELEVATION 1:100

ELEVATIONS

SCALE 1:100



PROPOSED ACCOMMODATION 87-91 CARGILL STREET DUNEDIN

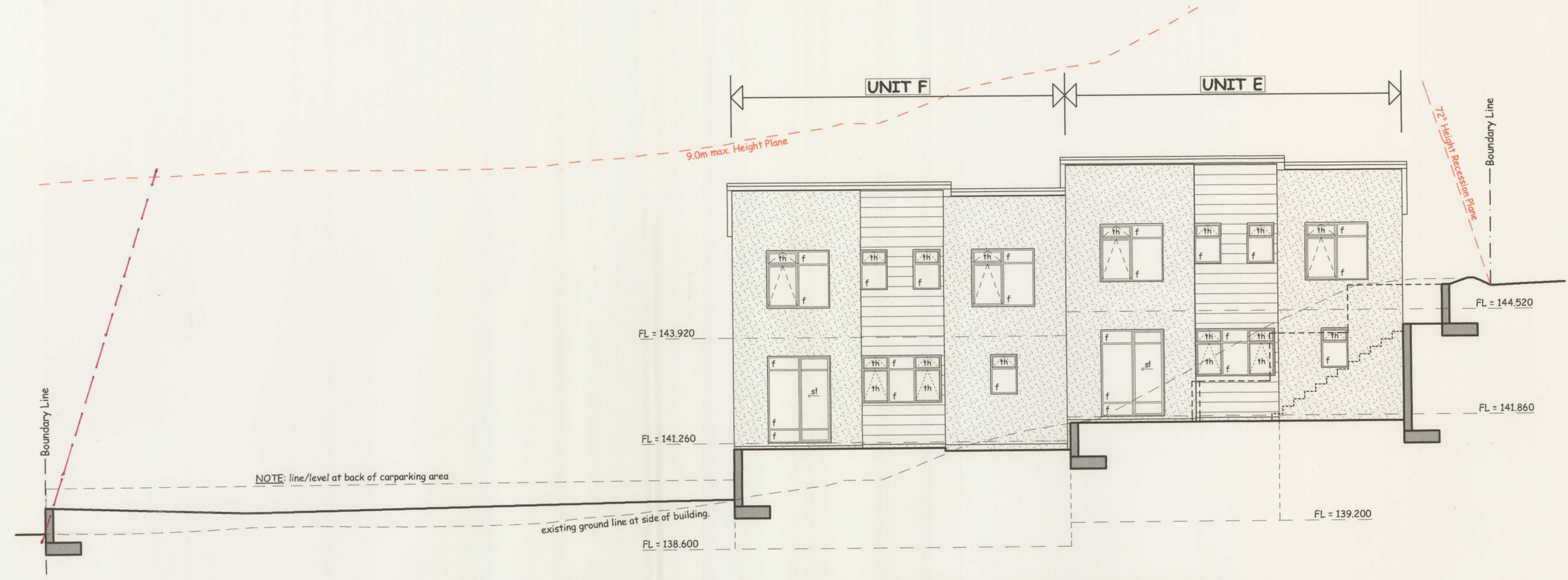
Revision:

RESOURCE CONSENT ELEVATIONS

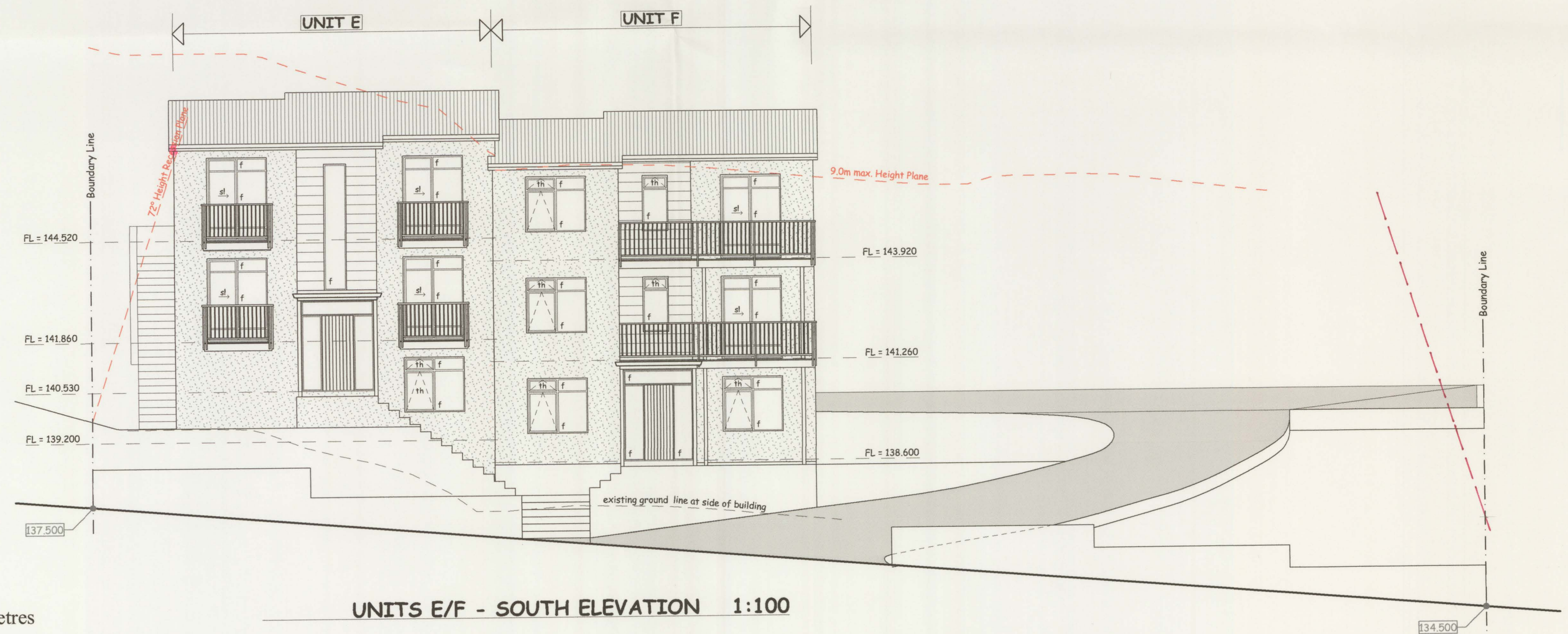
DO NOT SCALE OFF THESE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

Project No. 1316
Scale: 1:100
Design: MICHAEL OVENS
Date: June 2018
Printed: 24.08.18

Sheet No.
RC05
of 7



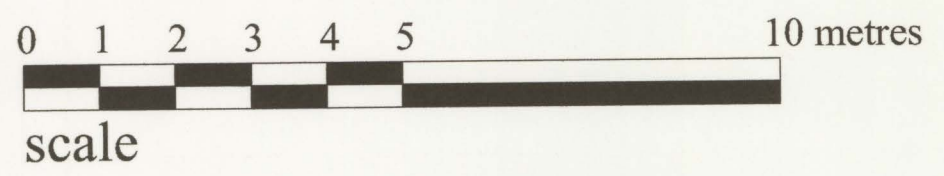
UNITS E/F - NORTH ELEVATION 1:100



UNITS E/F - SOUTH ELEVATION 1:100

ELEVATIONS

SCALE 1:100



MICHAEL OVENS
ARCHITECT
28 PATMOS AVE
GLENLEITH DN
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PROPOSED ACCOMMODATION 87-91 CARGILL STREET DUNEDIN

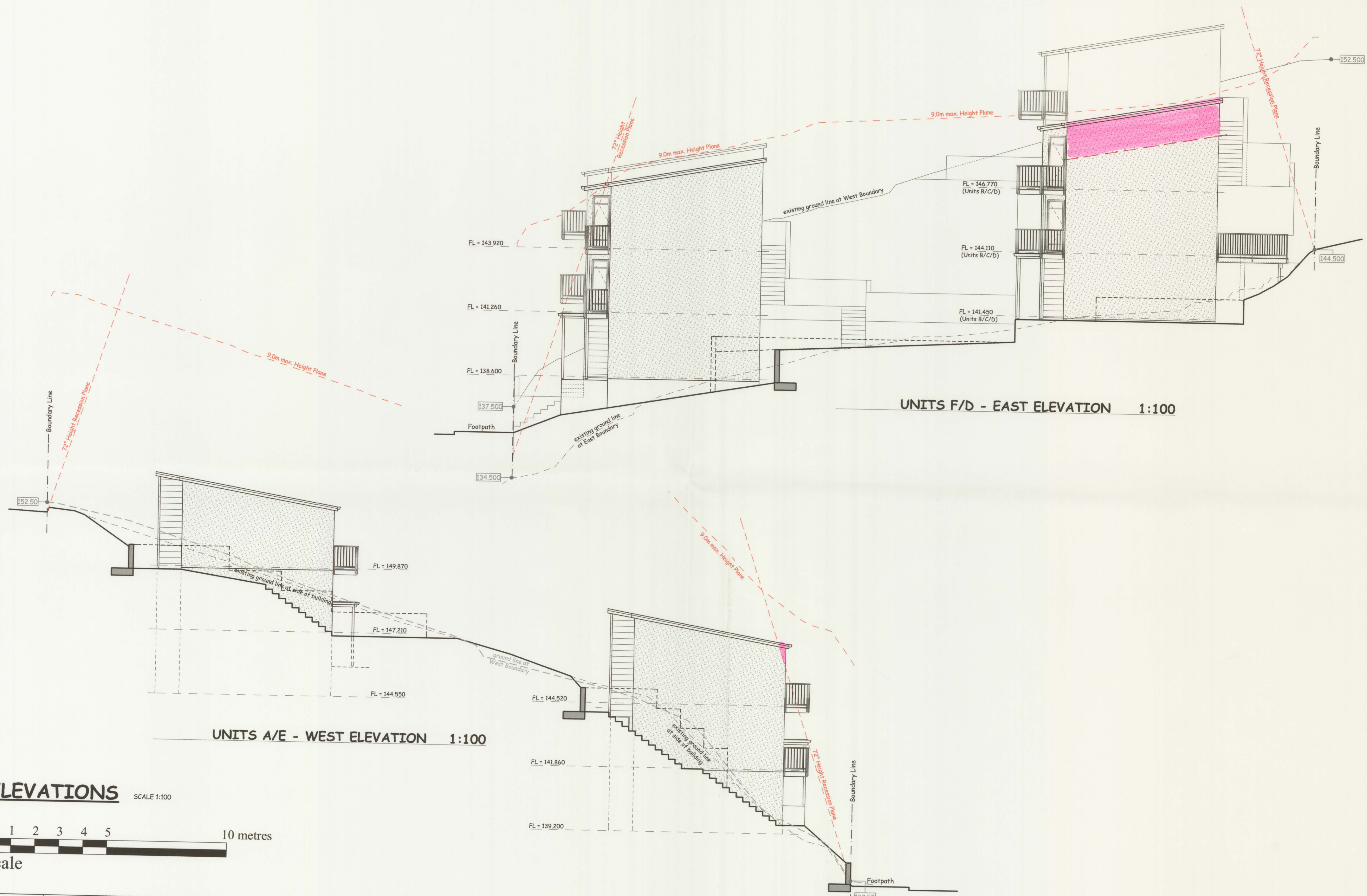
Revision:

RESOURCE CONSENT ELEVATIONS

DO NOT SCALE OFF THESE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

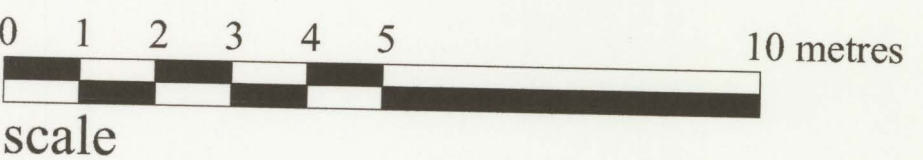
Project No.	1316
Scale:	1:100
Design:	MICHAEL OVENS
Date:	June 2018
Printed:	24.08.18

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ELEVATIONS

SCALE 1:100



PROPOSED ACCOMMODATION 87-91 CARGILL STREET DUNEDIN

Revision:

RESOURCE CONSENT ELEVATIONS

DO NOT SCALE OFF THESE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

Project No.	1316
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Sheet No.
RC07

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