

RESOURCE CONSENT NOTICE

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

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

Resource Consent Application No: LUC-2017-418

Name of Applicants: Downie Stewart Foundation

Location of Site: 401, 402, and 403 High Street, being that land legally described as Lot 2 DP 4266 (CFR OT14C/712); Lot 4 DP 2281, Part Section 40 Block II Town of Dunedin, Part Lot 3 DP 2281 and Part Lot 5 DP 1266 (CFR 368/120); and Lot 1 DP 4266 (CFR OT276/233).

Description of Application: Resource consent is sought for the re-establishment of residential activity on the ground floor of the existing building at 402 High Street, and to construct and operate a new building for community support activity at the rear of 403 High Street. The three subject sites are owned by Downie Stewart Foundation which is a charitable trust established in 1987, and runs the Moana House programme from all three sites.

The current training, workshop and social services operating from the lower floor of the building on 402 High Street are to be transferred to a new building constructed at the rear of 403 High Street. The building will have three storeys. The ground floor will contain garaging and storage. The first floor will be used for the administration of Moana House, staff room and toilets, and a large multi-purpose room. The sloping ground will give this level direct access to the courtyard of 401 High Street. The upper floor will be four counselling rooms and a sitting area. The building will serve as a venue for all training and workshops for residents and non-residents. A community support activity is an unrestricted discretionary activity pursuant to Rule 8.7.5(i).

The construction of the new building will involve earthworks which breach District Plan thresholds for change in ground level and volume. The subject site is also considered to be a HAIL site under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES). The earthworks are considered to be a restricted discretionary activity pursuant to Rule 17.7.5(ii) of the District Plan. The disturbance of soils of a HAIL site is considered to be a discretionary activity pursuant to Regulation 11 of the NES.

Following the construction of the new building, the existing facilities at 402 High Street are to be converted back to a residential flat. This will result in two flats on this site, which breaches the density rules of the District Plan and is a non-complying activity pursuant to Rule 8.7.6(iii) of the District Plan.

The subject sites are zoned **Residential 1** in the District Plan, and all three are within **TH14 – High Street Heritage Precinct**. The house of 402 High Street is a listed structure **B324**.

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

The Proposed Plan was notified on 26 September 2015. In this instance, there are no relevant Proposed Plan rules to consider.

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

We have identified you as a party who may be affected by the proposal and you have not given your written approval to the activity. If you would like to make a submission on the application, you may do so by delivering a written submission to City Planning, Dunedin City Council, at 50 The Octagon; or mailing to PO Box 5045, Moray Place, Dunedin 9058; emailing to resconsent.submission@dcc.govt.nz. The submission must be in Form 13, which is attached. A person who is a trade competitor of the applicant may only submit if that person is directly affected by an effect of the activity to which the application relates that adversely affects the environment, and the submission does not relate to trade competition or the effects of trade competition.

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

Submissions close at 5pm on **3 November 2017**

You must serve a copy of your submission on Downie Stewart Foundation, the applicant, whose address for service is C/- Maaiké Duncan, Terramark Ltd, PO Box 235, Dunedin 9054, as soon as reasonably practicable after serving your submission on the Dunedin City Council.



Signed on behalf of the Dunedin City Council

3 October 2017
Date