

10 May 2017

Urban Cohousing Otepoti Limited
C/- Conrad Anderson
Anderson and Co
PO Box 5933
Moray Place
Dunedin 9058

Dear Conrad

**RESOURCE CONSENT APPLICATION: S127 VARIATION:
LUC-2014-319/B
AMENDING LUC-2014-319
7 MONTPELLIER STREET
DUNEDIN**

Your application for the variation of resource consent LUC-2014-319 by altering the layout of the development, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering sections 95A to 95G, it was determined that any adverse effects would be no more than minor, there were no potentially affected parties for the application, and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered by a Senior Planner under delegated authority on 10 May 2017.

I advise that the Council has **granted** the request for a change of conditions to the consents. The full text of the decision commences on the attached certificate.

BACKGROUND TO APPLICATION

The subject site is part of the closed High Street School. The subject land is held in two titles. The first site is legally described as Part Lot 2 Deposited Plan 6575, held in Computer Freehold Register 593975, and has an area of 1515m². It is rectangular, and has frontage to Montpellier Street. The second subject site is legally described as Lot 9 Deeds Plan 270 and Section 7-9 Block II Town of Dunedin, held in Computer Freehold Register 600867 (limited as to parcels). It is a generally rectangular shaped site of 3415m² with a stepped northwest side boundary, and having frontage to High Street and Alva Street along its southeast and northeast boundaries respectively. Combined, the two titles have an area of approximately 4930m².

The applicants obtained resource consent, LUC-2014-319, on 12 September 2014 for the redevelopment of the subject sites into a co-housing development combining private dwellings with communal living arrangements. The consent was processed on a notified basis, and was subject to 54 submissions.

The development, as consented, is to have four blocks of units (named High, Alva, Mont and Queens Blocks) arranged around a courtyard. The existing school administration block is to be partially demolished and the remaining structure converted to be the Common House. It will have a kitchen and dining room, two guest bedrooms, youth room, workshop, shared laundry and other shared facilities. Condition 3 of the consent requires that:

3. *'That the entire development shall have no more than 26 residential units, and a total of no more than 80 habitable rooms (bedrooms) including the two guest rooms in the common house. The internal layout of the residential blocks need not fully replicate the application plans.'*

This consent allows some flexibility in the makeup of the units but not the physical structures of the units.

LUC-2014-319/A is an objection to the fees for the original consent, and did not change the conditions of consent in any way.

CURRENT APPLICATION

The applicant now seeks to change the layout of the development, as follows:

- Queens Block (the southwest block) is to be removed.
- Mont Block (the northwest block) is to be removed.
- Alva Block (the northeast block) and High Block (the southeast block) are to have additional units and will be extended in length.
- High Block is to have its yard space increase from 2.5m to 3.0m.
- The internal access linking the Alva Street and Montpellier Street accesses will be removed so that the two parking areas will be distinct.
- The reduction of on-site parking from 18 to 14 parking spaces.
- No demolition of the existing administration block.
- The expansion and conversion of the Common House into three residential units and common facilities. The portion named the 'Common House' will reduce in area to coincide with the shared facilities.

The revised layout will result in 22 residential units, having a total of 78 habitable rooms, compared to the 26 units and 80 habitable rooms already consented.

Further information regarding the changes to the Common House was received at Council on 10 May 2017. The floor area of the Common House will be over 300m². The revised proposal will retain all the key features of the communal space including kitchen, dining and lounge areas, two guest rooms, and a workroom and youth room.

REASONS FOR APPLICATION

Section 127(1) of the Resource Management Act 1991 states:

The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

Section 127(3) of the Act states that "Sections 88 to 121 apply, with all necessary modifications as if –

- a) *the application were an application for a resource consent for a discretionary activity; and*
- b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

PLANNING ASSESSMENT

Affected Persons

Section 127(4) of the Act states that *"For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –*

- a) made a submission on the original application; and*
- b) may be affected by the change or cancellation."*

The original application was notified, and there were 54 submissions on the proposal. 46 of these were in support.

The proposed variation is not expected to create any additional effects on the neighbours as the nature of the development is not changing and the overall number of residential units and habitable rooms are decreasing in number. While the Alva and High Blocks are increasing in length, there will be no Mont or Queen Blocks presenting end walls to the street. The access points to the development are not changing. Accordingly, no parties are considered to be adversely affected by this proposal for those reasons outlined below in the section headed Effects on the Environment.

Proposed Second Generation Dunedin City District Plan ("Proposed Plan")

Section 127(3) of the Resource Management Act 1991 determines that sections 88 to 121 of the Act apply. The Proposed Plan was notified on 26 September 2015, and some rules have immediate legal effect. In this instance, there are no relevant 2GP rules to consider.

As stated in section 127(3)(a) of the Resource Management Act 1991, the application is a **discretionary activity**.

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in sections 10.8 and 18.6 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is a mixture of activities. The properties on the far side of High, Alva and Montpellier Streets are residential properties. There is Council reserve to the southwest of the subject site.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

1. Bulk and Location (Assessment Matter 8.13.3)

The residential units of High Block were granted consent to breach the yard and height plane angles along the front boundary along High Street by 2.0m and 10° respectively. The proposed variation will move the building back from High Street by a further 0.5m, thereby supposedly reducing the yard and height angle breaches along this frontage. However, a comparison of the elevations for the original application and the revised proposal do not suggest that this is the case as the units appear to encroach into the height plane angle by a similar amount. However, the situation with the variation will be no worse than the consented proposal, and as such, is acceptable.

The Queens Block of the original proposal presented its southwest end to High Street. This block is now removed from the proposal and the High Block extended further westwards into the same space. This will increase the length of the High Block but will not have a significant change to the overall bulk and appearance of the development as viewed from High Street.

There will be an increase in the height plane angle breach as measured from the reserve boundary but over a much smaller length (being the end of the High Block and not the full length of the former Queens Block). The reserve is vegetated and slopes upwards from this boundary, so the bulk and location breach is not considered to have any implications for the reserve. Council's Parks and Recreation Planner has considered the revised proposal and advises that the effects of the development on the reserve will not increase with the revision and, in fact, might decrease. The Parks Operation Manager seeks to be advised of works commencing along this reserve boundary so that the condition of the reserve can be monitored during the construction period. As this is a variation to the consent, it is not possible to place this on the consent as a condition.

The Alva Street Block will also increase in length into the space presently occupied by the proposed Mont Block. No additional bulk and location breaches will be created by the revised proposal.

The height of the proposed units will comply with the 9m maximum for this Residential 1 zone except for the apex of the High Block. The block has a gable roofline, so the breach extends for the full length of the building, parallel with the High Street front boundary. Again, this is a very similar situation to that originally proposed. While the change in position of the High Block will not alter the amount of the breach, it will supposedly place it 0.5m further back, and it is therefore acceptable.

The original proposal included the demolition of part of the former school administration block next to the boundary with 5 Montpellier Street. However, the revised proposal intends that this portion of the building be kept and converted to a residential unit. Information on this structure is not provided, but it is possible that this building has existing yard and/or height plane angle breaches in terms of the boundary shared with 5 Montpellier Street. While the internal use of the existing building will become residential, the development is within a Residential zone and a house maintaining a height plane angle of 63° could be built within 2.0m of the boundary. Any breach of these requirements, should one exist, will be relatively minor and an existing situation except for the internal use of the structure which will not be inconsistent with the zoning.

Extensions to the Common House will all be at the southeast end of the building, internal to the overall development. There will be no new bulk and location breaches arising.

2. Design and Appearance of Buildings

The design of the revised buildings will be consistent with that already approved by the original consent, and it is only the length of the High and Alva Blocks which are changing. The High Street end of the development is within a heritage precinct so the merits of the building design was assessed by Councils Policy Planner - Heritage in the original report. He considered that the building design met the values of the High Street Heritage Precinct. He commented:

'Although the building is of a large scale, I think it is sufficiently modulated to reduce the appearance of a monolithic block of flats. The fact that the site is slightly separated from other buildings in the precinct, bounded by the town belt and Alva Street, also assists in reducing the perceived scale of the building. Overall, I believe this to be a positive addition to the High Street Heritage Precinct.'

The proposal has been reviewed by Council's new Policy Planner – Heritage in terms of the heritage precinct and the heritage archway at the corner of High and Alva Streets. He advises:

'The proposals will create a longer, single terrace of housing facing High Street in comparison with the previously consented segmented terraces. Terraced housing does not appear on High Street itself, but is a traditional building style that can be found used in nineteenth century suburban areas of Dunedin, including in the High Street Heritage Precinct in the form of Gladstone Terrace, Melville Street. The visual impact of length of the terrace is broken up by the use of two contrasting materials and full height bays on the High Street terrace, which create a sense of verticality in keeping with the character of the heritage precinct. The revised scheme is not therefore considered to harm the character of the precinct and its heritage values.'

'The revised development presents a reasonably plain backdrop to the Memorial Arch and sufficient space for a memorial garden. It would not therefore heavily intrude on the setting of the archway.'

At the time of the original application, Council's Urban Designer also viewed the design favourably as contemporary terrace housing compatible with the street scene. The proposed variation does not change the design elements of the residential units in any way except to increase the length of the Alva and High Blocks.

3. Amenity Values and Character (8.13.5)

The proposed development is over dense for the Residential 1 zoning of the subject sites. This subject was well canvassed at the time of the original consent, and the proposal was considered acceptable because of the cohousing residential model being promoted by the applicant. The consent is specific to a cohousing development where there is a greater sense of community and sharing of space and resources than the average residential development.

The proposed variation does not change the nature of the proposal in any way and it is the number and distribution of units on-site which is altering. The total area of building footprints will decrease from 1808m² to 1188m² and the number of units will decrease from 26 to 22. The proposed layout will have a larger area of central open space and will comply with the District Plan requirements for amenity open space whereas previously there was a shortfall in area of approximately 14%. The revised design is therefore an improvement in terms of open amenity space.

The proposal seeks to change the Common House by reducing the common space and introducing three residential units. The consent is specific to a co-housing development which involves sharing of community facilities and resources; therefore, it is important that the Common House retain a communal character. The essential features of the Common House for common use, being the dining room, kitchen and other shared spaces, will still be available for the residents and are expected to be large enough for the development to function as a true co-housing activity or the applicants will be in breach of their consent condition 2. The plans provided to Council on 10 May 2017 show the revised Common House (now referring to the portion of the building to be used for communal use rather than the whole structure) containing all the same key features including dining facilities, guest rooms, and large rooms for meetings or other activities. While the overall area might be reduced, the applicant notes that the number of units has also reduced and the common area within the Common House and the green space on-site, '*... is more than sufficient for the purposes of developing a cohousing community*'. The proposed variation is therefore

considered to maintain the amenity values and character of the co-housing model and residential area.

4. Provision for Stormwater, Water and Sewerage (8.13.10)

The proposed variation has been considered by Council's Consents and Compliance Officer, Water and Waste Services Business Unit, who advises that the department has no concerns for the servicing of the development. The Water and Waste Services Business Unit does not require any changes to the conditions of consent.

5. Earthworks (17.7)

The original consent provides for earthworks associated with the development of the subject sites. The proposed variation decreases the volume of earthworks from 1000m³ to 950m³ and is therefore considered to be within the scope of the original consent. All the existing consent conditions will remain relevant to the revised proposal.

6. Transportation (18.6.1(c))

The Transportation Planner, Transport, has considered the application. He notes that the proposed variation will retain the use of the vehicle accesses to both Alva Street and Montpellier Street although the two access points will not be connected within the site as originally proposed. Transport considers the proposed access amendments to be acceptable.

Transport no longer requests detailed design plans to be provided for approval with respect to the proposed vehicle accesses. However, the accesses will still be required to comply with the formation and hard surfacing requirements of the District Plan. Specifically, the new accesses from Alva Street and Montpellier Street shall each be formed to a minimum width of 5.0m, and shall be hard surfaced from the edge of the carriageway of their frontage road for their full duration, and be adequately drained. It is advised that each vehicle crossing, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).

In regards to the parking provision, the Transportation Planner comments:

'The number of units within the site is being reduced by four, and the number of parking spaces within the site is commensurately being reduced by four. Fifteen parking spaces are required to be constructed on Alva Street as part of the original consent. The applicant states that the ratio of on-site parking spaces to units will be slightly reduced (0.69 per unit, reduced to 0.64 per unit). The overall ratio of parking spaces (on-site and off-site) will however be slightly increased (1.27 per unit, to 1.32 per unit). Overall, Transport is satisfied that the number of proposed parking spaces will generate similar effects to the consented development.'

'The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained for their entirety, and parking spaces permanently marked in accordance with the application plans. All parking spaces shall comply with the minimum dimensions stipulated in Appendix 20B of the District Plan.'

'The detailed design for the 15 angle parking spaces on Alva Street shall be submitted to, and approved by, the DCC Transport Group prior to their construction. The parking and any new roading infrastructure shall be



constructed in accordance with the approved plans at the consent holder's expense.'

In conclusion, Transport considers that the proposed variation is similar in terms of effects on the transportation network, subject to the recommendations outlined above.

DECISION

LUC-2014-319/B

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the discretionary activity of varying LUC-2014-319 by changing the layout of the development, and accordingly LUC-2014-319 is amended to read as shown on the attached certificate.*

LAPSING OF CONSENT

The subdivision consent shall lapse on 15 December 2024 after a period of ten years from the date of the original subdivision consent LUC-2014-319 unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

COMPLIANCE WITH CONDITIONS

It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

REASONS FOR DECISION

It is considered appropriate to amend the consent decision for the following reasons:

1. The adjustments in the layout do not change the nature of the development in any way and the scale is considered to be reduced.
2. The building design will be consistent with that already approved as part of the original consent, and it is only the length of the High and Alva Blocks which are changing externally. The number of buildings on-site are, however, reducing, and because the High and Alva Blocks are situated at the site's frontage, there will be little change to the appearance of the development from off-site.
3. The Common House space will be reduced in scale, but the project is still required by the conditions of consent to fulfil the character of a co-housing community. The revised proposal still provides communal space for shared use and although smaller, the Common House will still feature all the key facilities.
4. The Transport Planner considers that the changes to the access and parking to be acceptable in light of the reduction in numbers of units and habitable rooms. The actual access points to the roading network, and the creation of on-street parking, do not change with the variation.

RIGHTS OF OBJECTION

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
Dunedin

Attn: Senior Planner – Enquiries Plaza, Ground Floor

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lianne Darby', written in a cursive style.

Lianne Darby
PLANNER

Consent Type: Section 127 Variation of Conditions & Land Use

Consent Number: LUC-2014-319/B (being a variation of LUC-2014-319)

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the discretionary activity of varying LUC-2014-319 by changing the layout of the development.*

The Amended Decision now reads:

Location of Activity: 7 Montpellier Street, Dunedin.

Legal Description: Part Lot 2 DP 6575 (CFR 593975), and Lot 9 Deeds Plan 270 and Section 7-9 Block II Town of Dunedin (CFR 600867).

Lapse Date: 16 December 2024, unless the consent has been given effect to before this date. If the consent is given effect to in stages, the lapse period is applicable to each stage i.e. the giving effect of Stage 1 does not 'give effect' to subsequent stages.

*That pursuant to sections 34A and 104B and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the establishment of a cohousing residential development at 7 Montpellier Street, Dunedin, on the land held in CFRs 593975 and 600867, subject to the following conditions imposed under section 108 of the Act:*

General Conditions:

1. *That the proposal shall be undertaken generally in accordance with the revised plans prepared by Architype titled, 'High Street Cohousing – 7 Montpellier Street', dated July 2016, received at Council with the variation LUC-2014-391/B on 6 April 2017, and details submitted with the application for LUC-2014-319, received by Council on 27 June 2014, except where modified by the following:*
2. *The residents shall be actively engaged in a cohousing scheme as defined by the document, 'Creating Cohousing: Building Sustainable Communities,' by Kathryn McCarmant and Charles Durrett, 2011. The Dunedin City Council considers that the primary principles of a cohousing development include:*
 - *Participatory process in terms of planning, decisions, etc.*
 - *Designs which facilitate a mixed-aged, inwardly supportive but outwardly focussed community.*
 - *Extensive common facilities which are available at all times for use of residents.*
 - *Complete resident management.*
 - *Non-hierarchical structure.*
3. *That the entire development shall have no more than 26 residential units, and a total of no more than 80 habitable rooms (bedrooms) including the two guest rooms in the common house. The internal layout of the residential blocks need not fully replicate the application plans.*

4. *That the two subject sites shall be amalgamated and the new title submitted to Council prior to any construction works commencing on-site.*

Pre-Construction Phase

5. *An assessment of the existing trees on the subject site shall be undertaken in consultation with Council's Arborist and Landscape Architect with a view to determining whether any trees can, and should, be retained and incorporated into the design of the complex.*

Earthworks and Construction

6. *No surplus soil shall be deposited on any other property in a manner which breaches the permitted activity limits defined in Section 17 of the Dunedin City District Plan without first obtaining Resource Consent.*
7. *A Construction and Site Management Plan shall be prepared which addresses the following:*
 - a) *Staging of the development;*
 - b) *Timing of the boundary treatment works;*
 - c) *How public access to the worksite will be prevented during construction;*
 - d) *Dust management methods;*
 - e) *Stormwater and sediment control methods.*

A copy of Construction and Site Management Plan must be provided to the Consent Authority upon request.

8. *A Temporary Protection Plan shall be prepared in consultation with Heritage New Zealand for the treatment and protection of the memorial arch during the earthworks and construction period, with the objective of ensuring that this structure and the adjacent fencing is not damaged in any way. The Plan shall be submitted to Council's Resource Consents Manager for approval prior to works commencing.*
9. *Any earth material to be removed from the site shall be deposited to an approved clean-fill site. Depending on the volume and distribution of the fill at the new site, additional resource consent may be required.*
10. *The contractor shall be responsible for ensuring the roads remain clear of debris at all times.*
11. *Construction shall be limited to the times set out below and shall comply with the following noise limits.*

Recommended upper limits for construction noise received in residential zones and dwellings in rural areas.

Time of week	Time period	Duration of work					
		Typical duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		Leq	Lmax	Leq	Lmax	Leq	Lmax
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75

	2000-0630	45	75	45	75	45	75
Sundays and public holidays	0630-0730	45	75	45	75	45	75

Noise shall be measured and assessed as per New Zealand Standard Acoustics – Construction Noise NZS 6803:1999.

Water and Waste Servicing

12. An "Application for Water Supply" shall be submitted to the Water and Waste Services Business Unit to establish a new water connection or connections to the development. Details of how the development is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply. If necessary, this condition shall apply to each separate stage.
13. Upon approval by the Water and Waste Services Business Unit, water service connection/s shall be installed in accordance with Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.
14. A Stormwater Management Plan for the entire development shall be submitted to the Water and Waste Services Business Unit for approval prior to any works commencing on-site. The Stormwater Management Plan shall outline how stormwater will be managed, and identify and address any downstream effects of stormwater generated by the entire development, including any mitigation required. Mitigation may include retention tanks or a combined stormwater retention area such as a swale.
15. Stormwater management for the site shall be undertaken in accordance with the approved Stormwater Management Plan.

Transportation

- ~~16. Detailed design of all vehicle access, and service areas within the site, shall be submitted to, and approved by, Transportation prior to any works commencing on their construction. The plans shall show compliance with the relevant performance standards for vehicle accesses, as contained within the Transportation Section of the District Plan.~~
17. The new access between accesses from Alva Street and Montpellier Street shall be formed at the time of the first stage. The accesses shall be formed to a minimum width of 5.0m, and shall be formed with at least an all-weather surface except the two ends driveways shall be hard surfaced from the edge of the carriageway of the road to a distance at least 5.0m inside the property boundary.
- ~~18. At the time of completion of Mont Block, the access between Alva Street and Montpellier Street shall be hard surfaced to a minimum width of 5.0m and be adequately drained for its full duration.~~
19. On-site parking shall be provided on-site at each stage at a rate of one parking space per residential unit up to, and including, the ~~18th~~ 14th unit except that at the time of construction of Mont Block, this requirement for on-site parking may be relaxed until such time as the parking spaces under Mont Block are completed and usable.
20. The separate parking area accessed from Montpellier Street shall be formed when required to comply with condition 19 above (in respect of the number of car parks required), in accordance with the approved design, and shall be hard surfaced and adequately drained for its full duration. The parking spaces shall be permanently marked.
21. Once ~~Mont Block~~ Alva Block is completed, all on-site parking and manoeuvring areas shall be formed, hard surfaced and adequately drained for their entirety, and the parking spaces permanently marked.

22. *A total of not less than ~~18~~ 14 on-site parking spaces shall be provided on-site on an on-going and permanent basis, ~~except where this condition is modified by condition 19.~~*
23. *Once the ~~19th~~ 15th unit is to be constructed, the detailed design for the 15 angle parking spaces on Alva Street shall be submitted to, and approved by, Transportation prior to their construction. The parking and any new roading infrastructure shall be constructed in accordance with the approved plans at the consent holder's expense prior to occupation of the ~~19th~~ 15th unit.*
24. *The vehicle accesses and crossings shall be constructed in accordance with the approved plans.*
25. *All parking spaces shall comply with the minimum dimensions stipulated in Appendix 20B of the District Plan.*

Noise and Lighting

26. *The consent holder shall ensure noise from activity taking place on the site will not exceed the performance standard set out in Rule 21.5.1 of the District Plan.*

Common House

[The 'Common House' refers to the area within the former school buildings which is available for all residents to use, as outlined in the revised plans of condition 1. It excludes the three residential units contained within the same building.]

27. *The common house shall be used by the residents and their guests for meals and gatherings, but shall not be made available for the use of outside parties for regular or one-off activities, whether a financial or any form of trade agreement is involved in the transaction for its use or not i.e. the common house is not to be hired out for the purpose of raising finances for the cohousing group. This space shall be ancillary to the cohousing style of living.*
28. *The common house shall have no more than two guest rooms and the use of these shall be confined to guests of the residents. The maximum length of stay of any one guest or party of guests shall be two weeks or the guest rooms and common house will be considered a residence and will require additional resource consent. If more than five paying guests in total are accommodated within the two guest rooms on any occasion, this will be a breach of this resource consent. The activity will be considered a commercial residential activity and will require an application for an additional resource consent.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application. It should be noted, however, that the consent is specifically for a co-housing project and not 26 residential units.

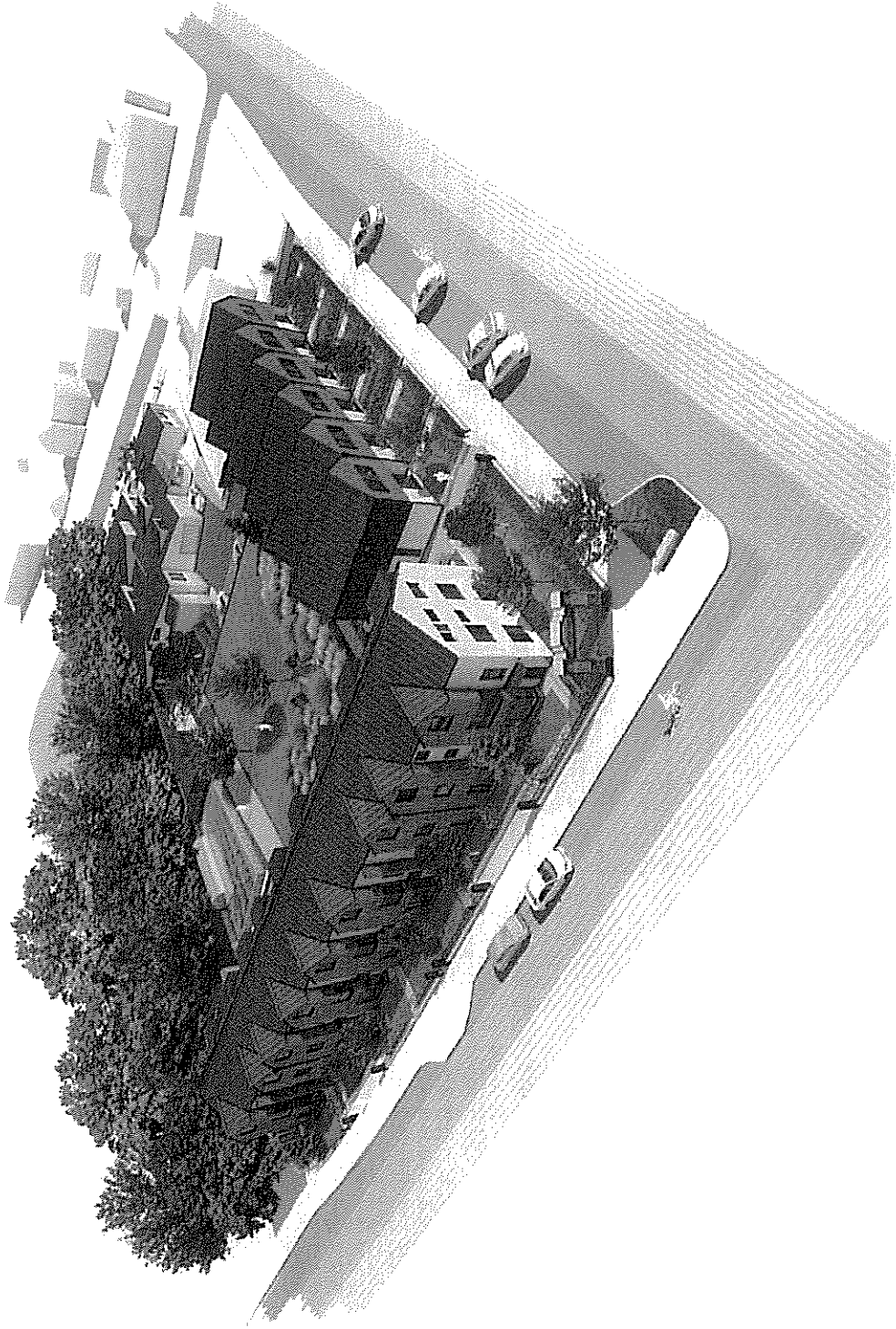
4. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
5. It is advised that any residential use made of the new units which is not part of the cohousing structure must comply with the requirements of the District Plan; that is, this consent provides for 26 residential units as part of a cohousing project, not 26 residential units to be owned and occupied by fully self-contained households whether there is common property available or not as part of that arrangement. It should be noted that the combined site has only enough land to allow nine residential units to be established while complying with the present District Plan rules for Residential 1 zoned development. Therefore, should the cohousing project be terminated part way through its implementation, the tenth or any subsequent residential unit, or the subdivision of the subject site, will require additional resource consent as it will involve an over-dense residential development. It should not be assumed that consent will be granted.
6. It is advised that the vehicle access from the carriageway to the property boundary is over road reserve, and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
7. The new use of the common house will involve a change in use of the building in accordance with section 114 of the Building Act 2004. All building work will need to comply with the New Zealand Building Code, and the Building Act 2004, its regulations and amendments.
8. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater, and Water Supply) of the Dunedin Code of Subdivision and Development must be complied with.
9. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
10. Note that certain requirements for building on this site may be stipulated via the building consent process; and are likely to include the following points:
 - The finished floor level is to be no less than 150mm above the lowest point on the site boundary (or the crown of the road if the site is at or above this level). Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
11. The Parks Operations Manager seeks to be advised when works commence so that the condition of the Council reserve can be monitored during the construction period.

Issued at Dunedin this 16 December 2014.

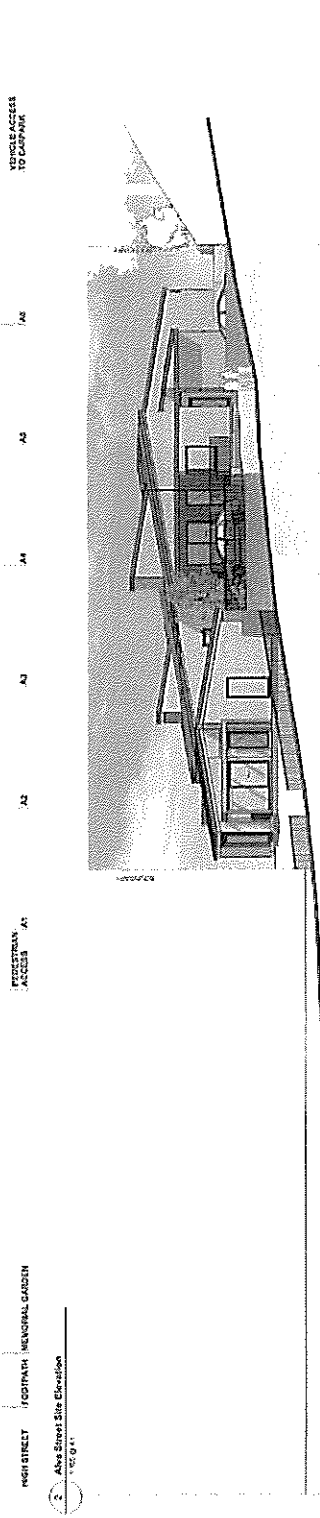
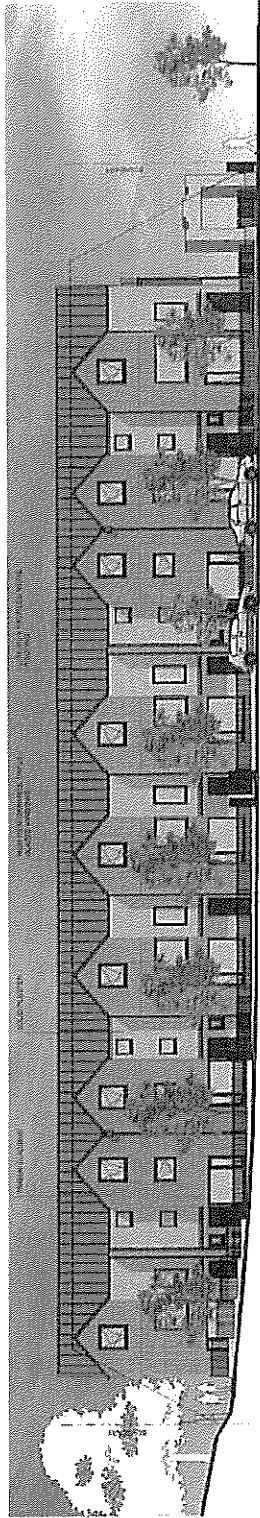
Re-issued at Dunedin pursuant to section 127 this 10 May 2017.



Lianne Darby
Planner







PROJECT	High Street Chevaung
OWNER	7 Memorial Street, City Rise
DATE	14/05/2023
SCALE	1:100
PROJECT NO.	22-01
REV.	A

architype

Architects
 7 Memorial Street, City Rise
 Bristol, BS2 9JP

DATE: 14/05/23
 PROJECT NO: 22-01

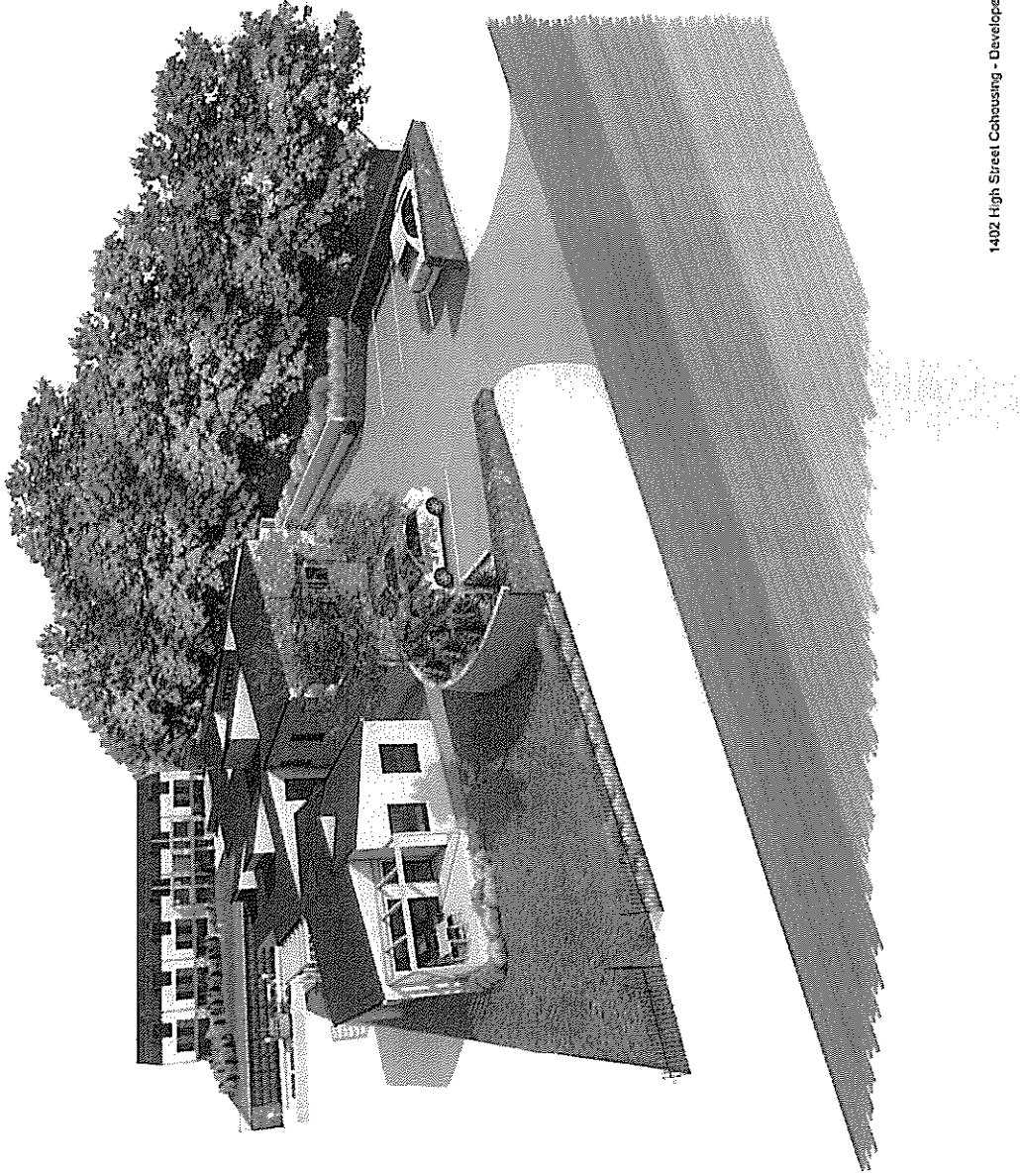


1 High Street Site Elevation
 1:80 @ 8' 11"

2 Alva Street Site Elevation
 1:80 @ 8' 11"

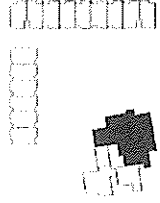
3 Memorial Street Site Elevation
 1:80 @ 8' 11"

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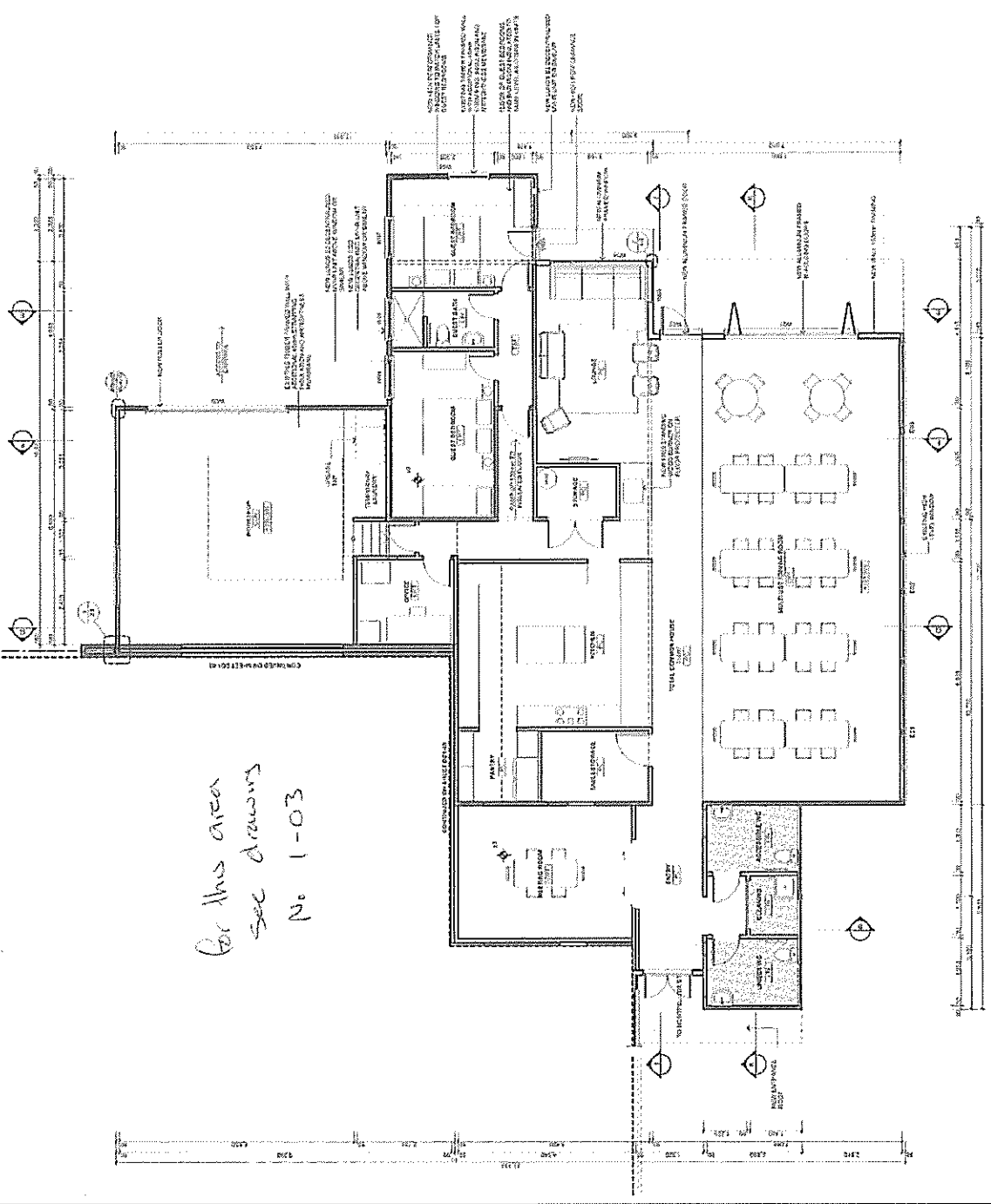
NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	STEEL
4	MECHANICAL
5	ELECTRICAL
6	PLUMBING
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8	FINISHES
9	LANDSCAPE
10	EXTERIOR
11	INTERIOR
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93	ELECTRICAL
94	PLUMBING
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96	FINISHES
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98	EXTERIOR
99	INTERIOR
100	MECHANICAL



NOTES:
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Project: High Street Coliseum
Address: 7 Mississippi Street, City, IL 60601
Scale: 1/8" = 1'-0"
Sheet: 1007/CH 1-04
Date: 03



10 May 2017

Urban Cohousing Otepoti Limited
C/O Anderson and Co
PO Box 5933
Moray Place
Dunedin 9058

Dear Sir/Madam

DEVELOPMENT CONTRIBUTION PAYABLE: LUC-2014-319/B
7 Montpellier Street Dunedin

On 1 July 2006 the Dunedin City Council implemented a policy on development contributions in accordance with the Local Government Act 2002. Applications for resource consent, building consent or service connections lodged after 1 July 2006 are assessed for development contributions.

The original resource consent application was lodged prior to 1 July 2014, and a development contribution levied, accordingly the Dunedin City Council's Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community Plan applies.

In accordance with Section 198 of the Local Government Act 2002 and the Dunedin City Council's Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community Plan, a revised development contribution of \$5741.26 (including GST) is payable on this development.

This contribution applies to the variation of the original resource consent (LUC-2014-319) and has been calculated at \$287.06 (including GST) per additional Unit of Demand. The proposal seeks to reduce the number of residential units from 26 to 22. The development is assessed as creating an additional 20 Units of Demand (a credit equivalent to one unit of demand has been allocated for the two existing certificates of title).

Payment shall be made at your earliest convenience but shall be prior to the implementation of your land use consent.

In the event that the development contribution is not paid, the Council may, pursuant to Section 208 of the Local Government Act 2002:

- (a) Prevent the commencement of the resource consent under the Resource Management Act 1991 and
- (b) Register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

If you have any further queries regarding the assessment or payment of this development contribution, please feel free to contact me on telephone 474-3363 or send an email to development.contributions@dcc.govt.nz.

Yours sincerely



Nic Jepson
Development Contributions Officer