

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

I/We Geoff and Caroline Terpstra (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

I opt out/do not opt out (delete one) of the fast-track consent process (only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity: additions and alterations to existing dwelling

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

Site location/description

I am/We are the: ☒ owner ☐ occupier ☐ lessee ☐ prospective purchaser of the site (tick one)

Street Address of Site: 69 Royal Terrace, Dunedin

Legal Description: Lot 1 Deposited Plan 5817

Certificate of Title: OT311/199

Contact details

Name: Kirstyn Lindsay (applicant/agent (delete one))

Address: 29 Rosebery Street, Bellknowes, Dunedin Postcode: 9011

Phone (daytime): 0273088950 Email: kirstyn@planningsouth.nz

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service: ☒ email ☐ post ☐ other _____ (tick one)

Address for invoices or refunds (if different from above)

Name: GP & MC TERPSTRA

Address: 19 CLAREMONT ST, DUNEIDN

Bank details for refunds

Ownership of the site

Who is the current owner of the site? Geoff and Caroline Terpstra

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

Address: _____ Postcode: _____

Phone (daytime): _____ Email: _____

Occupation of the site

Please list the full name and address of each occupier of the site: _____

Jane Kent, 69 Royal Tce

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).

24 Months

_____ (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.

See attached

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.

See attached

_____ (Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Residential 1 / Inner City Residential

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

TH08- Royal Terrace/Pitt Street/Heriot Row Heritage Precinct/Royal Terrace-Pitt Street – Heriot Row Residential Heritage Precinct

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.

See attached

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

See attached

Name: _____ See attached

Address: _____

Name: _____

Address: _____

Assessment of Effects on Environment (AEE)

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

See attached

[illegible]

— (Attach separate sheets if necessary)

☐ 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:

30/11/18

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.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email developmentcontributions@dcc.govt.nz.

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: _____

3 December 2018

Senior Planner – Non-notified
Dunedin City Council
50 the Octagon
Dunedin

RESOURCE CONSENT APPLICATION FOR:

ALTERATIONS AND ADDITIONS TO A RESIDENTIAL DWELLING

LOCATION: 69 ROYAL TERRACE, DUNEDIN

APPLICANT: GEOFF TERPSTRA AND CAROLINE TERPSTRA

ADDRESS FOR SERVICE: KIRSTYN LINDSAY
29 ROSEBERY STREET
BELLEKNOWES
DUNEDIN 9011

**THIS APPLICATION IS PREPARED IN ACCORDANCE WITH SCHEDULE 4 OF THE
RESOURCE MANAGEMENT ACT 1991**

INTRODUCTION

The applicants, Geoff and Caroline Terpstra, seek resource consent to develop the existing two-bedroom flat at 69 Royal Crescent into an apartment and permanent residence for the applicants in addition to accommodating the business of one of the applicants. The applicants are enthusiastic advocates of adaptive re-use and propose to retain and re-use the existing triangular shaped brick structure but add a further two levels on top of this for the apartment.

PROPOSAL

The proposal seeks to erect two additional floors above an existing dwelling on the 65m² site at 69 Royal Terrace, Dunedin. The dwelling is currently built up to the boundaries of the triangle shaped site and has 100% site coverage.

It is proposed to split the existing ground floor between a home office for the architectural design business of one the applicants, to be in the 'point' of the existing structure, with the balance to the rear of the existing footprint containing a guest suite, stair to the other levels, and a service area for bins, storage etc.

The apartment will occupy the proposed two new levels. The first floor will contain the main bedroom, bathroom, a flexible break-out/ sitting space which is also the landing space for the stairs, and small outdoor area for hanging washing. The third (top) floor will contain the main living room, kitchen, dining and an outdoor space comprising a deck area of 15m². The total floor area including deck and service areas will be 195m². The applicants intend to convert a small amount of roof terrace area for food production

As the existing building footprint is very small at 65m² in total, and is a challenging shape, two additional levels are required to make the apartment workable for the applicants' situation. This is particularly so because they are both from very large extended families, and have five independent children who visit from outside of Dunedin.

The guest suite on the ground floor will be the primarily accommodation for visiting family members and friends, with spill over temporarily accommodated in the flexible break-out space on the first floor during family occasions. However full-time density will remain unchanged from the existing rental space at two persons.

The applicants will be downsizing from their current residence in Dunedin to the apartment. Walking distance to the CBD and Polytechnic where one of the applicants works, is a major driver in their decision to develop the property, as well as allowing the other applicant to work from home.

No earthworks are proposed for this development.

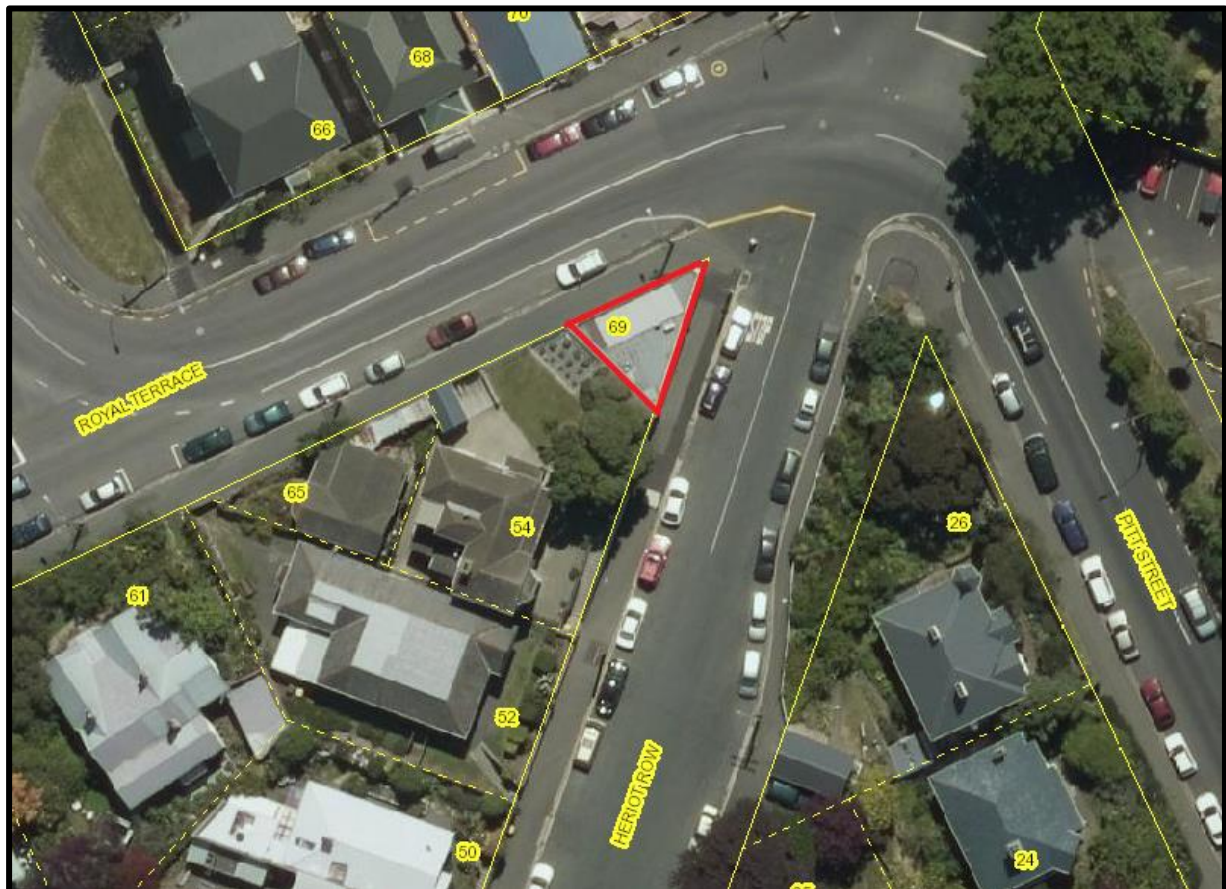
SITE DESCRIPTION AND EXISTING ENVIRONMENT

The site is legally described as Lot 1 Deposited Plan 5817 and comprises 65m² and is located on the site at the point where Heriot Row and Royal Terrace meet.

The site is located in the Royal Terrace - Pitt Street - Heriot Row Place Residential Heritage Precinct which is located on the slopes rising from the central city below the town belt. The area contains a well-preserved, diverse range of architectural styles, with a strong focus on quality from a range of periods of Dunedin's history.

The area is strongly defined not only by the large number of original, impressive, high quality mansions which dominate the streetscape. Buildings are generally two storeys at the road frontage, although there is greater flexibility in height in this precinct than in others. There are some smaller homes in this precinct area but these are less typical and are built on smaller sites with far greater site coverage.

There are relatively few modern buildings in the precinct but in more recent time these have been designed sympathetically (when compared with some designs introduced during the 1960-1990 period).



Subject site at 69 Royal Terrace – DCC Webmaps

A search of Council records shows that the existing structure was built as a shop in 1944 for a Miss E A Sector, although earliest building records go back to 1910. To the rear, the site is bounded by 54 Heriot Row thus producing a quirky, triangular shaped site of approximately 65m². The existing structure occupies the entirety of the site as expected for a commercial building, and is of clinker brick construction with a prominent concrete bond beam/parapet to the perimeter concealing the roof.

The current use is as rental accommodation, but it is unclear when this change of use occurred, although it seems that it was a number of years ago. The façade has remained unaltered but internal alterations have been made over time and resulting in a flat consisting of two bedrooms, kitchen, dining & living spaces and a bathroom. A 1996 building consent refers to the alteration of the building. The flat is currently let.

The existing building is a single storied building and is generally surrounded by substantial one or two storied, well-established dwellings which sit above the road on large retained sections, although these larger houses are intersperse by more modest older villas. A number of sites in the area do not provide car parking due to the topography of the area.

PLANNING FRAMEWORK

Dunedin currently has two district plans, the 2006 Dunedin City District Plan and the 2GP. The decisions on the GP were released on 7 November 2018 and the rules of the 2GP now have legal effect. The appeal period of the 2GP has not closed at the time of preparing this application. Until the 2GP is made fully operative, both district plans need to be considered in

determining the activity status and deciding what aspects of the activity require resource consent.

2006 District Plan

The subject site is zoned Residential 1 in the 2006 Dunedin City District Plan and is located within THO8- Royal Terrace/Pitt Street/Heriot Row Heritage Precinct.

Rule 8.7.1 provides for residential activity is permitted at a density of 500m² of site area although a single residential unit is permitted on an existing site of any size, subject to performance standards. The proposal does not breach density under the 2006 District Plan.

The proposal seeks to breach the following performance standards:

- Rule 8.7.2(i)(a) - Minimum Yards setbacks to front and side/rear yards being 4.5m and 2m respectively. The existing dwelling currently extends to the front and side yards of the site.
- Rule 8.7.2(ii) - Height Plane Angle of 63°. The height plane angle is 90 degrees.
- Rule 8.7.2 (iii) – Maximum Height of 9 metres, A small portion of the roof extends to 9.5m.
- Rule 8.7.2(v) - Minimum Amenity Open Space
- Rule 8.7.2(vii) - Minimum Car Parking - two car parks require for above 150m² GFA.

Council's discretion is restricted to those matters for which the proposal does not comply.

The definition of home occupation means:

an occupation, craft or profession whether carried out as a commercial business or not, which:

(a) is carried on by a member or members of the residential unit on the site and which employs no other person, provided that within the Mixed Use Character Area of the Harbourside Zone up to three people may be employed; and

(b) is accessory and secondary to the residential activity on the site.

For completeness, it is noted the proposed home occupation will comply with Rule 8.7.2(xiii) as the area used will not occupy more than 50m² and will not employ any other person apart from the persons who reside on the site

Rule 13.7.3(ii) states that the addition, alteration, painting, repainting, covering or any other changes excluding the demolition or removal of the exterior of buildings, parts of buildings or other structures (including signs) located within a townscape or heritage precinct which do not comply with Rule 13.7.1 is assessed as a **restricted discretionary** activity. Council's discretion is limited to the effect of the proposed works on the building's relationship with, and contribution to, the townscape and heritage values of the precinct.

2 GP

The subject is located within the Inner City Residential Zone and is subject to a Heritage Precinct Overlay Zone being the Royal Terrace - Pitt Street – Heriot Row Residential Heritage Precinct. The site also has an archaeological alert layer.

Rule 15.3.3(3) states that standard residential activity is a permitted activity subject to complying with the standards set out in 15.3.3(3)(a-e).

In this instance, the proposal will breach the following land use activity rules:

- Rule 15.5.2(e) which provides for 1 habitable room per 45m² of site area. The site is currently occupied by a 2-bedroom flat. The proposed density will technically double to four habitable rooms but in actuality the changes will create two bedrooms, break-out/sitting space and working from home office.

Breaches of Rule 15.5.2(e) are assessed as a **non-complying** activity.

- Rule 15.5.8(1) requires one parking space per 1-5 habitable rooms (RD). There is currently no car-parking on the site and this will continue.
- Rule 15.5.11.1(1)(iii) – 20m² outdoor living space at ground level (RD). There is currently no outdoor living space on the site. A deck on the third level will provide outdoor living space.

Breaches of 15.5.8(1) and 15.5.11.1(1)(iii) are assessed as **restricted discretionary** activities.

Rule 15.3.3(4) provides for working from home as a **permitted** activity providing on-site car parking is provided for all vehicles associated with the activity, the activity is contained within the building and occupies no more 50m². In this instance, there are no vehicles associated with the activity, the activity is fully contained within the building and will occupy no more than 50m².

Rule 15.3.4 sets out the development standards all development activities and building and structure activities are subject to

- Rule 15.6.10(1)(c)(ii) – 80% site coverage. In this instance, there is already 100% site coverage and this will continue.
- Rule 15.6.13.1(a)(iii) - Setback 3.0m from and road boundary and 1.0m from any side/rear boundary. The existing dwelling currently extends to the front and side yards of the site.
- Rule 15.6.6.1(a)(ii)– provides for a plane rising at an angle of 45 degrees measured from a point 3m above ground level (note the exemption under Rule 15.6.6.1(a)(v)(i) does not apply because the 2.0m side yards are not achieved). The height plane angle is 90 degrees.
- Rule 15.6.6.2(a)(iii) requires that all buildings and structures (excluding family flats, garages and carports) within setbacks from boundaries do not exceed 2.0m in height. The building will be 9m in height within the yard setbacks.

Breaches of development performance standards are assessed as **restricted discretionary** activities overall.

For completeness, it is noted that Rule 15.6.6.2(a)(iv) provides for building and structures outside of the yard setbacks to be 12m in height. In this instance, the building will be no greater than 9.5m in height.

The subject building is not identified as a schedule heritage building nor is it a character contributing building. Rule 13.4.2(3) states that in a heritage precinct, additions and alterations to a non-character-contributing building which increase in the footprint of 10m²; increase in the height of the building by more than 2m; or the replacement of a pitched roof with a mono plane roof (residential heritage precincts only) is a **controlled** activity. In this instance, the height of the building will increase by approximately 6.0m and the footprint is tripled. Council's control is restricted to the effects on heritage streetscape character.

OVERALL ACTIVITY STATUS

Case law directs that the different activity status shall be bundled unless able to be discretely or independently assessed. Therefore, while the proposal the only non-complying aspect of the proposal is the density under the rules in the 2GP, it is appropriate that the proposal be

assessed a **non-complying** activity overall. In assessing non-complying activities, guidance is given in Rule 15.13 of the 2GP.

SECTION 104 OF THE RESOURCE MANAGEMENT ACT 1991

EFFECTS ON THE ENVIRONMENT

The following assessment of effects on the environment have been carried out in accordance with section 104(1)(a) of the Resource Management Act 1991.

SUSTAINABILITY

The proposed works seek to adaptively re-use an existing building on a small site within the central area of Dunedin City. The addition has been sustainably designed to incorporate passive design principles including maximising thermal performance, passive heating & venting, and alternative energy generation.

The external walls and the roof will be fabricated from timber SIP panels (www.nzsip.co.nz) which provide a high degree of thermal performance and energy efficiency. The panels will be cut to size in the factory and assembled on site thus minimising wastage and construction time.

Budget allowing, PV panels will be installed on the roof in combination with battery storage of any surplus energy generated. Preliminary investigation of possible systems has been undertaken and will be further developed for the building consent application.

Passive heating will be provided on the ground floor through the thermal mass of a new exposed concrete slab. Careful placement of window openings allows for winter sun penetration into the middle and upper levels, when combined with the overall thermal performance of the envelope will mean very little alternative heating will be required. Passive venting will be the primary method of introducing fresh and expelling stale air through the use of operable windows at low level for air intake, and at high level for exhaust. Mechanical ventilation will be limited to bathroom and kitchen exhaust fans as required by the Building Code. The dedicated outdoor space for hanging washing will also contribute to reduced energy consumption.

The site is currently connected to the 3-Waters reticulation and no new connections are required as a result of this proposal. While the number of habitable rooms will technically double under this proposal, the number of actual bedrooms and permanent occupants will remain the same as the current situation. One of the habitable rooms will be used as a working from home space and, therefore, will not be available for use as a bedroom. The other breakout/sitting space is open plan with the stair entry and cannot not be used as a permanent bedroom because of this reason. Conditions of consent are offered which state that the office on the ground floor and the breakout/ sitting area on the first floor will not be used as permanent bedrooms. Low-flow showerheads and taps and dual flush toilets are proposed to reduce water consumption and wastewater demand are offered as a condition of consent.

As noted above, the site currently has site coverage of 100% and this will remain unchanged under this proposal. Stormwater run-off is expected to be the same pre-and post-development.

Power reticulation to the site and surrounding area is above ground with several power poles and lines in close proximity. It is acknowledged that the proposed two-level addition has the potential to bring persons into contact with live lines particularly at the roof terrace. The applicants have consulted extensively with Aurora Energy over this issue and have discussed the need to underground the existing lines to prevent this hazard occurring. Undergrounding work will form part of the development.

Overall, the proposal is considered to be a sustainable and innovative use of an existing building on a small and challenging site.

BULK AND LOCATION

The existing building fully occupies the entire 65m² triangle shaped site. The proposal seeks to increase the maximum height of the building to 9.5 metres by adding a two-storied addition above the existing building.

Given the shape of the site, unusual form of the building and the location at the apex of Heriot Row and Royal Crescent, it is considered that the increased bulk of the building at the street frontage will be easily assimilated into the streetscape as discussed later in this assessment. The bulk of the building is not expected to impact on the key longer views to the harbour, town belt and Mt Cargill.

Overall the effects on the wider environment arising from bulk and location are considered to be no more than minor.

In respect of the effects on the property at 54 Heriot Row, these plans show the extent of the shading expected to be generated by the development and it is noted that the shading effects is not expected to reach the dwelling located on 54 Heriot Row. It is considered that the bulk and location effects are further mitigated by the following:

- 69 Royal Terrace sits well below the property at 54 Heriot Row, meaning the proposed extension will sit only 5m above ground level at 54 Heriot Row.
- 69 Royal Terrace is located to the southeast of 54 Heriot Row, which will ensure that access to sunlight is maintained.
- The dwelling on Heriot Row is set back 10 metres and above the site at 69 Royal Terrace ensuring a good degree of open space between buildings is maintained.
- Only two windows are located on the ground floor of 54 Heriot Row meaning that views are enjoyed from the second story and these will be maintained.
- Along the shared boundary is the garage roof of the garage serving 54 Heriot Row and mature vegetation, meaning that this space is not used for active outdoor recreation.
- The deck area serving 54 Heriot Row is set well back from the shared boundary.

The effects on 54 Heriot Row are considered to be minor. Overall, it is considered that while the bulk and location of the dwelling sits outside of the performance standards anticipated by both district plans, the proposal is an entirely appropriate response given the constraints of the site and the character of the surrounding neighbourhood.

EFFECTS ON HERITAGE VALUES

Within this heritage precinct, the 2GP states that future new buildings are expected to reflect a residential scale, although this may be of relatively large scale, given the size of many of the existing buildings. The precinct values identify that a focus on architectural quality rather than duplicating a specific style is more likely to lead to positive insertions in the precinct. It is considered that the proposed additions are of high architectural merit.

The applicants intend for the addition to be a deliberate contrast to the existing structure, both in terms of materials and colour, to ensure that the existing structure remains clearly defined and respected. This approach was endorsed by the Council's Urban Design Team, with whom the applicants consulted in fine-tuning the design, and their feedback has informed the final design as presented.

A major consideration was the junction between the existing structure and the proposed new addition above. The proposed new addition will sit atop of the existing structure and attach to the existing concrete bond beam. The concern of Urban Design Team was that the initial design of this junction did not provide enough separation between the existing and the new. This separation was successfully resolved by introducing a recessed band to provide a more defined demarcation at this junction. Further refinement of the window openings, both in size

and shape, was also agreed as was the articulation of the roof form over the upper level terrace. The slope of the roof mimics the groundlines, helping to connect the structure to site.

The Urban Design Team were also supportive of the exterior material choice of tray colorsteel, which references the utilitarian and low maintenance nature of the existing cladding of clinker brick and concrete. The choice of a recessive colour for the addition acknowledges and will make more impactful the existing claddings, and the use of this material for both the roof and wall claddings serves to unify the two new levels into a single coherent form.

Overall, it is considered the architectural features of the extension will be a complimentary contrast to the existing building and will sit well within the values identified for the precinct.

EFFECTS ON STREETSCAPE

While the site lies within a Heritage zone there is a large mix of vernacular styles within the immediate area. The 1940's existing structure is itself a direct contrast to the late Victorian dwelling at its boundary to the south (54 Heriot Row), while there are also examples of Art Deco (opposite on Pitt St), Arts & Craft (on Heriot Row) and 1950's standard suburban (further up Royal Terrace). It is therefore considered that the proposed extension will not adversely affect the heritage values of the area because they are already so diverse.

The site is at the intersection of three roads and so is prominent to passing traffic and pedestrians. It is also viewed from above when approached from Park St where it meets the continuation of Royal Terrace, and particularly from this vantage point, the existing single level structure looks insignificant and somewhat incomplete, surrounded as it is by predominantly two-level dwellings. This appearance is further reinforced when viewed from the Royal Terrace and Heriot Row elevations where the streetscape appears to peter out at the point.

The proposed addition will add 'weight' at the end point of the triangle and provide the missing natural progression of the streetscape in much the same way as the prominent triangular shaped buildings just down the road at the intersections of George & London St, and London, George & Pitt Streets do. As such, it is contended that the development as proposed will have an enhancing and revitalising impact on the streetscape.

EFFECTS ON THE TRANSPORTATION NETWORK

The applicants have consulted with the Council's Transport Department who are generally supportive of the proposal.

There is currently no parking available to the site and none is proposed. If parking was available the location of the site at the intersection of Heriot Row and Royal Terrace would likely make accessing any parking dangerous and undesirable.

The applicants have only one vehicle and plan to park this on Heriot Row where there is sufficient on-street parking. The site is located such that it is within walking distance of shops, the university and parks. It is located close to the public transport system. As one of the applicants will be working full-time from home, and the other walking to work, vehicle movements will be limited and will certainly be no more than already factored with existing tenants of the property. Overall, based on the use of the site, the existing parking demand is not expected to increase from that already occurring.

The proposed shrouds around the perimeter of some high-level windows have been flagged as a possible concern for transportation, but while the applicants feel these are integral to overall effectiveness of the proposed design, they are willing to consider their removal if required. The proposed canopy roofs over the two street entrances will also be able to be removed if required by Transport.

Overall, the transport effects of the proposal are no more than minor.

POSITIVE EFFECTS

The proposal seeks to adaptively reuse the existing flat on the corner of Heriot Row and Royal Terrace. The applicant seeks to downsize from their current residence and relocate close to amenities which will enable them to walk to work and shops. The applicants intend to live and work from the site and seek the walkability that this location offers them. This proposal supports the compact city ethos and is a clever response to a challenging site.

The design of the addition has been undertaken in consultation with the Council Urban Design and Heritage teams who are positive about the proposal and the contribution, it will make to the precinct and neighbourhood as a whole. Sustainable features such as passive heating and low flow water devices are to be incorporated into the design to enable a reduced ecological footprint for the site. No new infrastructure connections are required.

Overall, it is considered that there are a number of elements associated with this proposal which will result in significantly positive effects.

SUMMARY OF ASSESSMENT OF EFFECTS

Overall, it is considered that the adverse effects on the wider environment in terms of S95D, are no more than minor and the proposal will result in a number of positive effects in respect of the heritage precinct and streetscape.

While effects have been identified for 54 Heriot Row, these are considered to be minor in nature for the reasons detailed above.

OBJECTIVES AND POLICIES

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plans have been assessed when preparing this application.

Operative district plan

Objective	Supporting policies	Commentary
Objective 4.2.1 Enhance the amenity values of Dunedin.	Policy 4.3.1 Maintain and enhance amenity values	The site is zoned residential and the application does not seek to depart from that. The density is provided for under the operative plan. No new infrastructure connections are required and the activity falls within the current demand capacity of the area. The proposal is considered consistent with this set of objectives and policies.
Objective 4.2.3 Sustainably manage infrastructure	Policy 4.3.5 Require the provision of infrastructure services at an appropriate standard.	
Objective 4.2.5 Provide a comprehensive planning framework to manage the effects of use and development of resources.	Policy 4.3.8 Avoid the indiscriminate mixing of incompatible uses and developments.	
Objective 8.2.1 Ensure that the adverse effects of activities on amenity values and the character of residential	Policy 8.3.1 Maintain or enhance the amenity values and character of residential areas.	

areas are avoided, remedied or mitigated.		The dwelling on 54 Heriot Row is well set back from the property boundary and is elevated above the subject site such that there is adequate space between buildings. The subject site is to the southeast of the 54 Heriot Row and as such adverse effects relating to access to sunlight is not expected. The increased bulk and scale of the proposal is expected to contribute positively to the character of the area. The proposal is considered consistent with this set of objectives and policies.
Objective 8.2.4 Ensure that the existing urban service infrastructure servicing residential areas is sustained for the use of future generations.	Policy 8.3.4 Ensure that the density of new development does not exceed the design capacity of the urban service infrastructure.	In this instance, this proposal is adaptive reuse of an existing dwelling on a small site. The existing dwelling is currently connected to 3-waters reticulation and no new connections are proposed. The number of habitable rooms will increase from two to four but will continue to fall within the density anticipated by the 2006 District Plan and the number of permanent occupants will remain the same. One of the habitable rooms will be used as a working from home space and, therefore, will not be available for use as a bedroom. The other break-out/ sitting space is open plan with the stair entry and will not be used as a permanent bedroom because of this reason. A main bathroom and ensuite will be provided but these could reasonably be expected as within a 2-bedroom dwelling. The number of kitchens and laundries remain unchanged from those existing. Overall, the proposal is unlikely to consume public infrastructure capacity for another activity within this zone. The proposal is considered consistent with this set of objectives and policies.
Objective 13.2.5 Ensure that the character of significant townscape and heritage precincts is maintained or enhanced.	Policy 13.3.4 Protect and enhance the heritage and townscape values.	It is suggested that the alterations and additions to buildings and changes to the external appearance of buildings do maintain and enhance the townscape, heritage character and values of the precinct.

	Policy 13.3.5 Require within identified precincts that any development, including alterations and additions to buildings and changes to the external appearance of buildings, maintain and enhance the townscape, heritage character and values of that precinct.	The proposal seeks to restore and conserve the existing building by innovative adaptive re-use. The proposal is considered consistent with this set of objectives and policies.
	Policy 13.3.9 Require alterations to the external design and appearance of all buildings within identified precincts to be in keeping with the character of the precinct.	
	Policy 13.3.10 Encourage restoration, conservation, continued use and adaptive re-use of buildings with townscape and heritage values.	
Objective 20.2.1 Avoid, remedy, or mitigate adverse effects on the environment arising from the establishment, maintenance, improvement and use of the transportation network.	Objective 20.3.1 Avoid, remedy or mitigate the adverse effects on the environment of establishing, maintaining, improving or using transport infrastructure.	There is no parking available on the site and none can be provided. The site is located such that it is within walking distance of shops, the university and parks. It is located close to the public transport system. Parking demand for the site has been calculated as low and able to be absorbed in the existing parking network. The proposal is considered to be consistent with these sets of objectives and policies.

Objective	Supporting Policy	Commentary
Objective 2.4.1: Form and structure of the environment The elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include: 1. important green and other open spaces, including green breaks between coastal settlements; 2. trees that make a significant contribution to the visual landscape and history of neighbourhoods; 3. built heritage, including nationally recognised built heritage; 4. important visual landscapes and vistas; 5. the amenity and aesthetic coherence of different environments; and 6. the compact and accessible form of Dunedin.	Policy 2.4.1.5 In residential neighbourhoods, manage building bulk and location, site development (including site coverage), and overall development density to: 1. maintain or create attractive streetscapes; and 2. protect the amenity of residential activities and public open space.	The Inner City Residential Zone is characterised by existing or proposed medium density residential living and provides for a range of housing choices close to the central area of Dunedin. With good access to public transport and facilities this environment supports opportunities for higher densities of development than other areas of the City which also allows for different forms of development. Within this environment particular areas that contain dwellings with high heritage characteristics are identified as residential heritage precincts and have additional rules to protect heritage values. In this instance, the site is an unusual shape and size and the development of the building in the manner proposed has been designed in consultation with the Council's urban design and heritage team. This proposal seeks to undertake adaptive re-use of an existing building in a manner which respects the existing built heritage. While the development seeks to maximise the potential of the site, it should be remembered that the building already occupies 100% of the site. It is considered that the extended building will positively complement the attractiveness of the streetscape, and the increased bulk will act as an anchor for the corner of the streetscape. The building will sit comfortably within the existing environment and contribute to the aesthetic coherence of the neighbourhood.
Objective 2.7.1: Efficient public infrastructure Public infrastructure networks operate efficiently and effectively and have the least possible long-term cost burden on the public.	Policy 2.7.1.1 Manage the location of new housing to ensure efficient use and provision of public infrastructure through: a. rules that restrict development density in line with current or planned public infrastructure capacity;	

	b. consideration of public infrastructure capacity as part of zoning and rules that enable intensification of housing; c. consideration of public infrastructure capacity as part of the identification of transition overlay zones, assessment of changes to zoning, or assessment of any greenfield subdivision proposals; d. assessment rules that require consideration of whether any discretionary or non-complying activities would consume public infrastructure capacity provided for another activity intended in the zone and prevent it from occurring; and e. rules that control the area of impermeable surfaces in urban areas to enable stormwater to be absorbed on-site, and reduce the quantity of stormwater run-off.	The residential dwelling at 54 Heriot Row which flanks the subject site is elevated above the road and the curtilage area for this property sits above the existing roof line of the dwelling. This dwelling is two storied and is set back over 10 metres from the shared boundary. Even at the maximum proposed height of 9.5m, the subject dwelling will sit below the second-storey of the dwelling on 54 Heriot Row (approximately in line with the ground floor level). Furthermore, existing mature vegetation on 54 Heriot Row planted long the boundary will help to screen much of the bulk of the building. The subject site is located to the south east of 54 Heriot Row and given the lower elevation and setback between the dwellings, significant shading is not anticipated. This proposal is adaptive reuse of an existing dwelling on a small site. The existing dwelling is currently connected to 3-waters reticulation and no new connection is proposed. The number of habitable rooms will increase from two to four but the number of permanent occupants will remain the same. One of the habitable rooms will be used as a working from home space and, therefore, will not be available for use as a bedroom. The other break-out/sitting space is open plan with the stair entry and will not be used as a permanent bedroom because of this reason. A main bathroom and ensuite will be provided but these could reasonably be expected as within the existing 2-bedroom dwelling. The number of kitchens and laundries remain unchanged from those existing. Overall, the proposal is unlikely to
	Policy 2.7.1.3 Avoid future pressure for unplanned expansion of public infrastructure through rules that restrict the density of activity outside of areas reticulated for wastewater, water supply, or stormwater to ensure these are able to be self-sufficient where public infrastructure is not provided.	

		consume public infrastructure capacity for another activity within this zone. There is no transition overlay, or greenfield subdivision involved within this proposal, but the change of zoning from Residential 1 to Inner City Residential does signal that a greater density overall is anticipated. The proposal is not located within an area that is not serviced with reticulated wastewater, water supply, or stormwater The site is currently 100% site coverage and this will remain unchanged under this proposal so no increase in stormwater is anticipated. The proposal is considered consistent with this set of objectives and policies.
Objective 6.2.2 Land use activities are accessible by a range of travel modes.	Policy 6.2.2.1 Require land use activities whose parking demand either cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, to provide parking either on or near the site at an amount that is adequate to: a. avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the availability of publicly available parking in the vicinity of the site (including on-street parking and off-street facilities); and b. ensure accessibility for residents, visitors, customers, staff and students (as relevant) who have limited mobility, including	There is no parking available on the site and none can be provided. Manoeuvring on and off site would be dangerous and undesirable at this location. The site is located such that it is within walking distance of shops, the university and parks. It is located close to the public transport system. Parking demand for the site has been calculated as low and able to be absorbed in the existing parking network. Overall, the parking demand and other transport effects arising from this proposal is not expected to adversely affect the safety and efficiency of the transport network. The proposal is considered consistent with this set of objectives and policies.

	disabled people, the elderly and people travelling with young children.	
Objective 6.2.3 Land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel modes and its affordability to the public.	Policy 6.2.3.3 Require land use activities to provide adequate vehicle loading and manoeuvring space to support their operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network.	
	Policy 6.2.3.4 Require land use activities to provide the amount of parking necessary to ensure that any overspill parking effects that could adversely affect the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated.	
	Policy 6.2.3.9 Only allow land use and development activities or subdivision activities that may lead to land use or development activities, where: a. adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated; and b. any associated changes to the transportation network will be affordable to the public in the long term.	
Objective 9.2.1 Land use, development and subdivision activities maintain or enhance the efficiency and	Policy 9.2.1.1 Only allow land use or subdivision activities that may result in land use or development activities where:	As noted above the proposal, is not expected to exceed the current infrastructure demand currently generated by the 2-bedroom flat on the

affordability of public water supply, wastewater and stormwater infrastructure	a. in an area with public water supply and/or wastewater infrastructure, it will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone; and b. in an area without public water supply and/or wastewater infrastructure, it will not lead to future pressure for unplanned expansion of that infrastructure.	site and will not compromise the capability to service future activities permitted within the zone.
Objective 13.2.3 The heritage streetscape character of heritage precincts is maintained or enhanced.	Policy 13.2.3.2 Require development within residential heritage precincts to maintain or enhance heritage streetscape character, including by ensuring: a. garages and carports do not dominate the street; b. off-street car parking is appropriately located or screened from view; c. building heights, boundary setbacks and scale reflect heritage streetscape character; d. building utilities are appropriately located, taking into consideration operational and technical requirements; and e. fences do not screen buildings from view. Policy 13.2.3.7 Only allow buildings and structures that are visible from an adjoining public place, where their design, materials and location ensure the	The new bulk and scale of the building will lend itself to addressing the features and characteristics set out in Schedule A2.1.2.4 and it is considered that the height and scale of the proposed building will better reflect the character of the heritage streetscape. All services are to be located underground, and no fence is proposed. No garage or car port is proposed, nor is any off-street parking. The extended building will not block the existing views of scheduled heritage buildings and character-contributing buildings from adjoining public places. The long views to the town-belt, harbour and Mt Cargill will remain unfettered. The design of the structure has been undertaken in consultation with Council's Urban Design and heritage teams and will not conflict with the precinct characteristics, in fact it is suggested that

	heritage streetscape character of the precinct is maintained or enhanced, including by: a. incorporating into the design the relevant preferred design features and characteristics listed in Appendix A2 and, where practicable and appropriate, the relevant suggested features and characteristics; b. maintaining existing views of scheduled heritage buildings and character-contributing buildings from adjoining public places as far as practicable; and c. ensuring structures whose design unavoidably conflicts with precinct characteristics are as unobtrusive as practicable.	the proposed extension will bring the building closer to achieving the precinct values. The design of the building has been undertaken in consultation with Councils urban design and heritage teams. They directed that the building not mimic the ground floor level and sought that the new additions be easily distinguishable from the original building. It is considered that the additions are appropriate for the design features and characteristics for the precinct. The proposal is considered consistent with this set of objectives and policies.
	Policy 13.2.3.11 Require additions to non-character-contributing buildings to use materials and design that are the same or closely similar to the building being added to, or are in accordance with the preferred design features and characteristics for the precinct, as appropriate.	
Objective 15.2.1 Residential zones are primarily reserved for residential activities and only provide for a limited number of compatible activities, including: visitor accommodation, community activities, major facility activities, and commercial activities that support the day-to-day needs of residents.	Policy 15.2.1.1 Provide for a range of residential and community activities, where the effects of these activities will be managed in line with objectives 15.2.2, 15.2.3 and 15.2.4 and their policies.	The proposal seeks to continue residential activity on the subject site. The proposed working from home component fall within that anticipated by the plan. The proposal is considered consistent with this set of objectives and policies.
	Policy 15.2.1.3 Limit the size of working from home and dairies in residential zones to a size that:	

	a. is compatible with the character and amenity of the residential zone; and b. does not detract from the vibrancy and functioning of the centres hierarchy.	
Objective 15.2.2 Residential activities, development, and subdivision activities provide high quality on-site amenity for residents.	Policy 15.2.2.1 Require residential development to achieve a high quality of on-site amenity by: a. providing functional, sunny, and accessible outdoor living spaces that allow enough space for on-site food production, leisure, green space or recreation; b. having adequate separation distances between residential buildings; c. retaining adequate open space uncluttered by buildings; and d. having adequate space available for service areas.	The site currently has 100% site coverage and as such no food production or green space is available to it. The proposal will see the inclusion of an outdoor living space which will provide for a higher quality of life than the site currently offers. Furthermore, the applicants intend to convert a small amount of roof terrace area for food production. The extended building will be set back 10m from the dwelling on 54 Heriot Row. The building will be contained within the foot print of the existing building. A service space is provided on the second level of the building. Overall, the proposal is found to be consistent with this objective and policy.
Objective 15.2.3 Activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.	Policy 15.2.3.1 Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access of current and future residential buildings and their outdoor living spaces.	As noted above a separation distance of 10m is achieved from the dwelling at 54 Heriot Row and the subject building is set down below the adjacent site and to the south east such that it is not expected to restrict access to sunlight in a significant way.

	Policy 15.2.3.2 Require working from home, dairies, training and education, and community and leisure - small scale to operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties	No adverse effects have been identified as a result of the working from home component of the proposal The proposal seeks to establish a high-quality dwelling on the site which adaptively re-uses an existing building. Currently the building on the site is not consistent with the streetscape and the increased bulk proposed by this application will see it transform more in keeping with the large scale and dominant dwellings on the surrounding sites. No neighbouring rear yard is adjacent to the subject site.
	Policy 15.2.3.3 Require buildings and structures in the Inner City Residential Zone to be of a height and setback from boundaries that: a. enables a high quality, medium density form of development; b. is consistent with the existing streetscape character of the zone; and c. avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on sunlight access on outdoor spaces at the rear of adjacent sites.	The proposal is considered consistent with this set of objectives and policies.
Objective 15.2.4 Activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.	Policy 15.2.4.1 Require development to maintain or enhance streetscape amenity by ensuring: a. garages, carports and car parking do not dominate the street; b. there are adequate green space areas free from buildings or hard surfacing; c. buildings' height and boundary setbacks, and scale reflect the existing or intended future residential character;	No garage or carport is proposed by this application and no green spaces are available to this site. The zoning of the subject site will change from Residential 1 to Inner City Residential under the 2GP signalling a greater density and more intensive development. The bulk and scale of the proposed extended building is considered to be more in keeping with the existing and future

	d. shared service areas are not visible from ground level from outside the site; and e. outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.	zoning than the current single- story building on the site. Service areas are screened and located on the second level of the site and outdoor storage will not result in visual or nuisance effects,
	Policy 15.2.4.2 Require residential activity to be at a density that reflects the existing residential character or intended future character of the zone	As noted above, greater density is anticipated by the change in zoning and this proposal is a clever adaptive re-use of an existing site which will enhance the amenity of the street scape and reflect the greater density signalled by the zoning.

OVERALL OBJECTIVES AND POLICIES ASSESSMENT

Having regard at the relevant objectives and policies individually, and considering these in an overall way, the above assessment indicates that the application is consistent with those provisions set out in the District Plan and the 2GP. Weighting given to these objectives and policies is dependent on timing of the decision in respect of the appeals on the 2GP decisions.

OFFSETTING OR COMPENSATION MEASURES

In accordance with Section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures offered by the applicant nor are any deemed necessary.

ASSESSMENT OF REGIONAL POLICY STATEMENTS (SECTION 104(1)(B)(V))

Section 104(1)(b)(v) of the Act requires that any relevant regional policy statements be taken into account. The Regional Policy Statement for Otago (RPS) was made operative in October 1998. The purpose of the RPS is to promote the sustainable management of natural and physical resources, by providing an overview of the resource management issues facing Otago and setting policies and methods to manage Otago's natural and physical resources. Specific to this proposal are Chapter 5 and Chapter 9 which guide land use and the built environment.

- Objective 5.4.1 and Policies 5.5.1 which seek to promote the sustainable management of Otago's land resources by enabling heritage to be taken into consideration when undertaking development.
- Objective 9.4.2 and Policy 9.5.2 which seek to promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities by encouraging development that maximises the use of existing infrastructure while recognising the need for more appropriate technology.
- Objective 9.4.3 and Policies 9.5.4 and 9.5.5 which seek to avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources by minimising significant irreversible effects on heritage and amenity values.

The Proposed Regional Policy Statement for Otago (PRPS) was notified on 23 May 2015 and decisions were released on 1 October 2016. The PRPS is currently under appeal. The following assessment is undertaken against the PRPS incorporating Council decisions released on 1 October 2016. Specific to this proposal are:

- Objective 4.5 and Policies 4.5.3, 4.5.4, 4.5.5 and 4.5.7 which seeks to encourage well-designed development that reflects local character and integrates effectively with adjoining urban environments by the use of low impact design techniques, maximising passive solar gain, and co-ordinating design and development with future land use change.

Overall, the proposal is considered consistent with both the operative and proposed regional policy statements for Otago.

OTHER PLANNING INSTRUMENTS

There are no other planning instruments identified in Section 104(1)(b) which are considered relevant for this proposal.

PRECEDENT

Section 104(1)(c) of the Resource Management Act 1991 requires that regard be given to any other matters considered relevant and reasonably necessary to determine the application. It is considered appropriate to discuss matters of precedent and plan integrity here.

This proposal presents as a highly innovative and adaptive response to an unusual site with an existing building on a key site within the cityscape. It is fanciful to suppose that this set of circumstances would be repeated elsewhere within the city and for that reason it is considered that the granting this application will not establish an undesirable precedent and undermine the integrity of the district plans.

SECTION 104D

Section 104D of the Resource Management Act 1991 specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two

limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of both the operative and proposed district plans. It is considered that the proposal meets both limbs of section 104D as any adverse effects arising from this proposed activity will be no more than minor, and the activity will not be contrary to the objectives and policies of the operative or proposed District Plan.

PART 2 OF THE ACT

Section 104(1) of the Act states that resource consent applications are subject to Part 2 of the Act. Based on the findings of the lower order planning instruments, it is evident that the proposal would satisfy Part 2 of the Act.

NOTIFICATION

With regard to notification:

- The applicant does not request notification.
- The application does not relate to the exchange of reserves land, does not involve a statutory acknowledgement area and does not involve an affected protected customary rights group.
- There are no rules in the District Plan or NES which require notification.
- It is considered that there are no special circumstances relating to the application.
- It is assessed below that the effects of the proposal on the wider environment are less than minor.

In respect of affected parties, the applicants have tried on several occasions to contact and engage with the owner and their agent at 54 Heriot Row but have been unsuccessful. Given that these numerous attempts have been unsuccessful, Council may determine that it is satisfied, pursuant to S95E(3)(b) of the Act, that under the circumstances that it is unreasonable for the applicant to seek the person's written approval. However, if the Council does not make this finding, then the applicant seeks to progress the application in any regard.

No other parties are considered to be adversely affected by this proposal. No special circumstances, which would warrant notification, have been identified.

CONDITIONS

Recent changes to the RMA, took effect on 18th of October 2017. Of these changes, the underlying principles introduced by Section 108AA are relevant when considering conditions to be imposed any resource consent. These principles set out the criteria the consent authorities must consider when imposing conditions.

Conditions can only be imposed on a consent if at least one of the following is satisfied:

- *the applicant agrees to the condition;*
- *the condition is directly connected to an adverse effect of the activity on the environment;*
- *the condition is directly connected to an applicable district rule, regional rule, or national environmental standard; or*
- *the condition relates to administrative matters that are essential for the efficient implementation of the relevant resource consent.*

In this context, an 'applicable rule' means a rule that is the reason, or one of the reasons that a resource consent is required for the activity. (source: MfE Fact Sheet 10)

It is respectfully requested that section 108AA is given particular regard to when imposing conditions on this consent,

CONCLUSION

Resource consent is sought for a non-complying activity to establish two additional stories on the site at 69 Royal Terrace with bulk and location and carparking breaches and a increase the number of habitable rooms from two to four (although only two bedrooms are intended). The application is assessed as a non-complying activity overall. No wider adverse effects have been identified and the proposal is not contrary to the objectives and policies of the operative and proposed district plans. It is respectfully requested that consent be granted to this proposal.

Yours Faithfully



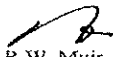
Kirstyn Lindsay
Resource Management Planner
Southern Planning Solutions Limited

Phone: 0273088950
Email: kirstyn@planningsouth.nz



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier OT311/199
Land Registration District Otago
Date Issued 03 December 1943

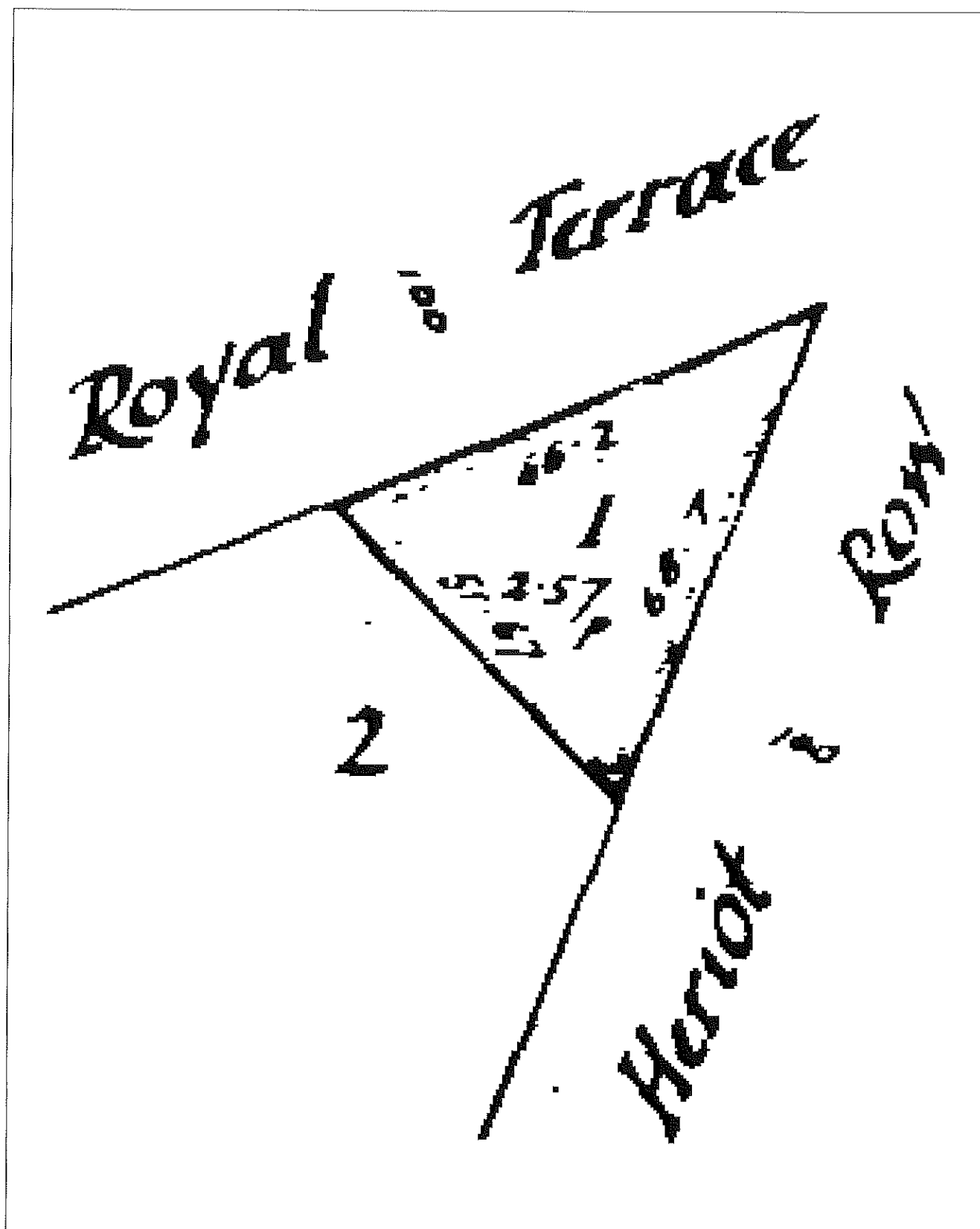
Prior References
OT293/34

Estate	Fee Simple
Area	65 square metres more or less
Legal Description	Lot 1 Deposited Plan 5817

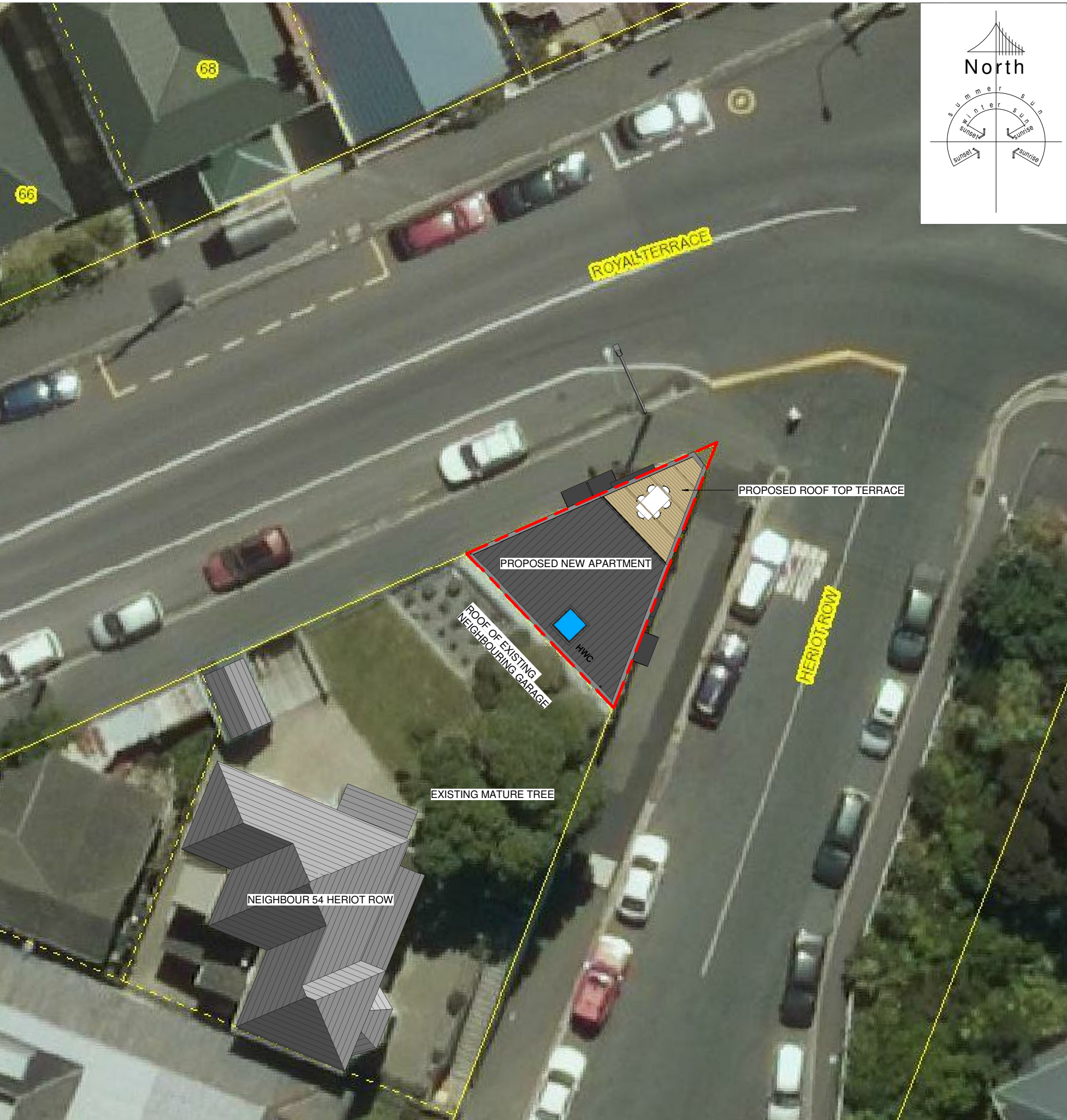
Registered Owners
Geoffrey Philip Terpstra and Marie Caroline Terpstra

Interests

Subject to a right of support appurtenant to Lot 2 (CT OT311/200) created by Transfer 142118 - 3.12.1943
10816947.3 Mortgage to ANZ Bank New Zealand Limited - 30.6.2017 at 4:37 pm



Appendix 1 – Plans



SITE PLAN
1 : 100 @ A1, 1 : 200 @ A3



- NOTES :**
- 1. Check & confirm all dimensions on site
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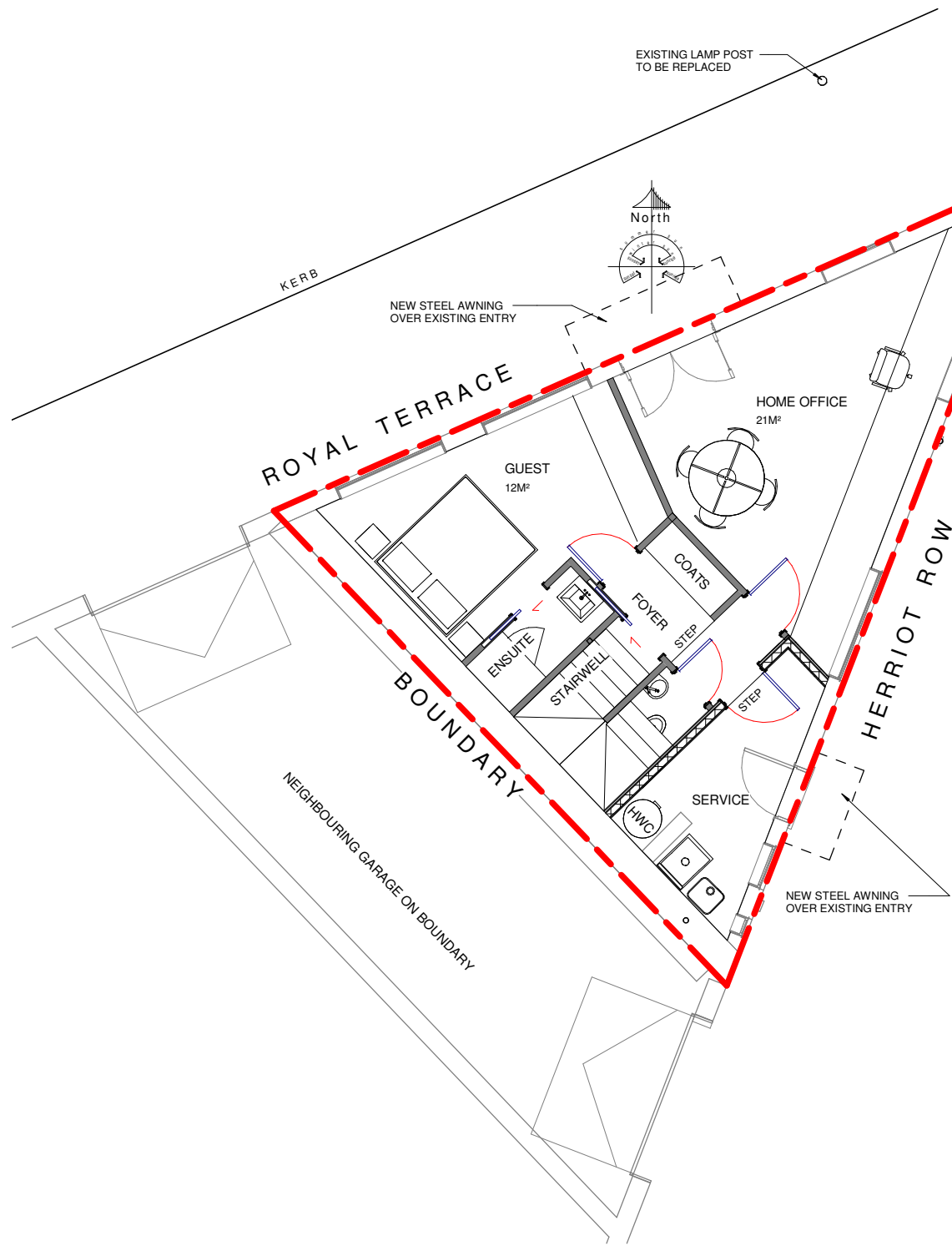
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69 ROYAL TERRACE, DUNEDIN

SITE PLAN

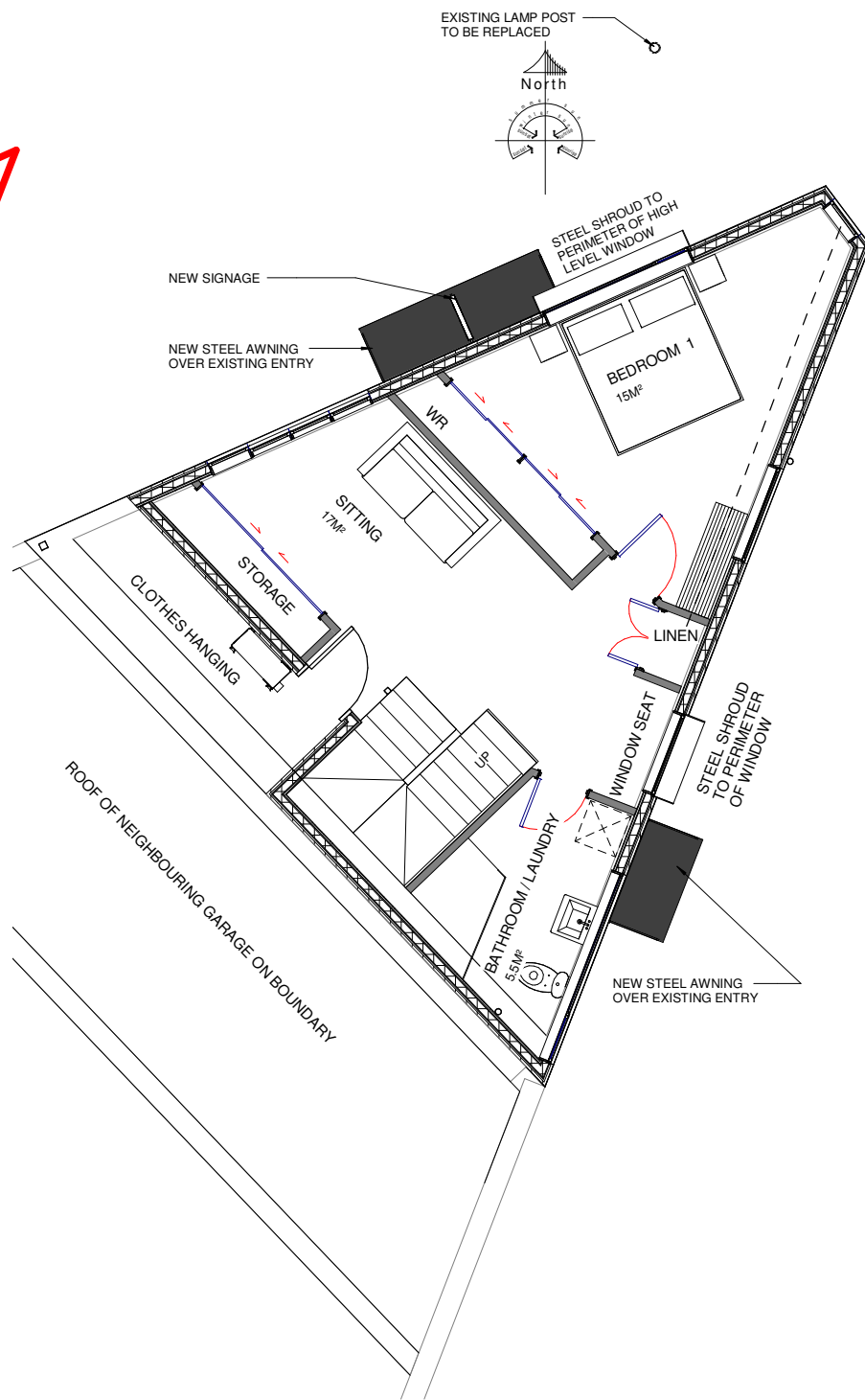
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**RESOURCE CONSENT
ISSUE**

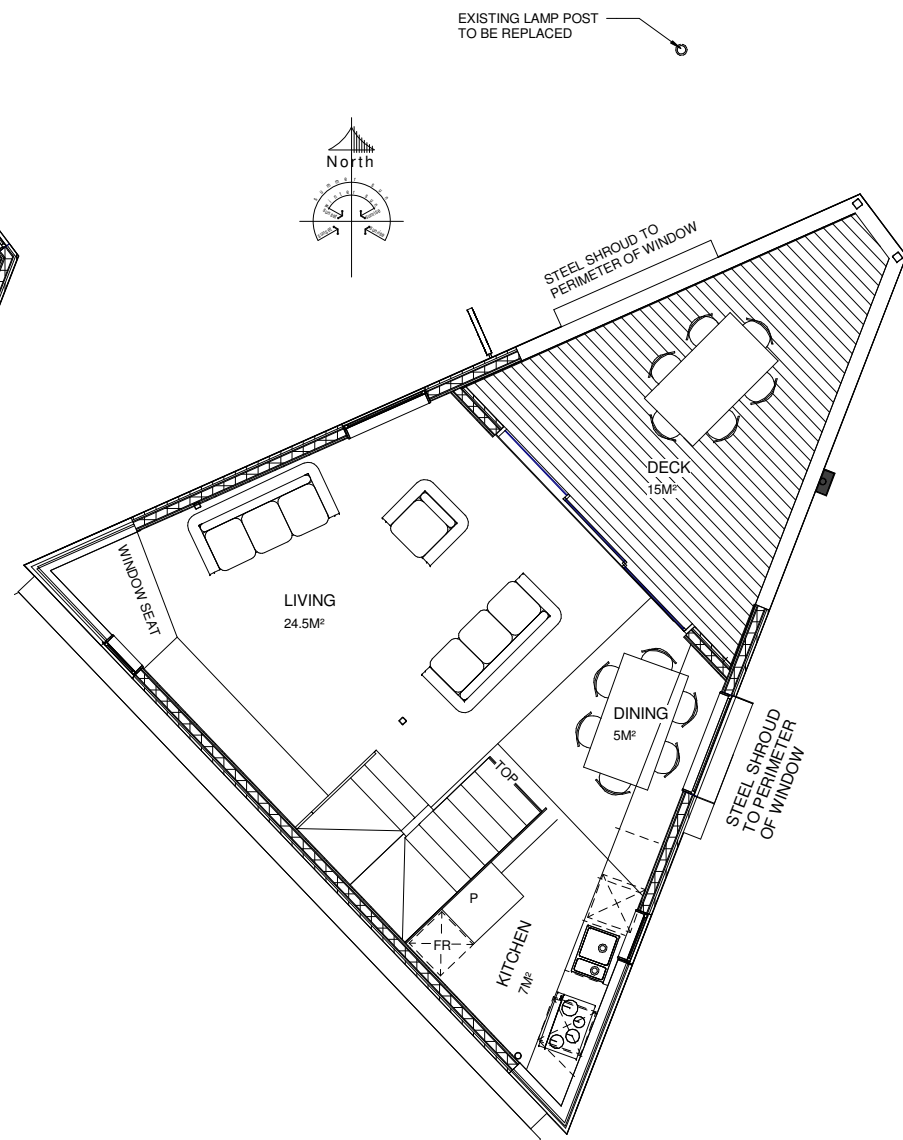
Sheet: RC01	REV of 4
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PROPOSED FLOOR PLAN - GRD FLOOR
1 : 50 @ A1, 1 : 100 @ A3



PROPOSED FLOOR PLAN - FIRST FLOOR
1 : 50 @ A1, 1 : 100 @ A3



PROPOSED FLOOR PLAN - SECOND FLOOR
1 : 50 @ A1, 1 : 100 @ A3



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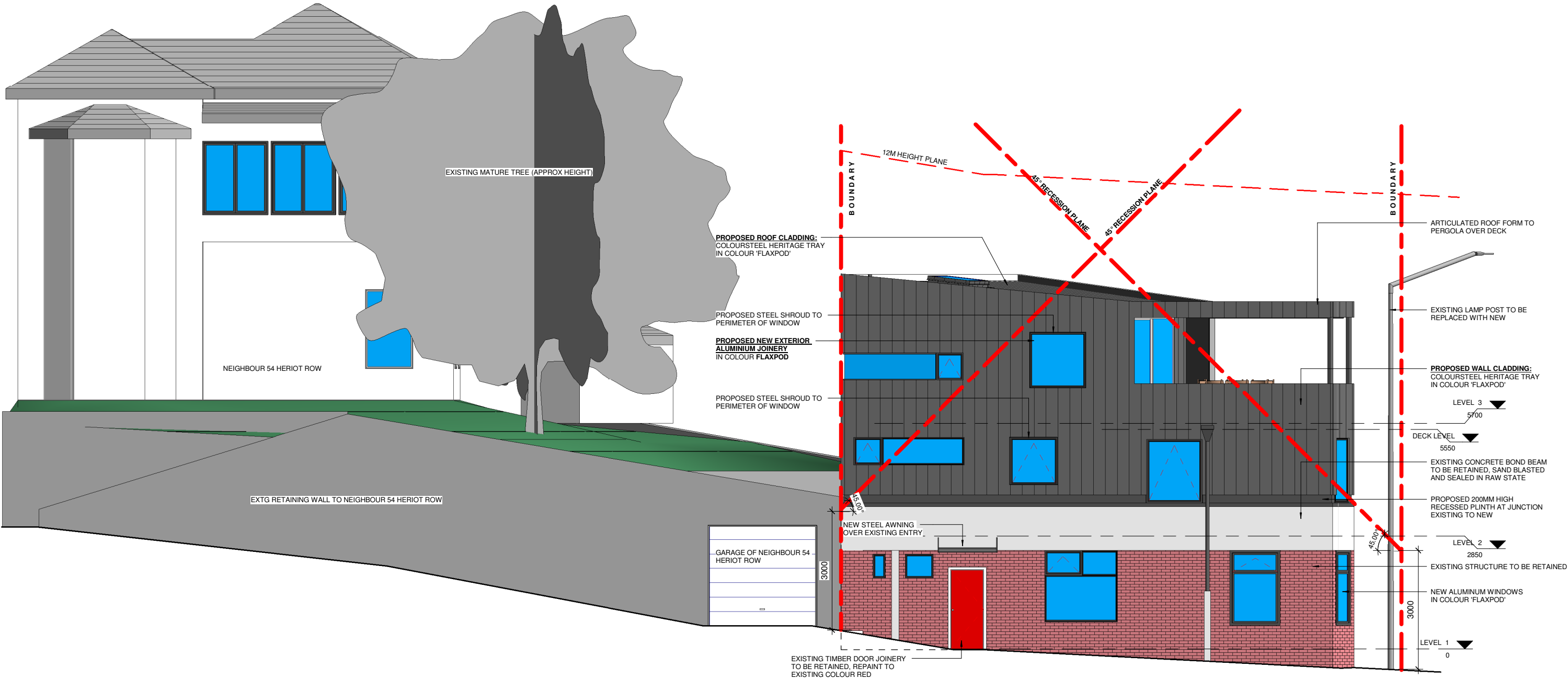
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HERIOT ROW (S.E.) ELEVATION
1 : 50



Lowrise
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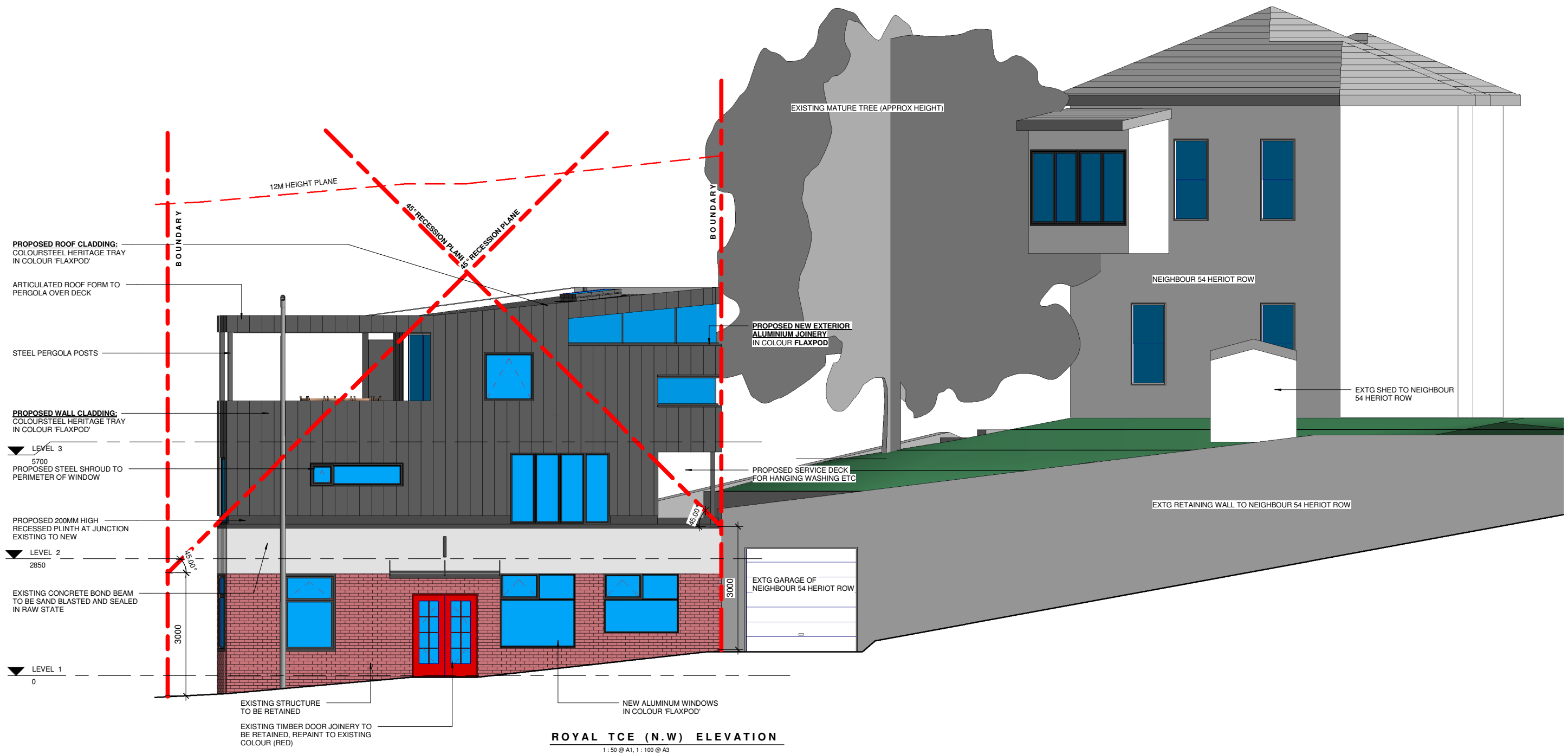
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PROPOSED ELEVATION-
HERIOT ROW

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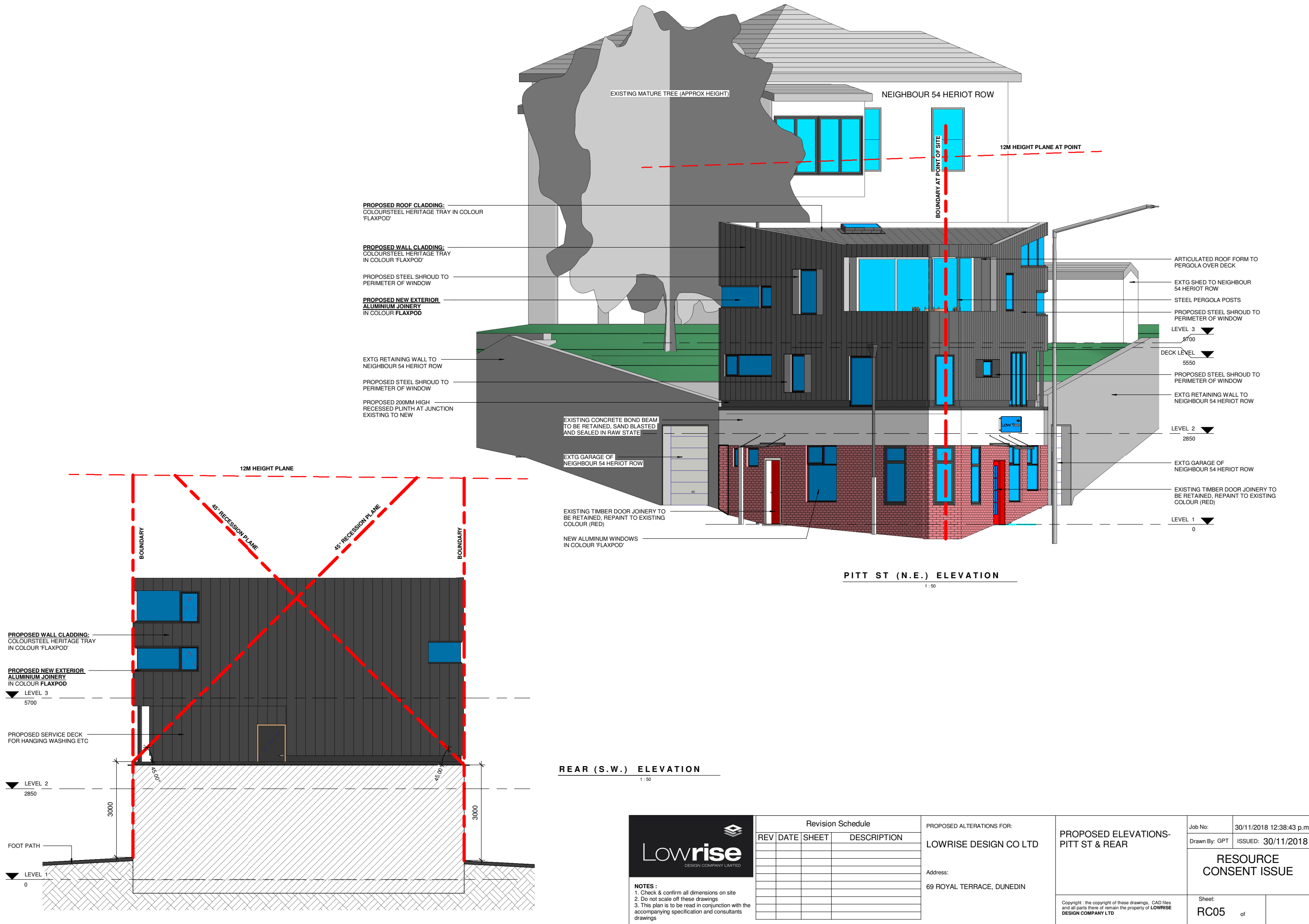
Address:

69 ROYAL TERRACE, DUNEDIN

PROPOSED ELEVATION-
ROYAL TERRACE

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RC04	of



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Revision Schedule			
REV	DATE	SHEET	DESCRIPTION

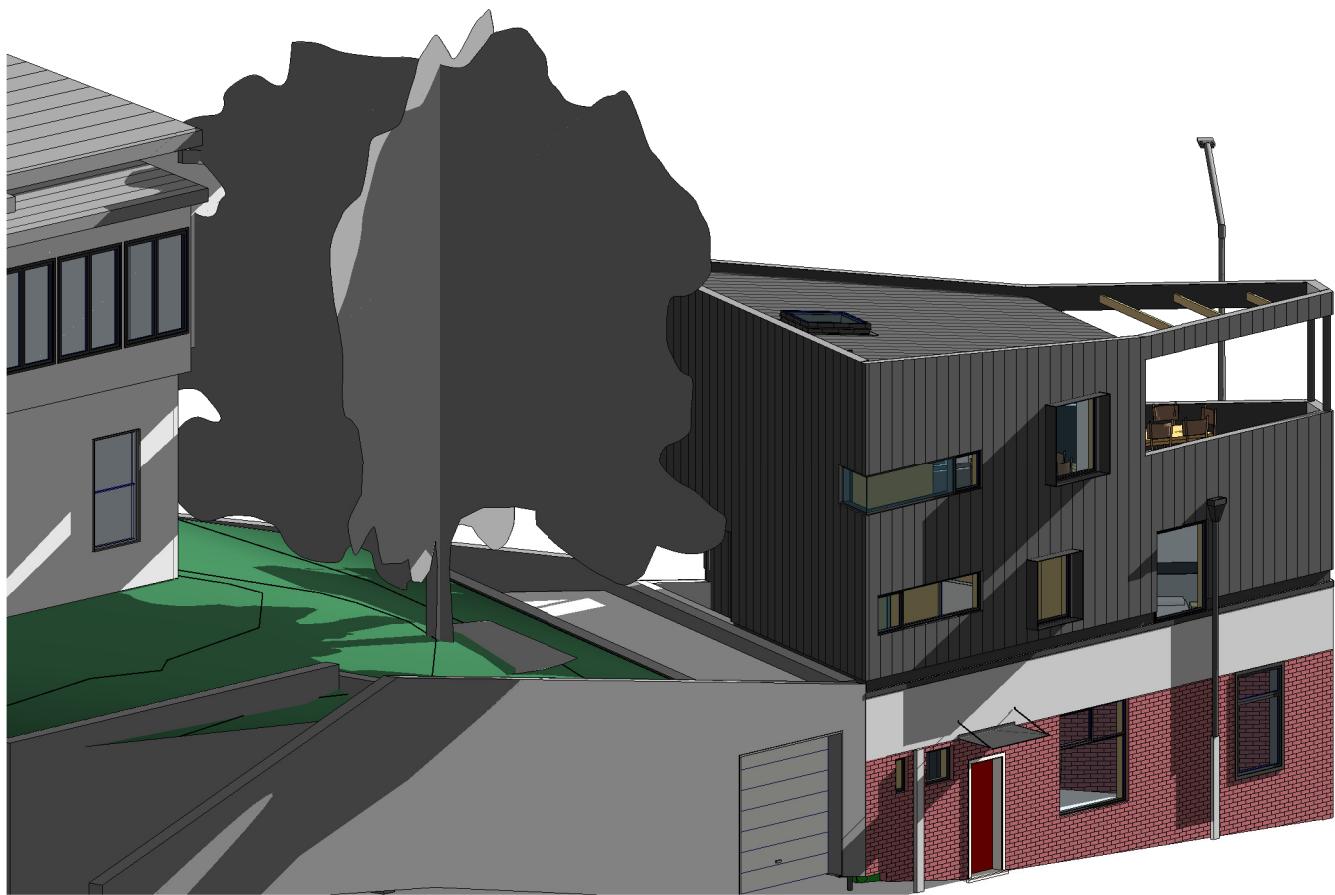
PROPOSED ALTERATIONS FOR:
LOWRISE DESIGN CO LTD

Address:
69 ROYAL TERRACE, DUNEDIN

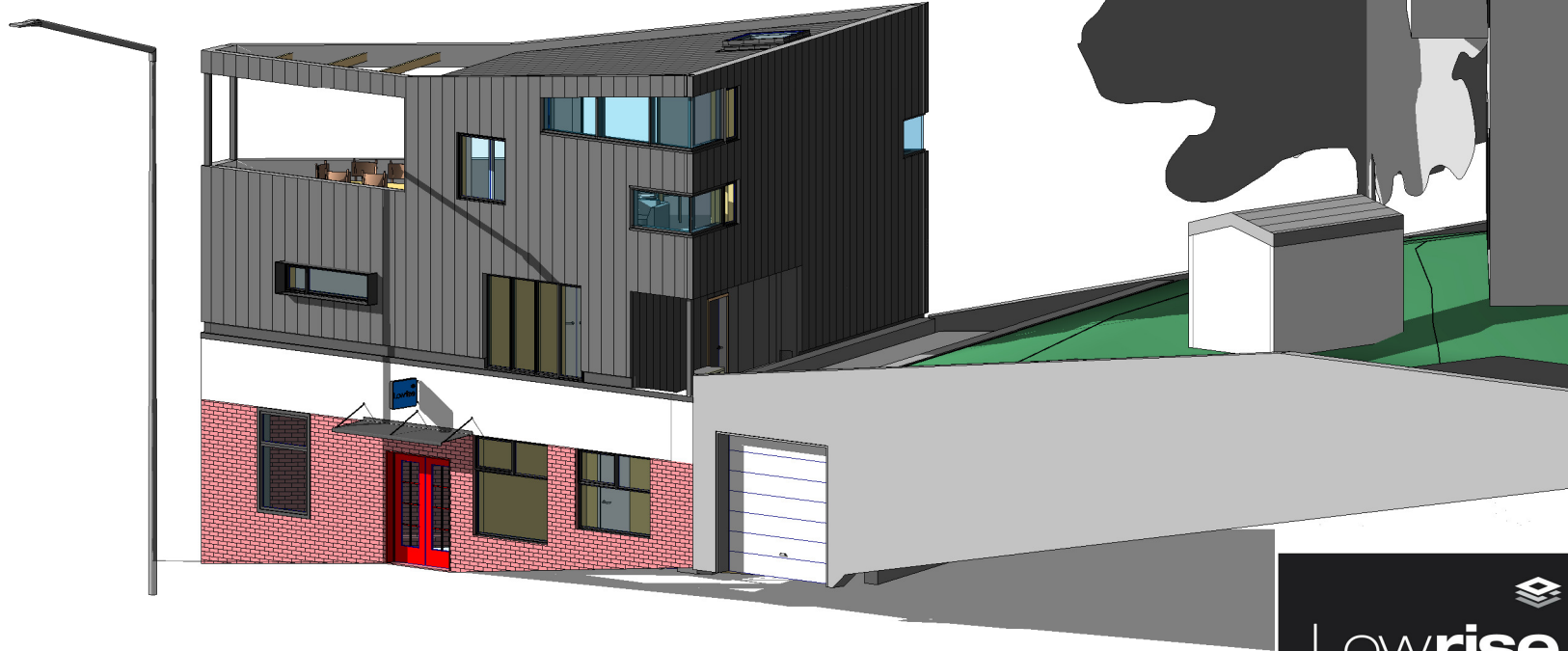
**PROPOSED ELEVATIONS-
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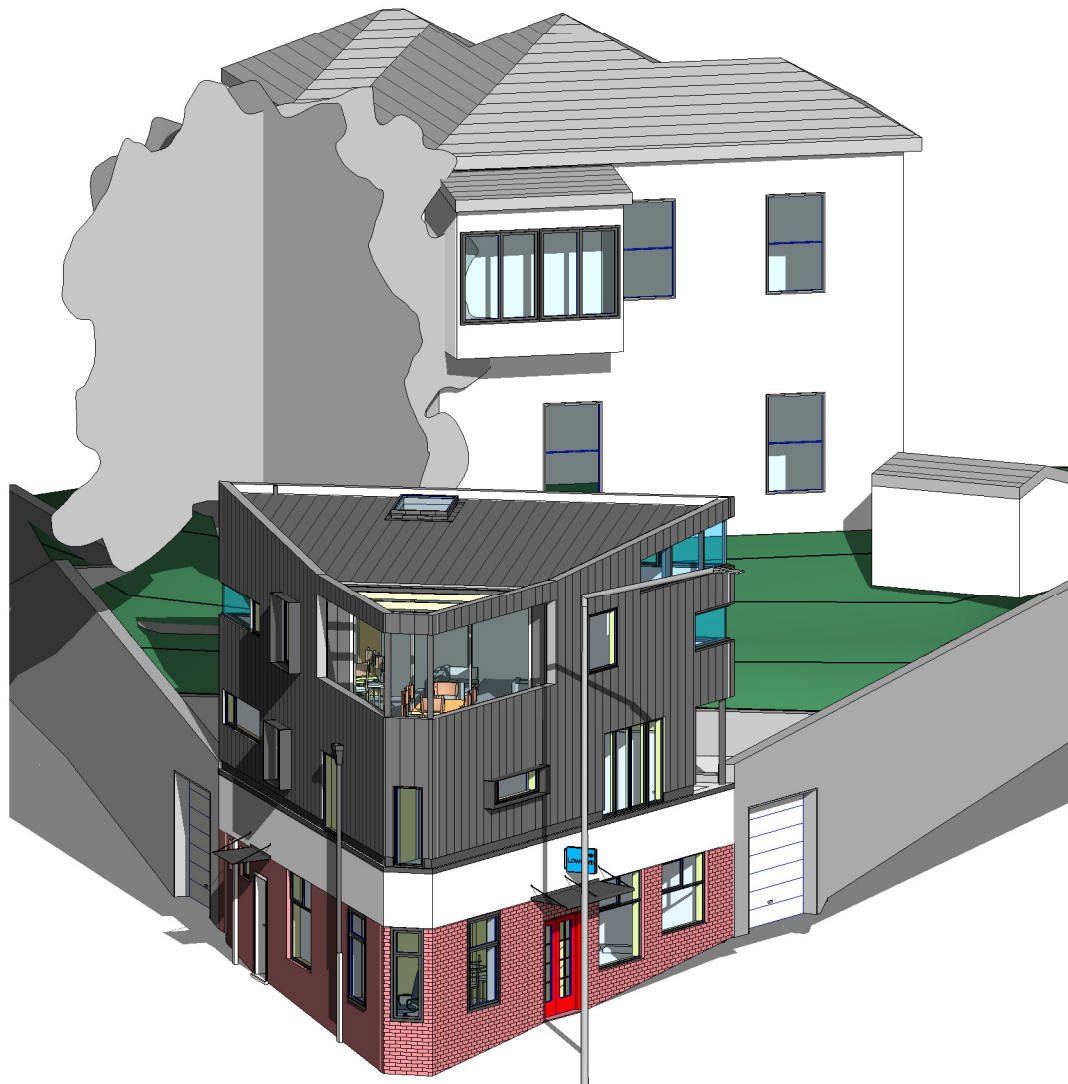
Job No:	30/11/2018 12:38:43 p.m.
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RESOURCE CONSENT ISSUE	
Sheet:	RC05 of



PERSPECTIVE FROM HERIOT ROW STH



PERSPECTIVE FROM ROYAL TERRACE



PERSPECTIVE FROM HERIOT ROW NTH



NOTES :
1. Check & confirm all dimensions on site
2. Do not scale off these drawings
3. This plan is to be read in conjunction with the accompanying specification and consultants drawings

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Revision Schedule			
REV	DATE	SHEET	DESCRIPTION

PROPOSED ALTERATIONS FOR:
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Address:
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PERSPECTIVES

Job No:	30/11/2018 12:38:46 p.m.
Drawn By: GPT	ISSUED: 30/11/2018

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