

LUC-2025-146, 33 Russell St, Draft Conditions

Water and Waste conditions

1. The café premises and residential unit must have separate water connections. There is an existing water connection to the property which can be retained, if suitable.
2. An RPZ boundary backflow prevention device and meter must be installed on any non-domestic water connection servicing the site. A completed "Notification Of A New Boundary Backflow Prevention Device" form must then be supplied to DCC 3 Waters via email to rcmonitoring@dcc.govt.nz.

Café

3. Hours of operation are limited to 7am and 10pm. Staff may arrive and leave the site no more than 30 minutes either side of these times.
4. There must be no deliveries between 10pm and 7am the following day.
5. Deliveries must be undertaken from Russell St.
6. All deliveries must be carried out using vehicles no larger than a 99th Percentile Car.
7. No music may be played outdoors.
8. Live music is not permitted.
9. All external lighting must be directed away from any adjoining residential properties.

Visitor accommodation

10. The open space to the north-west of the building must be screened from 98 Arthur St prior to visitor accommodation commencing. The screening must be either:
 - The existing brick wall on the boundary, supplemented by a minimum 1.8m high fence with overlapping timber palings where there is currently a lower, corrugated fence; or,
 - If the brick wall is ever removed, it must be replaced with a minimum 1.8m high fence with overlapping timber palings.

For the avoidance of doubt condition 10 only requires screening to be installed between 98 Arthur St and the open yard on the subject site, and does not need to extend along the full length of the southern boundary of the subject site.

11. The consent holder must supply the following information in writing to the owners and occupants of 98 Arthur St and 41 Russell St.
 - a) A description of the accommodation being provided at site.
 - b) Phone numbers for the site, and up-to-date details of a property manager who will be responsible for managing any complaints regarding the conduct of guests. The information must include the property manager's name, email address, and a suitable phone number/s for business hours and after-hours contact.
12. When any details in condition 11 change, the updated details must be provided to the addresses listed in condition 11.

13. Guests must not use outdoor areas between the hours of 10pm and 7am for socialising.

14. Amplified music must not:

- a) Be played outdoors between the hours of 10pm and 7am; or
- b) Be played at any time, indoors or outdoors, at a volume likely to disturb occupants of neighbouring sites.

15. Guests must be made aware of the requirements of conditions 13 and 14.

Timber joinery

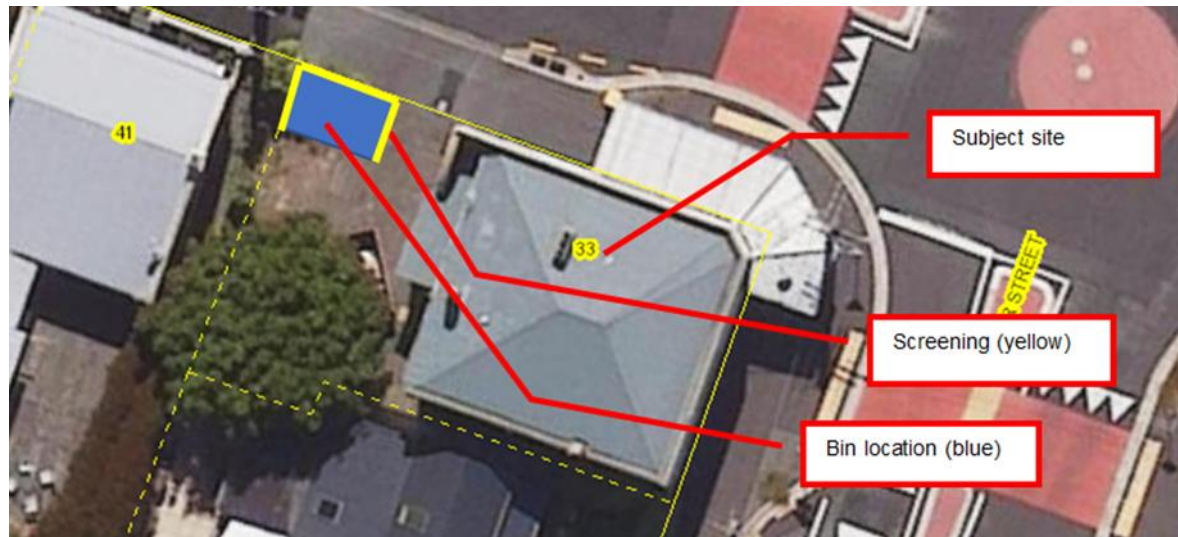
16. Window and door joinery shall be timber unless an alternative material is approved by the Dunedin City Council's heritage advisor.

Noise review

17. Pursuant to Section 128 of the Resource Management Act 1991, the noise requirements of this activity may be reviewed one year after the commencement of the activity, and annually thereafter, to ensure that any adverse effects on surrounding residential receivers are sufficiently managed.

Rubbish & Recycling Bins – location and screening

18. Rubbish and recycling bins, if stored outside, are to be located as shown below, with additional screening to be installed to ensure the bins are not visible from the public domain. Such screening, if new, must be approved by Council prior to being installed. Details must be sent to rcmonitoring@dcc.govt.nz and certified by the Council's heritage advisor.



Advice Notes

Noise and Light Spill

1. This consent does not authorise any breaches of the 2GP light spill or noise requirements (Rules 9.3.5 & 9.3.6). Should any aspect of this activity breach these rules then further resource consent is required.

Alcohol Licensing

2. The application has spoken of an OFF licence for the sale of wine. This type of proposal is unlikely to meet the legal requirements for the granting of an OFF licence. The applicant is encouraged to consult with a member of the Alcohol Licensing team for further information.

Signage

3. All signage must comply with the 2GP signage requirements at all times (Rule 6.7.2 and Rule 6.7.3).

Water Services

4. Detail of the water supply application process can be found at: <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
5. Non-domestic water connections require an RPZ boundary backflow prevention device and a meter. Installation of a boundary backflow prevention device requires a building consent, or an exemption from a building consent ([Boundary-backflow-Building-Consent-exemption-form-editable.pdf \(dunedin.govt.nz\)](http://www.dunedin.govt.nz/services/water-supply/new-water-connections)) before the device is installed. Once the device is installed, 3 Waters must be advised so the installation can be approved. A "Notification Of A New Boundary Backflow Prevention Device" must be supplied to 3 Waters for any new RPZ. Further information is available at <http://www.dunedin.govt.nz/services/water-supply/backflow>.
6. All aspects relating to the availability of water for firefighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by Fire and Emergency New Zealand.

Trade Waste

7. Trade waste requirements and an application form are available at: <http://www.dunedin.govt.nz/services/wastewater/tradewaste>

Heritage New Zealand Pouhere Taonga Act 2014

8. The subject site is associated with pre-1900 human occupation. The development may require an Archaeological Authority under the *Heritage New Zealand Pouhere Taonga Act 2014*. Contact Heritage New Zealand Pouhere Taonga for further information infodeepsouth@heritage.org.nz