



NOTICE OF MEETING

**Notice is hereby given that a Meeting
of the Hearings Panel
will be held in the Council Chambers
First Floor, Civic Administration Building,
101 Esk Street, Invercargill
On Wednesday 15 August 2018 at 9.00 am**

Cr D J Ludlow (Chairman)
Cr K F Arnold

EIRWEN HARRIS MITCHELL
MANAGER, SECRETARIAL SERVICES

Council's Values:

- Responsibility Take ownership of decisions and outcomes, both collectively and individually.
- We willingly share our knowledge.
 - We acknowledge our mistakes, work to resolve them and learn from them.
 - We give and receive feedback in a constructive manner to resolve issues.
 - We do our job with total commitment.
- Respect Everyone is important, as are their views.
- We support and care for each other.
 - We stop to listen, learn and understand.
 - We communicate in an honest, up-front and considerate manner.
 - We maintain confidences and avoid hurtful gossip.
- Positivity Always look on the bright side of life.
- We are approachable, interested and friendly.
 - We are open and receptive to change.
 - We acknowledge and praise the efforts of others.
 - We work together as a team to get the job done.
- Above and Beyond Take opportunities to go the extra mile.
- We take the initiative to improve our work practices to get the best results.
 - We challenge ourselves and each other to make it better.
 - We take pride in providing the best possible outcomes.
 - We are ambassadors for our Council at all times.

Council's Vision for the City:

Enhance our City and preserve its character, while embracing innovation and change.

Council's Vision:

We are an energised, fun and innovative team that makes it better for each other and our community.

Council's Mission:

Making it better by making it happen.

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Report to the Hearings Panel 15 August 2018

HEARING PANEL MEMBERS ARE:

**Cr D Ludlow (Chair)
Cr K Arnold**

1. HEARING 1 – 217 AND 221 TEVIOT STREET, INVERCARGILL

A copy of the report, including a recommendation, is attached.

Report compiled by: Tayla Carson
Resource Management Officer

Report endorsed by: Gareth Clarke
Team Leader – Resource Management

HEARING 1

Applicant	Evans Homes Limited
Application	To erect eight attached residential units on two separate properties within the Residential 1A Zone.
Site	217 and 221 Teviot Street, Invercargill
Legal Description	Lot 3 and 4 Block II, DP 45
Classification	Residential 1A Zone of the Proposed District Plan
Activity Status	Non-complying
Process	At a meeting on 19 July 2018 with the applicant, the Director of Environmental and Planning Services advised that the application did not require notification. On the matter of whether consent be granted or declined, she decided that the application be heard and decided by the Hearings Panel, due to the extent of non-compliance with the density rule.
Issues	The key issues for this application are density and energy conservation.

APPLICATION DETAILS AND CONSENT CATEGORY

The application is to construct eight attached residential units, on two separate allotments. The two vacant sites are 819 m² each.

The site is located within the Residential 1A Zone on the Proposed Invercargill City District Plan 2016 (Proposed District Plan). Resource consent is necessary because the proposed density is one residence per 205m². Under Rule 3.34.4 of the Proposed District Plan the maximum residential density is one residence per 400 m². Under Rule 3.34.6 where the residential density is greater than 350 m² under continuous ownership then it is a non-complying activity.

PROCESS

The application and plans were received on 6 July 2018 and are attached as **Appendix 1**. The Director of Environmental and Planning Services, acting under delegated authority, decided that the application need not be notified under the provisions of Section 95 of the Resource Management Act 1991 (the Act).

The reasons for the decision were:

1. The written approval of all affected parties has been obtained. Following is a list of those affected parties:

RW Jenkins (Owner/Occupier)	223 Teviot Street, Invercargill
JL Harris and SJ Thompson (Owner/Occupier)	27 Princess Street, Invercargill
HK Diamond (Owner/Occupier)	35 Princess Street, Invercargill
EA Murray (Owner/Occupier)	1/312 Ettrick Street, Invercargill
C Xiao and Y Fing (Owner/Occupier)	314 Ettrick Street, Invercargill
JD Brown (Owner/Occupier)	316 Ettrick Street, Invercargill
WR and GJ Te Amo (Owner)	211/213 Teviot Street, Invercargill
M Thompson (Occupier)	211 Teviot Street, Invercargill
R Walker (Occupier)	213 Teviot Street, Invercargill

2. No special circumstances exist in relation to the application that requires it to be notified.

PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Act sets out its purpose and principles. The purpose of the Act is described in Section 5 as *to promote the sustainable management of natural and physical resources*. Sustainable management is defined in the same section as *managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being while:*

- (a) *Sustaining the potential of natural and physical resources to meet the foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Part 2 of the Act sets a baseline for all resource consent applications. The matters to be taken into account under Sections 6, 7 and 8 are not relevant to this application, with the exception of Section 7(c) which requires particular regard to be had to the maintenance and enhancement of amenity values. Section 6 lists the matters of national importance that need to be recognised and provided for when making decisions under the Act, while section 7 lists other matters that particular regard is to be given to, and section 8 requires the principles of the Treaty of Waitangi to be taken into account. Amenity values are discussed below under District Plan provisions.

It is considered that the application meets the purpose and principles of the Act for the following reasons:

- The residential units will offer the community a modern alternative accommodation option that provides for their social, cultural and economic wellbeing.
- Residential amenity and quality of the environment are maintained.

In light of the recent Davidson decision, Part 2 does not apply and the Planning documents should be considered.

SECTION 104 RESOURCE MANAGEMENT ACT 1991

Section 104(1) sets out the matters which the Council must have regard to when considering an application for a resource consent:

When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

- (a) any actual and potential effects on the environment of allowing the activity; and
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
- (b) any relevant provisions of—
 - (i) a national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Regard has been given to national environmental standards. It is considered that there are no standards relevant to this application.

Regard has also been given to the Southland Regional Policy Statement 2017 (Regional Policy Statement). The provision below is considered to be the most relevant to the application.

Objective URB.1 – Urban development

Urban (including industrial) development occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.

Policy URB.1 – Adverse environmental effects

The adverse effects of urban development on the environment should be avoided, remedied or mitigated.

Policy URB.2 – Urban development

Manage urban growth and development in ways that:

- (a) support existing urban areas;
- (b) promote development and/or redevelopment of existing urban areas ahead of greenfield development;
- (c) promote urban growth and development within areas that have existing infrastructure capacity;
- (d) promote the progressive upgrading of infrastructure and improvement of the quality of sewage and stormwater discharges;
- (e) provide potable water supply;
- (f) plan ahead for the expansion of urban areas;
- (g) promote compact urban form; and
- (h) promote appropriate site and building orientation that supports the principles of optimum energy efficiency and solar energy gain.

Policy URB.3 Urban intensification

Encourage opportunities for urban intensification and redevelopment within Southland's existing urban areas.

Policy URB.4 High Quality urban design

Encourage high Quality urban design.

Policy URB.6 Provide for housing choice

Provide for housing choice, both in terms of type and lot sizes, within urban areas.

It is considered that the proposal is consistent with the objectives and policies set out in the Regional Policy Statement, with the exception of Policy URB.2 (h). The building orientation does not support optimum solar energy gain as only two of the eight units will have any form of northern living.

DISTRICT PLAN PROVISIONS

The Proposed Invercargill City District Plan 2016 (Proposed District Plan) decisions were released in October 2016. The appeals version was released in January 2017 and has been updated to incorporate changes made through Consent Orders issued by the Environment Court as appeals have been resolved. A full copy of the relevant objectives and policies from the Proposed District Plan discussed below are included in full in **Appendix 2** to this report. The following provisions relating to the Residential 1A Zone and Energy are considered the most relevant:

Residential 1A Zone

Objective 2; Adverse effects of urban development on the environment are avoided, remedied or mitigated.

Objective 3; Opportunities of urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.

Objective 5; High quality urban design is incorporated into new development and redevelopment.

Objective 6; Housing choice, both in the terms of type and lot sizes, is provided for in urban areas.

Objective 7; Urban growth and development is managed; to support and promote development in existing urban areas with existing infrastructure, planning ahead for expansion and promote compact urban form.

Objective 8; The amenity values of the Residential 1 Zone are maintained and enhanced.

Policy 1 Residential 1 Zone: To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.

Policy 3 Urban design: To encourage good urban design in terms of: Context, Character, Choice, Connections, Creativity, Custodianship, Collaboration.

Policy 5 Choice: To enable the development of a range of housing types. The policy suggests that when sites are smaller than 400 square metres amenity, for both the subject property and its neighbours, tends to suffer and development of residential units on smaller sites needs to be comprehensively designed.

Policy 6 Outdoor living: To require the provision of practical outdoor private open space as an important dimension of amenity.

Policy 8 Space around buildings: To maintain the residential scale and amenity of space around and between buildings.

Energy

Objective 6; Building design and development takes into consideration energy efficiency and conservation.

Policy 1 Efficiency and conservation: To promote energy efficiency and conservation through subdivision and building design and development.

The application assesses the Objectives and Policies of the Residential 1A Zone and identifies that the proposal maintains a level of residential scale and amenity anticipated by the Proposed District Plan for the Residential 1A (Medium Density) Zone is considered to be in accordance with all relevant objectives and policies because:

- (a) Amenity values within the Residential 1A (Medium Density) Zone are maintained.
- (b) It compliments existing built-form within the receiving environment.
- (c) It provides medium density housing and critical mass to support the Central Business District.
- (d) It promotes growth and development where there is existing infrastructure capacity.
- (e) It affords diversity and choice of accommodation within close proximity to SIT.

Although an assessment against the objectives and policies of the Residential 1A Zone has been provided the Proposed District Plan only anticipates residential activity on this scale and with this amenity where it is done more comprehensively on sites over 2000 m². This application is on two separate lots and therefore has to be considered as two individual developments.

While the proposal does maintain the amenity values of the Residential 1A Zone with the exception of density, the proposal does not complement existing built-form within the receiving environment as there are no sites in the immediate vicinity exceeding the density standards to the same extent. The layout for the car parking to meet the off street parking requirements is similar to that expected for a non-residential activity. With regard to the Energy objectives and policies, the proposal does not support energy efficiency and

conservation through building design as only two of the eight units will have any form of northern living.

ENVIRONMENTAL EFFECTS

When dealing with a non-complying activity under section 104 of the Resource Management Act 1991, before granting an application a Council must be satisfied that either the adverse effects of the activity on the environment will be minor (s104(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104 (1)(b)).

This consideration for non-complying activities is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed activity must still be considered under section 104.

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

Receiving Environment

The application identifies the receiving environment as medium density residential development, comprising stand alone and semi-detached units. Within moderate proximity to the site are commercial recreation, healthcare, retail, restaurant and educational activities. The Elles Road town belt reserve is situated west of the site.

The neighbourhood within which the site is located consists of predominantly single storey, standalone residential dwellings. There is some variation in the size of sections that these dwellings sit on ranging from 405 m² to 1002 m², including some existing multi-unit developments as identified in the table below.

Address	Area of Continuous Ownership	Residential Units	Density (per unit)
206 Teviot Street	466m ²	1	466m ²
207 Teviot Street	913m ²	1	913m ²
208 Teviot Street	469m ²	1	469m ²
209 Teviot Street	819m ²	3	273m ²
210 Teviot Street	1002m ²	3	334m ²
211-213 Teviot Street	819m ²	2	409.5m ²
214 Teviot Street	565m ²	1	565m ²
216 Teviot Street	419m ²	1	419m ²
218A Teviot Street	433m ²	1	433m ²
218B Teviot Street	552m ²	1	552m ²
220 Teviot Street	984m ²	1	984m ²
223 Teviot Street	405m ²	1	405m ²
224 Teviot Street	503m ²	1	503m ²
21 Princes Street	511m ²	1	511m ²
25 Princes Street	405m ²	1	405m ²
314 Ettrick Street	819m ²	1	819m ²
316 Ettrick Street	819m ²	1	819m ²

The proposal is significantly disproportionate in terms of residential density to the existing built environment largely consisting of low density, single story dwellings. The 205 m² proposed density per unit is 68 m² lower than the lowest density currently in the immediate vicinity of the proposal. It is considered that the cumulative effects of this proposal, setting a

standard for future development in this area, will have an effect on the environment of more than minor.

Amenity Values

The application states that in terms of visual effects of amenity that the residential units are well contained within the site. Design elements avoid contrast with the receiving environment by proposing a building that is simple yet functional and utilising sympathetic building materials. The residential units are similar and complementary to existing built form within the locality and not out of character with the receiving environment. The applicants conclusion that the effects on visual amenity are considered less than minor.

Through a site inspection and research of neighbouring property files, the proposed development is significantly different in terms of visual effects, compared to the receiving environment. The layout and style of the proposed building is unlike any currently within the immediate vicinity. The proposed carpark layout is also dissimilar to the existing environment. The existing properties tend to have either no parking facilities adjacent to the road front boundary, or one outside of a garage. There are eight proposed car parks on the road front boundary, significantly more than any other residential property of the receiving environment. This car parking layout is similar to that which would be expected for a non-residential activity. This could also have a negative effect on the streetscape amenity of the neighbourhood. It is considered that the visual and streetscape effects of the proposal are more than minor.

The application states that the proposal will meet all the Proposed District Plan performance standards for a residential activity, with the exception of density. The total building site coverage is 31%, 34% of the site will be permeable surfaces and it shows compliance with the maximum permitted height recession planes will be achieved. The required two metre northern yards setback would also be achieved for the two northernmost boundaries of the property.

Visual and acoustic privacy

The layout of the buildings means that there will be the potential for loss of privacy for all of the units. No screening has been proposed along the common boundary of the two properties, so there is no mitigation of these potential adverse effects on the privacy of occupants. While the 7.78 m separation distance between the opposing living area and bedroom/kitchen areas means that the loss of privacy between these two areas is probably acceptable, there is potential for significant impacts on privacy of the bedrooms and kitchen areas (which are open plan into the living area) from users of the parking area and outdoor living spaces. There is also no screening provided for between the rows of flats. The visual and acoustic privacy effects are considered more than minor.

Access to solar gain

The application shows that all units will be orientated to the east and west with at least 5 m of clear open outdoor space for each unit. It is noted that only four of the eight proposed outdoor living spaces adjoins the living area for the unit. The remaining four units have the outdoor living space adjoining bedrooms with no direct access to the area. Only two of the units (the ones furthest north), will have any degree of northern solar gain within the building. Due to the number of persons that this could potentially impact upon, it is considered that the effects are more than minor.

Due to the extent of non-compliance for density and not being in accordance with the objectives and policies of the Proposed District Plan, it is considered that meeting the performance standards is not enough to justify the effect as no more than minor.

Transportation

The Roading Manager assessed the application and noted that Teviot Street is classed as a 50 kilometre per hour Urban Access road on the District Plan. He also noted that there is an existing 3.3 metre asphalt vehicle crossing in sound condition on the northern property boundary with good visibility to the east and west at 217 Teviot Street. There is an existing 3.9 metre asphalt vehicle crossing in sound condition on the northern property boundary with good visibility to the east and west at 221 Teviot Street. He made the following recommendations:

1. The applicant is to construct a heavy duty six metre vehicle crossing central on the property at 217 Teviot Street and remove the existing vehicle crossing on the property.
2. The applicant is to construct a heavy duty six metre vehicle crossing central on the property at 219 Teviot Street and remove the existing vehicle crossing on the property.
3. Applicant is to provide interceptor drainage and a sump to stop water runoff to street from the carpark, if the area of fall to the street exceeds 40m².
4. A barrier is to be constructed on the properties road front boundary on each side of the vehicle crossings to prevent vehicles egressing the car parking area by driving over the frontage.

These could be included as conditions if consent were to be granted.

The Drainage Manager assessed the application and identified that stormwater and sewerage is available on Teviot Street, and is adequate for this development. He also noted that the permeable surfaces meet the minimum requirements. He had no concerns with the development.

The Water Manager assessed the application and noted that there are two existing water connections located 2.9 metres from the west boundary on 217 Teviot Street, and 3.69 metres from the east boundary on 221 Teviot Street. He noted that this is unlikely to be of sufficient capacity to serve the proposed development, and the application does not detail how the development will be serviced. He made the following recommendations:

1. A new connection of suitable capacity inclusive of fire sprinkler requirements will be required to be installed by paid application to Invercargill City Council.
2. The existing connection will be required to be disconnected (if the new connection is at a different location to the existing) and the disconnection will be by paid application to Invercargill City Council.

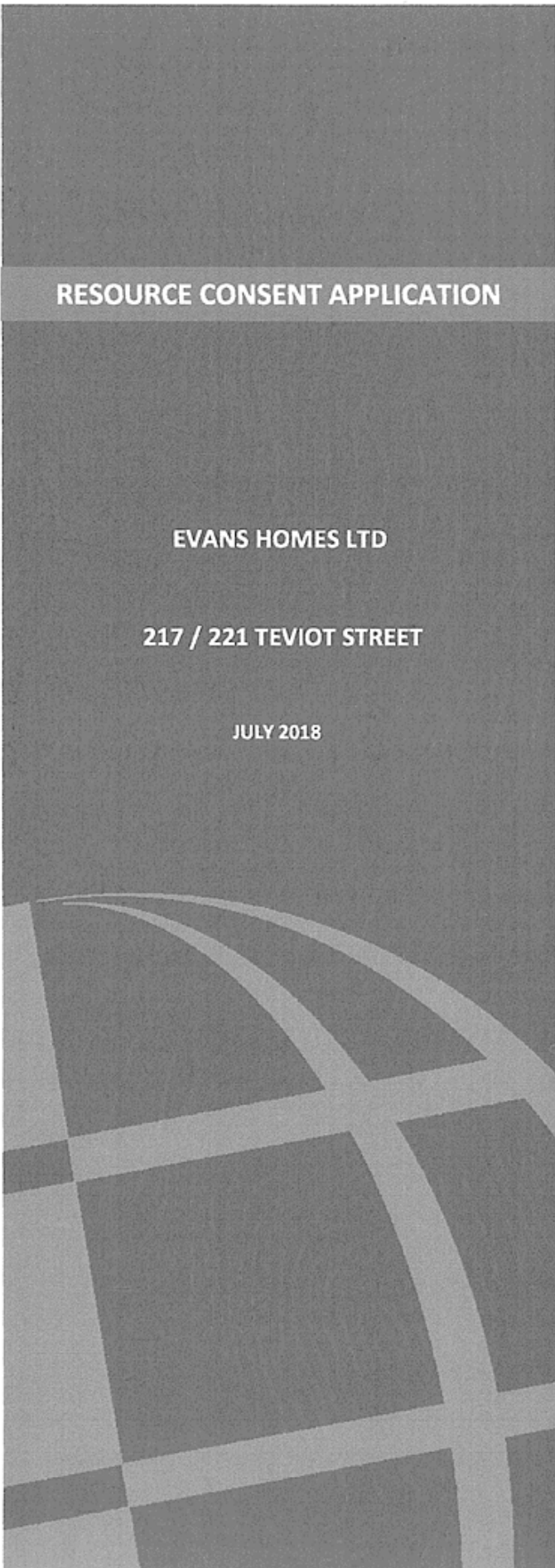
These could be included as conditions if consent were to be granted.

SUMMARY AND CONCLUSION

The application is to construct eight attached residential units, comprised in two separate blocks. The two vacant sites are 819 m² each. The key issue is the effect on amenity values of the Residential 1A Zone resulting from a density considerably higher than anticipated in the Proposed District Plan. The objectives and policies for the Residential 1A Zone seek to provide for medium density housing developments, but only where they are well designed and offer a high level of amenity to the residents in the new units, while maximising beneficial effects and minimizing adverse effects on the surrounding neighbourhood. The adverse effects on the amenity of residents in the new units are considered more than minor. The application is considered, therefore, not to be in general accordance with the objectives and policies relating to the Residential 1A Zone.

RECOMMENDATION

It is recommended that the application be declined under Section 104, 104B and 104D of the Act.



TrueSouth
SURVEY SERVICES LTD

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1 FORM 9

SECTION 88 RESOURCE MANAGEMENT ACT 1991

To: Environmental & Planning Services Directorate
Invercargill City Council
Private Bag 90104
Invercargill 9840

Evans Homes Ltd applies for the following type(s) of resource consent:

Subdivision Land Use

The activity to which this application (the proposed activity) relates is as follows:

Land use consent to construct eight residential units.

The site at which the proposed activity is to occur is as follows:

217 / 221 Teviot Street.

Names and addresses of each owner or occupier (other than applicant) of the site to which this application relates are as follows:

N/A.

There are no other activities that are part of the proposal to which this application relates.

No additional resource consents are required for the proposal to which this application relates.

Attached is an assessment of environmental effects that –

- (a) includes the information required by Clause 6 of Schedule 4 of the Resource Management Act 1991; and
- (b) addresses the matters specified in Clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of that Act.

Resource Consent Application – Evans Homes Ltd

5527

Authorised Agent



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6 July 2018

Applicants address	Address for Service
Evans Homes Ltd PO Box 5123 Waikiwi Invercargill 9843	steve@truesouth.co.nz
Contact Person Steve McGregor P 218 8030 M 027 333 7370	

2 SUPPORTING INFORMATION

This application is prepared in accordance with the relevant provisions of the Resource Management Act 1991 (RMA). It is intended to provide all information necessary for a full understanding of the proposal and any actual or potential effects that the proposed activity may have on the environment.

2.1 PROPOSAL

Evans Homes Ltd seeks land use consent to construct eight attached residential units, comprised in two separate blocks, on property situated at 217 and 221 Teviot Street.

Rule 3.34.4 – Residential Density of the Proposed Invercargill City District Plan (PDP) permits a maximum residential density of one residence per 400 m² under contiguous ownership. In terms of this application, the proposed density is one residence per 205 m².

Refer Appendix A for building design plans of the proposed residential development.

2.2 BUILDING DESIGN & SITE LAYOUT

Building design and site layout promote the following positive outcomes:

Building Form / Materials	Compatibility with adjacent building typologies.
Outdoor Living	Substantial areas of private outdoor space directly accessible from primary internal living areas.
Car parking	Provision of on-site car parking / manoeuvring.

The attached units will provide the rental market with a modern and healthy accommodation option, of which there is currently an acute shortage within Invercargill.

2.3 SITE DESCRIPTION

The legal description of the subject site is Lots 3 and 4 Block II DP 45 as comprised in Computer Freehold Registers (CFR's) SL8A/249 and SL205/72. Refer Appendix B for a copy of each CFR.

The site comprises two vacant 819 m² urban parcels (dwelling at 221 Teviot Street concurrently being demolished) situated within the Residential 1A (Medium Density) Zone under the PDP. The site is located within comfortable walking distance to both the CBD and SIT.

No known sites of natural, built or cultural heritage are recorded as being present.

In terms of Seismic Hazard, the sites liquefaction susceptibility is negligible and amplification susceptibility ground class is deep or soft soil.



217 Teviot Street



221 Teviot Street

2.4 RECEIVING ENVIRONMENT

Medium density residential development, comprising stand alone and semi-detached units predominate within the locality.

With moderate proximity to the site are commercial recreation, healthcare, retail, restaurant and educational activities. The Elles Road town belt reserve is situated west of the site.



Receiving Environment – Aerial Overview

3 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 3 of the RMA states that the term ‘effect’ includes any positive or adverse effect; temporary or permanent effect; past, present, or future effect; and cumulative or potential effect.

Section 88 of the RMA requires an assessment of any actual or potential effects on the environment arising from the proposal, and the ways in which any adverse effects may be avoided, remedied or mitigated.

The assessment has to be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment. In accordance with the requirements of Section 88 and the Fourth Schedule of the RMA the following actual and potential effects and issues have been considered and managed in relation to this application:

3.1 AMENITY

3.1.1 DENSITY

The density proposed is congruent with that of the existing built environment. No adverse amenity effects have been identified that require management or mitigation.

3.1.2 VISUAL

The residential units are visually well contained within the site. Design elements avoid contrast with the receiving environment by proposing a building that is simple yet functional and utilising sympathetic building materials.

The residential units are similar and complementary to existing built form within the locality and not out of character with the receiving environment.

Effects on visual amenity are considered less than minor.

3.1.3 STREETScape

No adverse effect on streetscape amenity will arise that requires consideration or mitigation.

3.2 TRANSPORTATION

Off street car parking is to be provided in accordance with Rule 3.20.1 - Off-Street Car Parking under the PDP, which requires one car park per residential unit.

No interference with traffic flow or effect on public safety is anticipated to arise.

3.3 CONTAMINANTS IN SOIL

The National Environment Standard for Assessing and Managing the Contaminants in Soil to Protect Human Health (NESCS) applies to any piece of land on which activity or industry described in the Hazardous Activities and Industries List (HAIL) has or is being undertaken and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

The following table assesses compliance with NESCS regulations:

Question	Answer	Comment
Is an activity described in the HAIL currently being undertaken on the piece of land to which this application relates?	No	The site is not identified in the Environment Southland Selected Land Use Sites (SLUS) Register – refer Appendix C. Council property records do not denote that any activity described on the HAIL has been undertaken on the subject site. The applicant has no knowledge that the site has been used or is more likely than not to have been used for a HAIL listed activity or industry.
Has an activity described in the HAIL ever been undertaken on the piece of land to which this application applies?	No Evidence	
Is it more likely than not that an activity described in the HAIL is being or has been undertaken on the piece of land to which this application applies?	No Evidence	

It is therefore considered this proposal is not subject to the NESCS and no further assessment is required.

3.4 CUMULATIVE

This proposal represents sustainable residential development within the Residential 1A (Medium Density) Zone.

The units are attached (as opposed to stand alone) and the resultant density level will be congruent with both existing density in the receiving environment and that anticipated by the PDP for residential activity within the Residential 1A (Medium Density) Zone.

Cumulative effects are less than minor.

3.5 POSITIVE

Each residential unit will offer a healthy modern living environment that is situated within close proximity to the CBD, SIT, community amenities and public open space.

4 CONSULTATION

The following persons have being consulted and provided written approval to this proposal:

Owner / Occupier	Address
RW Jenkins	223 Teviot Street
JL Harris & SJ Thompson	27 Princes Street
HK Diamond	35 Princes Street
EA Murray	1/312 Etrick Street
C Xiao & Y Fing	314 Etrick Street
JD Brown	316 Etrick Street

Owner	Address
WR & GJ Te Amo	211 / 213 Teviot Street

Occupier	Address
M Thompson	211 Teviot Street
R Walker	213 Teviot Street



Refer Appendix D for completed written approvals.

In accordance with Section 104(3)(a)(ii) of the RMA, where a person has given written approval, Council must not when considering the application have regard to any effect of the proposed activity on that person.

5 PROPOSED INVERCARGILL CITY DISTRICT PLAN

Assessment of this application is on the basis of PDP objectives, policies and rules. No provisions under the PDP, which are currently subject to appeal, require assessment in terms of the activity for which is sought.

5.1 ZONE PERFORMANCE STANDARDS

In terms of this application, PDP performance standards which apply in the Residential 1 Zone, also apply in the Residential 1A (Medium Density) Zone.

Assessment of the proposed development with PDP performance standards for residential activity follows:

Performance Standards	
Residential 1 Zone	Comment
Residential Density	Density is one residential unit per 205 m ² .
Outdoor Living	Outdoor living areas, with sufficient space to accommodate a horizontal circle with a diameter of 5 m and minimum area of 30 m ² , are situated adjacent to the internal living area of each residential unit.
Space Around Buildings	The northernmost yard is 13.3 m and 5.75 m along the side boundary adjoining that property situated at 211 Teviot Street.
Site Coverage	Building coverage is 31% of the net site area.
Height of Structures	Refer Building Design Plan elevations for confirmation of compliance with Infogram 4 – Recession Planes. Maximum height of 10 m is not exceeded.
Permeable Surfaces	The area of permeable surface is 278 m ² - 34% of gross site area.

5.2 ACTIVITY STATUS

Rule	Activity Status	Reason
3.34.4 Residential Density	Non-Complying	Maximum residential density of one residence per 400 m ² under contiguous ownership is exceeded.

5.3 OBJECTIVES AND POLICIES

Objectives and policies considered relevant to this proposal follow:

Zone Specific	Objectives	Policies
Residential 1*	2.36.2	2.36.3
Residential 1A (Medium Density)	2.37.2	2.37.3

* All objectives and policies that apply to the Residential 1 Zone also apply to the Residential 1A (Medium Density) Zone.

It is considered that this proposal is not contrary to the above PDP objectives and policies as follows:

- ▶ Amenity values within the Residential 1A (Medium Density) Zone are maintained.
- ▶ Compliments existing built-form within the receiving environment.
- ▶ Provides medium density housing and critical mass to support the CBD.
- ▶ Promotes growth and development where there is existing infrastructure capacity.
- ▶ Affords diversity and choice of accommodation within close proximity to SIT.

This proposal maintains a level of residential scale and amenity anticipated by the PDP for the Residential 1A (Medium Density) Zone and is considered to be in general accordance with all relevant objective and policies.

5.4 PRECEDENT

Precedent and integrity of the PDP is a minor matter for consideration in terms of the activity for which consent is sought.

Case law has established that where the effects of a proposal are negligible and it is not contrary to relevant objectives and policies then issues of precedent and plan integrity are not relevant.

6 SOUTHLAND REGIONAL POLICY STATEMENT 2017

Objectives and policies of the Southland Regional Policy Statement 2017 (RPS) relevant to this proposal follow:

Urban
Objective
URB.1 <u>Urban development</u> - Urban development (including industrial) occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.
Policies
URB.1 <u>Adverse environmental effects</u> - The adverse effects of urban development on the environment should be avoided, remedied or mitigated.
URB.2 <u>Urban development</u> - Manage urban growth and development in ways that: (a) support existing urban areas; (b) promote development and/or redevelopment of existing urban areas ahead of greenfield development; (c) promote urban growth and development within areas that have existing infrastructure capacity; (d) promote the progressive upgrading of infrastructure and improvement of the quality of sewage and stormwater discharges; (e) provide potable water supply; (f) plan ahead for the expansion of urban areas; (g) promote compact urban form; and (h) promote appropriate site and building orientation that supports the principles of optimum energy efficiency and solar energy gain.
URB.3 <u>Urban intensification</u> - Encourage opportunities for urban intensification and redevelopment within Southland's existing urban areas.
URB.4 <u>High quality urban design</u> - Encourage high quality urban design.
URB.6 <u>Provide for housing choice</u> - Provide for housing choice, both in terms of type and lot sizes, within urban areas.

This proposal is considered consistent with the above objectives and policies under the RPS.

7 RESOURCE MANAGEMENT ACT 1991

7.1 PART 2 - PURPOSE AND PRINCIPLES

Section 5 identifies the purpose of RMA as promoting the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and for their health and safety while -

- a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Section 6 sets out matters of national importance that all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for. No matters of national importance are relevant to this proposal.

Section 7 outlines other matters which all persons exercising functions and powers under the RMA Act shall have particular regard to. Matters under Section 7 relevant to this proposal are the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment.

Section 8 requires the principles of the Treaty of Waitangi to be taken into account in achieving the purpose of the RMA. This proposal is not considered to impact upon these principles.

This proposal is consistent with the principles of sustainable management under the RMA as follows:

- ▶ The residential units will offer the community a modern alternative accommodation option that provides for their social, cultural and economic wellbeing.
- ▶ Residential amenity and quality of the environment are maintained.

7.2 SECTION 104D – PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES

Section 104D of the RMA states that Council may grant consent for a non-complying activity only if satisfied that either the adverse effects of the activity on the environment will be minor; or the application is for an activity that will not be contrary to the objectives and policies of the PDP.

This proposal satisfies both gateway tests under Section 104D of the RMA. Actual and potential effects have been considered and managed in relation to this application. Adverse effects on the environment will be less than minor and the proposal is not contrary to relevant objectives and policies of the PDP.

Therefore this application can be assessed under the provisions of Section 104B of the RMA and a substantive decision made under delegated authority.

7.3 NOTIFICATION

Following is an assessment of notification provisions under the RMA (introduced by the Resource Legislation Amendment Act 2017 which came into effect on 18 October 2017).

SECTION 95A – PUBLIC NOTIFICATION	
Step	Comment
1. Mandatory.	The applicant does not request public notification. Sections 95A(3)(b) and (c) of the RMA are not applicable.
2. Precluded in certain circumstances.	Not subject to a rule or national environmental standard that requires public notification. Not precluded on the basis that consent is sought for a non-complying activity. Section 360H(a)(ii) of the RMA is not applicable.
3. Required in certain circumstances.	Not subject to a rule or national environmental standard that requires public notification. Adverse environmental effects are less than minor.
4. Special circumstances.	No special circumstances exist in relation to this application that warrant public notification.

SECTION 95B – LIMITED NOTIFICATION	
Step	Comment
1. Certain affected groups and persons must be notified.	Affected protected customary rights and/or marine title groups are not applicable. Activity not on or adjacent to land subject to a statutory acknowledgement. Sections 95A(3)(b) and (c) of the RMA are not applicable.
2. Precluded in certain circumstances.	Not subject to a rule or national environmental standard that requires limited notification. Not a controlled activity. Section 360H(a)(ii) of the RMA is not applicable.
3. Certain other persons must be notified.	Not a boundary activity. Section 360H(1)(b) of the RMA is not applicable. No persons, other than those who have provided written approvals, are affected.
4. Special circumstances.	No special circumstances exist in relation to this application that warrant limited notification.

On the basis of the preceding assessment, this application does not meet the criteria for either public or limited notification under the RMA.

7.4 PERMITTED BASELINE

Section 104(2) of the RMA allows Council to disregard adverse effects on the environment if the PDP permits an activity with that effect.

In terms of this proposal, it is only incremental effects over and above those permitted as of right on the site that are relevant.

Notwithstanding that the site is situated within the Residential 1A (Medium Density) Zone, it comprises an area of less than 2000 m² in contiguous ownership and as such is not eligible for consideration as a discretionary activity.

It would be permitted however under the PDP to construct as of right, a two story residence with a building footprint of 328 m² (73 m² greater than proposed) on each separate parcel subject to this application that was fully compliant with Residential 1 Zone performance standards. Such a residence could be used for the purposes of student accommodation or alternatively provide for a residential care activity of up to eight persons. The consequence of such development would result in a more dominant built form and potentially greater amenity effects.

7.5 POWER OF WAIVER AND EXTENSION OF TIME LIMITS

In the circumstance that Council affords the applicant opportunity to review draft conditions, the applicant is agreeable to an extension in time limits under Section 37 of the RMA, not exceeding the time period between the date the draft conditions are received and the date Council receives a response.

8 CONCLUSION

The proposed development will result in environmental effects that are less than minor, when considered in the context of the receiving environment and balanced against positive effects.

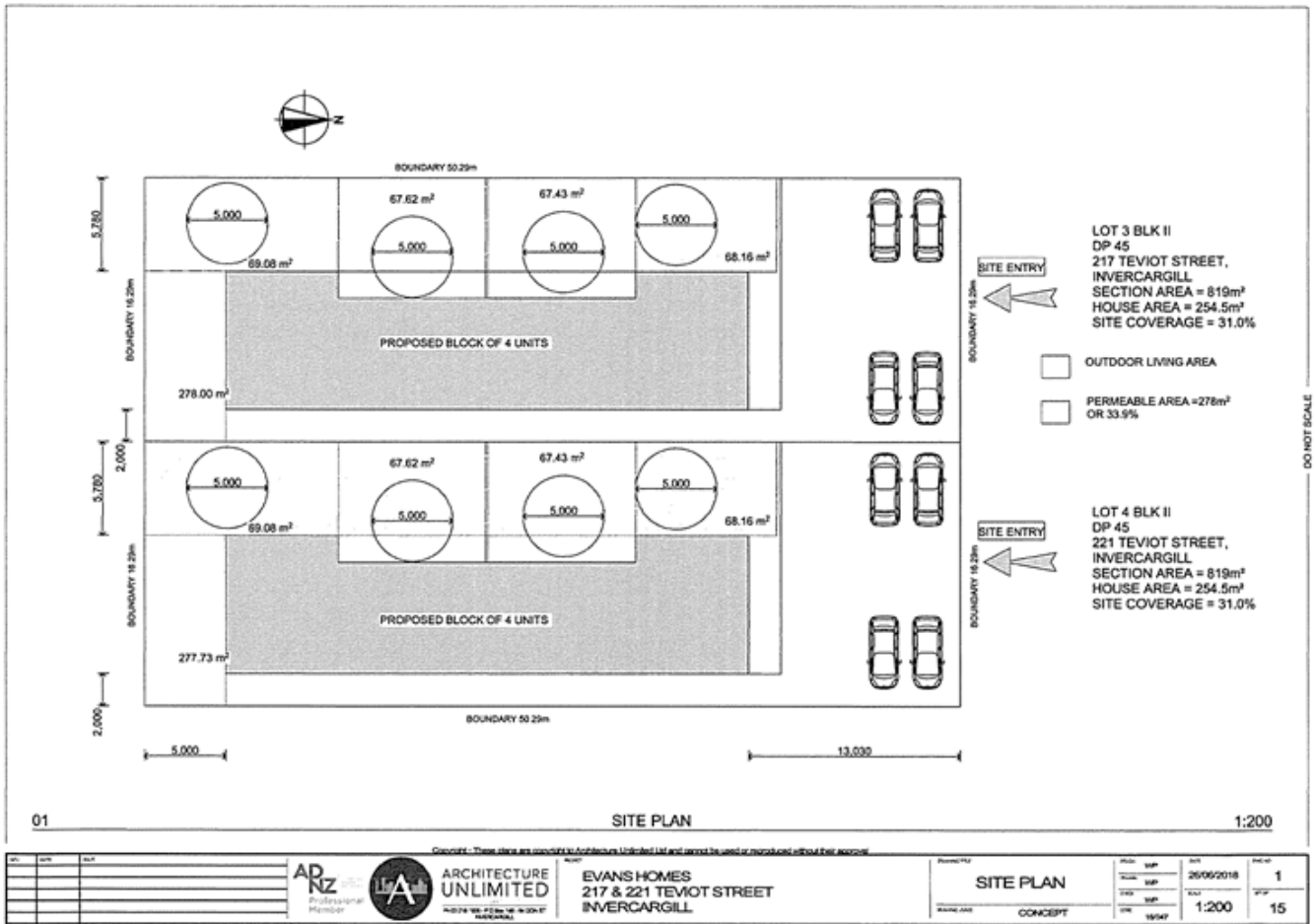
In particular:

- ▶ The site is within close proximity to the CBD, SIT, community facilities, public open spaces and pedestrian / cycling links. As such, it is considered an appropriate location for development at the density proposed.
- ▶ The residential units will offer the community an alternative accommodation option that provides for their social, cultural and economic wellbeing.
- ▶ Residential amenity and quality of the environment are maintained.

The proposal passes both 'gateway tests' for a non-complying activity under Section 104D of the RMA.

This proposal is not contrary to Part 2 of the RMA or inconsistent with any relevant objectives and policies under the PDP. The development of residential units on the site as proposed will provide for the sustainable management of natural and physical resources in a manner and at a density anticipated by the PDP within the Residential 1A (Medium Density) Zone.

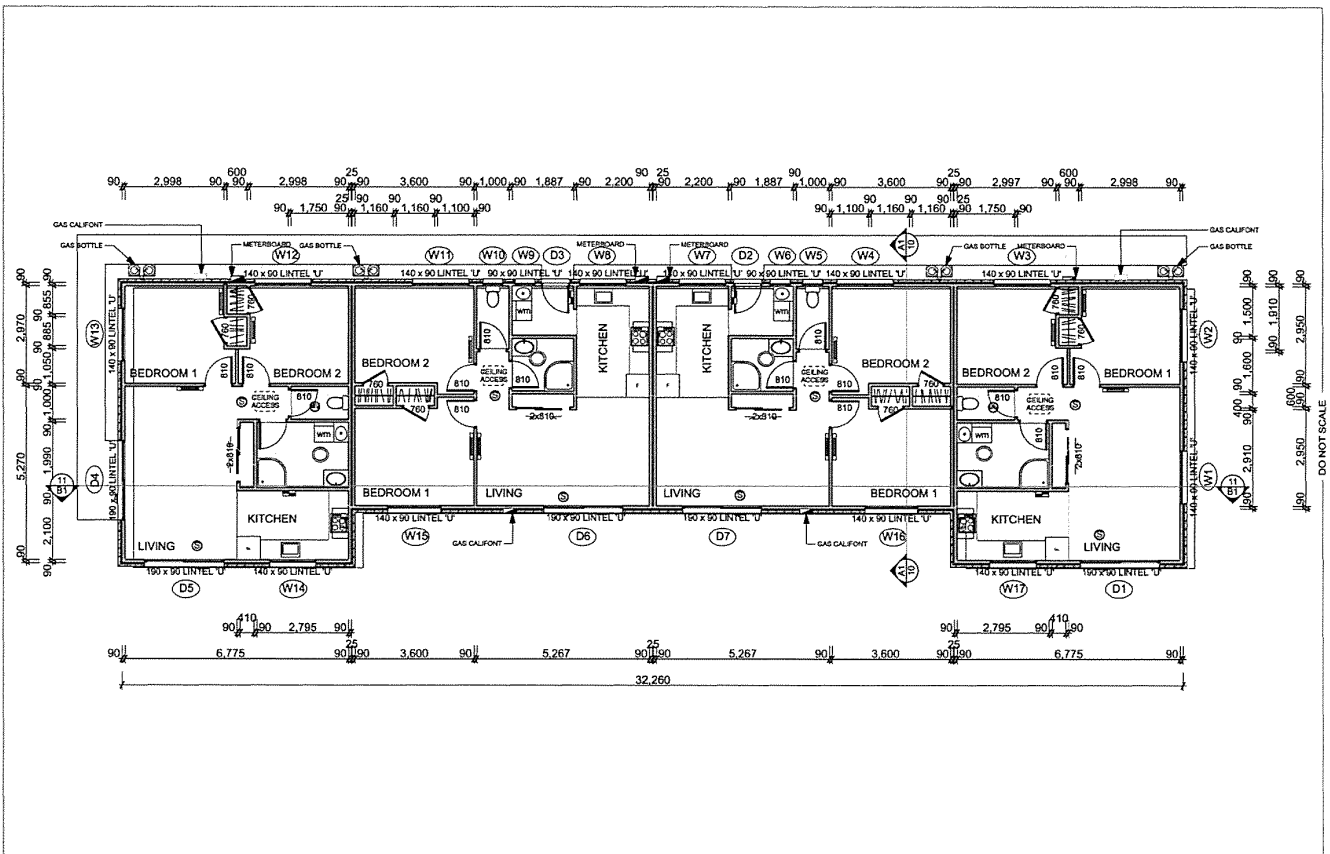
APPENDIX A



DO NOT SCALE

				EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL	SITE PLAN CONCEPT	DATE: 20/06/2018 SCALE: 1:200 DRAWN: 15/07	SHEET: 1 TOTAL: 15
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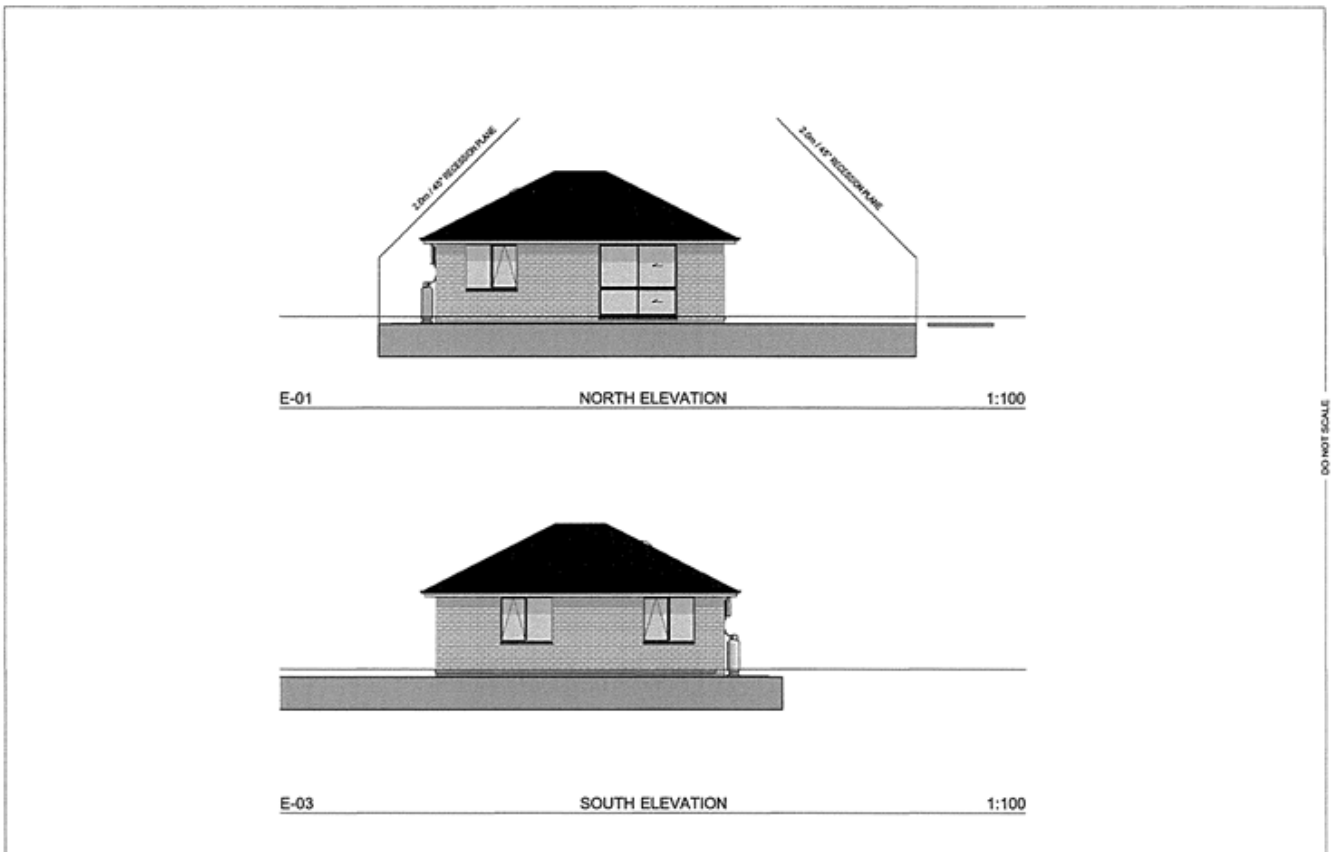
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 All drawings, plans and specifications to be checked and verified by contractor prior to commencing any work. Drawings to be used in conjunction with specifications and program conditions. At request of contractor to comply with Rules and Approval Documents, (NZS 3609:2011, Building regulations and all other applicable services.



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NO.	DATE	REV.	  ARCHITECTURE UNLIMITED 18/218 186, PO Box 18 - Invercargill INVERCARGILL	PROJECT FLOOR PLAN DRAWING NAME CONCEPT	REVISED BY WP	DATE 26/06/2018	SHEET NO. 2
					DRAWN BY WP	SCALE 1:100	TOTAL SHEETS 15

All drawings, plans and site conditions to be checked and verified by Contractor prior to commencing any works. Drawings to be used in conjunction with specifications and Engineers' decisions. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building Regulations and all other applicable standards.



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AD NZ Professional Member		ARCHITECTURE UNLIMITED REGISTERED ARCHITECTS AND BUILDING DESIGNERS	EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL	NORTH & SOUTH ELEVATIONS	CONCEPT	DATE 26/06/2018	SCALE 1:100	SHEET NO 3	TOTAL SHEETS 15
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All dimensions, notes and details are to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with Specifications and Engineers calculations. All aspects of contractor to comply with NZBC and Approved Documents, NZS 3604:2011, Building regulations and all other applicable standards.

E-02 EAST ELEVATION 1:100

E-04 WEST ELEVATION 1:100

2.0m / 33° ROOF RISE/PLANE

DO NOT SCALE

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REV	DATE	DESCRIPTION

AD NZ Professional Member
ARCHITECTURE UNLIMITED
 REGISTERED ARCHITECTS
 217 & 221 TEVIOT STREET
 INVERCARGILL

PROJECT: **EAST & WEST ELEVATIONS**
 DRAWING: **CONCEPT**

DATE	VP	DATE	NO
25/06/2018	VP	25/06/2018	4
SCALE	VP	SCALE	VP
1:100	VP	1:100	15
DATE	VP	DATE	NO
19/04/17	VP	19/04/17	15

All drawings, notes and details to be checked and sealed by Contractor prior to commencing any works. Drawings to be used in conjunction with specifications and Engineer's conditions. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building Regulations and all other applicable standards.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SL8A/249**
Land Registration District **Southland**
Date Issued 29 September 1986

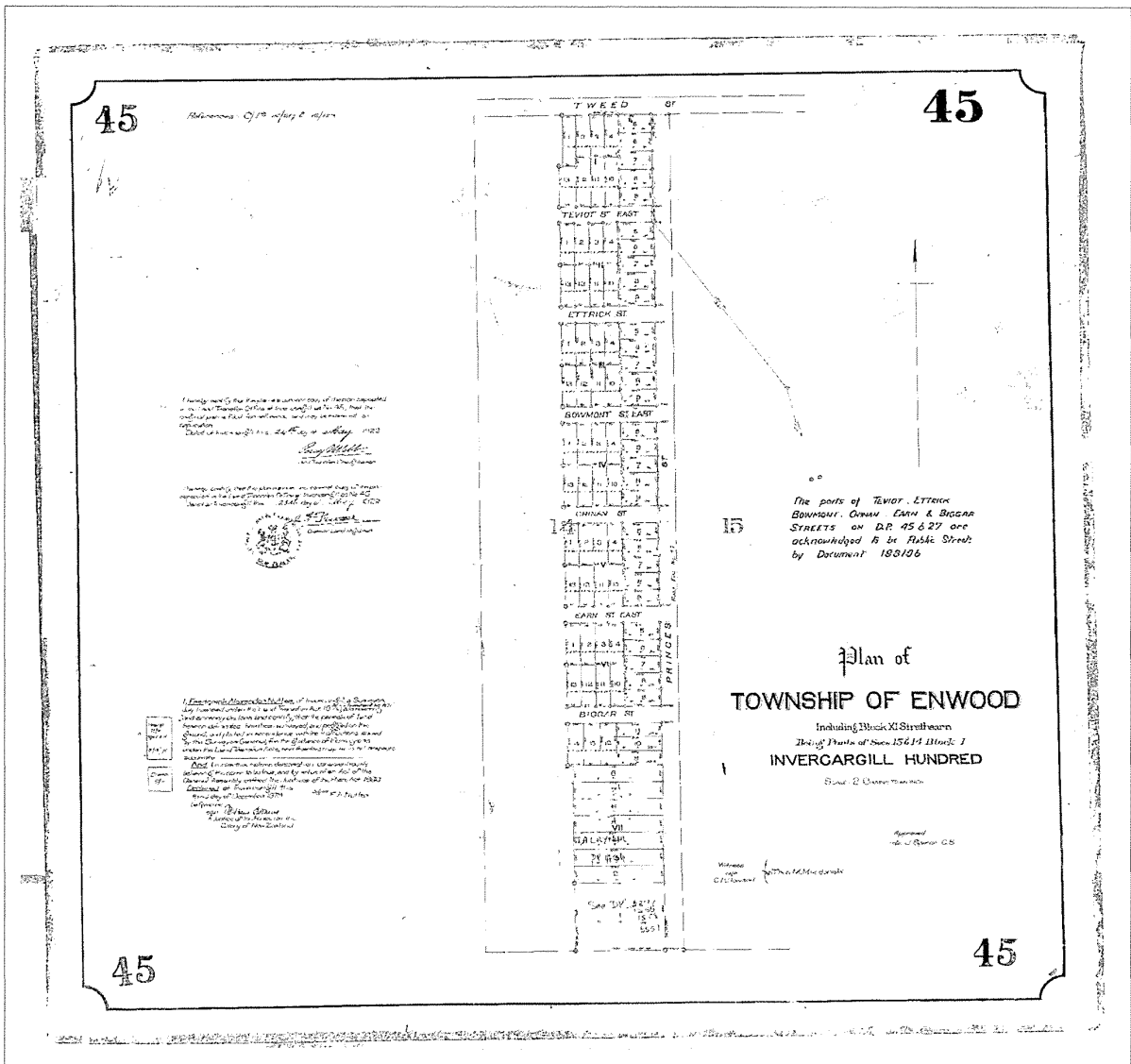
Prior References
SL28/180

Estate Fee Simple
Area 819 square metres more or less
Legal Description Lot 3 Block II Deposited Plan 45

Proprietors
Evans Homes Limited

Interests

Identifier SL8A/249

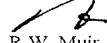




**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy




R. W. Muir
Registrar-General
of Land

Identifier SL205/72
Land Registration District Southland
Date Issued 09 April 1959

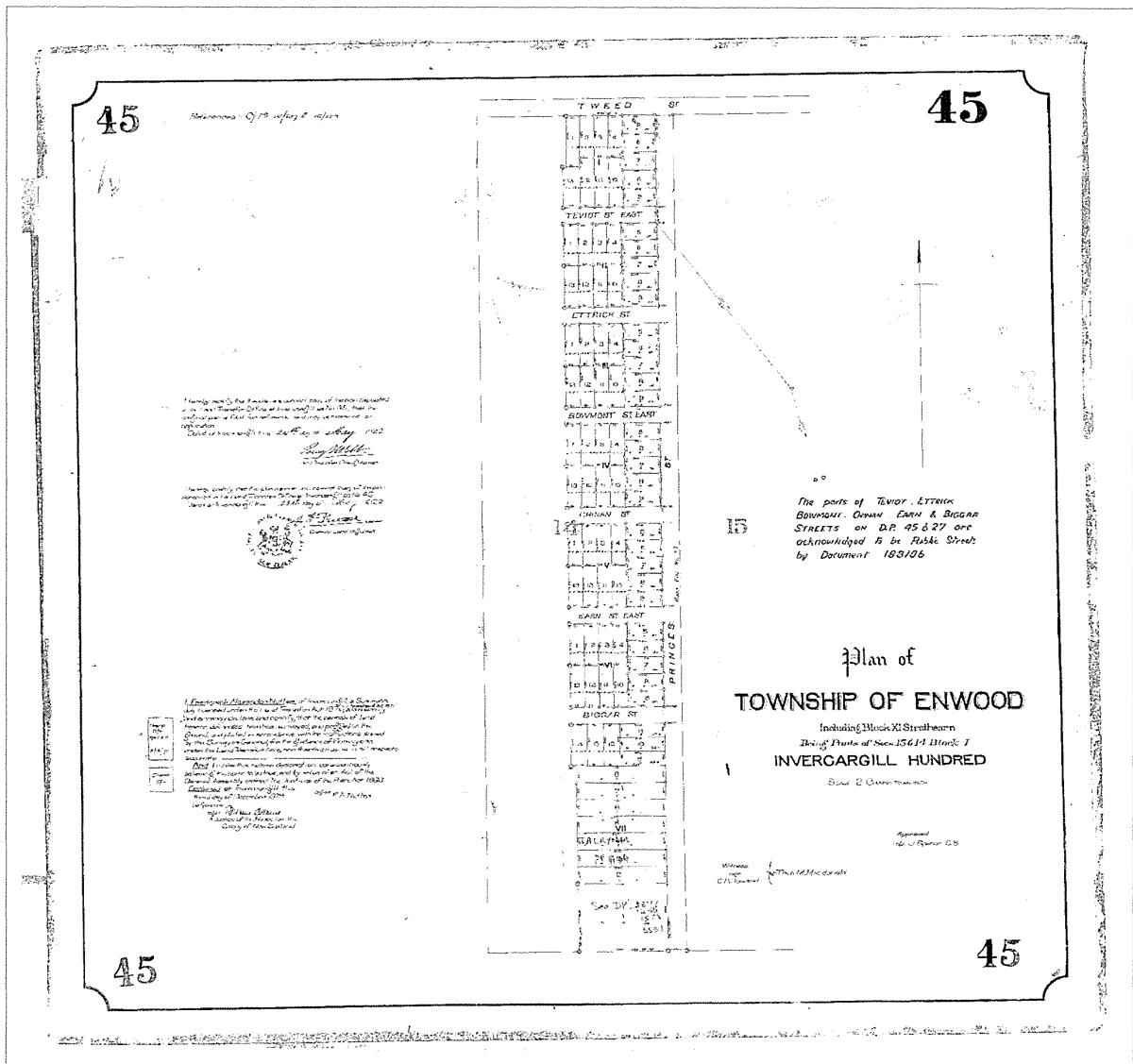
Prior References
SL25/207

Estate Fee Simple
Area 819 square metres more or less
Legal Description Lot 4 Block II Deposited Plan 45

Proprietors
Evans Homes Limited

Interests

Identifier SL205/72



Steve McGregor

From: Leonie Grace <Leonie.Grace@es.govt.nz>
Sent: Wednesday, 4 July 2018 1:16 p.m.
To: Steve McGregor
Subject: SLUS Enquiry - 217 - 221 Teviot Street, Invercargill

Hi Steve

Thank you for your request for information relating to 217 - 221 Teviot Street, Invercargill.

I can advise that Environment Southland does not hold a record of hazardous activity on the subject property and the property is not currently registered on Environment Southland's Selected Land Use Sites (SLUS) register.

Please note however that our records are incomplete and we are unable to rule out the likelihood of current and/or historical site use activities, including the use and storage of hazardous substances, chemicals and fuels, and/or disposal of wastes.

Regards
Leonie

Leonie Grace
Senior Pollution Prevention Officer
Environment Southland *Te Taiao Tonga*

P 03 211 5115 | M 021 385 173
Cnr Price St & North Rd, Private Bag 90116, Invercargill 9840
Leonie.Grace@es.govt.nz | www.es.govt.nz | facebook.com/enviromentsouthland

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Ronald William Jenkins

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

223 Teviot Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed:

Date: 28/6/2018

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

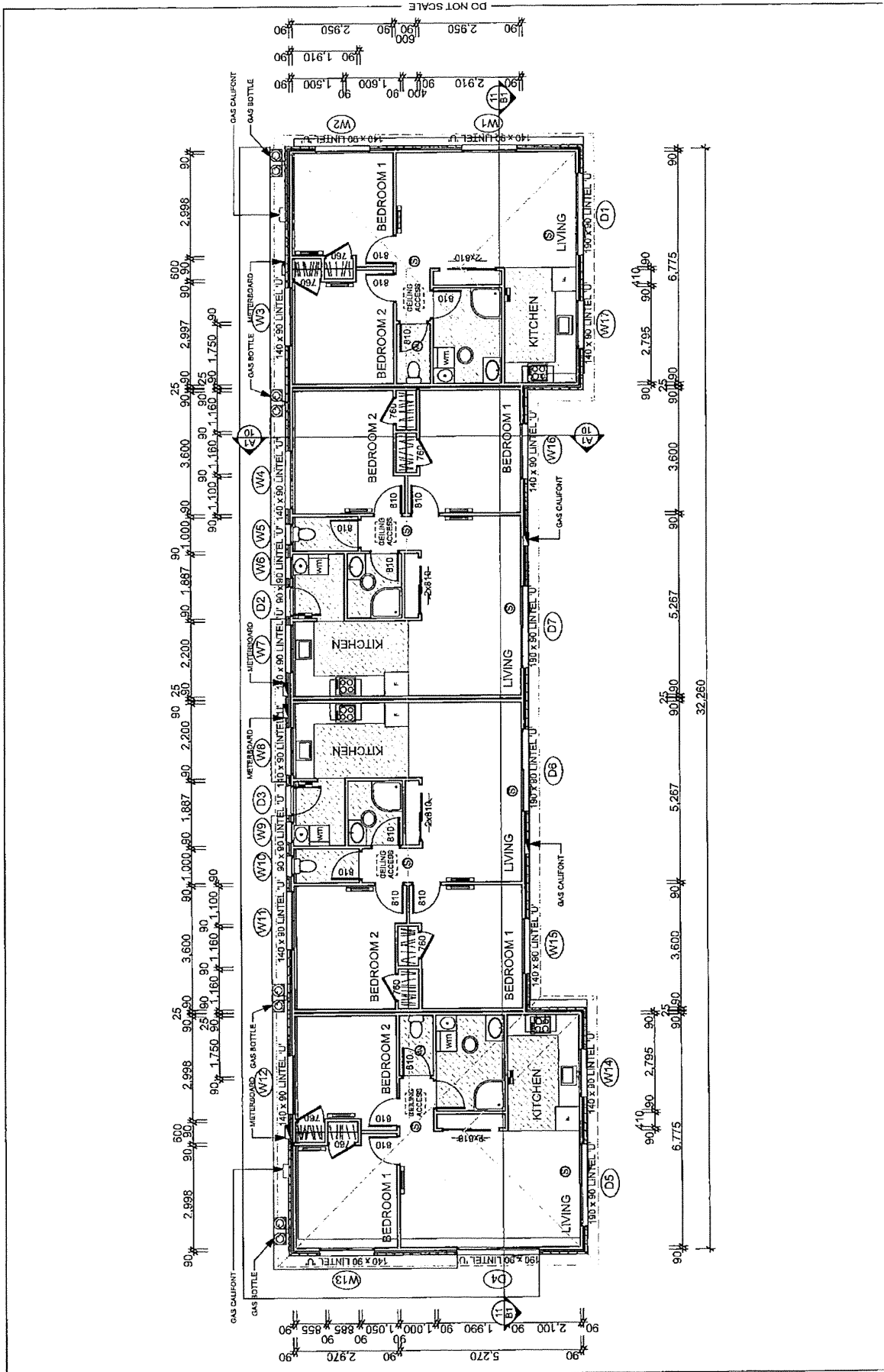
Email Address: murihikukid@gmail.com

Contact Phone Number:

Postal Address:

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





RW Berlin 20/7/2018

DATE	REV	BY	NO

FLOOR PLAN

CONCEPT

EVANS HOMES
217 & 221 TEVIOT STREET
INVERCARGILL

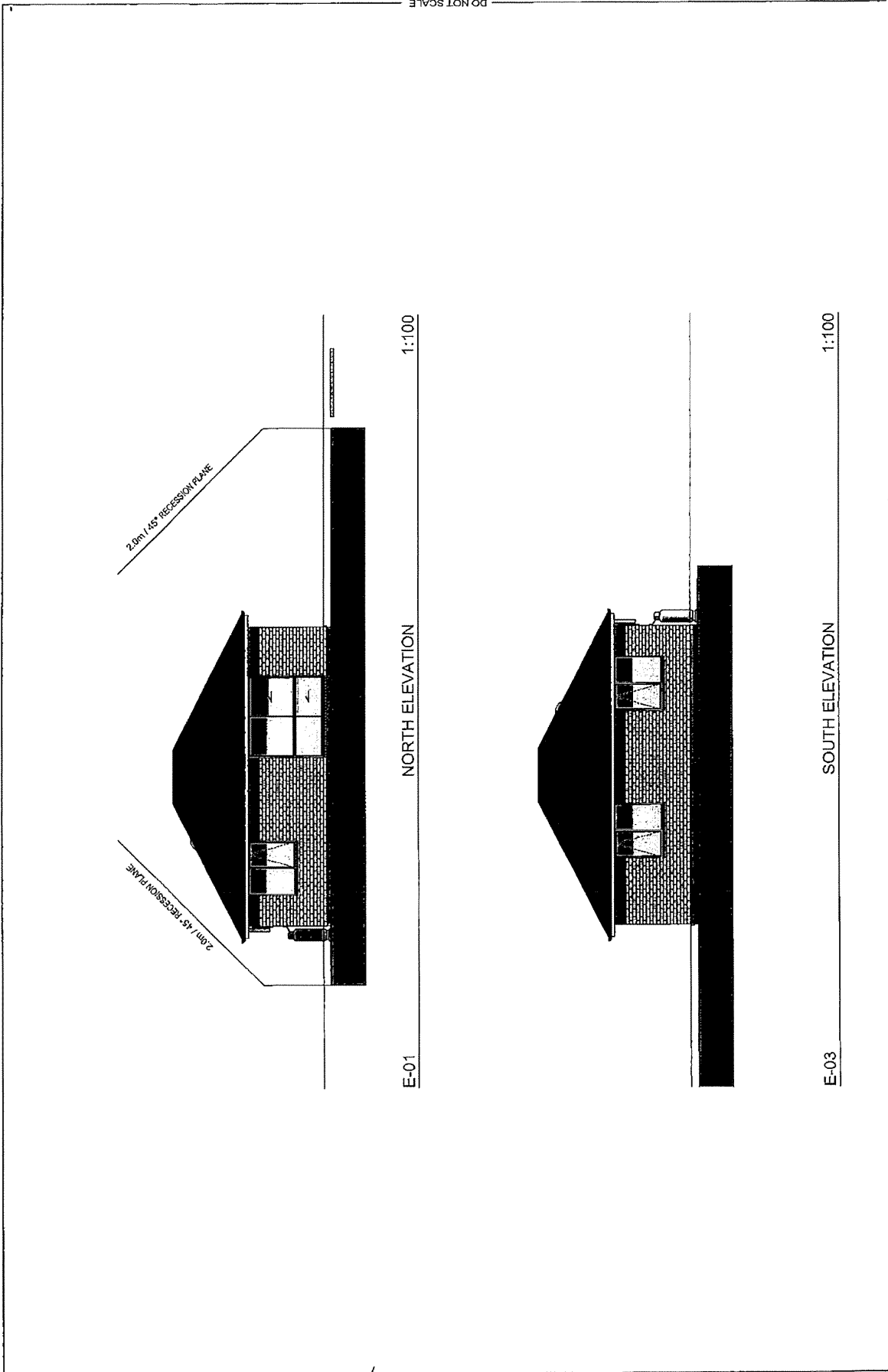
ARCHITECTURE
UNLIMITED
INCORPORATED

REGISTERED ARCHITECT
MEMBER OF THE ARCHITECTS' BOARD OF NEW ZEALAND

DATE: 26/06/2018
SCALE: 1:100
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]
REVISED BY: [blank]
DATE: [blank]


NO. 2
REV. 15

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Revised 28/06/2018

REV	DATE	BY	CHK	DESCRIPTION

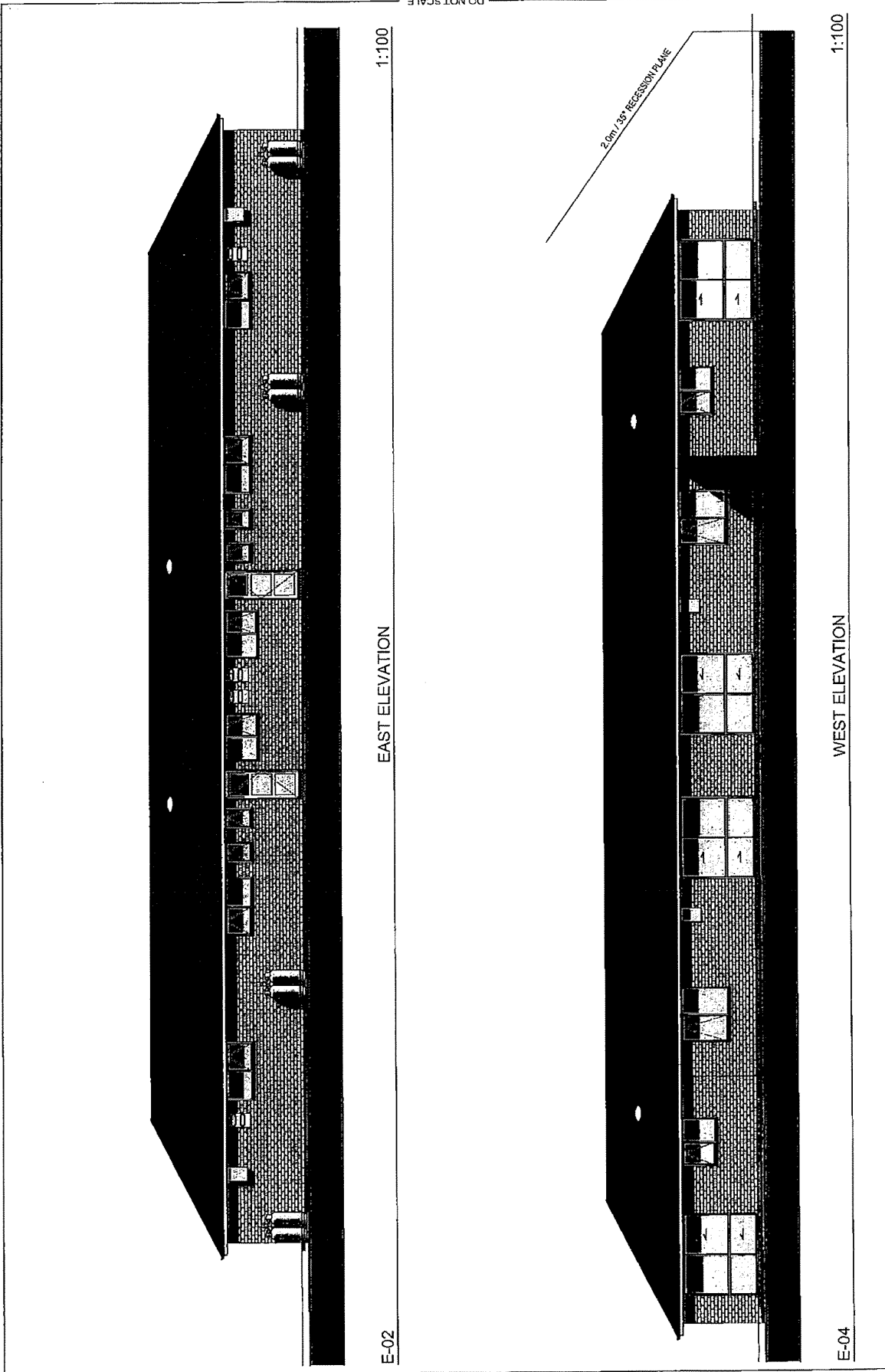

ARZ
 ARCHITECTURE
 UNLIMITED
 PROFESSIONAL
 MEMBER

PROJECT: **EVANS HOMES**
217 & 221 TEVIOT STREET
INVERCARGILL

DRAWING TITLE: **NORTH & SOUTH ELEVATIONS**
 DRAWING CODE: **CONCEPT**

DATE	SCALE	NO. OF SHEETS
28/06/2018	1:100	3
DATE	SCALE	NO. OF SHEETS
10/04/17	1:100	15

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 ALL DIMENSIONS, LEVELS AND CONDITIONS TO BE CHECKED AND VERIFIED BY CONTRACTOR PRIOR TO COMMENCING ANY WORK. CHANGES TO BE MADE BY CONTRACTOR WITH PERMISSION AND AGREEMENT OF ARCHITECT. ALL ASPECTS OF CONSTRUCTION TO CONFORM WITH NZBC AND APPROVED DOCUMENTS, NZS 3603:2011, BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.



1:100

EAST ELEVATION

E-02

1:100

WEST ELEVATION

E-04

DO NOT SCALE

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ARZ ARCHITECTURE UNLIMITED
 217 & 221 TEMVOT STREET
 INVERCARGILL

EVANS HOMES
 217 & 221 TEMVOT STREET
 INVERCARGILL

EAST & WEST ELEVATIONS
 CONCEPT

DATE	REV	DESCRIPTION

NO.	DATE	SCALE	BY	CHECKED
1	28/06/2018	1:100		
2				
3				
4				

Professional Number:

All dimensions, levels and air conditions to be checked and verified by customer prior to commencing any works. Drawings to be used in conjunction with specifications and engineering calculations. All aspects of construction to comply with NZS3604 and Approved Documents. NZS3604(2011) detailing requirements and all other applicable standards.

Handwritten signature and date: 28-06-2018.

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Jason Leslie Harris & Selina Joy Thompson

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

27 Princes Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):


Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed:  Date: 3-7-18

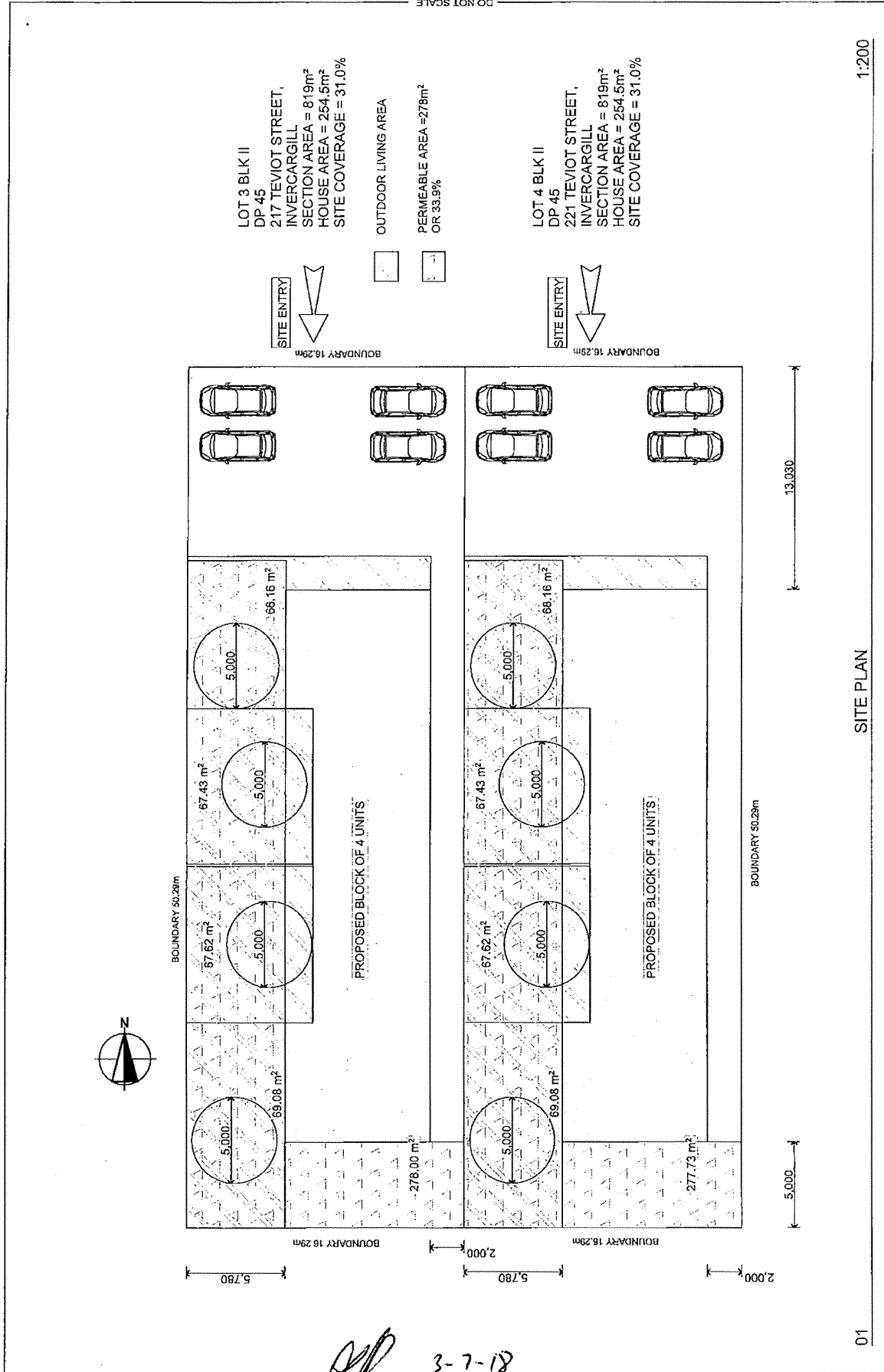
Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address: jasonharris74@gmail.com

Contact Phone Number: 0211585089

Postal Address: 166 Wilcox Road Invercargill

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.



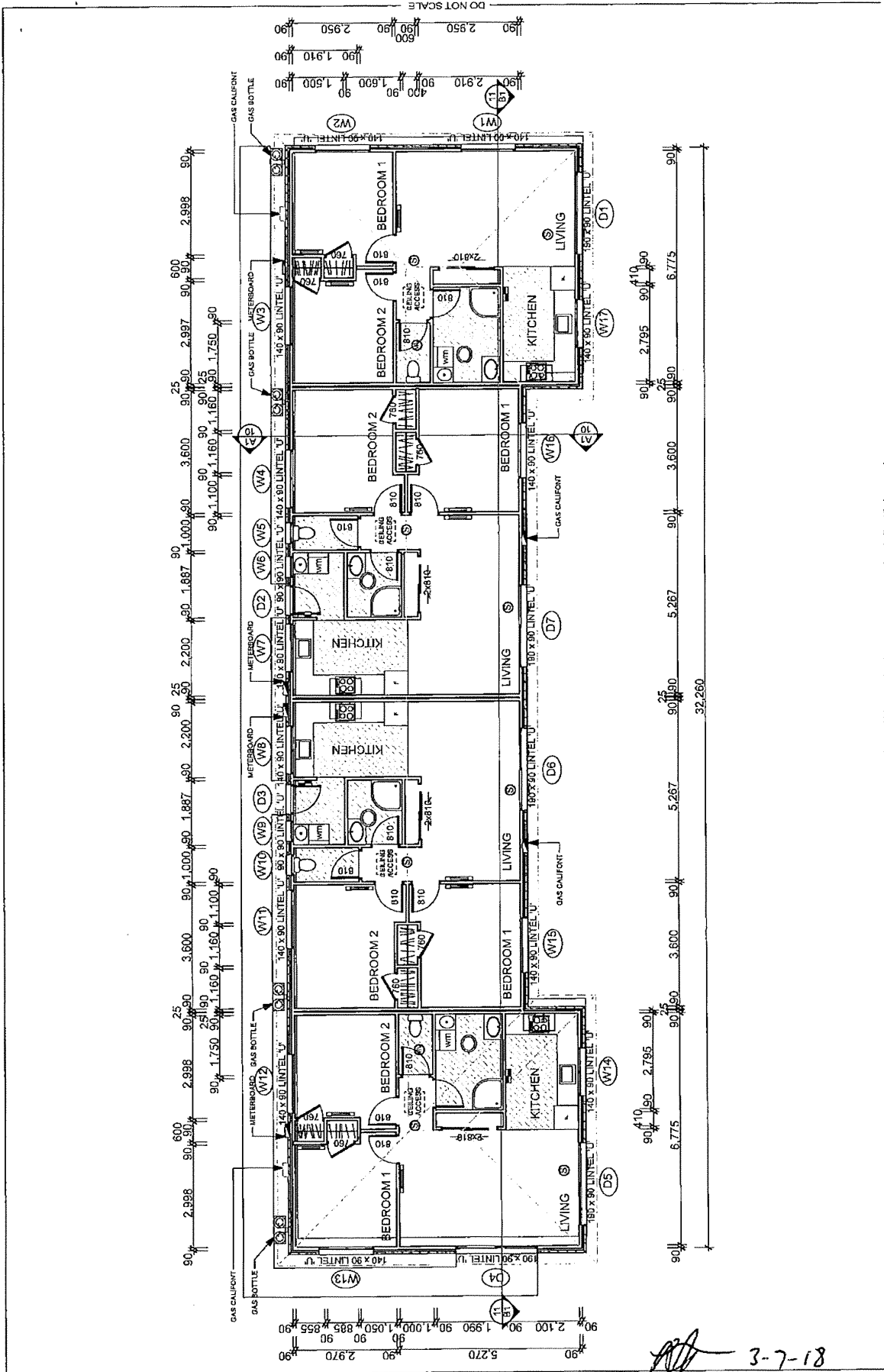
REV	DATE	BY	CHK	DESCRIPTION

 ARZ Registered Architect Member	 ARCHITECTURE UNLIMITED <small>Private and Confidential</small>	EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL	PROJECT NO: 26/06/2018	DATE: 1:200	SHEET NO: 1	TOTAL SHEETS: 15
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PROJECT TITLE: **SITE PLAN**
 CONCEPT

Scale: 1:200
 Date: 26/06/2018
 Sheet: 1 of 15

All comments, levels and the conditions to be checked and verified by Certifier prior to commencing any works. Drawings to be used in conjunction with specifications and Engineers conditions. All aspects of construction to comply with NZS3602:2011, Building Regulations and all other applicable standards.

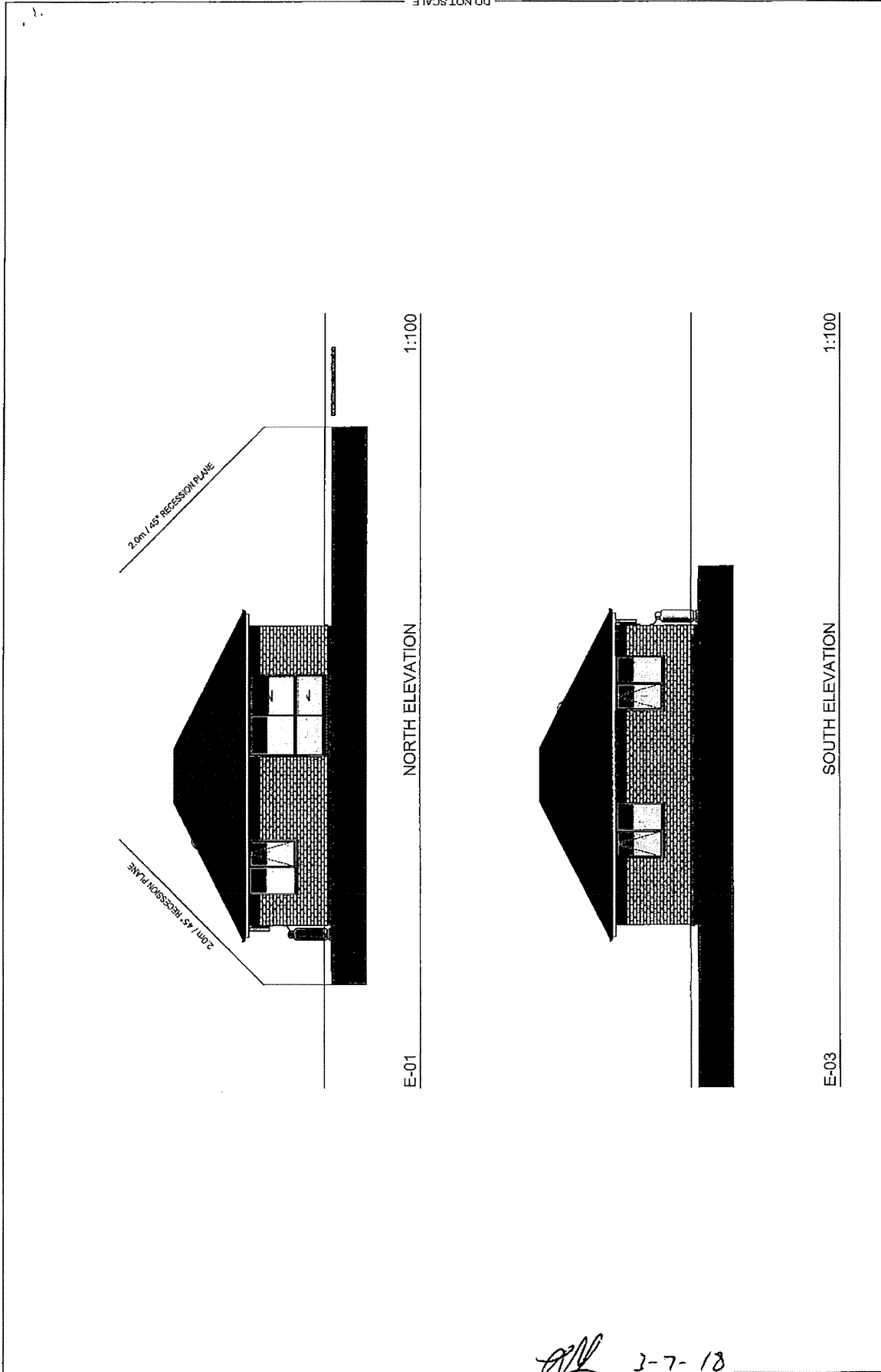


NO. 2	DATE 26/06/2018	SCALE 1:100	PROJECT 15
ARCHITECTURE UNLIMITED 217 & 221 TEVIOT STREET INVERCARGILL <small>PROFESSOR OF ARCHITECTURE</small>		FLOOR PLAN CONCEPT	

ARZ Professional Member
 Evans Homes
 217 & 221 Teviot Street
 Invercargill

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 All dimensions, levels and SDO conditions to be checked and verified by Contractor prior to commencing any works. Amendments to be noted in conjunction with specifications and Engineer's calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building Requirements and all other applicable standards.

3-7-18



NO.	DATE	SCALE	DESCRIPTION

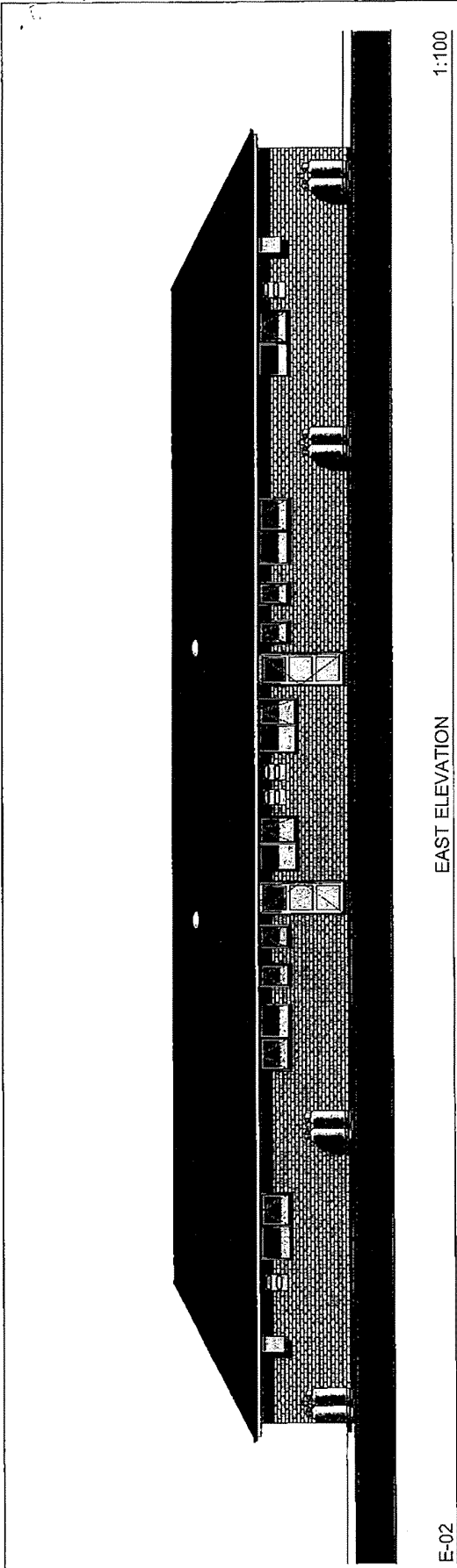

ARCHITECTURE UNLIMITED
 217 & 221 TEVIOT STREET
 INVERCARGILL

EVANS HOMES
 217 & 221 TEVIOT STREET
 INVERCARGILL

PROJECT TITLE: NORTH & SOUTH ELEVATIONS
 DRAWING NO.: CONCEPT

DATE	25/08/2018	SCALE	1:100
DATE	3	SCALE	15

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 All dimensions, levels and site conditions to be checked and verified by contractor prior to commencing any works. Drawings to be read in conjunction with specifications and engineering calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building Regulations and all other applicable standards.

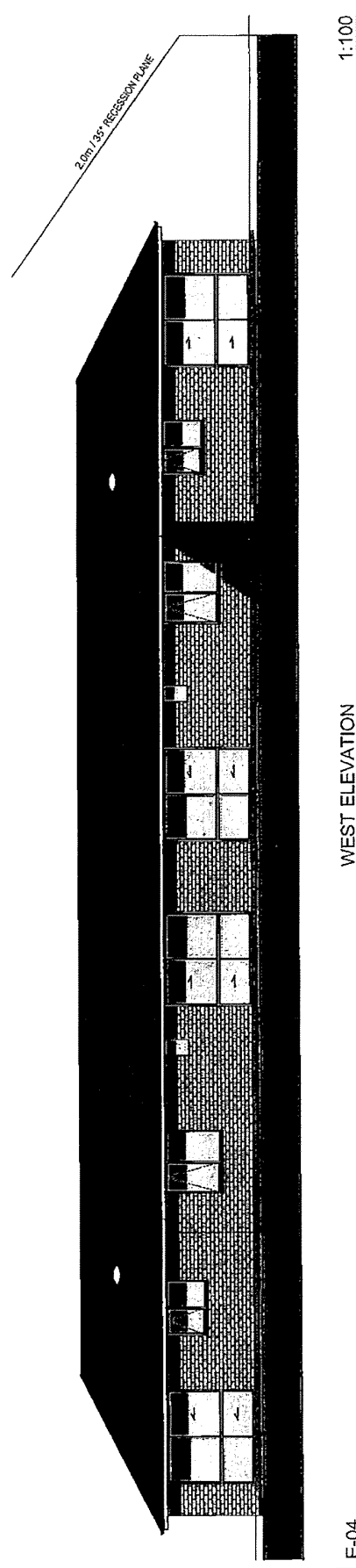


1:100

EAST ELEVATION

E-02

DO NOT SCALE



1:100

WEST ELEVATION

E-04

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REV	DATE	BY

ARZ ARCHITECTURE
 217 & 221 TEVIOT STREET
 INVERCARGILL
 PROFESSIONAL MEMBER

LA
 ARCHITECTURE
 UNLIMITED
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PROJECT: EVANS HOMES
 217 & 221 TEVIOT STREET
 INVERCARGILL

DRAWING: EAST & WEST ELEVATIONS
 PACKAGE: CONCEPT

DATE	26/06/2018	SCALE	1:100
NO. OF SHEETS	4	TOTAL SHEETS	15

ARCHITECT: ARZ ARCHITECTURE
 PROJECT NO: 2018/06/01
 DRAWING NO: 15

All dimensions, levels and site conditions to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZS4204 New Approved Documents, NZS 4204:2011, Building Regulations and all other applicable standards.

ARZ 3-7-2018

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Hector Kenneth Diamond

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

35 Princes Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: H/K Diamond

Date: 28-6-18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

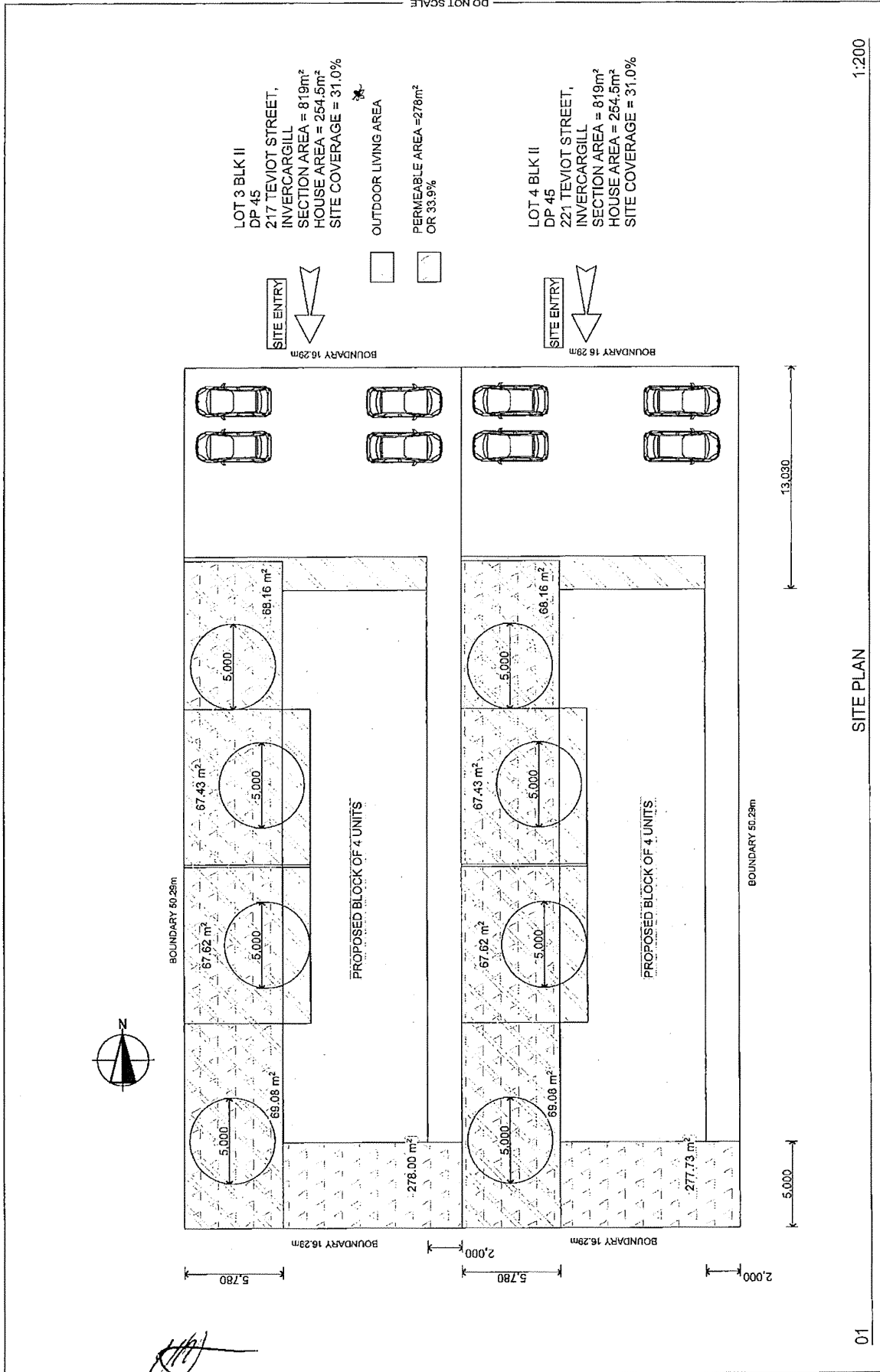
Email Address:

Contact Phone Number: 0274 380041

Postal Address:

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





01

ARZ
 Professional
 Member

**ARCHITECTURE
 UNLIMITED**
 PHILIPPA STREET - 400051
 INVERCARGILL

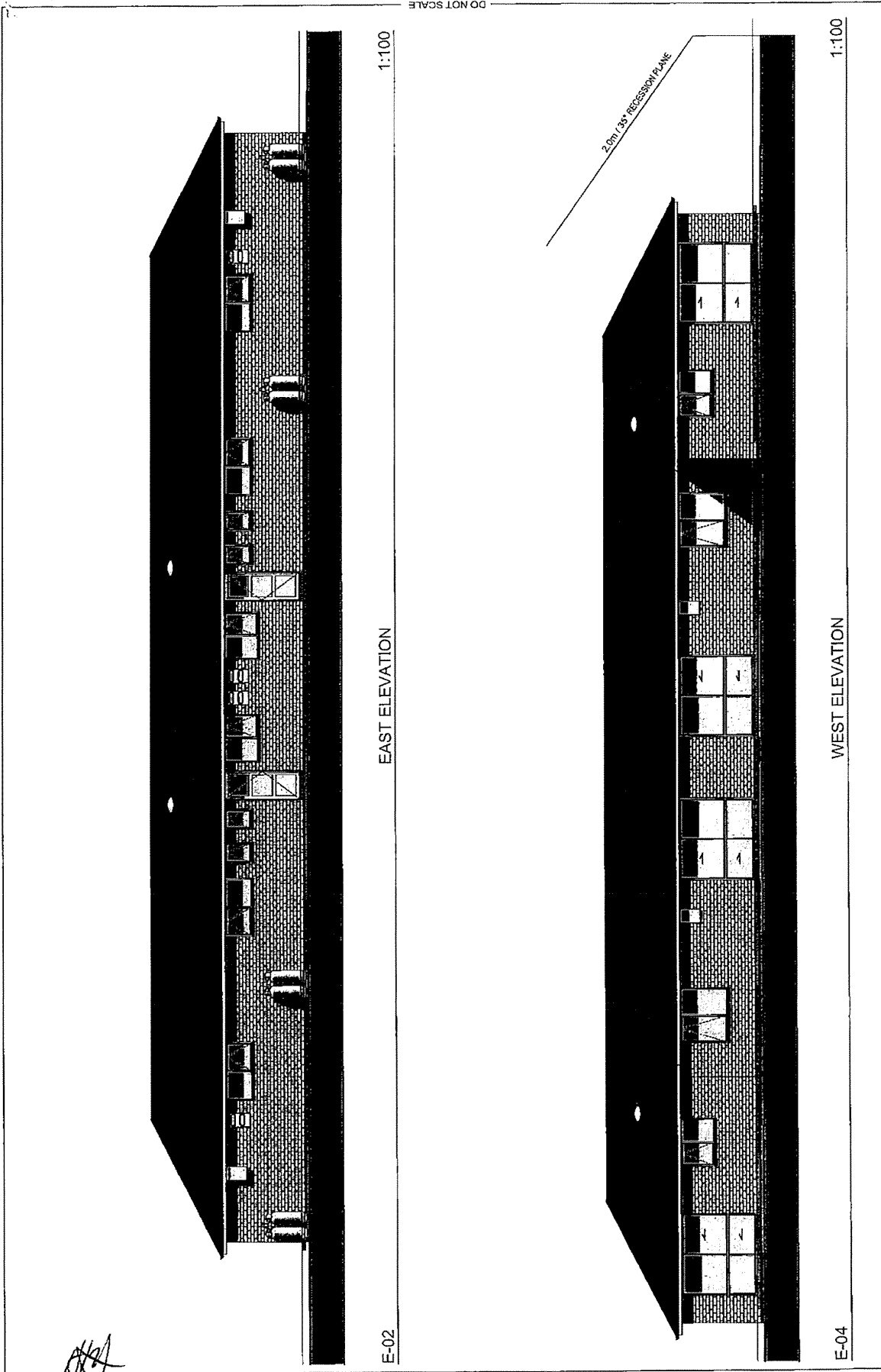
EVANS HOMES
 217 & 221 TEVIOT STREET
 INVERCARGILL

SITE PLAN
 CONCEPT

NO.	DATE	BY	SCALE
1	26/06/2018	1:200	15

Consistent with the plans and associated to Architects Unlimited Ltd and cannot be used or reproduced without their consent.

All dimensions, levels and site conditions to be checked and verified by contractor prior to commencing any works. Contractor to be used in consultation with specifications and Engineers calculations. All aspects of construction to comply with NZS 3604:2011, Building Regulations and all other applicable standards.



1:100

EAST ELEVATION


E-02

1:100

WEST ELEVATION

E-04

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ARCHITECTURE UNLIMITED
 10/1211 10/1211 10/1211 - 10/1211
 217 & 221 TEVIOT STREET
 INVERCARGILL

PROJECT: EAST & WEST ELEVATIONS
 DRAWING NO: CONCEPT
 DATE: 26/06/2018
 SCALE: 1:100
 SHEET: 4 OF 15

ALL DIMENSIONS, LEVELS AND SIZES SHOWN ARE UNLESS OTHERWISE SPECIFIED AND SHALL BE IN ACCORDANCE WITH THE NZS 4203:2011, BUILDING REGULATIONS AND ALL OTHER APPLICABLE STANDARDS.

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Elizabeth Anne Murray

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

1/312 Ettrick Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: Date: 28/6/18

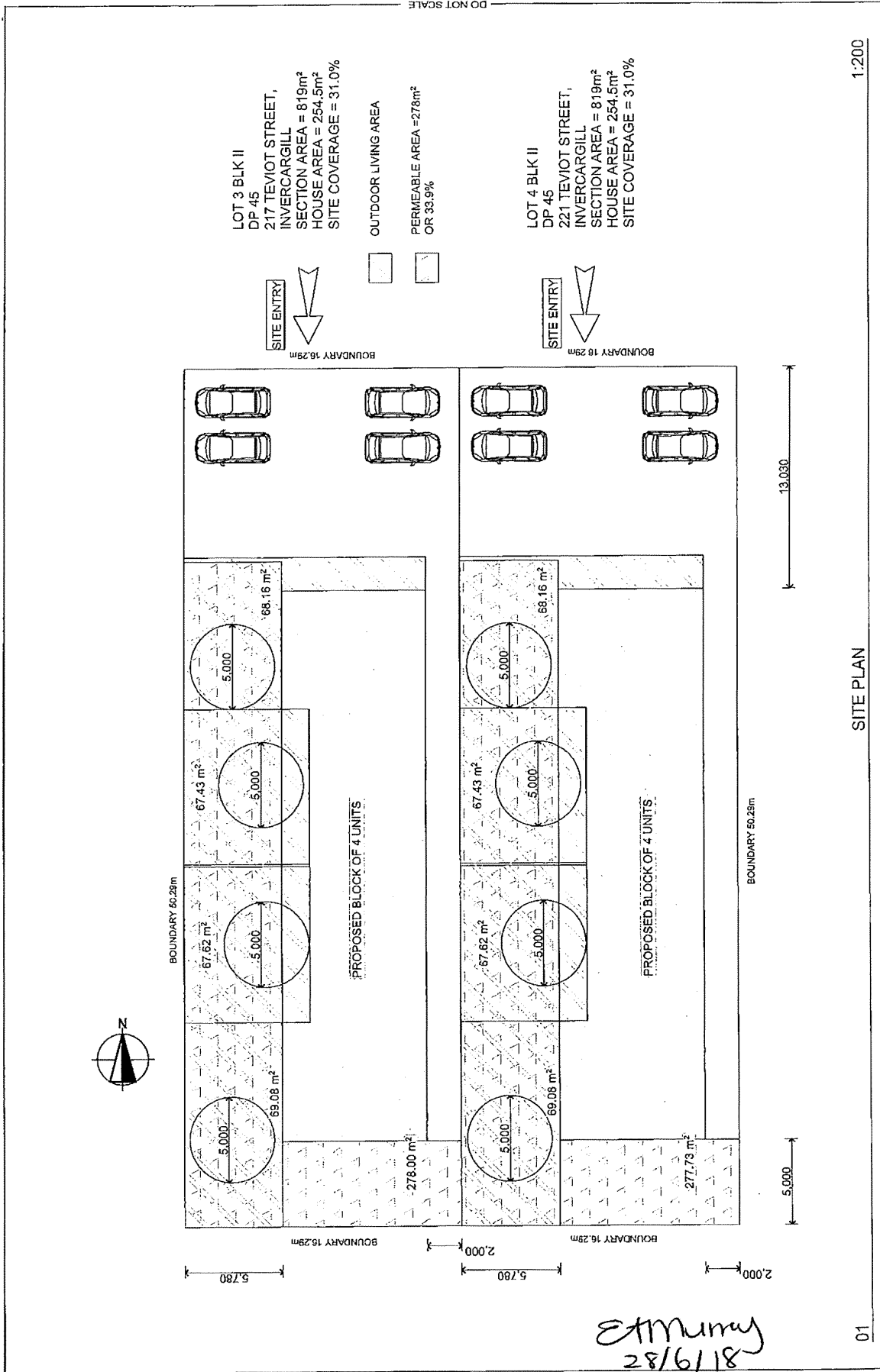
Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address:

Contact Phone Number: 021 166 8479.

Postal Address:

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.



DO NOT SCALE

Et Murray
28/6/18

1:200

SITE PLAN

01

DATE	REV.	PROJECT: EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL		DATE: 25/06/2018	NO. OF SHEETS: 1
		ARCHITECTURE: UNLIMITED PROFESSIONAL MEMBER		SCALE: 1:200	SHEET NO.: 15
		CONCEPT			

ARZ
Professional Member

UNLIMITED
PROFESSIONAL MEMBER

EVANS HOMES
217 & 221 TEVIOT STREET
INVERCARGILL

CONCEPT

25/06/2018

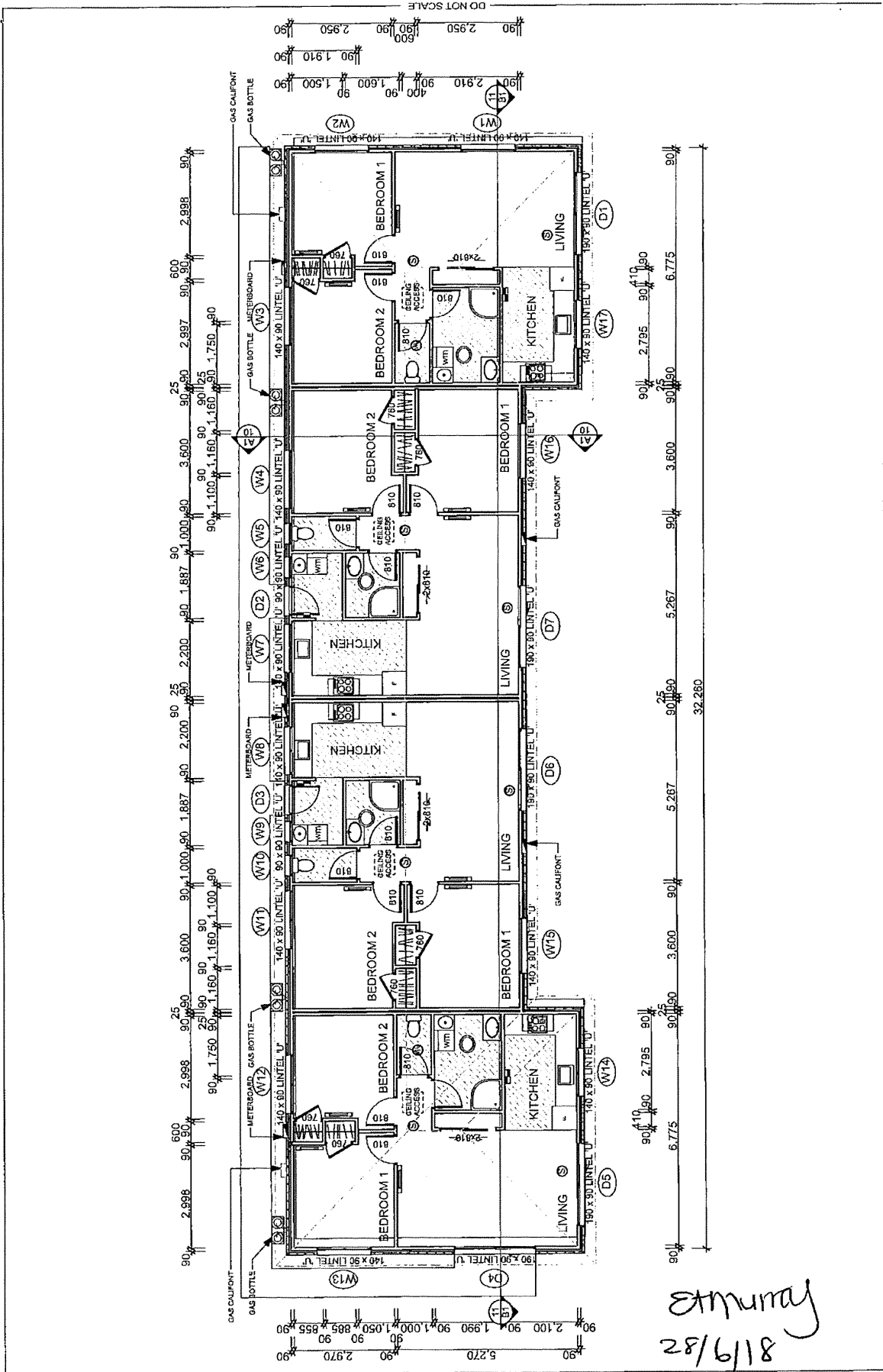
1:200

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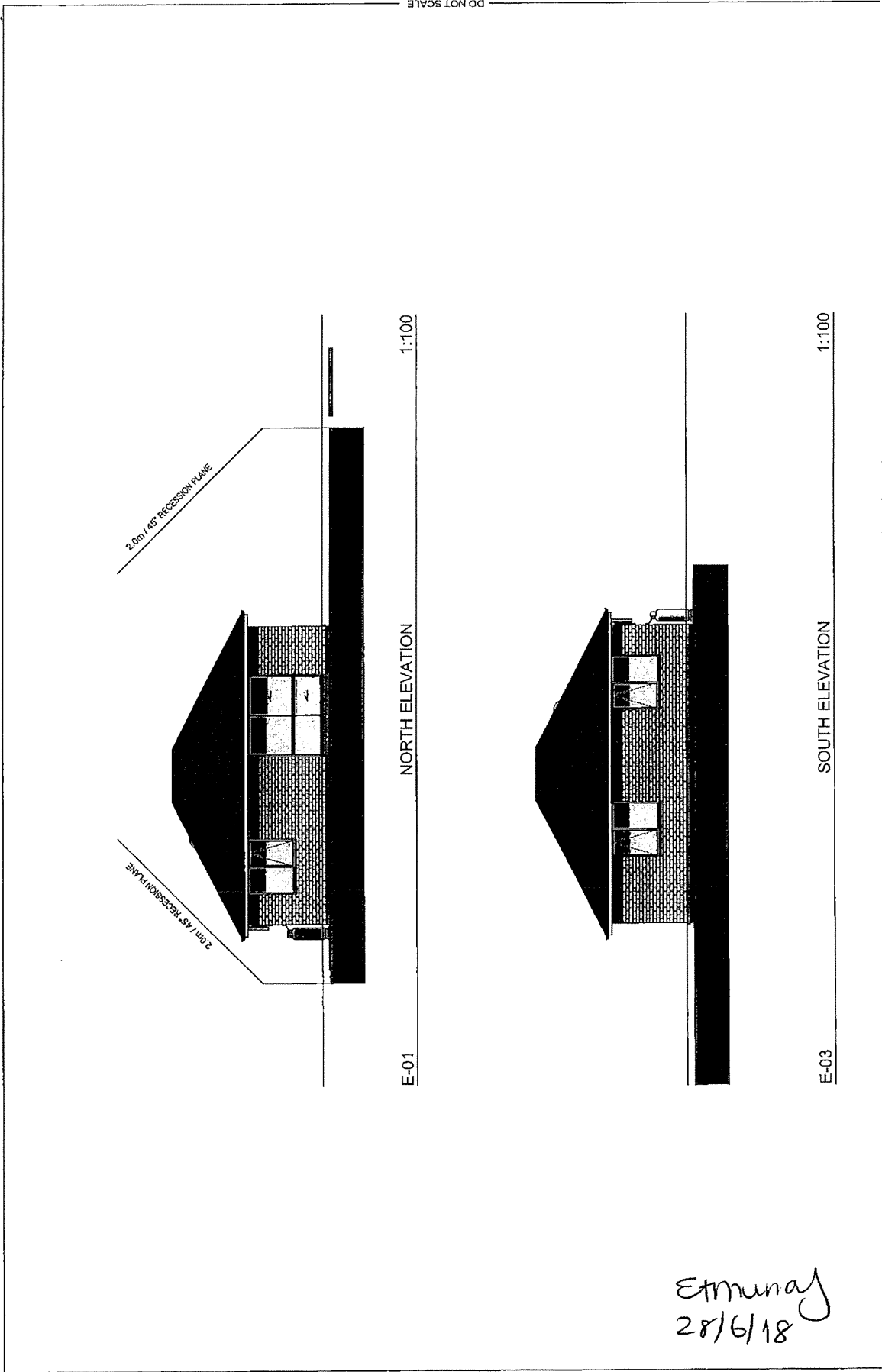
15

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All dimensions, levels and the constraints to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with specifications and engineering calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3602:2011, Building Regulations and all other applicable standards.



REV	DATE	ARZ ARCHITECTURE UNLIMITED Professional Member No. 21878		EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL		PROJECT TITLE FLOOR PLAN		DATE 28/06/2018		SCALE 1:100		SHEET NO. 2		TOTAL SHEETS 15	
Copyright - These plans are copyright to Architects Unlimited Ltd and cannot be used or reproduced without their approval. All dimensions, levels and siting contours to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with specifications and Engineer calculations. All methods of construction to comply with NZS8540:2011, Building Regulations and all other applicable standards.															



DO NOT SCALE

1:100

NORTH ELEVATION

E-01

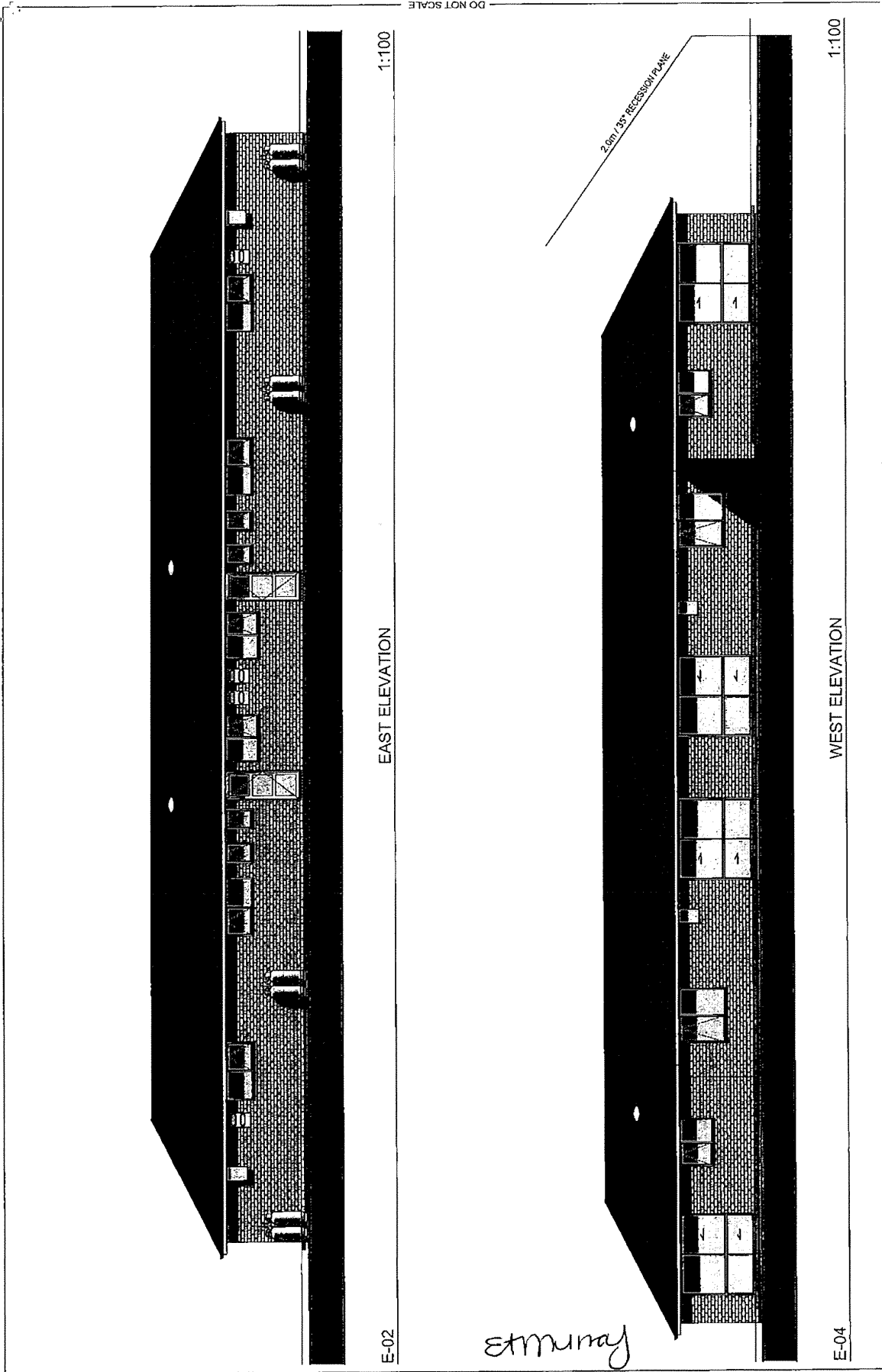
1:100

SOUTH ELEVATION

E-03

Etmutay
28/6/18

	ARCHITECTURE UNLIMITED <small>REGISTERED ARCHITECTS & PLANNERS REGISTERED ARCHITECTS & PLANNERS</small>	Evans Homes 217 & 221 TEMVOT STREET INVERCARGILL	NORTH & SOUTH ELEVATIONS CONCEPT	DATE: 28/06/2018	SHEET: 3
				SCALE: 1:100	TOTAL SHEETS: 15
Copyright: These plans are copyright to Architecture Unlimited Ltd and should be used or reproduced without their approval.					
All dimensions, levels and sea conditions to be checked and verified by licensee prior to construction with specifications and engineering calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building Regulations and all other applicable standards.					



1:100

EAST ELEVATION

E-02

1:100

WEST ELEVATION

E-04

DO NOT SCALE

etmurray
2/19/18

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REV	DATE	BY

ARZ ARCHITECTURE
Professional
Member

A ARCHITECTURE
UNLIMITED
INCORPORATED
217 & 221 TEVIOT STREET
INVERCARGILL

PROJECT: EVANS HOMES
217 & 221 TEVIOT STREET
INVERCARGILL

DATE: 25/06/2018
SCALE: 1:100
SHEET: 4 OF 15

CONCEPT

At times, levels and size concerns to be checked and verified by contractor prior to commencing any works. Drawings to be read in conjunction with specifications and engineers calculations. All aspects of construction to comply with NZBC and Approved Documents. NZS 3909:2011, Building regulations and all other applicable standards.

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Chunrang Xiao & Ying Fang

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

314 Ettrick Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: _____

Date: _____

28/6/18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address:

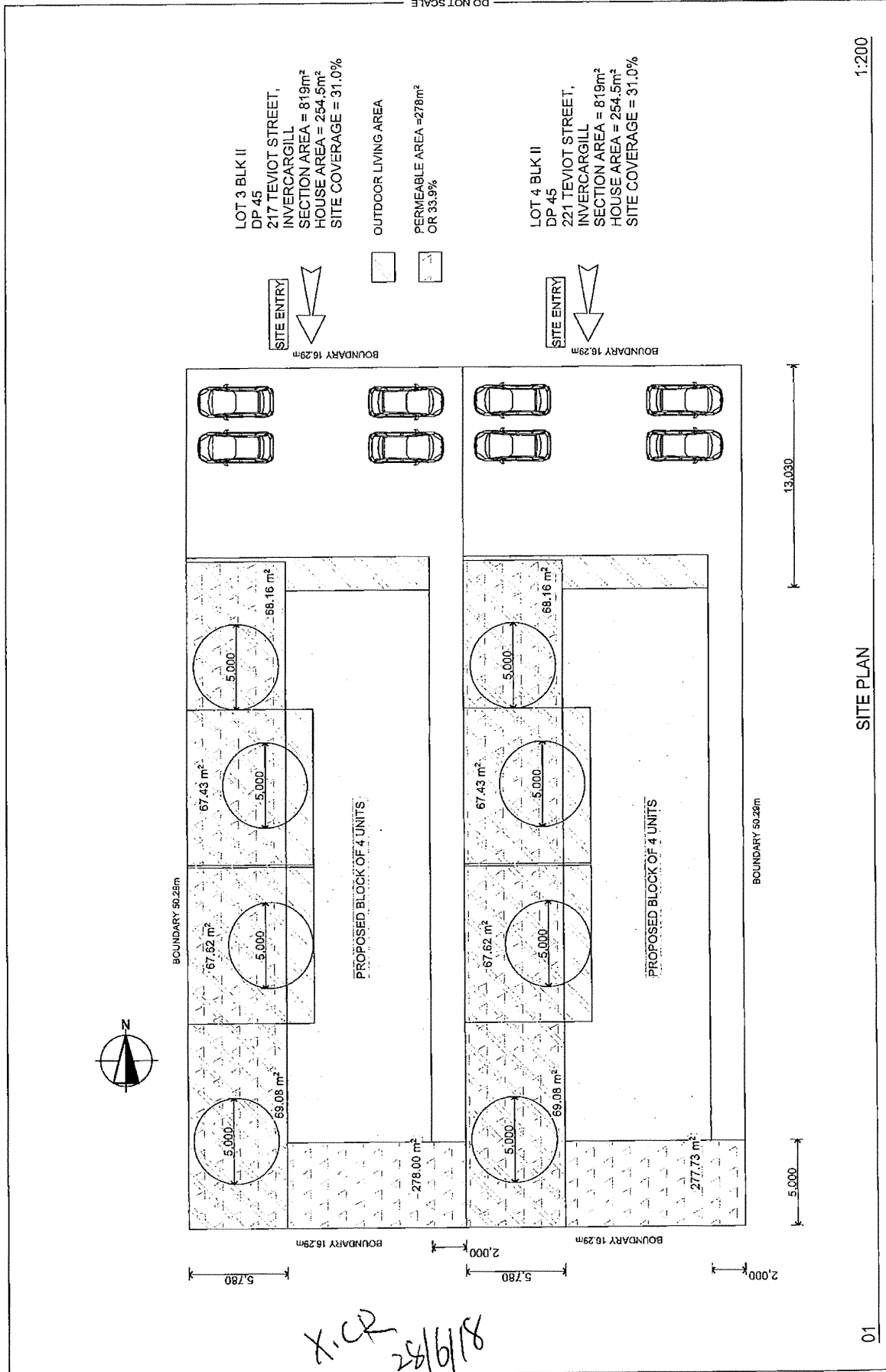
Contact Phone Number:

021-1405181

Postal Address:

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





X.C.R.
25/11/18

REV	DATE	BY	CHK



ARZ
Professional Member



ARCHITECTURE UNLIMITED
1811 218 ST. JOHN ST. #101
INVERCARGILL

EVANS HOMES
217 & 221 TEVIOT STREET
INVERCARGILL

SITE PLAN

REVISIONS
NO. DATE
1 26/06/2018

CONCEPT

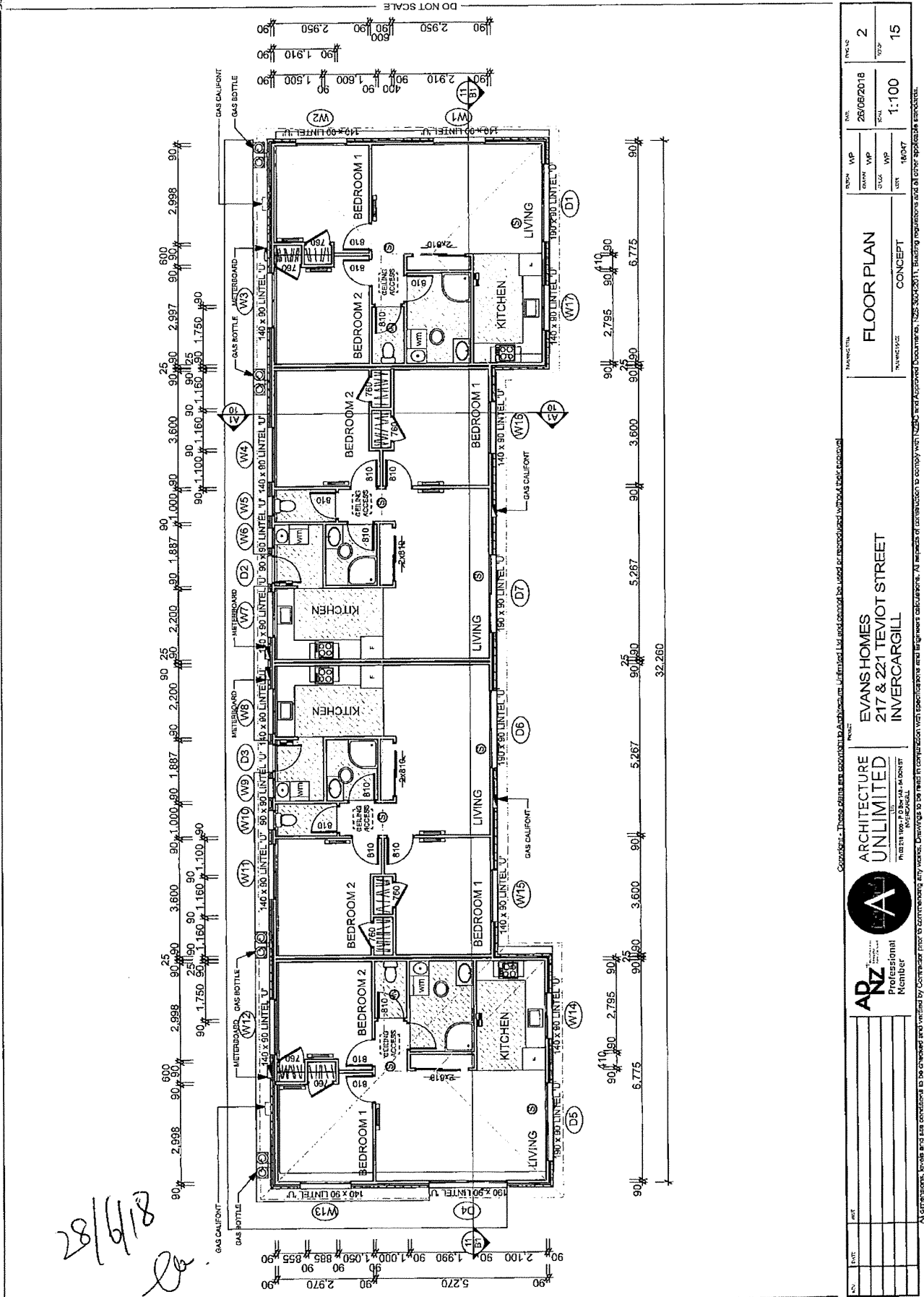
SCALE: 1:200

Approved: 15

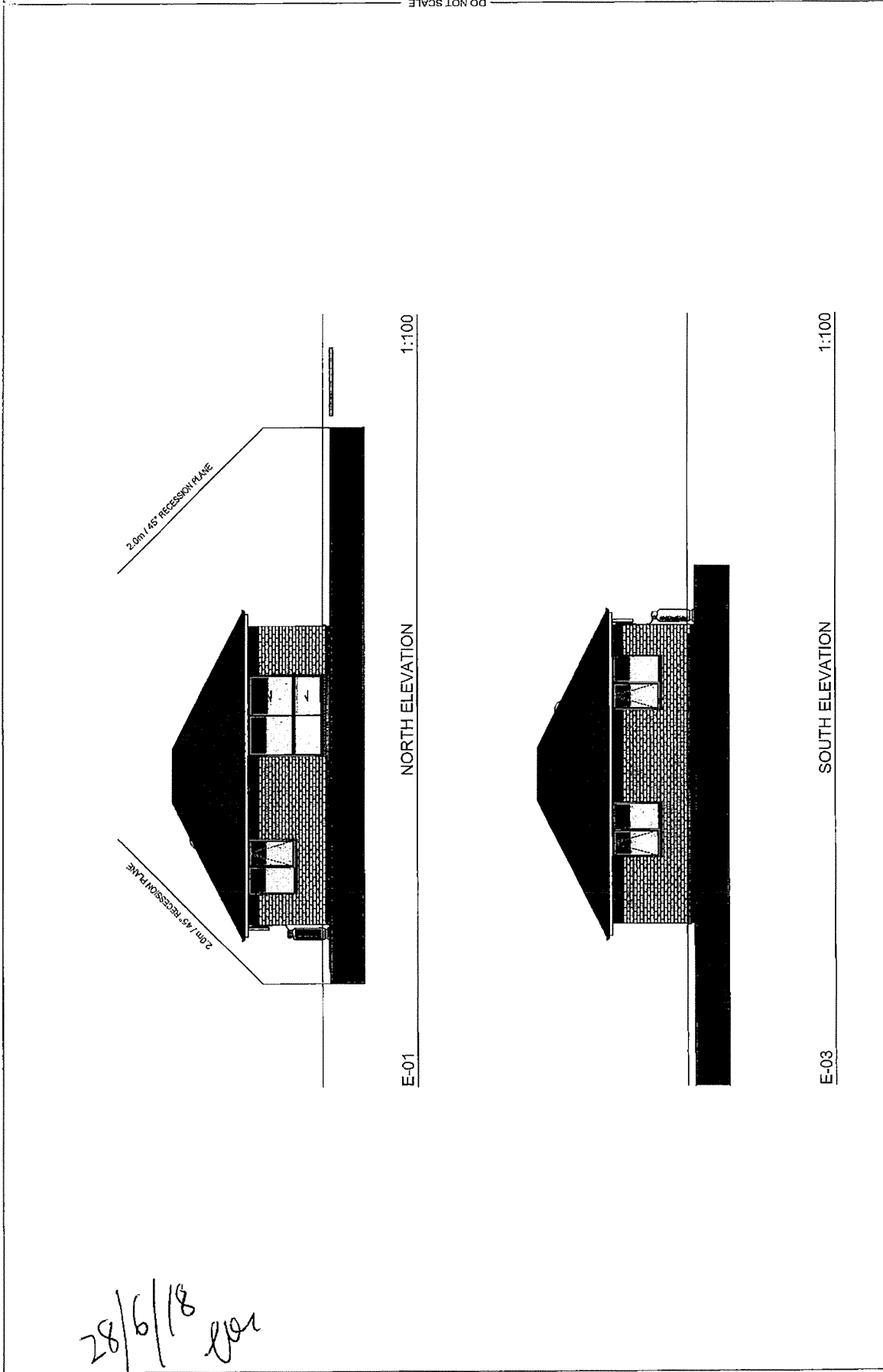
1

Consent: These plans are prepared by Architects Unlimited Ltd and cannot be used or reproduced without their approval.

Drawings to be used in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 9402:2011, Building Regulations and all other applicable standards.



<p>ARZ ARCHITECTURE UNLIMITED Professional Member</p>		<p>EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL</p>		<p>FLOOR PLAN</p>		<p>DATE: 28/06/2018 SCALE: 1:100 CONCEPT</p>		<p>NO. 2 NO. 15</p>	
<p>Consent: These plans are submitted to the Council for approval. The Council is not responsible for the accuracy of the information provided in these plans. At the time of submission, the Council will not be held responsible for any errors. Drawings to be used for construction must be approved by the Council. All dimensions, levels and sea conditions to be checked and verified by the Contractor prior to commencing any works. Drawings to be used for construction must be approved by the Council. All dimensions, levels and sea conditions to be checked and verified by the Contractor prior to commencing any works.</p>									



28/6/18
 [Signature]

NO.	DATE	SCALE	REVISED BY	DATE	SCALE	REVISED BY	DATE	SCALE

ADNZ ARCHITECTURE UNLIMITED
 ARCHITECTS
 151-153 WILSON STREET
 AUCKLAND
 NEW ZEALAND
 PHONE: 09 300 1000
 FAX: 09 300 1001
 WWW.AUUNLIMITED.CO.NZ

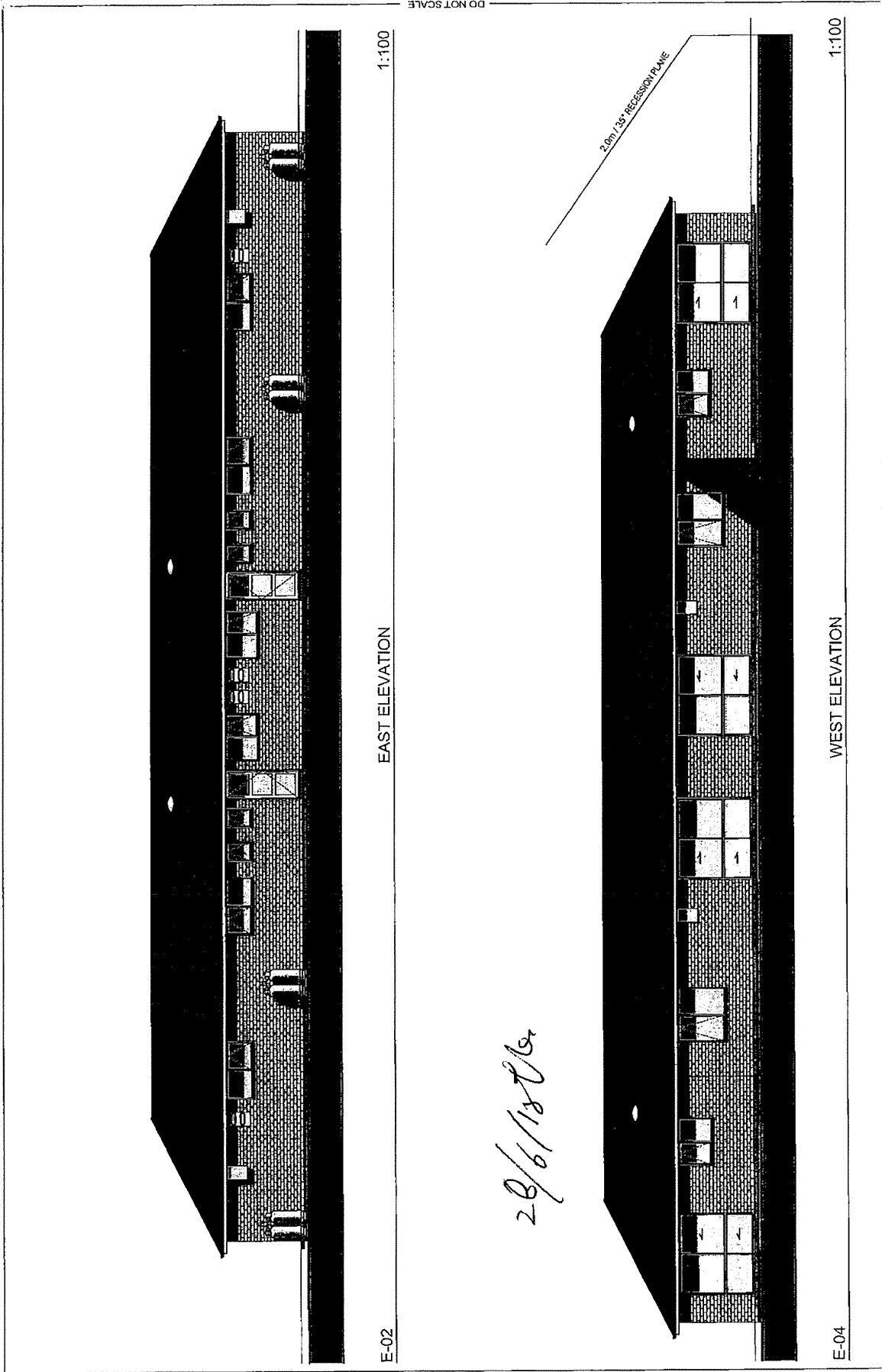
EVANS HOMES
 217 & 221 TEVIOT STREET
 INVERCARGILL

PROJECT: NORTH & SOUTH ELEVATIONS
 DRAWING NO: CONCEPT

DATE: 26/06/2018
 SCALE: 1:100

SHEET NO: 3
 TOTAL SHEETS: 15

Copyright - These plans are copyright to Architecture Unlimited Ltd and cannot be used or reproduced without their approval.
 All dimensions, levels and elevations to be checked and verified by contractor prior to commencing any works. Drawings to be read in conjunction with specifications and for general information. All aspects of construction to comply with NZBC and Approved Documents. NZS 3604:2011, Building Regulations and all other applicable standards.



1:100

EAST ELEVATION

E-02

28/6/18



1:100

WEST ELEVATION

E-04

DO NOT SCALE

NO.	DATE	REVISION



ARCHITECTURE UNLIMITED
 217 & 221 TEVIOT STREET
 INVERCARGILL

Conduct - These files are provided to Architects Unlimited Ltd and cannot be used or reproduced without their approval.

EAST & WEST ELEVATIONS
 CONCEPT

NO.	DATE	SCALE	NO.

26/06/2018
 1:100
 4
 15

At all times, plans and all conditions to be checked and verified by Engineer prior to commencing any work. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZS4120 and Approved Documents, NZS 3802:2011, Building Regulations and all other applicable standards.

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Jennifer Dawn Brown

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

316 Ettrick Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: J. Brown

Date: 29.6.18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

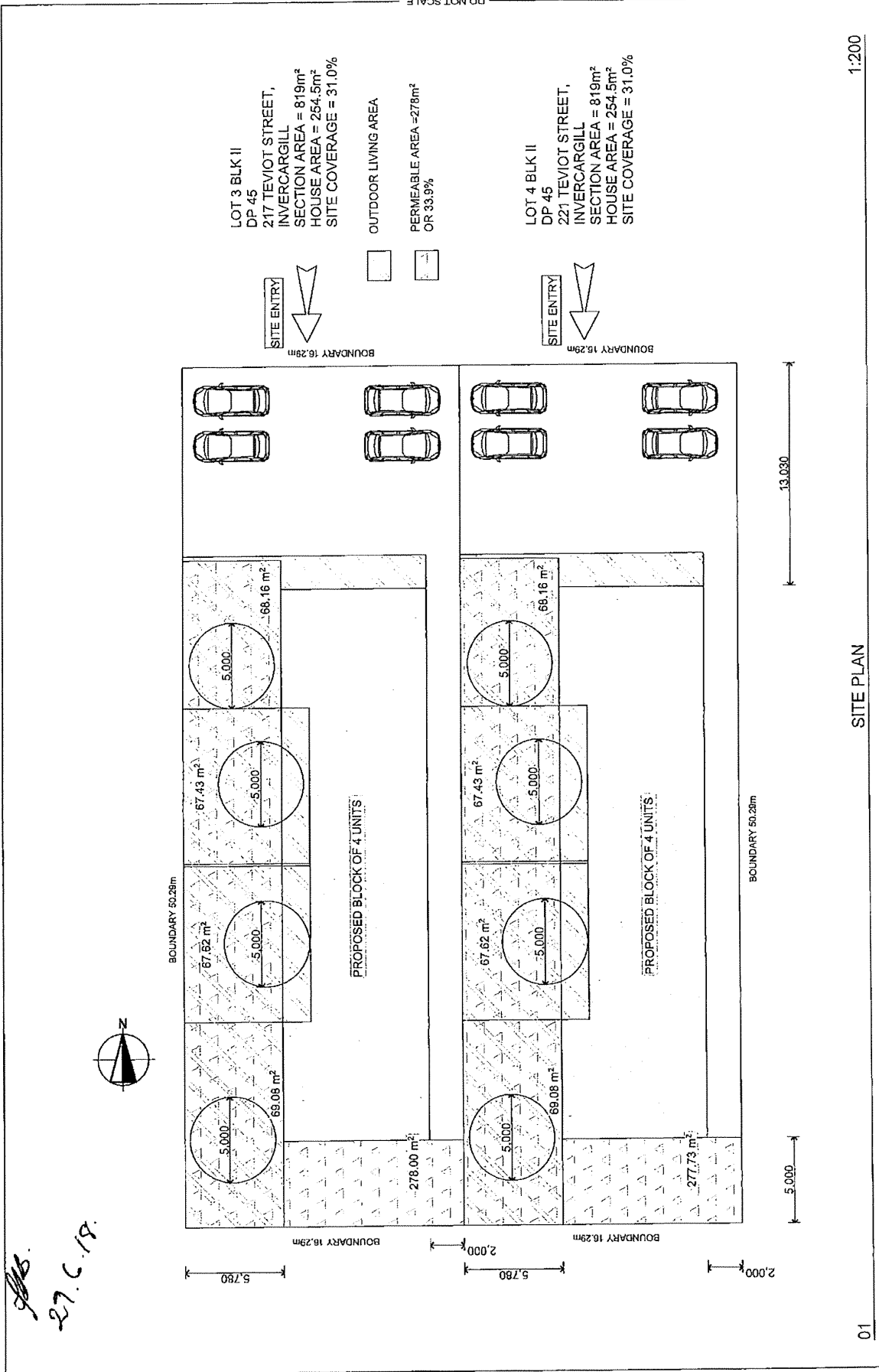
Email Address:

Contact Phone Number: 2160028


Postal Address:

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





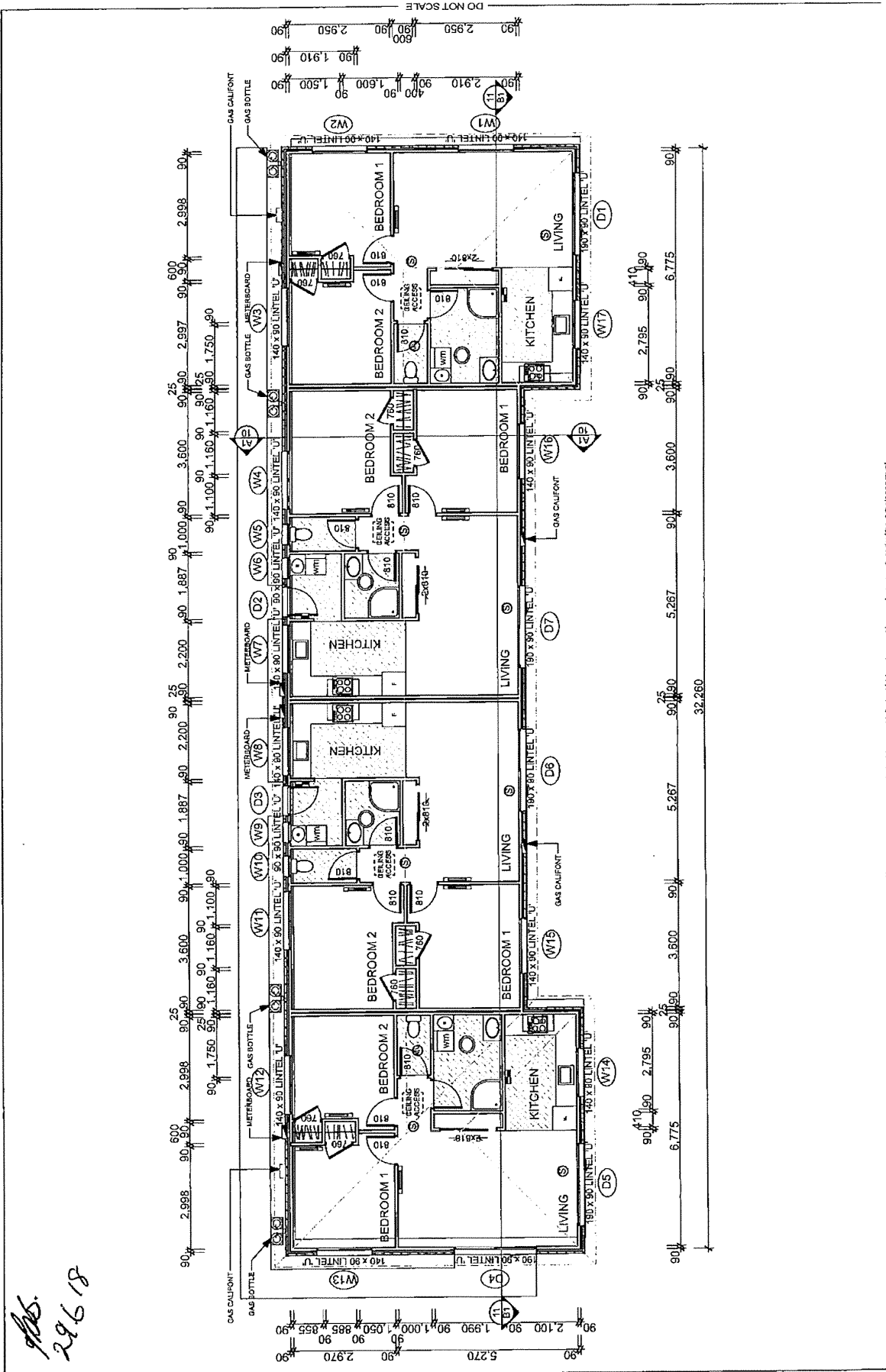
REV	DATE	BY	CHK

 ARZ Registered Professional Member		ARCHITECTURE UNLIMITED ARCHITECTS 100/111 THE TOWER, 100 BUCKLE STREET, INVERCARGILL	
EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL			
PROJECT SITE PLAN		DRAWING NO. 18/097	
DATE 26/06/2018		SCALE 1:200	
NO. OF SHEETS 1		TOTAL SHEETS 15	

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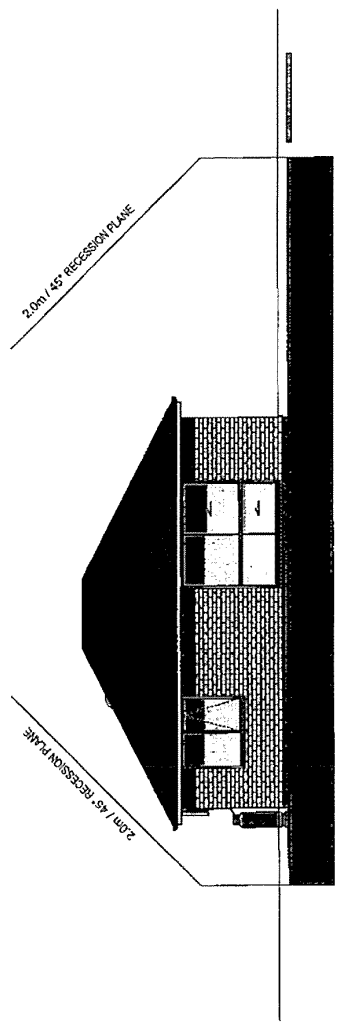
1:200

01

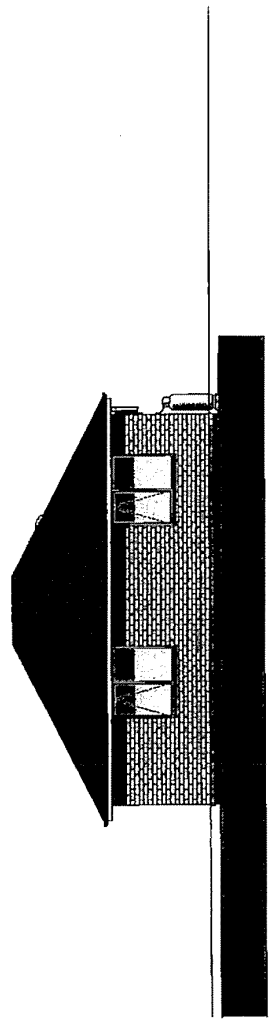


<p>PROJECT: EVANS HOMES 217 & 221 TEMVOT STREET INVERCARGILL</p>		<p>DATE: 26/06/2018</p>	<p>NO. 2</p>
<p>ARCHITECT: ARZ ARCHITECTURE UNLIMITED</p>	<p>CONCEPT</p>	<p>SCALE: 1:100</p>	<p>NO. 15</p>
<p>DATE: 26/06/2018</p>	<p>NO. 15</p>	<p>SCALE: 1:100</p>	<p>NO. 15</p>

29.6.18
aps.



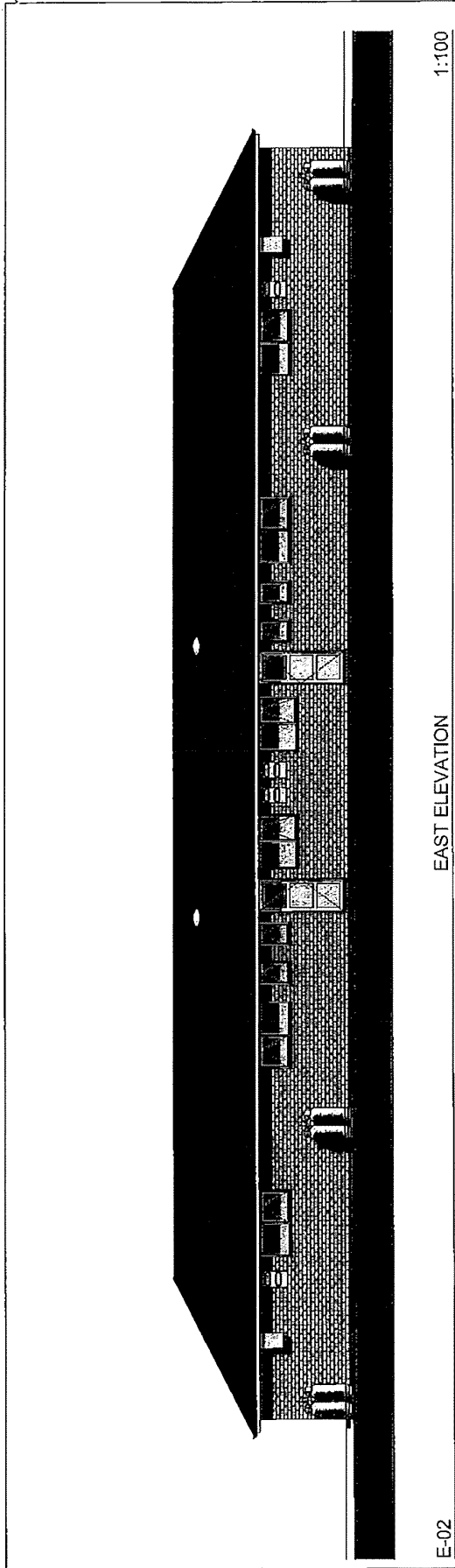
E-01 NORTH ELEVATION 1:100



E-03 SOUTH ELEVATION 1:100

DO NOT SCALE

		ARCHITECTURE UNLIMITED <small>INCORPORATED IN AUSTRALIA</small> <small>INCORPORATED IN AUSTRALIA</small>		EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL		PROJECT: NORTH & SOUTH ELEVATIONS NO. REVISED: CONCEPT		DATE: 26/06/2018 DRAWN BY: [blank] CHECKED BY: [blank]	PLAN NO: 3 SHEET NO: 15
Copyright © Evans Homes and Architects Architecture Unlimited Ltd and cannot be used or reproduced without their consent.		All dimensions, levels and site conditions to be checked and verified by Contractor prior to commencing any works. Drawings to be used in conjunction with specifications and Engineers calculations. All aspects of construction to comply with National Building Regulations and all other applicable standards.							

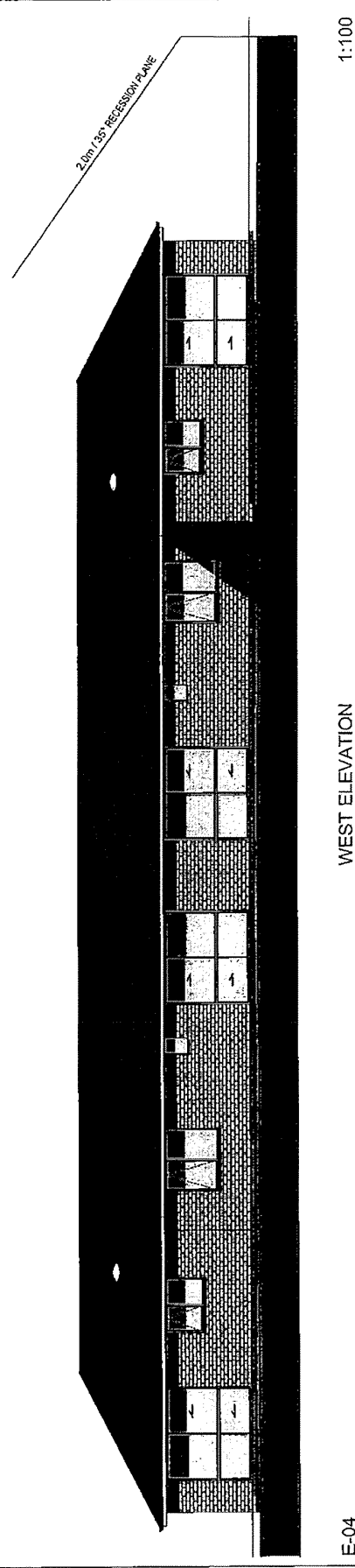


1:100

EAST ELEVATION

E-02

DO NOT SCALE



1:100

WEST ELEVATION

E-04

REV	DATE	BY	CHK	NO.	DESCRIPTION

PROJECT NO.	217 & 221 TEVIOT STREET
CLIENT	EVANS HOMES
ARCHITECT	ARCHITECTURE UNLIMITED
DATE	26/06/2016
SCALE	1:100
NO. OF SHEETS	4
TOTAL SHEETS	15

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NOZ
 ARCHITECTURE UNLIMITED
 217 & 221 TEVIOT STREET
 GLASGOW G3 7JF
 TEL: 0141 204 2000
 FAX: 0141 204 2001
 WWW.AU.CO.UK

NOZ
 EAST & WEST ELEVATIONS
 INVERCARGILL CONCEPT

NOZ
 EVANS HOMES
 217 & 221 TEVIOT STREET
 INVERCARGILL

NOZ
 26/06/2016
 1:100
 4
 15

At the time of issue, these plans and specifications were prepared and verified by the architect and are intended to be checked and verified by the contractor prior to commencing any works. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZBC and Approved Documents. NZS 8001:2011, Building Regulations and all other applicable requirements.

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Watene Rakioara Te Amo & Gwenda Joy Te Amo

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

211 Teviot Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
 - I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
 - I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.
- If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: *W. Te Amo*

Date: 28/06/18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

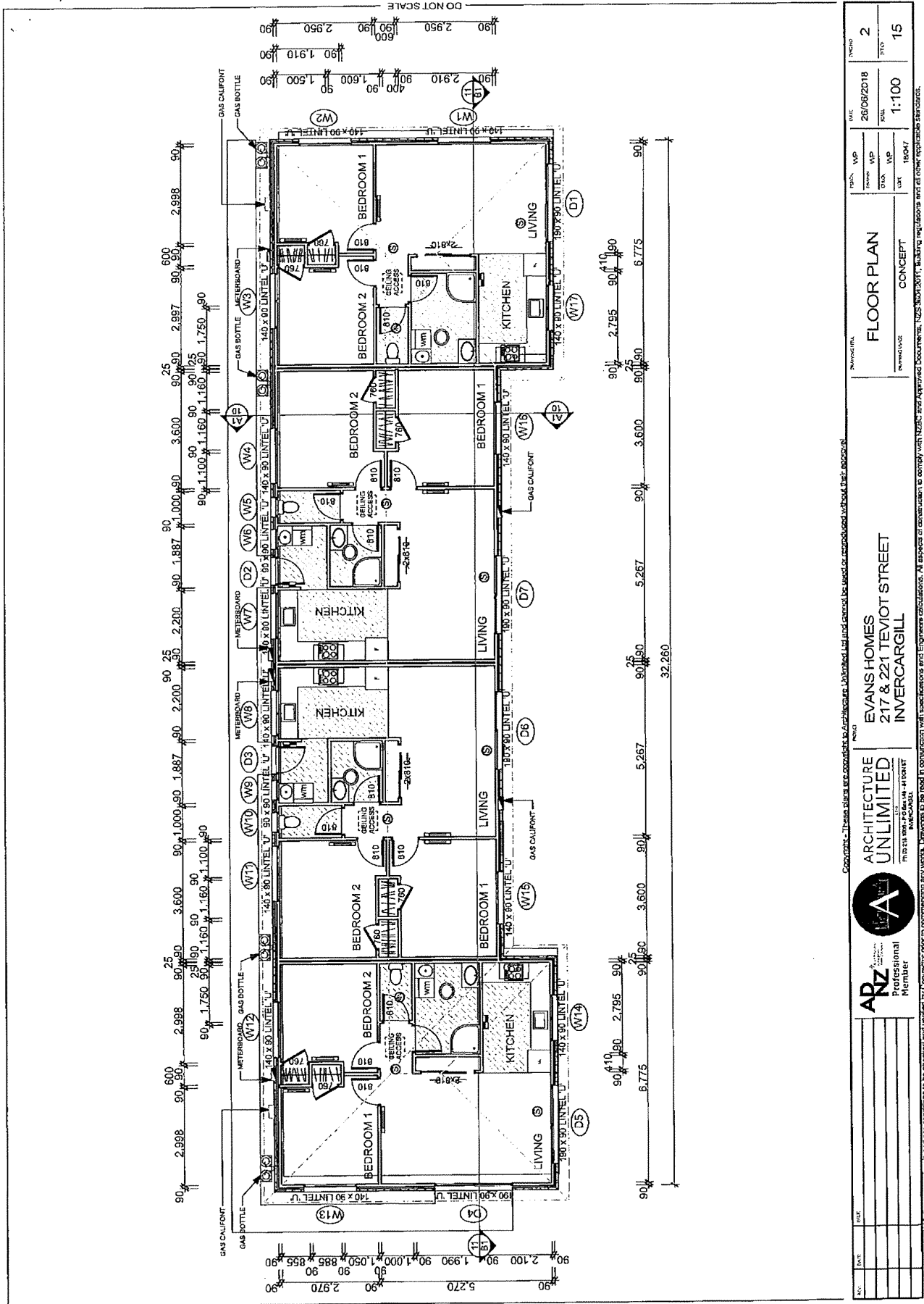
Email Address: muzzie@slingshot.co.nz

Contact Phone Number: 0274898164 / 03 9310914

Postal Address: 211 TEVIOT STREET
GEORGETOWN
INGILL 9812

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





DATE	2
NO.	26/06/2018
SCALE	1:100
PROJECT	CONCEPT
DATE	18/04/15

FLOOR PLAN

EVANS HOMES
217 & 221 TEVIOT STREET
INVERCARGILL

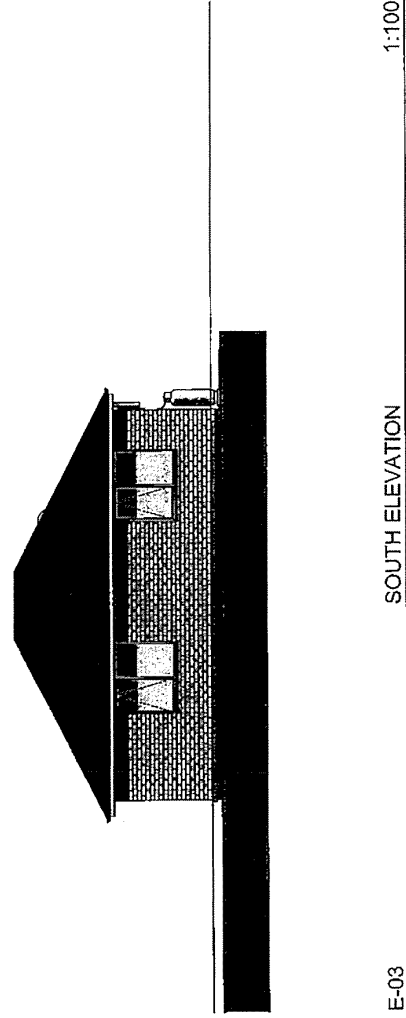
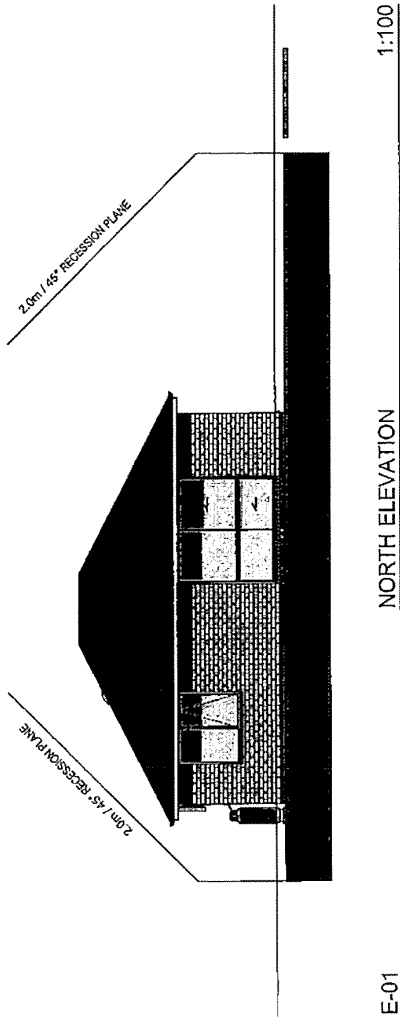


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Professional Member


Handwritten initials: WJ

DO NOT SCALE



REV	DATE	BY	CHK


ARZ
 Registered
 Professional
 Member


**ARCHITECTURE
UNLIMITED**
 INCORPORATED
 199218 WOLFE DRIVE, #101
 WILLOWDALE, ONTARIO

EVANS HOMES
 217 & 221 TEVIOT STREET
 INVERCARGILL

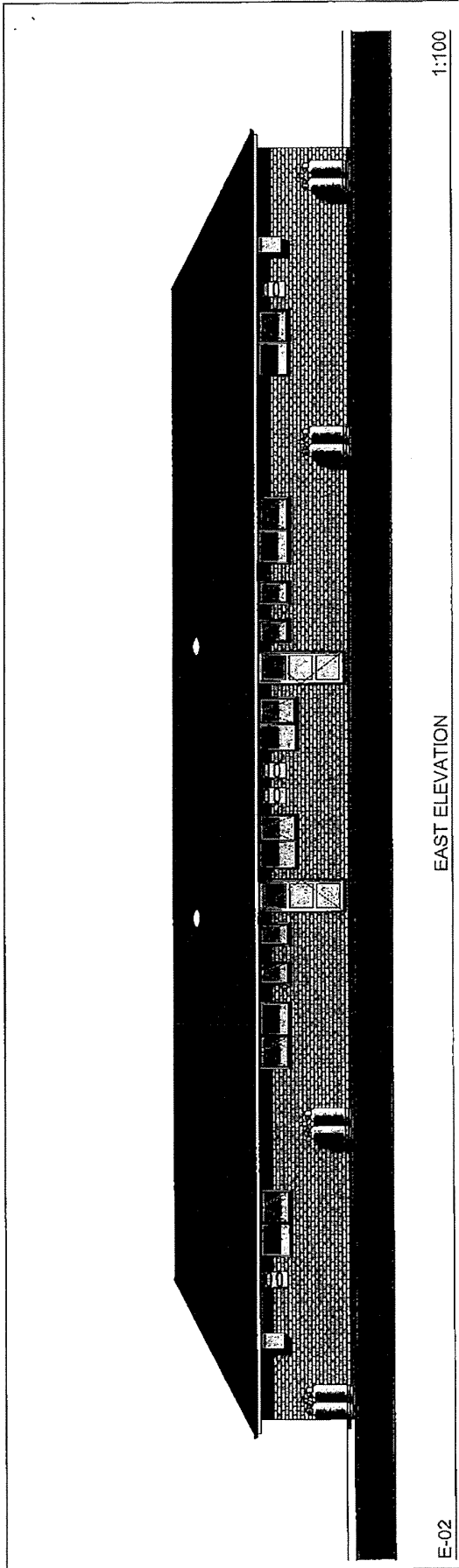
PROJECT: NORTH & SOUTH ELEVATIONS
 REFERENCE: CONCEPT

DATE	20/06/2018	SCALE	1:100
DATE	10/07	SCALE	

SHEET NO: 3
 TOTAL SHEETS: 15

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Handwritten signature

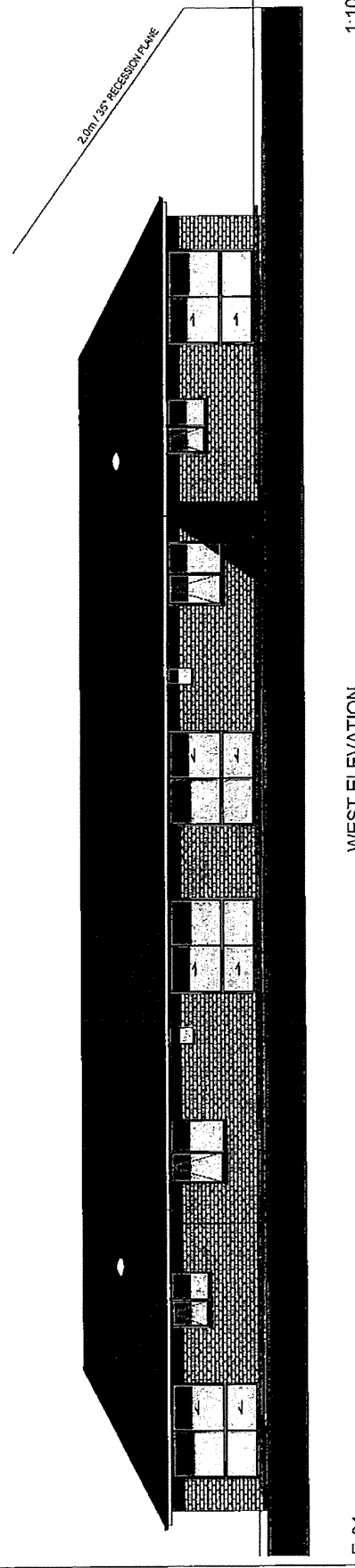


EAST ELEVATION

1:100

E-02

DO NOT SCALE



WEST ELEVATION

1:100

E-04

				ARCHITECTURE UNLIMITED <small>PROFESSIONAL CORPORATION</small>		PROJECT EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL		DRAWING NO. EAST & WEST ELEVATIONS		DATE 26/06/2018		SCALE 1:100		SHEET NO. 4	
ALL DRAWINGS, MEASUREMENTS AND CONDITIONS TO BE CHECKED AND VERIFIED BY CONSULTANT PRIOR TO COMMENCING ANY WORK. DRAWINGS TO BE USED IN CONNECTION WITH SPECIFICATIONS AND ENGINEERS' CONTRACTS. ALL ASPECTS OF CONSTRUCTION TO COMPLY WITH NZBC AND APPROVED DOCUMENTS, NZS 3602:2011, BUILDING REGULATIONS AND ALL OTHER APPLICABLE STANDARDS.		COPYRIGHT © 2018. THIS DOCUMENT IS THE PROPERTY OF ARCHITECTURE UNLIMITED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION.		PROJECT NO. EAST & WEST ELEVATIONS		DRAWING NO. EAST & WEST ELEVATIONS		DATE 26/06/2018		SCALE 1:100		SHEET NO. 4			

Handwritten signature

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): MARMORA THOMPSON
being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

211 Teviot Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed:

Date: 30-06-2018

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

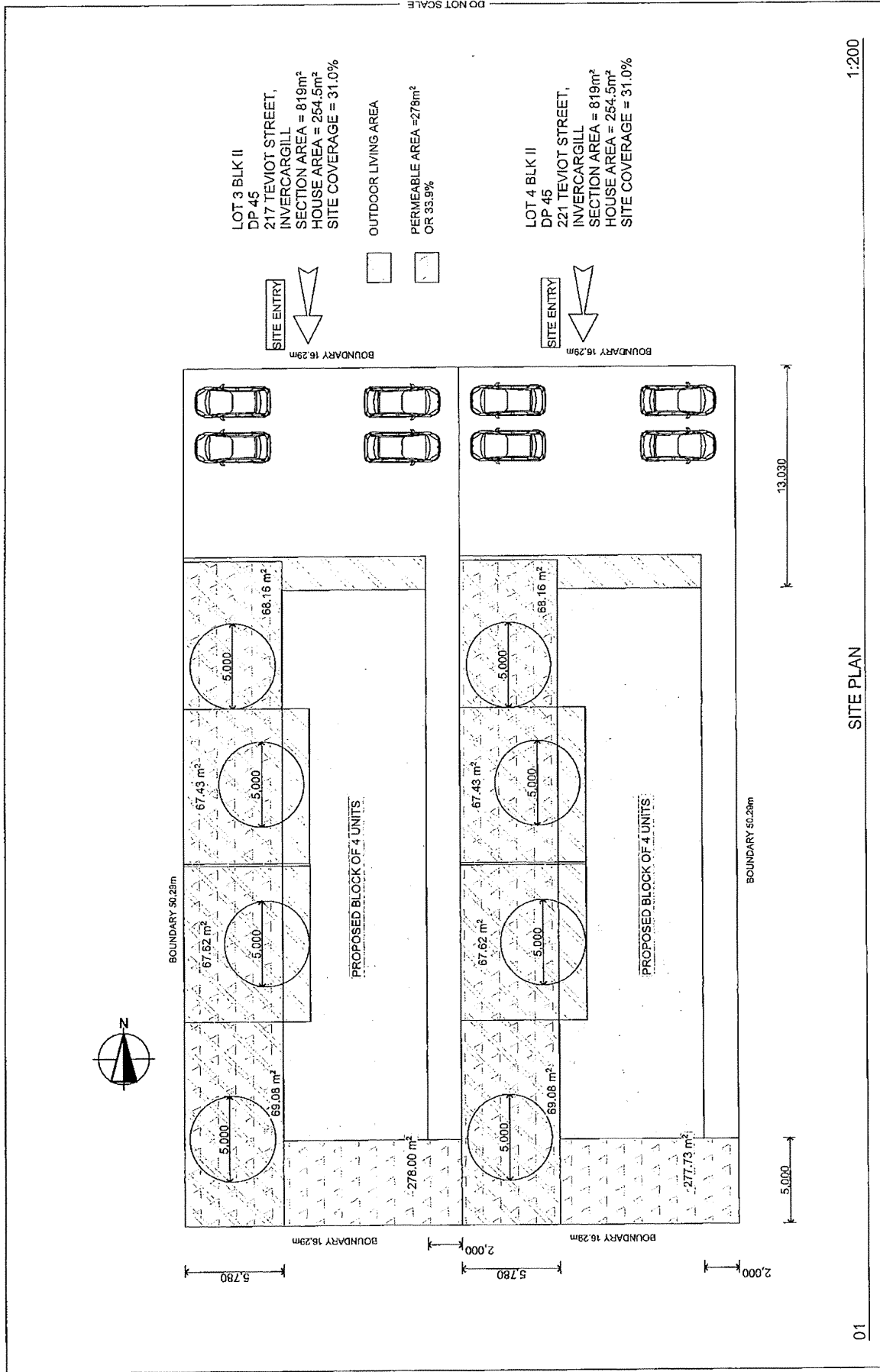
Email Address: muzzie@slingshot.co.nz

Contact Phone Number: 0274898164 / 9310914

Postal Address: 211 TEVIOT STREET
GEORGETOWN
INVERCARGILL 9812.

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





ARZ ARCHITECTURE UNLIMITED
 217 & 221 TEVIOT STREET
 INVERCARGILL

EVANS HOMES

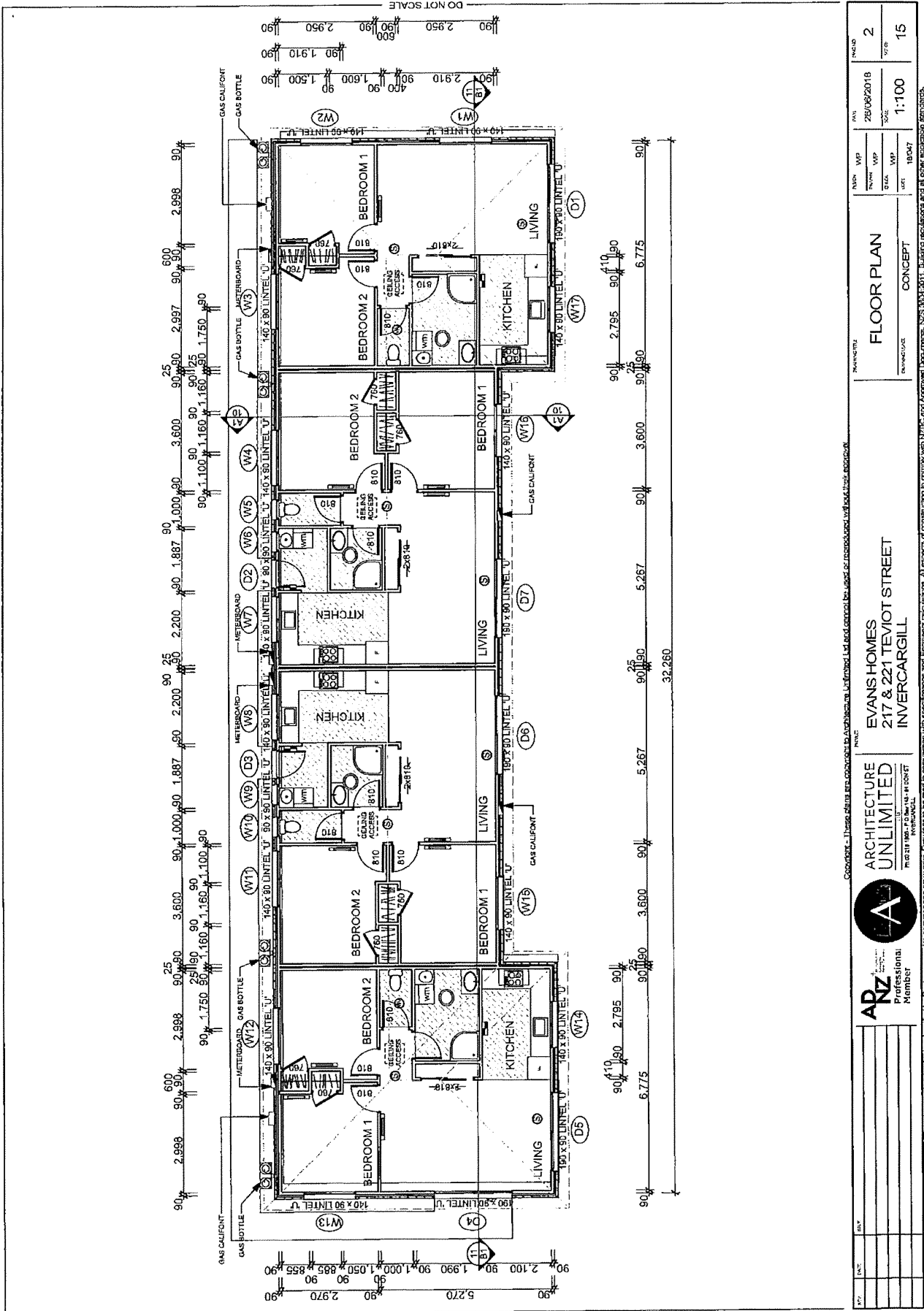
SITE PLAN

CONCEPT

DATE: 26/06/2018
 SCALE: 1:200
 SHEET: 1 OF 15

01

All dimensions, areas and site conditions to be checked and verified by architect prior to commencing any work. Drawings to be used in conjunction with specifications and engineers calculations. All aspects of construction to comply with NZBC and Approved Documents. NZS 8539:2011, Building regulations and all other applicable standards.



NO.	REV.	DATE	DESCRIPTION

PROJECT: **FLOOR PLAN**

DATE: 28/08/2018

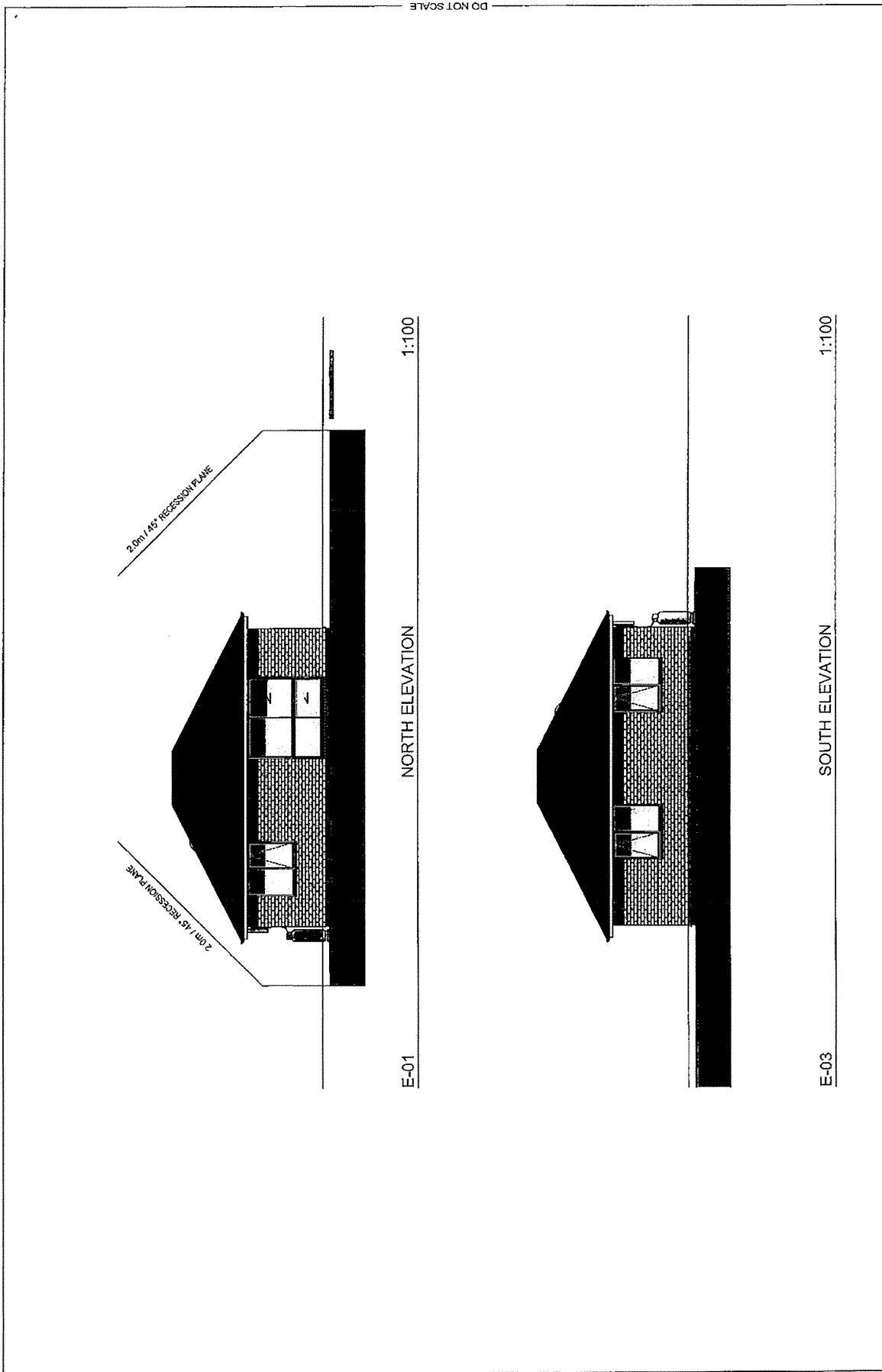
SCALE: 1:100

CONCEPT

PREPARED BY: **ARZ ARCHITECTURE UNLIMITED**
 PROFESSIONAL MEMBER
 INCORPORATED IN NEW ZEALAND

CLIENT: **EVANS HOMES**
 217 & 221 TEVIOT STREET
 INVERCARGILL

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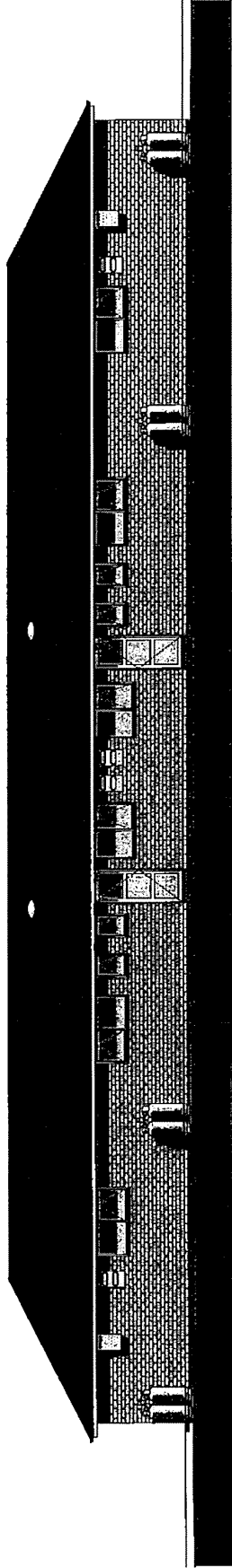


E-01

E-03

 ARCHITECTURE UNLIMITED <small>REGISTERED ARCHITECTS PROFESSIONAL MEMBERS</small>		EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL		NORTH & SOUTH ELEVATIONS CONCEPT		DATE: 26/06/2018 DRAWN: [blank] CHECKED: [blank]	SHEET: 3 TOTAL: 15
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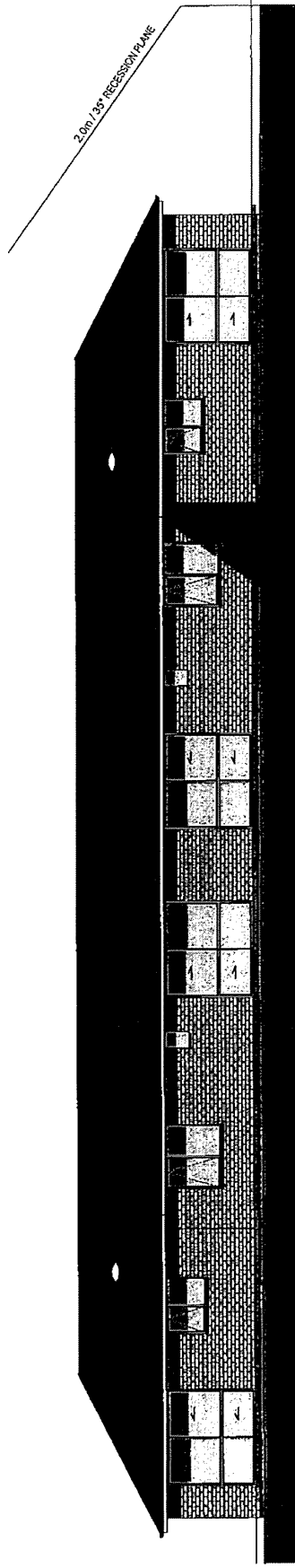
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1:100

EAST ELEVATION

E-02



1:100

WEST ELEVATION

E-04

REV	DATE	BY	CHK	





ARZ Professional Member
ARCHITECTURE UNLIMITED
 191218 ARZ © 2018 (P-14-00187)
 217 & 221 TEMIOT STREET
 INVERCARGILL
 PROJECT: EVANS HOMES
 DATE: 20/06/2018
 SCALE: 1:100
 SHEET: 4 OF 15
 DRAWN BY: [VP] / CHECKED BY: [VP] / DATE: [VP] / 18/06/18

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[Handwritten signature]

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Regan Walker.
 being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

213 Teviot Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

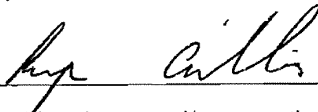
Construction of eight residential units, comprised in two separate blocks, as per the attached Architecture Unlimited plans dated 26 June 2018.

Which will be carried out at:

217 / 221 Teviot Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed:  Date: 30/06/2018

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval).
 (A signature is not required if you give your written approval by electronic means but the plans must be signed).

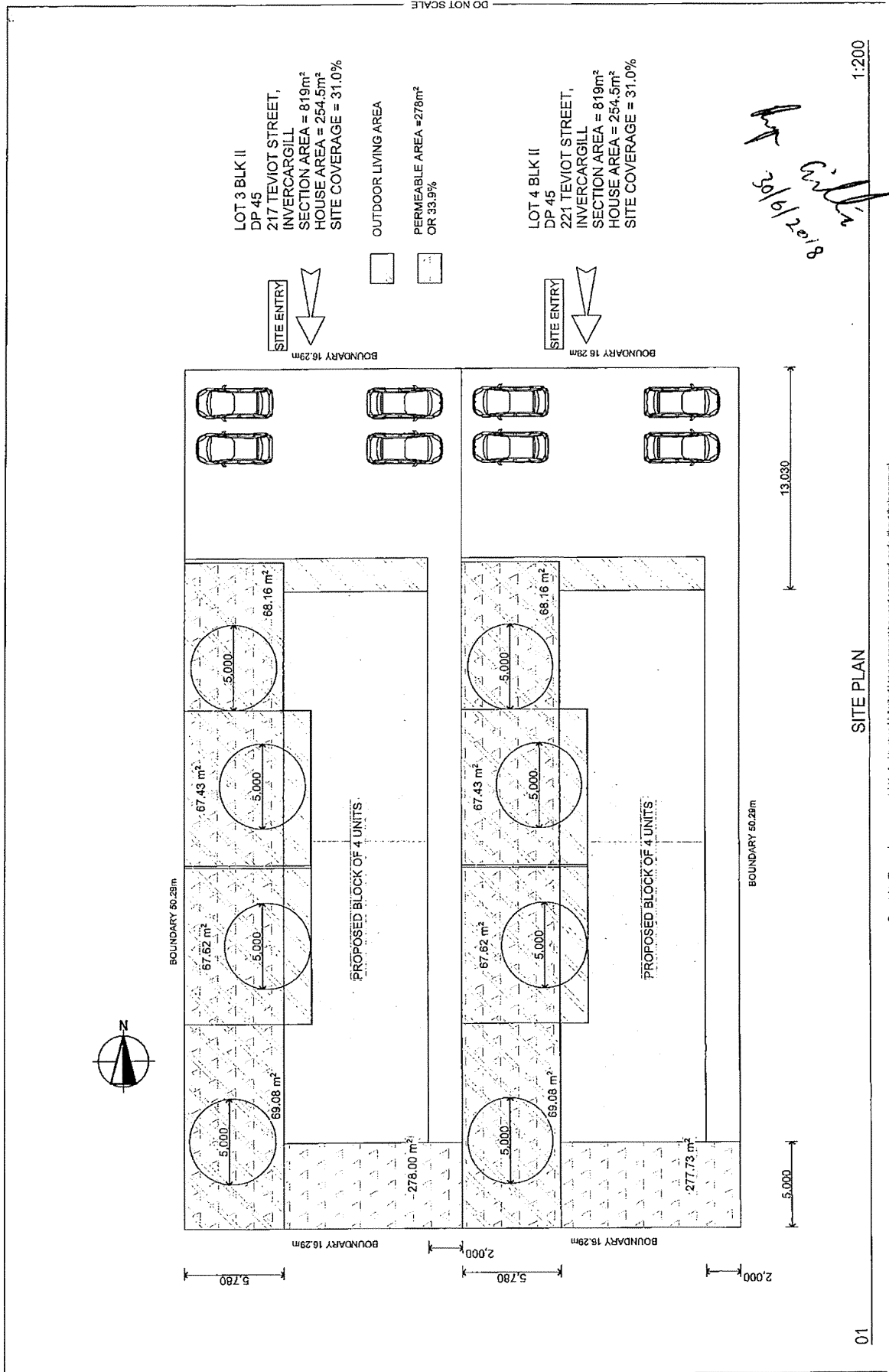
Email Address:

Contact Phone Number: 021476817

Postal Address:

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





1/2018

Gillies

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SITE PLAN

CONCEPT

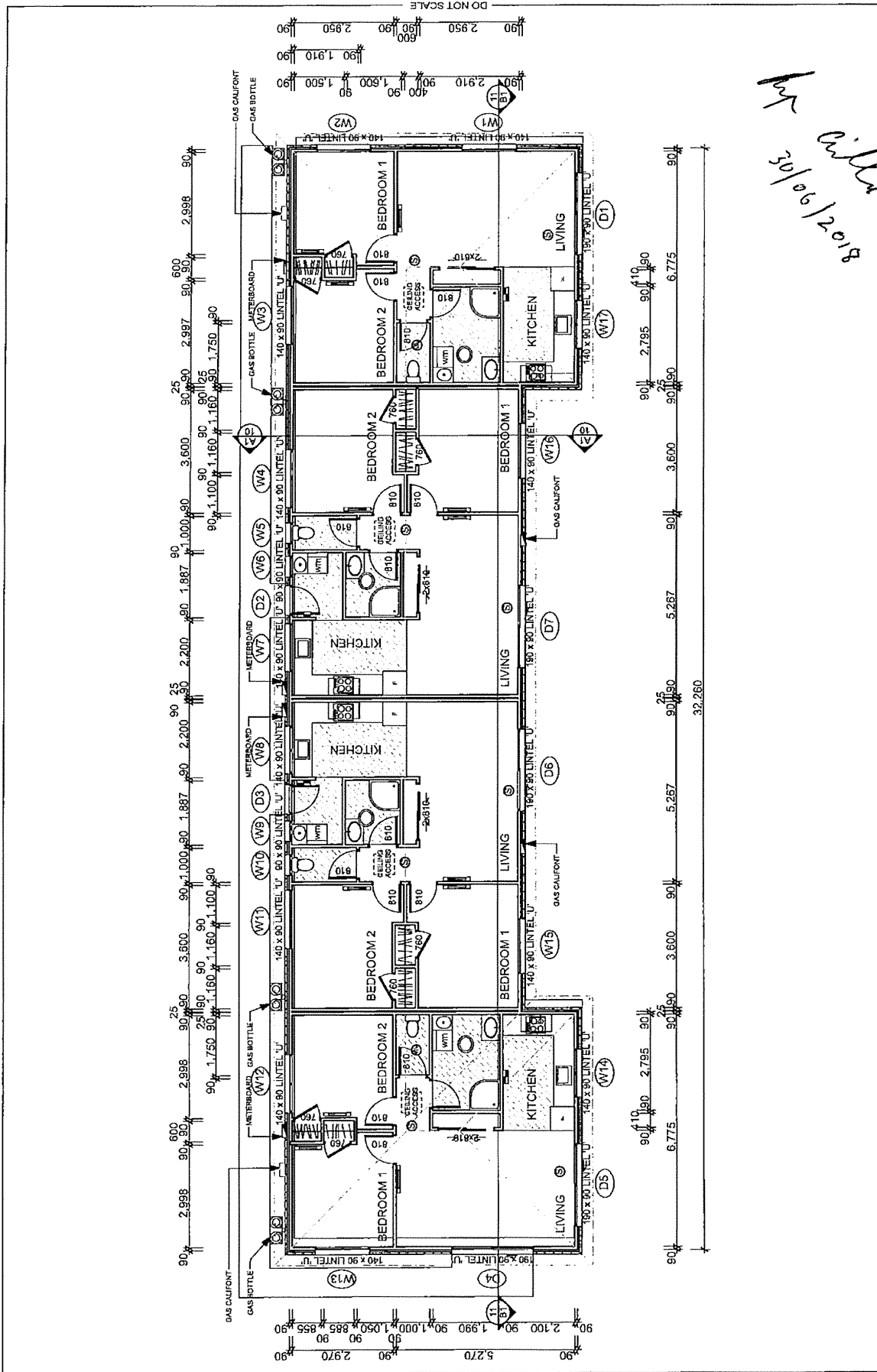
EVANS HOMES
217 & 221 TEVIOT STREET
INVERCARGILL

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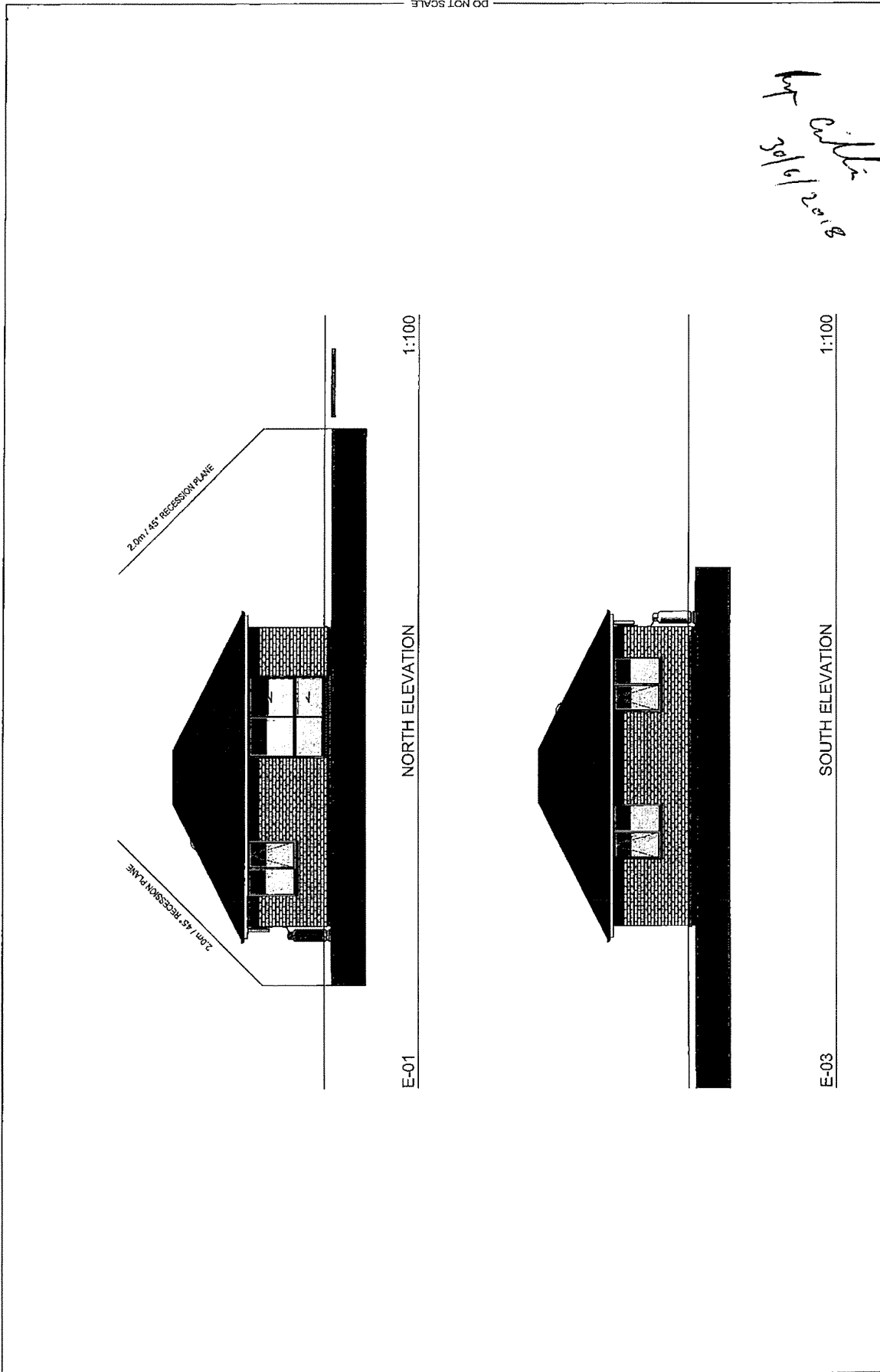
Consent - These plans are submitted to Invercargill Council and are not to be used or reproduced without their approval.

All dimensions, levels and site conditions to be checked and referred by Contractor prior to commencing any work. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3204:2011, Building Requirements and all other applicable standards.



30/06/2018
Miller
Ad

<p>ARIZONA PROFESSIONAL ARCHITECT</p> <p>ARZ</p> <p>Professional Member</p>		<p>ARIZONA PROFESSIONAL ARCHITECT</p> <p>UNLIMITED</p> <p>PROFESSIONAL ARCHITECT FIRM</p>		<p>EVANS HOMES</p> <p>217 & 221 TEVIOT STREET</p> <p>INVERCARGILL</p>		<p>FLOOR PLAN</p> <p>CONCEPT</p>		<p>DATE: 26/06/2018</p> <p>SCALE: 1:100</p>	<p>NO. 2</p> <p>REV. 15</p>
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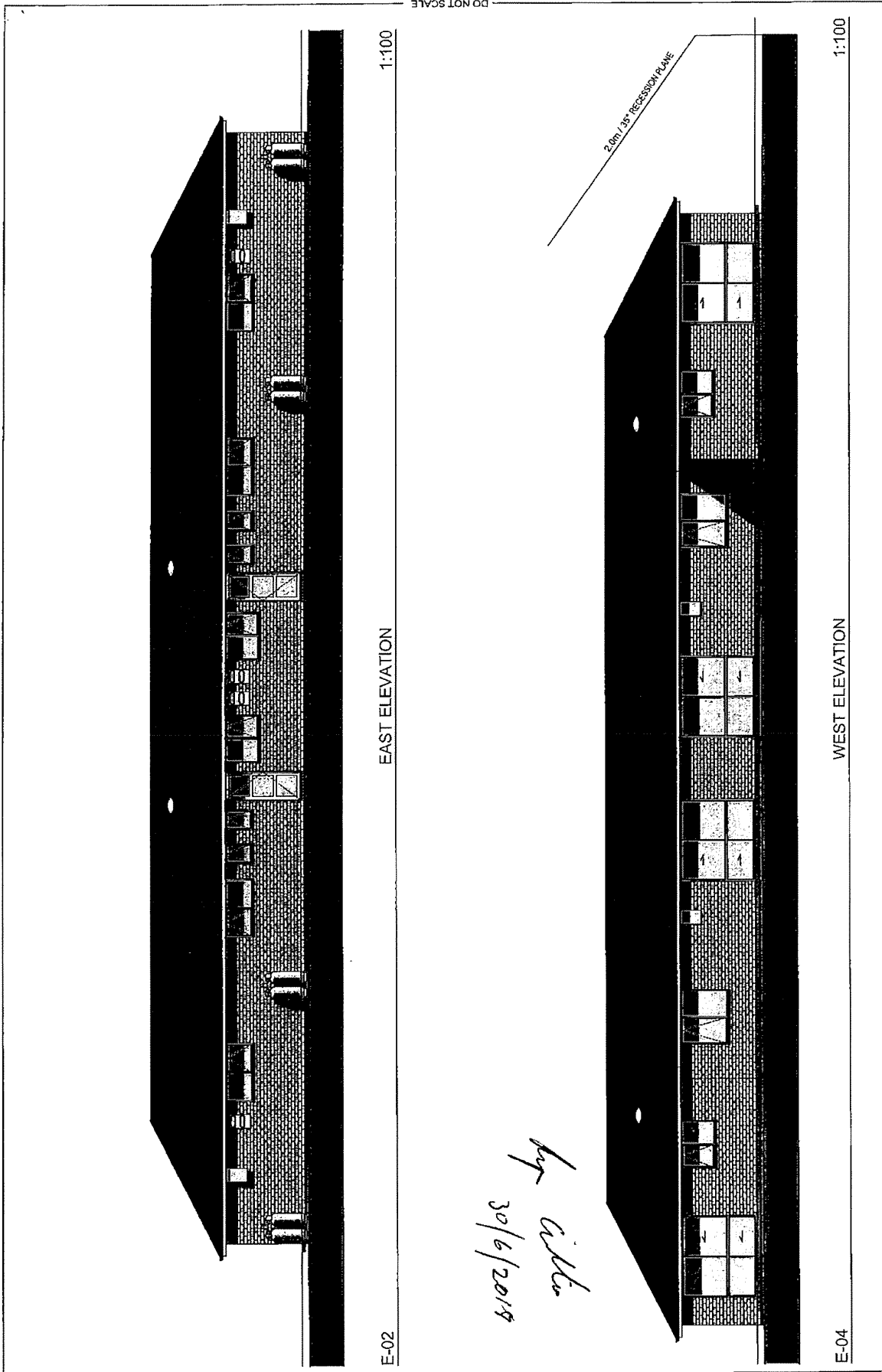


DO NOT SCALE

*for review
2018*

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				EVANS HOMES 217 & 221 TEVIOT STREET INVERCARGILL		NORTH & SOUTH ELEVATIONS CONCEPT		DATE 28/06/2018		SCALE 1:100		NO. 3	

Concept - These plans are prepared by Architecture Unlimited Ltd and should be used or reproduced without their consent.
 ARZ Professional Member
 Architecture Unlimited
 217 & 221 Teviot Street
 Invercargill
 Evans Homes
 217 & 221 Teviot Street
 Invercargill
 North & South Elevations
 Concept
 Date: 28/06/2018
 Scale: 1:100
 No: 3



1:100

EAST ELEVATION

E-02

1:100

WEST ELEVATION

E-04

by site
30/6/2019

<p>Conditions - These plans are prepared by Evans Homes Architecture Limited and should be used for residential purposes only. All other uses are subject to approval.</p>		<p>DATE: 28/06/2018</p> <p>SCALE: 1:100</p>	<p>NO. OF SHEETS: 4</p> <p>SHEET NO: 15</p>
<p>PROJECT: EVANS HOMES ARCHITECTURE UNLIMITED 217 & 221 TEMOT STREET INVERCARGILL</p>		<p>PROJECT NO: EAST & WEST ELEVATIONS</p> <p>CONCEPT: CONCEPT</p>	
<p>APNZ ARCHITECTURE UNLIMITED Professional Member</p>		<p>DESIGNER: [Name]</p> <p>DATE: 18/04/17</p>	
DATE	SCALE	BY	NO.

All dimensions, levels and elevations to be checked and verified by Contractor prior to commencing any works. Services to be fixed in conjunction with mechanical and electrical calculations. All aspects of construction to comply with NZBCS and Approved Documents. NZS 3604:2011, Building Regulations and all other applicable documents.

2.6 ENERGY

As the main urban area of the Southland region, Invercargill is a major consumer of energy.

Historically, readily available and relatively affordable energy has driven economic growth. It is therefore important to ensure that Invercargill has a secure supply of energy in order to be able to maintain economic growth and provide greater resilience to energy supply and price shocks.

Changes in behaviour as a result of fluctuations in availability and price of energy needed to be anticipated and planned for.

In particular, use of energy associated with urban development needs to be considered. If cities are spread out with inefficient roading patterns, transport energy is wasted. Use of energy within buildings can be substantially reduced by design that makes best possible use of naturally available energy sources, such as the sun.

There is potential for renewable energy development within the Invercargill District, particularly a wind resource in the Bluff and Greenhills areas, and options such as solar, tidal and wave energy. The Council recognises the benefits of renewable electricity generation are a matter of national significance.

Activities that harness the energy potential of the District's energy resources may generate adverse environmental effects, however, energy must be sourced from its location and any adverse effects considered alongside positive effects at a local, regional and national level. This gives rise to competing values between the energy resource and amenity, landscape and biodiversity values.

The presence of land suitable for development in close proximity to the Port of Bluff provides an opportunity to locate facilities and plants to service and develop energy resources located elsewhere in the Southland region.

Note: Issues, Objectives and Policies relating to the transmission and distribution of energy resources are covered in the Infrastructure and Transportation Sections of the Plan.

2.6.1 Issues

The significant resource management issues for energy:

1. Energy can be lost through inefficiency in building design and urban design resulting in adverse effects on people, communities and the environment.
2. Development and use of Invercargill's energy resources gives rise to competing values, with adverse environmental impacts arising at the same time as benefits at a local, regional and national level.
3. There are energy resources available for use in Invercargill that are under utilised and capable of being developed at a small scale for individual use, and at a large scale for transmission or transportation throughout the City and beyond.

- | |
|---|
| <p>4. Land use and development has the potential to adversely impact on the existing and future utilisation of energy resources and associated infrastructure, including the National Grid.</p> |
|---|

2.6.2 Objectives

Objective 1: Energy resources are used efficiently.

Objective 2: An integrated planning approach is taken wherever practicable to the management of adverse effects resulting from the use and development of local and regional energy resources, recognising and balancing the significance of those effects with the benefits that arise at a local, regional and national level.

Objective 3: Generation and use of renewable energy resources is increased.

Objective 4: The national significance of renewable electricity generation activities is recognised.

Objective 5: Maintenance and, where possible, strengthening of the security of electricity supply is enabled.

Objective 6: Building design and development takes into consideration energy efficiency and conservation.

2.6.3 Policies

Policy 1 Efficiency and conservation: To promote energy efficiency and conservation through subdivision and building design and development.

***Explanation:** Energy, in all its different forms, is a core part of everything we do, so it is extremely important that we continue to have a secure supply in the future. Improving energy efficiency can reduce pressure on existing energy production and infrastructure. The active promotion of the conservation and efficient use of energy is important when considering subdivision design, building design, and site layout. Energy conservation and efficiency also needs to be promoted in domestic, residential, commercial, transport and industrial planning.*

Policy 2 Renewable energy: To recognise the local, regional and national benefits of renewable energy, and provide for the use and development of renewable energy resources while recognising the need to avoid, remedy or mitigate adverse effects on the environment and public health, where this is practicable.

***Explanation:** Providing for the development and use of renewable energy resources when forming policy and making decisions on resource consents will provide for future generations by not reducing the resources or impacting on the climate. Recognition needs to be given to the fact that there is a limited/finite number of sites that are suitable for renewable energy generation.*

The National Policy Statement for Renewable Electricity Generation 2011 acknowledges that practical constraints associated with renewable electricity

possibly declining population with costs of maintaining expanded service networks if this expansion can be avoided.

- Policy 6 Non-residential activities:** To enable non-residential activities when it can be demonstrated that they:
- (a) Are in keeping with the character anticipated in a residential area; and
 - (b) Will not compromise the health, safety and amenity values enjoyed by residents; and
 - (c) Cannot be practically located in other zones where such activities are anticipated.

Explanation: *Whilst the primary purpose of Residential Zones revolves around residential activities, it is recognised that there will be some non-residential activities that need to be located within parts of the Residential Zones. Examples may include education activities and visitor accommodation. In instances where it is accepted that a location in a Residential Zone is appropriate for a non-residential land use, the activity will need to be designed in a manner which minimises adverse effects and where possible contributes to residential amenity. Some activities, such as new industrial activities, are very unlikely to be appropriate in any part of the Residential Zone. The Council intends to support the vitality of the Business Zones, including the Central Business District. Commercial activities are therefore not anticipated to locate within the Residential Zones.*

- Policy 7 Residential Amenity:** To advocate for and encourage the site layout and design of residential buildings so as to provide as far as practical sunlight access and opportunity for solar gain.

Explanation: *Maximising sunlight access/solar gain is a practical way to achieve warmer and healthier homes while minimising heating costs. Sunlight also enhances internal illumination of buildings.*

2.36 RESIDENTIAL 1 ZONE

The Invercargill urban area has a strong urban character based on its flat terrain, its grid street pattern and its compact urban form. These characteristics, together with the tradition of one or two storey single family housing on generous sized sections, offer a high level of residential amenity together with convenience, accessibility and short travel times.

Invercargill's geographic position and climate mean that incidence of sun to residential dwellings, for outdoor living and for indoor solar gain, is a very important dimension to residential amenity.

Overall residential amenity is best maintained by controlling or excluding non-residential activities, by limiting the scale of home occupations and by requiring compliance with the environmental standards.

Redevelopment of existing residential properties, and infill development, is likely to constitute the majority of new residential building in Invercargill over the planning period. In such cases, section size, building coverage, incidence of sun and daylight, and provision for outdoor living space and car parking are the main components of residential amenity.

[Invercargill Airport Ltd appealed seeking the introduction of provisions relating to NZS6805]²⁹

2.36.1 Issues

<p>The significant resource management issues for the Residential 1 Zone:</p> <ol style="list-style-type: none">1. The quality of the City's housing stock depends on an ongoing process of maintenance, development and redevelopment.2. Poor urban design can affect the advantages of Invercargill in terms of convenience, accessibility and short travel times.3. Increasing residential densities can have adverse effects on residential amenity. This "amenity" includes in particular adequate provision for density and coverage, for outdoor living, for incidence of sun, and for car parking.4. Residential amenity can be affected by non-residential activities within or adjoining the Residential Zone.
--

2.36.2 Objectives

Objective 1: The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.

Objective 2: Adverse effects of urban development on the environment are avoided, remedied or mitigated.

Objective 3: Opportunities for urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.

Objective 4: Provision is made for good accessibility to service and retail activities, educational establishments, and to places of employment.

Objective 5: High quality urban design is incorporated into new development and redevelopment.

Objective 6: Housing choice, both in terms of type and lot sizes, is provided for within urban areas.

Objective 7: Urban growth and development is managed in ways that:

- (A) Support existing urban areas.
- (B) Promote development of existing urban areas ahead of greenfield development.
- (C) Promote urban growth and development within areas that have existing infrastructure capacity.
- (D) Plan ahead for the expansion of urban areas.
- (E) Promote compact urban form.

²⁹ Appeal - Invercargill Airport Ltd

Objective 8: The amenity values of the Residential 1 Zone are maintained and enhanced.

2.36.3 Policies

Policy 1 Residential 1 Zone: To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.

Explanation: *The following considerations favour minimising peripheral expansion of the built-up area:*

- (A) *As a compact City originally planned on a grid street system, Invercargill enjoys the advantages of convenience, accessibility and short travel times. This could be compromised by sporadic peripheral expansion.*
- (B) *The current housing stock contains a significant proportion of dwellings built prior to 1930, particularly south of Tay Street. Many are obsolete in terms of current health standards and expectations and the best option in many cases is renewal and infill development. Renewal may be delayed or not occur if there are more convenient development opportunities elsewhere.*
- (C) *To the north of the current built up area are highly versatile soils which in the long term should not be alienated from their potential to grow food. The ability to grow food locally may well be an important dimension to long term sustainability.*
- (D) *Population projections indicate that the rate of growth will at best be slow, and at worst population decline is a possibility. The age distribution inevitably will become older. Keeping the infrastructure of the City affordable is an issue. Unnecessary extensions to services that are expensive long term to maintain should be avoided.*
- (E) *Lots 400 square metres and larger can offer the desired level of amenity for residential living in Invercargill. Housing on smaller lots needs to be designed comprehensively to achieve satisfactory levels of amenity.*

Policy 2 Connectivity: To require that provision is made for safe, logical, and direct access by the variety of transportation modes in common use (pedestrian, cycle, mobility scooter, motor vehicle, public transport) from dwellings to service and retail activities, educational establishments, and places of employment.

Explanation: *The historical grid pattern of Invercargill has resulted in a City form that is logical, easily accessible and convenient. This is a valued amenity of the City today and is likely to be increasingly important if "peak oil" or other factors change transport fuel economics and availability. Some recent subdivisions have not complemented the City's historical grid street system, resulting in developments that are difficult and inconvenient to access and that generate undesirable levels of traffic down some residential streets. Long cul-de-sacs with single points of access can create social isolation and also constitute a threat to personal safety, in that people can be more easily trapped than if there are multiple connections.*

Policy 3 Urban design: To encourage good urban design in terms of:

- (A) Context.
- (B) Character.
- (C) Choice.
- (D) Connections.
- (E) Creativity.
- (F) Custodianship.
- (G) Collaboration.

Explanation: *Promoting good urban design in the suburban areas of the City is an important part of reinforcing their function as the City's day to day living spaces.*

There are seven essential design qualities:

- (A) **Context:** *Seeing that buildings, places and spaces are part of the whole town or City.*
- (B) **Character:** *Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.*
- (C) **Choice:** *Ensuring diversity and choice for people.*
- (D) **Connections:** *Enhancing how different networks link together for people.*
- (E) **Creativity:** *Encouraging innovative and imaginative solutions.*
- (F) **Custodianship:** *Ensuring design is environmentally sustainable, safe and healthy.*
- (G) **Collaboration:** *Communicating and sharing knowledge across sectors, professions and with communities.*

Policy 4 Stormwater runoff: To require site and building development to incorporate methods to:

- (A) Minimise loadings on stormwater runoff networks and reticulation systems caused by rainfall events; and
- (B) Improve the water quality of stormwater flows.

Explanation: *Climate change is likely to mean that rainfall in Invercargill may become higher on average but, more significantly, there is likely to be increased incidence of extreme climatic events. Currently, Invercargill's stormwater systems are designed for immediate runoff to the stormwater system of 55% of design rainfall, with the remaining 45% being retained within permeable surfaces such as lawns and gardens. Increasing areas of impermeable surfaces can*

compromise stormwater capacity. Lessening the immediate effect of peak stormwater flows on stormwater systems will reduce the risk of localised surface flooding.

There is also increasing concern about the condition of Southland's waterways. Urban stormwater can contain pollutants and organic matter.

Design to mitigate stormwater effects needs to encompass the whole of the area under development, including roads and open spaces as well as housing lots. Best practical means are necessary to minimise pollution of waterways by urban stormwater.

Policy 5 Choice: To enable the development of a range of housing types by:

- (A) Allowing, as of right, development on sections exceeding 400 square metres.
- (B) Allowing development on sections between 350m² and 400m² when buildings are well designed to give effect to other relevant Objectives and Policies of the Residential 1 Zone.
- (C) Encouraging comprehensively designed medium density development by way of resource consent within specified parts of the Residential 1 Zone, being the Residential 1A Zone.

Explanation: *Invercargill's ageing population, decreasing average household size and the evolving settlement pattern of the District and region all mean that provision needs to be made for a variety of housing types. Single-family housing in Invercargill is typically on sites 650 - 1,000 square metres in size. Market-driven redevelopment in Invercargill often takes the form of subdivision of existing, larger sites and erection of new residential units on the newly subdivided sites. Single unit residential development can be designed to provide good levels of amenity on sites down to 400 square metres. When sites are smaller than 400 square metres amenity, for both the subject property and its neighbours, tends to suffer and development of residential units on smaller sites needs to be comprehensively designed.*

Policy 6 Outdoor living: To require the provision of practical outdoor private open spaces as an important dimension of amenity.

Explanation: *Private open space is desirable on residential lots to provide:*

- (A) *Outlook – a pleasant outlook from inside the living areas of the dwelling.*
- (B) *Ventilation of indoor spaces on to a sheltered outdoor space.*
- (C) *Outdoor living (e.g. sitting in the sun with a cup of coffee).*
- (D) *Outdoor household activities (such as barbecues).*
- (E) *Children to play outdoors.*
- (F) *Provision of biodiversity (gardens), and a beneficial microclimate (shelter and sun).*

To be capable of being used for these purposes, the open space needs to have a minimum dimension. Several lines of reasoning draw to a conclusion that this minimum dimension should be at least five metres.

Where the living areas of a dwelling are mostly at first floor level or above, a balcony is an appropriate design response to the need for outdoor living space.

Policy 8 Space around buildings: To maintain the residential scale and amenity of space around and between buildings.

***Explanation:** The proportion of the site covered by buildings is an important determinant of residential amenity. This can reduce significantly on the property and on adjoining properties if more than around 40% of the site is covered in buildings. Excessive building coverage has other undesirable effects, such as overloading the City's stormwater reticulation system.*

Policy 9 Noise: To maintain low daytime ambient noise levels and lower night time ambient noise levels consistent with residential use of the area.

***Explanation:** The residential areas of the City have the lowest tolerance to noise of any of the City environments. "Peace and tranquillity" are important dimensions to residential amenity for most people. Excess noise, especially if it occurs repeatedly, can engender a reaction of increased intolerance. Noise is the most common issue in neighbourhood disputes in which the Council has to become involved.*

Policy 10 Noise: To recognise that some parts of the Zone are subject to higher levels of noise generated by the transportation network and to avoid, or mitigate reverse sensitivity effects associated with those activities.

***Explanation:** Residential "peace and tranquillity" can be affected by major transportation infrastructure, in particular the State Highways, the Railway and the Airport. However, it is important that the functioning of this infrastructure is not compromised by reverse sensitivity issues involving noise, and provisions in the District Plan are necessary to achieve this. The location, design and operation of noise sensitive activities should involve the consideration of these existing noise sources.*

Policy 11 Odour: To ensure absence of nuisance from objectionable odour.

***Explanation:** People expect not to be bothered by objectionable odour in residential areas.*

Policy 12 Glare: To ensure freedom of nuisance from glare.

***Explanation:** People expect not to be bothered by glare from the built environment in residential areas.*

Policy 13 Electrical interference: To avoid nuisance from electrical interference.

***Explanation:** Electrical interference can be a source of irritation to residents within the residential Zones. This is an environmental effect that needs to be considered in the placement and maintenance of electrical equipment and machinery, including transmitting aerials.*

Policy 14 Lightspill: To avoid, remedy or mitigate the adverse effects of lightspill.

Explanation: *Lightspill (e.g. from security lighting) can be a source of annoyance to residents. The character of the night sky, with its starscapes, cloud effects and occasional glimpses of the Aurora Australis, is also an amenity of the residential areas of Invercargill and can be masked by light "pollution". Lightspill can also cause a hazard to transportation networks, including to aircraft, vehicles, trains, cyclists and pedestrians.*

Policy 15 Wind: To encourage the provision of shelter from wind as an important dimension of residential amenity.

Explanation: *At times Invercargill is subject to very strong winds for extended periods, particularly from the westerly quarter. At times these winds make it difficult for people – particularly those on cycles, the elderly and the very young – to move around the City. These winds also bring a significant chill factor. Any development which provides shelter is likely to have a benefit, and any development which exacerbates wind effects is likely to have a significant adverse effect on the amenities of adjoining properties.*

Policy 16 Signage: To protect residential amenity by controlling the size and nature of signage.

Explanation: *In residential areas there is an expectation that the use of buildings and property will be predominantly residential. Signage of sufficient size and clarity to enable people to find someone offering a professional service from home is appropriate. Signage which hints at a residential property being used for predominantly non-residential purposes is likely to be seen as a visual intrusion. Advertising signage which does not relate to the activity on the site is not appropriate in a residential area.*

Policy 17 Dilapidated structures and ill-maintained lands: To require that buildings and sections in the Residential Zone shall be sound, well-maintained and tidy in appearance, avoiding adverse effects of dilapidated structures and ill-maintained lands on the wider neighbourhood.

Explanation: *Derelict properties and poorly maintained sections significantly detract from the amenities of neighbour properties.*

Policy 18 Demolition or removal activities: To manage the adverse effects of demolition or removal activities on amenity values by ensuring the clean-up, screening and maintenance of sites.

Explanation: *Although normally temporary and localised, demolition activities can create a significant nuisance. There is an obligation to ensure that demolition materials are disposed of responsibly. There is also a need to ensure that the site is made safe, clean and tidy in a timely manner.*

Policy 19 Relocation activities: To manage the adverse effects of relocation activities on amenity values by ensuring that any relocated building is placed on permanent foundations and reinstated to a reasonable state of repair within a limited timeframe.

Explanation: *There are many instances of dwellings which have been relocated on to sections in Invercargill and which offer a high standard of amenity to their*

occupiers and which contribute to the appearance of the neighbourhood. However, the process of relocation, and in particular adherence to a reasonable timeframe, needs to be carefully managed in order to minimise adverse effects on neighbours.

Policy 20 Hazardous substances: To protect the public from the effects of storage and use of hazardous substances.

***Explanation:** Some substances used in normal domestic living are potentially hazardous. Neighbours are entitled to protection from hazard from more than domestic quantities of hazardous material or bad practice in the use of such material.*

Policy 21 Height and location of structures: To maintain a 1-2 storey scale for development.

***Explanation:** The great majority of housing in Invercargill is single storey stand-alone dwellings and set back from front, side and rear boundaries. A minority of houses are two storeys. While redevelopment and "infill" development can achieve high levels of amenity, the overall characteristic of Invercargill is of structures of modest height placed with space around them on individual sections. This characteristic is an important dimension of amenity.*

Policy 22 Car parking and vehicle manoeuvring: To maintain road safety by providing for residents to park their vehicle(s) on-site and to manoeuvre them safely on and off the formed road.

***Explanation:** Provision for off street car parking and manoeuvring minimises the adverse effects on the safety and efficiency of the road. It also enables the retention of on-street parking for short term visitors and improves the visual amenity of the streets by reducing the level of long term on-street parking.*

2.36.4 Methods of Implementation

Method 1 Delineate the Residential 1 Zone on the District Planning Maps.

Method 2 Include Rules identifying activities that are appropriate within the Residential 1 Zone.

Method 3 Identify the anticipated amenity values for the Residential 1 Zone, include environmental standards to protect and enhance them, and implement through enforcement under the RMA, education, advocacy and collaboration with other Territorial Authorities.

Method 4 Include rules in the Plan:

- (A) Setting limits for the bulk and location of structures.
- (B) Setting maxima on the proportion of the site that may be covered by buildings.
- (C) Setting limits on the size of any signage and require that signage relate to the activities being carried out on-site.

Method 5 Include Rules addressing District Wide issues.

Method 6 Require applications for resource consent to include an analysis of the proposal on the defined amenity values of the Residential 1 Zone, as well as any relevant principles of good urban design.

Method 7 Initiate environmental advocacy for:

- (A) Promotion of the principles of qualities of good urban design.
- (B) Promotion of the principles of Crime Prevention Through Environmental Design (CPTED).
- (C) Protection of landscape values.
- (D) Mitigation or avoidance of nuisance arising from glare and accentuation of windflow effects.
- (E) Promotion of site and building design that recognises energy efficiency and its benefits, such as passive solar gain.

2.37 RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

The Residential 1A Zone provides for medium density housing to be developed comprehensively on appropriately sized sites. The nature of medium density housing means that housing units may be built on very small individual lots, and in this situation amenity can best be provided by planning the development comprehensively.

By making provision for medium density housing in this way, there will be an increase in the range of housing type choices available in Invercargill, and encourage the redevelopment of an area of the City with older housing.

2.37.1 Issues

In addition to the issues detailed in Residential 1, the significant resource management issues for the Residential 1A (Medium Density) Zone:

1. The issues identified above for the Residential 1 Zone.
2. Medium density housing can lead to decrease in amenity unless it is planned and developed comprehensively.
3. Residential amenity can be compromised by separation of medium density housing from commercial areas and public reserves.

2.37.2 Objectives

Note: All Objectives and Policies that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional Objectives and Policies that apply within the Residential 1A Zone.

Objective 1: The opportunity for medium density housing as a residential redevelopment option is provided for within the zoned areas.

Objective 2: Opportunities for urban intensification and redevelopment within Invercargill's existing urban areas are encouraged, in a manner which adds critical mass to support the Central Business District and the South City Business 2 Zone, by making specific provision for medium density housing.

Objective 2: Comprehensive redevelopment of older, obsolete residential properties is encouraged.

Objective 3: Medium density housing developments are well designed, offering a high level of amenity to the residents in the new units and maximising beneficial effects, and minimising adverse effects, on the surrounding neighbourhood.

2.37.3 Policies

Policy 1 Residential 1A (Medium Density Housing) Zone: To provide for well-designed medium density housing as a Discretionary Activity in the Residential 1A Zone in locations on areas identified on the District Planning Maps as hazard free and not subject to Airport-related noise, and

- (A) As a comprehensively planned development comprising multiple units.
- (B) Within approximately 450 metres (approximately five minutes' walk) of the nearest Zone boundary of the Business 2 Zone at South City.
- (C) Within approximately one kilometre (just over 10 minutes' walk) of the City Centre Priority Redevelopment Precinct.

Explanation: *Medium density housing (housing on lots smaller than 350 square metres) is an option for housing renewal that is particularly appropriate in inner City areas where there are established facilities close by. It needs to be planned comprehensively in order to provide a satisfactory level of amenity.*

Policy 2 Urban design: To require that the following urban design issues be addressed in the design and planning of medium density housing:

- (A) Neighbourhood character - the relationship of the development with the surrounding neighbourhood and how well the development integrates with its neighbourhood.
- (B) Connectivity - how the development links to the neighbourhood and the wider community.
- (C) Site layout - provision, orientation, access, layout and function of outdoor spaces.
- (D) Building location - optimising amenity while making best use of the site, and also being a good neighbour.
- (E) Relationship to neighbouring buildings.

- (F) Visual and acoustic privacy - design to mitigate overlooking and unwanted noise.
- (G) Car parking and vehicle access - convenient, adequate, safe, but not dominant.
- (H) On-site outdoor space - relationship of outdoor spaces to houses with respect to privacy, outlook, sunlight and landscape treatment.
- (I) Entries to buildings - visibility, shelter and security.
- (J) Site facilities - provision for services and utilities.
- (K) Landscape treatment - design for quality living environment

Explanation: *Achieving good development will require designers to consider the design issues (above) and reach informed conclusions. Comprehensive design is needed to achieve the best outcomes on the small sites that characterise the completed development.*

2.37.4 Methods of Implementation

Note: All methods of implementation that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional methods of implementation that apply within the Residential 1A Zone:

- Method 1** Delineate the Residential 1A Zone on the District Planning Maps.
- Method 2** Identify the anticipated amenity values for the Residential 1A Zone including environmental standards to protect and enhance them, and implement through enforcement under the RMA, education, and advocacy.
- Method 3** Promoting references to publications for good examples of medium density housing.

2.38 RESIDENTIAL 2 (BLUFF AND ŌMAUI) ZONE

The Residential 2 Zone makes provision for development and redevelopment in the residential area of Bluff. Much of the housing in Bluff is older and in need of renovation or renewal. However, Bluff also offers a high level of suburban residential amenity including the opportunity for coastal views from many lots.

Residential development and redevelopment at Bluff would increase the critical mass needed to support community services, organisations and facilities.

The Zone also enables residential development on existing sections in Ōmaui. Residential development is considered appropriate at Ōmaui, having regard to the history of the area, the elevation of the site which reduces its exposure to hazards associated with the coastal environment, the present role and character of the settlement, the benefits of increased critical mass that new housing may bring, and the fact that it has its own sewerage treatment facility.

Report to the Hearings Panel 15 August 2018

HEARING PANEL MEMBERS ARE:

**Cr D Ludlow (Chair)
Cr K Arnold**

1. HEARING 1 - 166A-D EYE STREET, INVERCARGILL

A copy of the report, including a recommendation, is attached.

Report compiled by: Tayla Carson
Resource Management Officer

Report endorsed by: Gareth Clarke
Team Leader - Resource Management

HEARING 1

Applicant	Evans Homes Limited
Application	To erect four attached residential units on a property within the Residential 1A Zone
Site	166 Eye Street, Invercargill
Legal Description	Lot 1, DP 1292
Classification	Residential 1A Zone of the Proposed District Plan
Activity Status	Non-complying
Process	The application was non-notified under Section 95 of the Resource Management Act 1991.
Background	On 16 July 2018 the Director of Environmental and Planning Services considered the matter of notification and decided that the application did not require notification. On the matter of whether consent be granted or declined, she decided that the application be heard and decided by the Hearings Panel due to the extent of non-compliance with the density rule and density of residential units within a Hazard Zone.
Issues	The key issue for this application is density, intensification of a hazard prone area and energy conservation.

APPLICATION DETAILS AND CONSENT CATEGORY

The application is to construct four attached residential units on an 809 m² section within 2 metres (1.37 metres) of the northern boundary.

The site is located within the Residential 1A Zone of the Proposed Invercargill City District Plan 2016 (Proposed District Plan). Resource consent is necessary because the proposed density is one residence per 202 m². Under Rule 3.34.4 of the Proposed District Plan, the maximum residential density is one residence per 400 m². Under Rule 3.34.6 where the residential density is greater than one residence per 350 m² under continuous ownership then it is a non-complying activity.

Additionally, under Rule 3.34.12 a yard of at least 2 metres deep shall be provided along each of the two northern-most boundaries of the site. The proposed setback on the northern boundary is 1.37 metres. This is assessed as a discretionary activity with written approvals obtained from the affected parties along the impacted boundary.

It is the accepted convention that when more than one consent category relates to an application, the highest classification is applied. Therefore the application is treated as one for a non-complying activity overall.

PROCESS

The application and plans were received on 15 June 2018 and are attached as **Appendix 1**. The Director of Environmental and Planning Services, acting under delegated authority, decided that the application need not be notified on 16 July 2018 under the provisions of Section 95 of the Resource Management Act 1991 (the Act).

The reasons for the decision were:

1. The written approval of all affected parties has been obtained. Following is a list of those affected parties:

Emmett Bros Limited (Owner) 172 Eye Street, Invercargill

ABC Invercargill (Occupier) 172 Eye Street, Invercargill

Pact Group (Owner) 185 - 197 Tyne Street, Invercargill

Pact Group holds the tenancy for the seven dwellings at 185 - 197 Tyne Street and sublets each residence in support of persons who find it challenging to secure independent accommodation within the community. In agreement with the applicant, the potentially transient occupiers of these units are not considered potentially affected by this proposal.

The property at 160A-B Eye Street is owned by the applicant and therefore affected party approval is implicit.

2. No special circumstances exist in relation to the application that require it to be notified.

PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Act sets out its purpose and principles. The purpose of the Act is described in Section 5 as *to promote the sustainable management of natural and physical resources*. Sustainable management is defined in the same section as *managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being while:*

- (a) *Sustaining the potential of natural and physical resources to meet the foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Part 2 of the Act sets a baseline for all resource consent applications. Section 6 lists the matters of national importance that need to be recognised and provided for when making decisions under the Act, while Section 7 lists other matters that particular regard is to be given to, and Section 8 requires the principles of the Treaty of Waitangi to be taken into account. The matters to be taken into account under Sections 6, 7 and 8 are not relevant to this application, with the exception of Section 7(c) which requires particular regard to be had to the maintenance and enhancement of amenity values. Amenity values are discussed below under District Plan provisions.

It is considered that the application meets the purpose and principles of the Act for the following reasons:

- The residential units will offer the Southern Institute of Technology (SIT) students and the wider community a modern alternative accommodation option that provides for their social, cultural and economic well-being.
- Residential amenity and quality of the environment are maintained.

In light of the recent Davidson decision, Part 2 does not apply and the Planning documents should be considered.

SECTION 104 RESOURCE MANAGEMENT ACT 1991

Section 104(1) sets out the matters which the Council must have regard to when considering an application for a resource consent:

When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

- (a) any actual and potential effects on the environment of allowing the activity; and
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
- (b) any relevant provisions of—
 - (i) a national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and

- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Regard has been given to national environmental standards. It is considered that there are no standards relevant to this application.

Regard has also been given to the Southland Regional Policy Statement 2017 (Regional Policy Statement). The provision below is considered to be the most relevant to the application.

Objective URB.1 - Urban development

Urban (including industrial) development occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.

Policy URB.1 - Adverse environmental effects

The adverse effects of urban development on the environment should be avoided, remedied or mitigated.

Policy URB.2 - Urban development

Manage urban growth and development in ways that:

- (a) support existing urban areas;
- (b) promote development and/or redevelopment of existing urban areas ahead of greenfield development;
- (c) promote urban growth and development within areas that have existing infrastructure capacity;
- (d) promote the progressive upgrading of infrastructure and improvement of the quality of sewage and stormwater discharges;
- (e) provide potable water supply;
- (f) plan ahead for the expansion of urban areas;
- (g) promote compact urban form; and
- (h) promote appropriate site and building orientation that supports the principles of optimum energy efficiency and solar energy gain.

Policy URB.3 - Urban intensification

Encourage opportunities for urban intensification and redevelopment within Southland's existing urban areas.

Policy URB.4 - High quality urban design

Encourage high quality urban design.

Policy URB.6 - Provide for housing choice

Provide for housing choice, both in terms of type and lot sizes, within urban areas.

It is considered that the proposal is consistent with the objectives and policies set out in the Regional Policy Statement, with the exception of Policy URB.2 (h). The building orientation does not support optimum solar energy gain as only one of the four units will have any form of northern living.

DISTRICT PLAN PROVISIONS

The Proposed Invercargill City District Plan 2016 (Proposed District Plan) decisions were released in October 2016. The appeals version was released in January 2017 and has been updated to incorporate changes made through Consent Orders issued by the Environment Court as appeals have been resolved. A full copy of the relevant objectives and policies from the Proposed District Plan discussed below are included in full in **Appendix 2** to this report. The following provisions relating to the Residential 1A Zone, Natural Hazards and Energy are considered the most relevant:

Residential 1A Zone

Objective 2: Adverse effects of urban development on the environment are avoided, remedied or mitigated.

Objective 3: Opportunities of urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.

Objective 5: High quality urban design is incorporated into new development and redevelopment.

Objective 6: Housing choice, both in the terms of type and lot sizes, is provided for in urban areas.

Objective 7: Urban growth and development is managed, to support and promote development in existing urban areas with existing infrastructure, planning ahead for expansion and promote compact urban form.

Objective 8: The amenity values of the Residential 1 Zone are maintained and enhanced.

Policy 1 Residential 1 Zone: To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.

Policy 3 Urban design: To encourage good urban design in terms of Context, Character, Choice, Connections, Creativity, Custodianship, and Collaboration.

Policy 5 Choice: To enable the development of a range of housing types.

The explanation to this policy suggests that *when sites are smaller than 400 square metres, amenities (for both the subject property and its neighbours) tend to suffer and development of residential units on smaller sites needs to be comprehensively designed.*

Policy 6 Outdoor living: To require the provision of practical outdoor private open space as an important dimension of amenity.

Policy 8 Space around buildings: To maintain the residential scale and amenity of space around and between buildings.

Natural Hazards

Objective 1: Actual or potential effects of natural hazards on people, communities and their businesses, property and infrastructure are understood and avoided, mitigated or reduced, resulting(in the long-term) the Invercargill community becoming more resilient.

Objective 2: The exposure of the Invercargill City District to adverse effects arising from natural hazard is reduced over time.

Policy 6 Identification - Riverine inundation: To identify risk from riverine inundation as follows:

(A) Level 1: (Low risk as a result of flood protection mitigation measures)

(B) Level 2: (High risk, and includes those areas where future flood levels can be predicted)

- (C) *Level 2A: (High risk in the event of a flood greater than the design limits of the flood protection system)*
- (D) *Level 3: (High risk, unprotected, and including areas designed to pond in a flood event, and active floodplains)*

And to:

- (E) *Discourage intensification of land use on areas classed as having a Level 1 risk, and*
- (F) *Limit development on areas classed as having a 2, 2A or 3 level of risk.*

Energy

Objective 6: Building design and development takes into consideration energy efficiency and conservation.

Policy 1 - Efficiency and conservation: To promote energy efficiency and conservation through subdivision and building design and development.

The application assesses the Objectives and Policies of the Residential 1A Zone and states that the proposal maintains a level of residential scale and amenity anticipated by the Proposed District Plan for the Residential 1A (Medium Density) Zone. The applicant considers the proposal to be in accordance with all relevant objectives and policies because:

- Amenity values within the Residential 1A (Medium Density) Zone are maintained.
- It compliments existing built-form within the receiving environment.
- It provides medium density housing and critical mass to support the Central Business District.
- It promotes growth and development where there is existing infrastructure capacity.
- It affords diversity and choice of accommodation within close proximity to SIT.

Although an assessment against the objectives and policies is presented, the Proposed District Plan only anticipates residential activity on this scale and with this amenity where it is done more comprehensively on sites over 2,000 m². The proposal is considered to be in general accordance with the rules managing development in the Residential 1A Zone with the exceptions being the density of one residence per 202 m², rather than one residence per 400 m², and the units being located within 2 metres of the northern boundary. Despite this, the proposed scale and density of the development is congruent and proportional to the development pattern within the immediate surroundings, and should not give rise to any unanticipated effects on the surrounding residential environment.

With regard to the Natural Hazard objectives and policies, the owner of the property could build a house with a similar site coverage with the capacity to house a similar number of persons as a right (subject to environmental standards within the Residential 1A Zone).

With regard to the Energy objectives and policies, the proposal does not support energy efficiency and conservation through building design as only one of the four units will have any form of northern living. It is considered that the proposal is not in accordance with the objectives and policies of the Proposed District Plan relating to Energy.

ENVIRONMENTAL EFFECTS

When dealing with a non-complying activity under Section 104 of the Resource Management Act 1991, before granting an application, a consent authority must be satisfied that either the adverse effects of the activity on the environment will be minor (s104 (1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104 (1)(b)).

This consideration for non-complying activities is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed activity must still be considered under Section 104.

The following consideration of effects on the environment has been carried out in accordance with Section 104(1) of the Resource Management Act 1991.

Receiving Environment

The application identifies that the receiving environment is made up of "medium density residential development, comprising stand alone and semi-detached units which provide rental accommodation for SIT students and the wider community, predominated within the locality". There are also childcare facilities immediately adjacent and opposite the site.

To understand the existing residential development and density pattern within the locality, the application included the following table that suggests that the proposed density will be reasonably congruent and not disproportionate to the existing built environment. It is considered that the existing density is comparable to the proposal.

Address	Area of Contiguous Ownership	Residential Units	Density (per Unit)
161A - 161J Tyne Street	2649 m ²	10	265 m ²
171 Tyne Street	1012 m ²	1	1012 m ²
173A Tyne Street	300 m ²	1	300 m ²
173B Tyne Street	300 m ²	1	300 m ²
175 Tyne Street	412 m ²	1	412 m ²
177 Tyne Street	766 m ²	1	766 m ²
181A / 181B Tyne Street	658 m ²	2	329 m ²
183A / 183B Tyne Street	600 m ²	2	300 m ²
185 Tyne Street	269 m ²	1	269 m ²
187 Tyne Street	329 m ²	1	329 m ²
189 Tyne Street	336 m ²	1	336 m ²
191 Tyne Street	279 m ²	1	279 m ²
53 Ness Street	533 m ²	1	533 m ²
138A - 138F Eye Street	1350 m ²	6	225 m ²
144 Eye Street	506 m ²	1	506 m ²
146-1 Eye Street	239 m ²	1	239 m ²
146-2 Eye Street	227 m ²	1	227 m ²
146-3 Eye Street	377 m ²	1	377 m ²
146-4 Eye Street	413 m ²	1	413 m ²
150A - 150D Eye Street	767 m ²	4	192 m ²
154 Eye Street	1012 m ²	1	1012 m ²
158 Eye Street	1012 m ²	1	1012 m ²
160A / 160B Eye Street	1012 m ²	2	506 m ²

Building design and site layout

The application also commented that the building design and site layout promote the following positive outcomes:

- The residential units are visually well contained within the site.
- Design elements avoid contrast with the receiving environment by proposing a building that is simple yet functional and utilising sympathetic building materials.
- The residential units are similar and complementary to existing built-form within the locality and not out of character with the receiving environment.

- Each residential unit will offer a healthy modern living environment that is sited within close proximity to the central business district, Southern Institute of Technology, community amenities and public open spaces.

The neighbourhood within which the site is located consists of predominantly multi-unit residential developments. There is some variation in the size of sections that these dwellings sit on ranging from 238 m² to 2,649 m². The proposal is proportionate in terms of residential density to the existing built environment. There is a density of 192 m² at 150A-D Eye Street which is significantly smaller than that proposed. It is considered that the design of the building and site layout is in keeping with the existing environment and the cumulative effects of this proposal will have an effect of no more than minor on the existing environment.

Amenity Values

The applicant states that in terms of visual effects of amenity that the residential units are well contained within the site. Design elements avoid contrast with the receiving environment by proposing a building that is simple yet functional and utilising sympathetic building materials. The residential units are similar and complementary to existing built-form within the locality and not out of character with the receiving environment. It is considered that effects on visual amenity are considered less than minor. The section has been vacant since 2007. Whilst the proposal is for a considerable degree of non-compliance with the maximum density standards of the Proposed District Plan, the plans lodged indicate that the development will otherwise comply with the relevant environmental standards for the zone (apart from the 2 metre setback from the northern boundary). In this case, only 31.5% of the site will be covered in structures, 36.8% of the site will be permeable surfaces and compliance with the maximum permitted height recession planes will be achieved.

Visual and acoustic privacy

The layout of the building means that there will be the potential for loss of privacy for the adjoining units. No screening has been proposed between the rows of flats, so there is no mitigation of these potential adverse effects on the privacy of occupants. There is potential for significant impacts on privacy of the bedrooms and kitchen areas (which are open plan into the living area) from users of the parking area and outdoor living spaces. The visual and acoustic privacy effects are considered more than minor.

Access to solar gain

The application shows that the building will be orientated to the east and west with at least 5 metres of clear open outdoor space for each unit. It is noted that only two of the four proposed outdoor living spaces adjoins the living area for the unit. The remaining two units have the outdoor living space adjoining bedrooms with no direct access to the area. Only one of the units (the one furthest north) will have any degree of northern solar gain within the building. Due to the number of persons that this could potentially impact upon, it is considered that the effects are more than minor.

The proposal does not meet the required 2 metre northern yard. Where this is not met, in accordance with Rule 3.34.7 the following matters need to be considered:

1. Provision of private open space

As required by Outdoor Living - Rule 3.34.8 (A), (B) and (C), the application has demonstrated that the outdoor living space for each residence is large enough to accommodate a horizontal circle of 5 metres, with an area more than 30 m² and that the outdoor area is free of all buildings.

2. *Access to daylight and sunlight*
The dwelling will have good amounts of double glazing on the eastern and western aspects and are unlikely to be affected by shading from adjacent properties.
3. *Provision of on site car parking*
The design of the complex includes four car parks which meets the minimum requirements in the Proposed District Plan and complies with the Transport Standards.
4. *Effects on the amenity of neighbouring properties*
It is considered that any effects associated with a residential density greater than that envisaged by the District Plan will be fully contained to the subject site, and will be keeping in-character with the surroundings. The written approvals obtained from the adjacent property owners also indicate general acceptance of the proposal.
5. *The extent to which the development incorporates qualities of good urban design*
The proposal complies with all environmental standards with the exception of the maximum permitted density and 2 metre setback on the northern boundary. The design of the modern, fully insulated units has taken into account that the development will be proportionate to the surroundings.

Transportation

The Roading Manager assessed the application and noted that Eye Street is classed as a 50 kilometre per hour Urban Access road on the District Plan. He also noted that there is an existing 3 metre asphalt vehicle crossing in sound condition on the west boundary with good visibility to the east and west. He made the following recommendations:

1. The applicant is to construct a heavy duty 6 metre vehicle crossing and remove the existing vehicle crossing.
2. Applicant is to provide interceptor drainage and a sump to stop water run-off to street from the car park, if the area of fall to the street exceeds 40 m².
3. A barrier is to be constructed on the property's road front boundary on both sides of the vehicle crossing to prevent vehicles egressing the car parking area by driving over the frontage.

These can be included as conditions of consent.

The Drainage Manager assessed the application and identified that stormwater and sewerage is available on Eye Street, and is adequate for this development. He also noted that the permeable surfaces meet the minimum requirements. He had no concerns with the development.

The Water Manager assessed the application and noted that there is an existing water connection located 3.8 metres from the west boundary. He noted that this is unlikely to be of sufficient capacity to serve the proposed development, and the application does not detail how the development will be serviced. He made the following recommendations:

1. A new connection of suitable capacity will be required to be installed by paid application to Invercargill City Council.
2. The existing connection will be required to be disconnected (if the new connection is at a different location to the existing) and the disconnection will be by paid application to Invercargill City Council.

These recommendations can be included as conditions of consent.

Natural Hazards

The Hazard Information Map identifies the site as being subject to Riverine Inundation Level 1. The applicant states that "development of the site as proposed will not result in any intensification of land use beyond that potentially resulting as a consequence of either a permitted residential development or alternatively a discretionary Medium Density development within the zone. Exposure to riverine inundation is not exacerbated".

Regardless of the size of the building, the risk is exacerbated due to there being four separate households as opposed to one. The risk of natural hazards does not change, but the consequence of a hazard event may be increased. It is considered that the effect of the proposal with regards to natural hazards is minor.

SUMMARY AND CONCLUSION

The proposal is for land use consent to erect four attached residential dwellings on a site of 809 m². The key issue is the effect on amenity values of the Residential 1A Zone resulting from a density considerably higher than anticipated in the Proposed District Plan. Due to the proposed development being congruent with the receiving environment, the adverse effects of the activity on the environment will be minor.

RECOMMENDATION

It is recommended that if the Hearings Panel is satisfied with the degree of visual/acoustic privacy and solar gain for the potential occupants of the development, the application be granted under Sections 104, 104B, 104D and 108 of the Act, subject to conditions.

RECOMMENDED CONDITIONS

1. The proposed activity is to be undertaken in accordance with the building plans and supporting information submitted with the application RMA/2018/85 received by the Council on 15 June 2018, except where modified by conditions of consent.
2. No additional structures or impermeable surfaces are to be erected on the property.
3. The existing vehicle crossing is to be removed and a heavy duty 6 metre vehicle crossing is to be constructed to Council standards by a Council approved contractor.
4. Interceptor drainage and a sump is to be installed, if the area of fall to the street exceeds 40 m².
5. A barrier is to be constructed along the property's road front boundary on both sides of the vehicle crossing.
6. The existing water connection is to be disconnected.
7. A new water connection of suitable capacity is required to be installed.

The conditions were imposed to ensure consistency with the application, compliance with the Code of Practice for Land Development, and to mitigate the effects on the amenity of the Residential 1A Zone.

APPENDIX 1

RESOURCE CONSENT APPLICATION

EVANS HOMES LTD

166 EYE STREET

JUNE 2018

TrueSouth
SURVEY SERVICES LTD

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1 FORM 9

SECTION 88 RESOURCE MANAGEMENT ACT 1991

To: Environmental & Planning Services Directorate
Invercargill City Council
Private Bag 90104
Invercargill 9840

Evans Homes Ltd applies for the following type(s) of resource consent:

Subdivision Land Use

The activity to which this application (the proposed activity) relates is as follows:

Land use consent to construct four attached residential units.

The site at which the proposed activity is to occur is as follows:

166 Eye Street.

Names and addresses of each owner or occupier (other than applicant) of the site to which this application relates are as follows:

N/A.

There are no other activities that are part of the proposal to which this application relates.

No additional resource consents are required for the proposal to which this application relates.

Attached is an assessment of environmental effects that –

- (a) includes the information required by Clause 6 of Schedule 4 of the Resource Management Act 1991; and
- (b) addresses the matters specified in Clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of that Act.

Resource Consent Application – Evans Homes Ltd

5491

Authorised Agent



.....
12 June 2018

Applicants address	Address for Service
Evans Homes Ltd PO Box 5123 Waikiwi Invercargill 9843	steve@truesouth.co.nz
Contact Person Steve McGregor P 218 8030 M 027 333 7370	

2 SUPPORTING INFORMATION

This application is prepared in accordance with the relevant provisions of the Resource Management Act 1991 (RMA). It is intended to provide all information necessary for a full understanding of the proposal and any actual or potential effects that the proposed activity may have on the environment.

2.1 PROPOSAL

Evans Homes Ltd seeks land use consent to construct four attached residential units on property situated at 166 Eye Street.

Rule 3.34.4 – Residential Density of the Proposed District Plan (PDP) permits a maximum residential density of one residence per 400 m² under contiguous ownership. In terms of this application, the proposed density is one residence per 202 m².

Refer Appendix A for building design plans of the proposed residential development.

2.2 BUILDING DESIGN & SITE LAYOUT

Building design and site layout promote the following positive outcomes:

Building Form / Materials	Compatibility with adjacent building typologies.
Outdoor Living	Substantial area of private outdoor space directly accessible from primary internal living areas.
Car parking	Provision of on-site car parking / manoeuvring.

The attached units will provide the rental market with a modern and healthy accommodation option, of which there is currently an acute shortage within Invercargill.

2.3 SITE DESCRIPTION

The legal description of the subject site is Lot 1 DP 1292 as comprised in CFR SLA3/1089. Refer Appendix B for a copy of CFR SLA3/1089.

The site is a vacant 809 m² urban parcel situated within the Residential 1A (Medium Density) Zone. Site location affords good pedestrian linkages, within comfortable walking distance, to both the CBD and SIT.

PDP Hazard Information Map 10 identifies the site as being subject to Riverine Inundation Level 1. No known sites of natural, built or cultural heritage are recorded as being present.

In terms of Seismic Hazard, liquefaction and amplification susceptibility are variable over the site. Excluding the uncertainty buffer zone, they are negligible / very high and deep / soft soil or very soft soil respectively.

2.4 RECEIVING ENVIRONMENT

Medium density residential development, comprising stand alone and semi-detached units which provide rental accommodation for SIT students and the wider community, predominates within the locality.

Childcare facilities occupy and operate from properties immediately adjacent and opposite the site. The Elles Road town belt reserve is situated east of the site. The Industrial 1 Zone is situated further west of the site within moderate proximity.



Receiving Environment – Aerial Overview

3 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 3 of the RMA states that the term 'effect' includes any positive or adverse effect; temporary or permanent effect; past, present, or future effect; and cumulative or potential effect.

Section 88 of the RMA requires an assessment of any actual or potential effects on the environment arising from the proposal, and the ways in which any adverse effects may be avoided, remedied or mitigated.

The assessment has to be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment. In accordance with the requirements of Section 88 and the Fourth Schedule of the RMA the following actual and potential effects and issues have been considered and managed in relation to this application:

3.1 AMENITY

3.1.1 DENSITY

Following is a summary of existing residential density within the locality.

Address	Area of Contiguous Ownership	Residential Units	Density (per Unit)
161A - 161J Tyne Street	2649 m ²	10	265 m ²
171 Tyne Street	1012 m ²	1	1012 m ²
173A Tyne Street	300 m ²	1	300 m ²
173B Tyne Street	300 m ²	1	300 m ²
175 Tyne Street	412 m ²	1	412 m ²
177 Tyne Street	766 m ²	1	766 m ²
181A / 181B Tyne Street	658 m ²	2	329 m ²
183A / 183B Tyne Street	600 m ²	2	300 m ²
185 Tyne Street	269 m ²	1	269 m ²
187 Tyne Street	329 m ²	1	329 m ²
189 Tyne Street	336 m ²	1	336 m ²
191 Tyne Street	279 m ²	1	279 m ²
53 Ness Street	533 m ²	1	533 m ²
138A - 138F Eye Street	1350 m ²	6	225 m ²
144 Eye Street	506 m ²	1	506 m ²
146-1 Eye Street	239 m ²	1	239 m ²
146-2 Eye Street	227 m ²	1	227 m ²
146-3 Eye Street	377 m ²	1	377 m ²
146-4 Eye Street	413 m ²	1	413 m ²
150A - 150D Eye Street	767 m ²	4	192 m ²
154 Eye Street	1012 m ²	1	1012 m ²
158 Eye Street	1012 m ²	1	1012 m ²
160A / 160B Eye Street	1012 m ²	2	506 m ²

As evidenced in the preceding table, the density proposed is congruent with that of the existing built environment.

3.1.2 SPACE AROUND BUILDINGS

The following yard reductions are proposed:

- ▶ Northernmost boundary - 1.37 m.
- ▶ Side boundary adjoining ABC Invercargill (non-residential activity) – 2.50 m.

Effects on access to daylight / sunlight and the amenity of adjacent properties, including privacy are considered less than minor.

If considered individually and in isolation, both yard reductions would otherwise be deemed permitted boundary activities, under S87BA of the RMA, as the owners / occupiers of respective infringed boundaries have provided written approval.

3.1.3 VISUAL

The residential units are visually well contained within the site. Design elements avoid contrast with the receiving environment by proposing a building that is simple yet functional and utilising sympathetic building materials.

The residential units are similar and complementary to existing built form within the locality and not out of character with the receiving environment.

Effects on visual amenity are considered less than minor.

3.1.4 STREETScape

No adverse effect on streetscape amenity will arise that requires consideration or mitigation.

3.2 NATURAL HAZARDS

PDP Hazard Information Map 10 identifies the site as being subject to Riverine Inundation Level 1 (low risk as a result of flood protection mitigation measures).

Development of the site as proposed will not result in any intensification of land use beyond that potentially resulting as a consequence of either a permitted residential development or alternatively a discretionary Medium Density development within the zone. Exposure to riverine inundation is not exacerbated.

3.3 TRANSPORTATION

No interference with traffic flow or effect on public safety is anticipated to arise.

3.4 CONTAMINANTS IN SOIL

The National Environment Standard for Assessing and Managing the Contaminants in Soil to Protect Human Health (NESCS) applies to any piece of land on which activity or industry described in the Hazardous Activities and Industries List (HAIL) has or is being undertaken and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

The following table assesses compliance with NESCS regulations:

Question	Answer	Comment
Is an activity described in the HAIL currently being undertaken on the piece of land to which this application relates?	No	The site is not identified in the Environment Southland Selected Land Use Sites (SLUS) Register – refer Appendix C. Council property records do not denote that any activity described on the HAIL has been undertaken on the subject site. The applicant has no knowledge that the site has been used or is more likely than not to have been used for a HAIL listed activity or industry.
Has an activity described in the HAIL ever been undertaken on the piece of land to which this application applies?	No Evidence	
Is it more likely than not that an activity described in the HAIL is being or has been undertaken on the piece of land to which this application applies?	No Evidence	

It is therefore considered this proposal is not subject to the NESCS and no further assessment is required.

3.5 CUMULATIVE

This proposal represents sustainable residential development within the Residential 1A (Medium Density) Zone.

The units are attached (as opposed to stand alone) and the resultant density level will be congruent with both existing density in the receiving environment and that anticipated by the PDP for residential activity within the Residential 1A (Medium Density) Zone.

Cumulative effects are less than minor.

3.5 POSITIVE

Each residential unit will offer a healthy modern living environment that is situated within close proximity to the CBD, SIT, community amenities and public open space.

4 CONSULTATION

The following persons have being consulted and provided written approval to this proposal:

Owner	Address
Emmett Bros Ltd	172 Eye Street
Pact Group	185 - 197 Tyne Street

Occupier	Address
ABC Invercargill	172 Eye Street



Refer Appendix D for completed written approvals.

In accordance with Section 104(3)(a)(ii) of the RMA, where a person has given written approval, Council must not when considering the application have regard to any effect of the proposed activity on that person.

In terms of 160A - 160B Eye Street, the applicant has an unconditional contract to purchase this property (settlement is 24 June 2018). As such, affected persons approval is implicit.

Pact Group holds the tenancy for 185 - 197 Tyne Street and sublets each residence in support of persons who find it challenging to secure independent accommodation within the community. Occupiers of these units are not considered potentially affected by this proposal.

5 INVERCARGILL CITY PROPOSED DISTRICT PLAN

Assessment of this application is on the basis of PDP objectives, policies and rules. No provisions under the PDP, which are currently subject to appeal, require assessment in terms of the activity for which is sought.

5.1 ZONE PERFORMANCE STANDARDS

In terms of this application, PDP performance standards which apply in the Residential 1 Zone, also apply in the Residential 1A (Medium Density) Zone.

Assessment of the proposed development with PDP performance standards for residential activity follows:

Performance Standards	
Residential 1 Zone	Comment
Residential Density	Density is one residential unit per 202 m ² .
Outdoor Living	Outdoor living areas, with sufficient space to accommodate a horizontal circle with a diameter of 5 m and minimum area of 30 m ² , are situated adjacent to the internal living area of each residential unit. Substantial areas of supplementary outdoor living space are provided on the balance of the site.
Space Around Buildings	The northernmost yard is 1.37 m and 2.50 m along the side boundary adjoining that property occupied by ABC Invercargill.
Site Coverage	Building coverage is 31.5 % of the net site area.
Height of Structures	Refer Building Design Plan elevations for confirmation of compliance with Infogram 4 – Recession Planes. Maximum height of 10 m is not exceeded.
Permeable Surfaces	The area of permeable surface is 298 m ² - 36.8% of gross site area.

5.2 ACTIVITY STATUS

Rule	Activity Status	Reason
3.34.4 Residential Density	Non-Complying	Maximum residential density of one residence per 400 m ² under contiguous ownership is exceeded.
3.34.12 Space Around Buildings	Discretionary	Yard along northernmost boundary less than 2 m. Side yard adjoining non-residential activity less than 4 m.

Notwithstanding that overall the proposal residential development is non-complying, this activity status is considered arbitrary and imbalanced in the context of existing residential density and non-residential land use activities on adjacent properties.

5.3 OBJECTIVES AND POLICIES

Objectives and policies considered relevant to this proposal follow:

Zone Specific	Objectives	Policies
Residential 1*	2.36.2	2.36.3
Residential 1A (Medium Density)	2.37.2	2.37.3

* All objectives and policies that apply to the Residential 1 Zone also apply to the Residential 1A (Medium Density) Zone.

It is considered that this proposal is not contrary to the above PDP objectives and policies as follows:

- ▶ Amenity values within the Residential 1A (Medium Density) Zone are maintained.
- ▶ Compliments existing built-form within the receiving environment.
- ▶ Provides medium density housing and critical mass to support the CBD.
- ▶ Promotes growth and development where there is existing infrastructure capacity.
- ▶ Affords diversity and choice of accommodation within close proximity to SIT.

This proposal maintains a level of residential scale and amenity anticipated by the PDP for the Residential 1A (Medium Density) Zone and is considered to be in general accordance with all relevant objective and policies.

5.4 PRECEDENT

Precedent and integrity of the PDP is a minor matter for consideration in terms of the activity for which consent is sought.

Case law has established that where the effects of a proposal are negligible and it is not contrary to relevant objectives and policies then issues of precedent and plan integrity are not relevant.

6 SOUTHLAND REGIONAL POLICY STATEMENT 2017

Objectives and policies of the Southland Regional Policy Statement 2017 (RPS) relevant to this proposal follow:

Urban
Objective
URB.1 <u>Urban development</u> - Urban development (including industrial) occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.
Policies
URB.1 <u>Adverse environmental effects</u> - The adverse effects of urban development on the environment should be avoided, remedied or mitigated.
URB.2 <u>Urban development</u> - Manage urban growth and development in ways that: (a) support existing urban areas; (b) promote development and/or redevelopment of existing urban areas ahead of greenfield development; (c) promote urban growth and development within areas that have existing infrastructure capacity; (d) promote the progressive upgrading of infrastructure and improvement of the quality of sewage and stormwater discharges; (e) provide potable water supply; (f) plan ahead for the expansion of urban areas; (g) promote compact urban form; and (h) promote appropriate site and building orientation that supports the principles of optimum energy efficiency and solar energy gain.
URB.3 <u>Urban intensification</u> - Encourage opportunities for urban intensification and redevelopment within Southland’s existing urban areas.
URB.4 <u>High quality urban design</u> - Encourage high quality urban design.
URB.6 <u>Provide for housing choice</u> - Provide for housing choice, both in terms of type and lot sizes, within urban areas.

This proposal is considered consistent with the above objectives and policies under the RPS.

7 RESOURCE MANAGEMENT ACT 1991

7.1 PART 2 - PURPOSE AND PRINCIPLES

Section 5 identifies the purpose of RMA as promoting the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and for their health and safety while -

- a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Section 6 sets out matters of national importance that all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for. No matters of national importance are relevant to this proposal.

Section 7 outlines other matters which all persons exercising functions and powers under the RMA Act shall have particular regard to. Matters under Section 7 relevant to this proposal are the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment.

Section 8 requires the principles of the Treaty of Waitangi to be taken into account in achieving the purpose of the RMA. This proposal is not considered to impact upon these principles.

This proposal is consistent with the principles of sustainable management under the RMA as follows:

- ▶ The residential units will offer SIT students and the wider community a modern alternative accommodation option that provides for their social, cultural and economic wellbeing.
- ▶ Residential amenity and quality of the environment are maintained.

7.2 SECTION 104D – PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES

Section 104D of the RMA states that Council may grant consent for a non-complying activity only if satisfied that either the adverse effects of the activity on the environment will be minor; or the application is for an activity that will not be contrary to the objectives and policies of the PDP.

This proposal satisfies both gateway tests under Section 104D of the RMA. Actual and potential effects have been considered and managed in relation to this application. Adverse effects on the environment will be less than minor and the proposal is not contrary to relevant objectives and policies of the PDP.

Therefore this application can be assessed under the provisions of Section 104B of the RMA and a substantive decision made under delegated authority.

7.3 NOTIFICATION

Following is an assessment of notification provisions under the RMA (introduced by the Resource Legislation Amendment Act 2017 which came into effect on 18 October 2017).

SECTION 95A – PUBLIC NOTIFICATION	
Step	Comment
1. Mandatory.	The applicant does not request public notification. Sections 95A(3)(b) and (c) of the RMA are not applicable.
2. Precluded in certain circumstances.	Not subject to a rule or national environmental standard that requires public notification. Not precluded on the basis that consent is sought for a non-complying activity. Section 360H(a)(ii) of the RMA is not applicable.
3. Required in certain circumstances.	Not subject to a rule or national environmental standard that requires public notification. Adverse environmental effects are less than minor.
4. Special circumstances.	No special circumstances exist in relation to this application that warrant public notification.

SECTION 95B – LIMITED NOTIFICATION	
Step	Comment
1. Certain affected groups and persons must be notified.	Affected protected customary rights and/or marine title groups are not applicable. Activity not on or adjacent to land subject to a statutory acknowledgement. Sections 95A(3)(b) and (c) of the RMA are not applicable.
2. Precluded in certain circumstances.	Not subject to a rule or national environmental standard that requires limited notification. Not a controlled activity. Section 360H(a)(ii) of the RMA is not applicable.
3. Certain other persons must be notified.	Not a boundary activity. Section 360H(1)(b) of the RMA is not applicable. No persons, other than those who have provided written approvals, are affected.
4. Special circumstances.	No special circumstances exist in relation to this application that warrant limited notification.

On the basis of the preceding assessment, this application does not meet the criteria for either public or limited notification under the RMA.

7.4 PERMITTED BASELINE

Section 104(2) of the RMA allows Council to disregard adverse effects on the environment if the PDP permits an activity with that effect.

In terms of this proposal, it is only incremental effects over and above those permitted as of right on the site that are relevant.

Notwithstanding that the site is situated within the Residential 1A (Medium Density) Zone, it comprises an area of less than 2000 m² in contiguous ownership and as such is not eligible for consideration as a discretionary activity.

It would be permitted however under the PDP to construct as of right, a two story residence with a building footprint of 324 m² on the site that was fully compliant with Residential 1 Zone performance standards. Such a residence could be used for the purposes of student accommodation or alternatively provide for a residential care activity of up to eight persons. The consequence of such development would result in a more dominant built form and potentially greater amenity effects.

7.5 POWER OF WAIVER AND EXTENSION OF TIME LIMITS

In the circumstance that Council affords the applicant opportunity to review draft conditions, the applicant is agreeable to an extension in time limits under Section 37 of the RMA, not exceeding the time period between the date the draft conditions are received and the date Council receives a response.

8 CONCLUSION

The proposed development will result in environmental effects that are less than minor, when considered in the context of the receiving environment and balanced against positive effects.

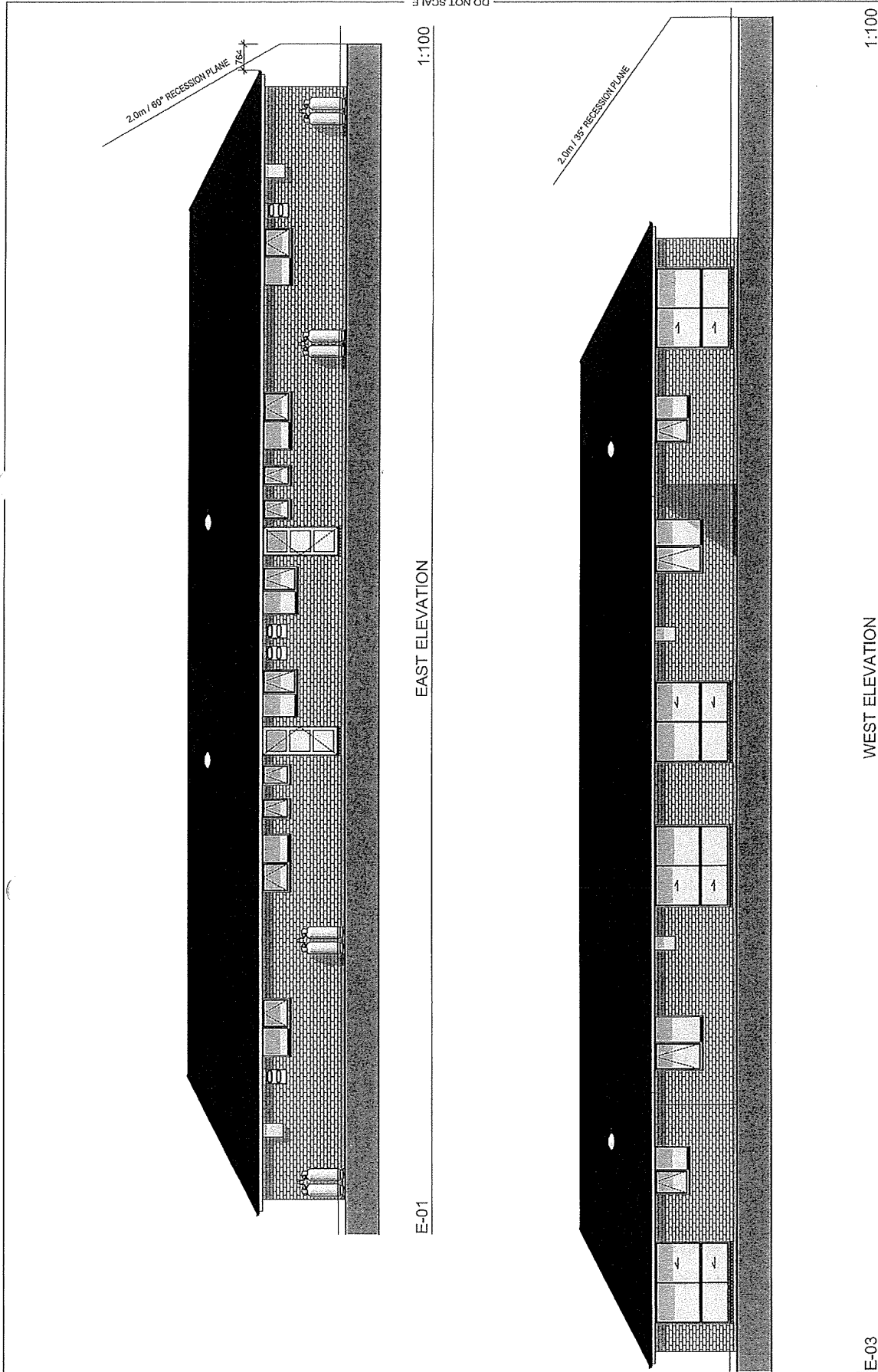
In particular:

- ▶ Building design, topography and the existence of non-residential activities on adjacent properties mitigate adverse effects on neighbourhood character or amenity.
- ▶ The site is within close proximity to the CBD, SIT, community facilities, public open spaces and pedestrian / cycling links. As such, it is considered an appropriate location for development at the density proposed.
- ▶ The residential units will offer SIT students and the wider community an alternative accommodation option that provides for their social, cultural and economic wellbeing.
- ▶ Residential amenity and quality of the environment are maintained.

The proposal passes both 'gateway tests' for a non-complying activity under Section 104D of the RMA.

This proposal is not contrary to Part 2 of the RMA or inconsistent with any relevant objectives and policies under the PDP. The development of residential units on the site as proposed will provide for the sustainable management of natural and physical resources in a manner and at a density anticipated by the PDP within the Residential 1A (Medium Density) Zone.

APPENDIX A



DO NOT SCALE

1:100

EAST ELEVATION

E-01

1:100

WEST ELEVATION

E-03

NO.	DATE	BY	CHKD.	DATE	BY	CHKD.	DATE	BY	CHKD.

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FOR THE ARCHITECTURE UNLIMITED
 166 EYE STREET
 INVERCARGILL

FOR THE ENGINEER
 EVANS HOMES
 166 EYE STREET
 INVERCARGILL

PROJECT NO. 2105/2018
 DATE 21/05/2018
 SCALE 1:100
 SHEET NO. 8 OF 15

ARCHITECTURE UNLIMITED
 166 EYE STREET
 INVERCARGILL
 PHONE 03-343-1007
 FAX 03-343-1007
 EMAIL info@au.co.nz
 WEBSITE www.au.co.nz

CONCEPT


ALL DIMENSIONS, LEVELS AND SLOPES ARE TO BE CHECKED AND VERIFIED BY CONTRACTOR PRIOR TO COMMENCING ANY WORK. DRAWINGS TO BE USED IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEER CALCULATIONS. ALL ASPECTS OF CONSTRUCTION TO COMPLY WITH NZBC AND APPROVED DOCUMENTS, NZS 2603:2011, BUILDING REGULATIONS AND ALL OTHER APPLICABLE STANDARDS.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **SLA3/1089**
Land Registration District **Southland**
Date Issued 16 October 1968

Prior References

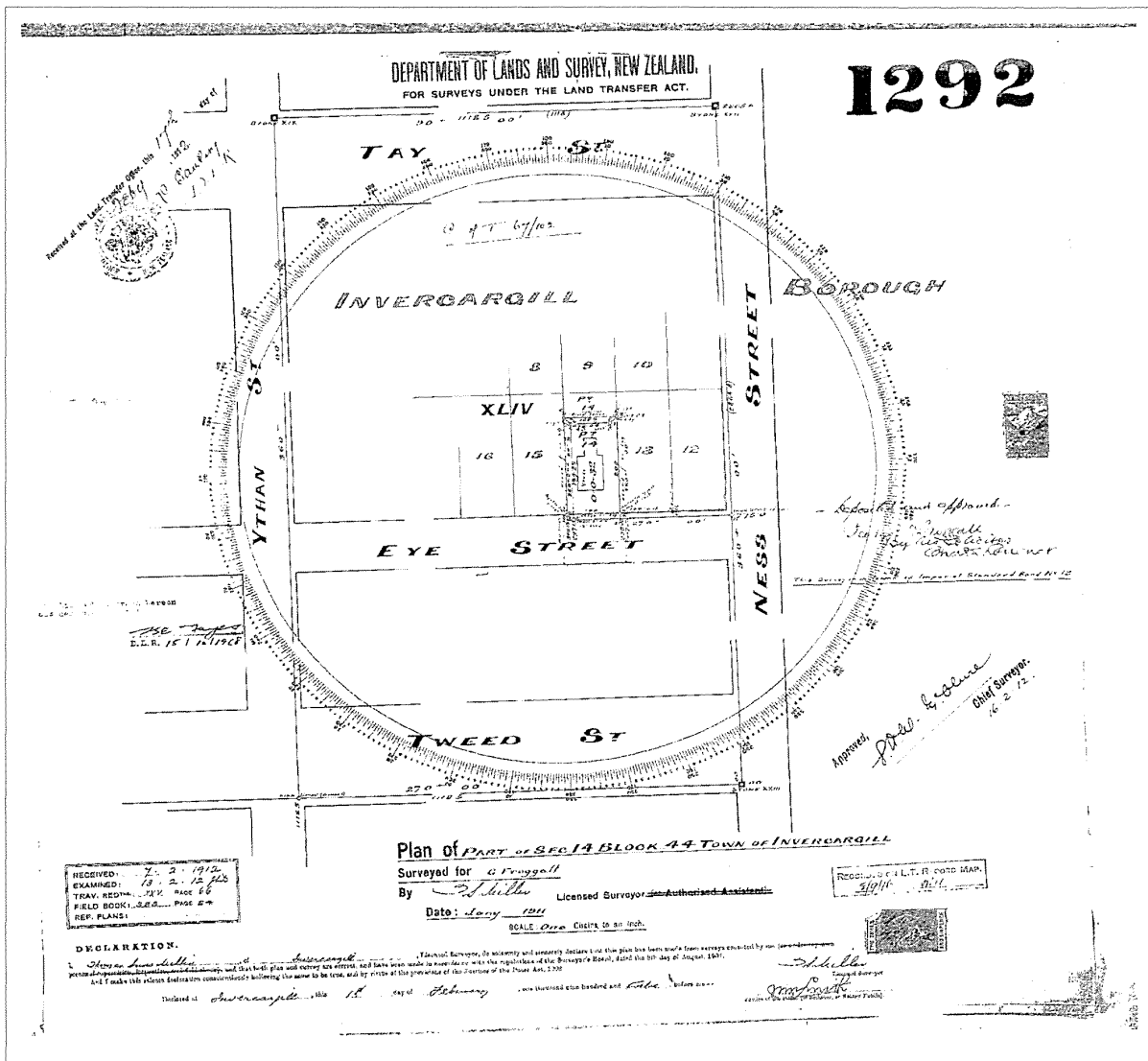
SL94/291

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 1 Deposited Plan 1292

Proprietors
Evans Homes Limited

Interests

Identifier SLA3/1089



APPENDIX C

Steve McGregor

From: Leonie Grace <Leonie.Grace@es.govt.nz>
Sent: Wednesday, 6 June 2018 3:16 p.m.
To: Steve McGregor
Subject: SLUS Enquiry - 166 Eye Street, Invercargill
Attachments: 166 Eye Street, Invercargill - 1974 Aerial Photo.jpg

Hi Steve

Thank you for your request for information relating to 166 Eye Street, Invercargill.

I can advise that Environment Southland does not hold a record of hazardous activity on the subject property and the property is not currently registered on Environment Southland's Selected Land Use Sites (SLUS) register. Please note however that our records are incomplete and we are unable to rule out the likelihood of current and/or historical site use activities, including the use and storage of hazardous substances, chemicals and fuels, and/or disposal of wastes.

I have attached a copy of an old 1974 aerial map which shows a former house on this section.

Please check the ICC property files to determine what happened on this site and if any HAIL activities are identified.

Regards
Leonie

Leonie Grace

Senior Pollution Prevention Officer
Environment Southland *Te Taiao Tonga*

P 03 211 5115 | M 021 385 173
Cnr Price St & North Rd, Private Bag 90116, Invercargill 9840
Leonie.Grace@es.govt.nz | www.es.govt.nz | facebook.com/enviromentsouthland



APPENDIX D

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Emmett Bros Ltd

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

172 Eye Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of four attached residential units as per the attached plans and specifications.

Which will be carried out at:

166 Eye Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.
If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: Date: 29/05/2018

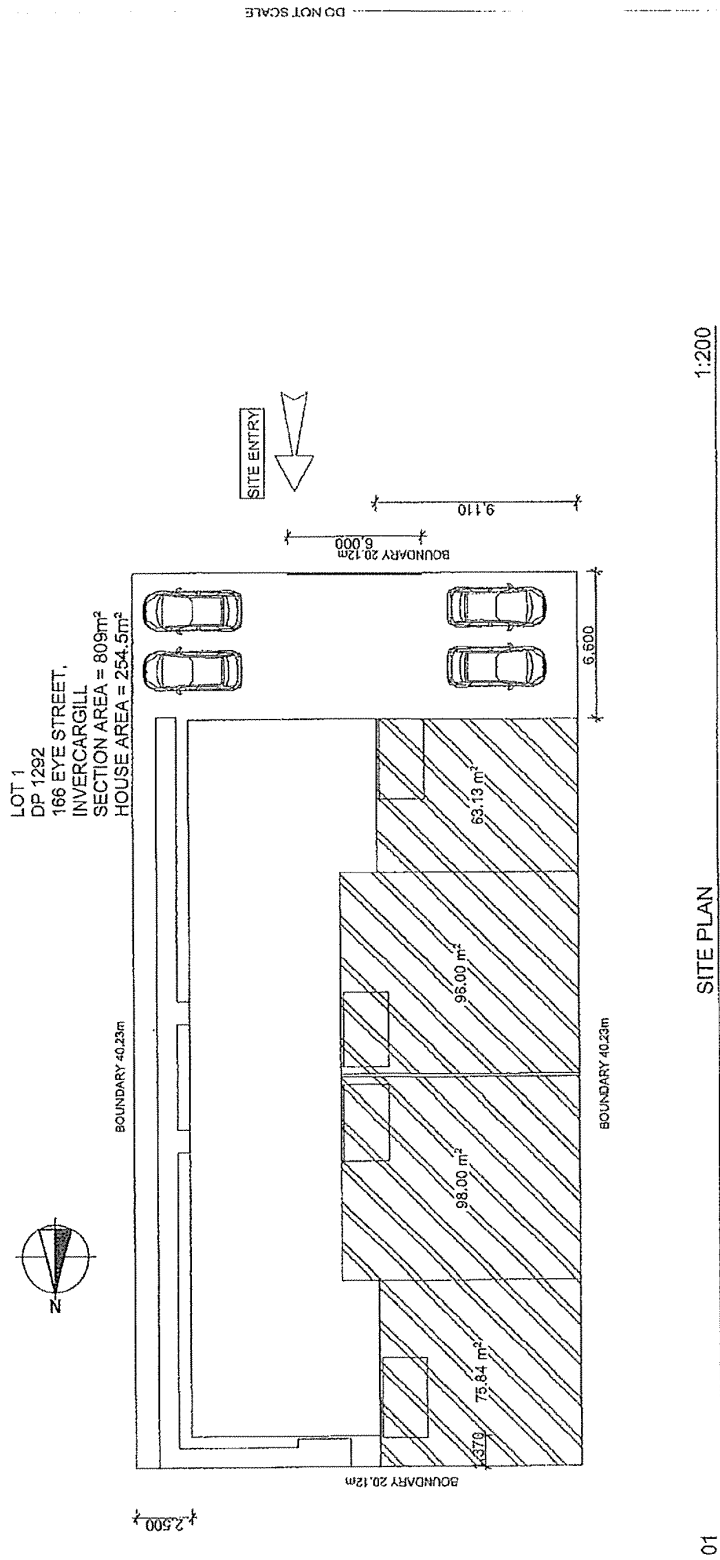
Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address: wmemmett@xtra.co.nz

Contact Phone Number: 0273450082

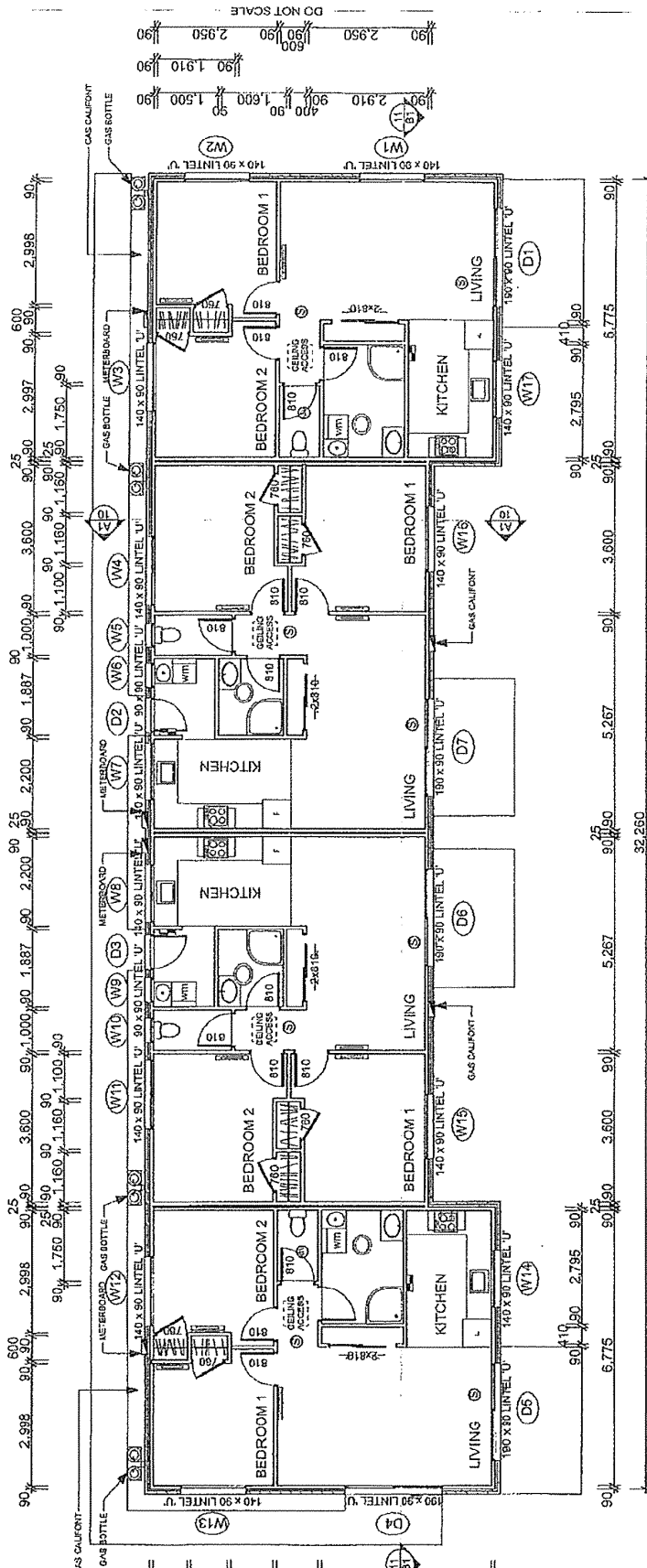
Postal Address: 176 Statehighway 3, RD 4, Wanganui. 4574

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.



Handwritten signature

DATE	NO.	REV.	DATE	BY	APP.	SCALE	DATE	BY	APP.
			23/04/2018			1:200			
PROJECT					CONCEPT				
SITE PLAN					CONCEPT				
ARCHITECTURE UNLIMITED					ARCHITECTURE UNLIMITED				
166 EYE STREET, INVERCARGILL					166 EYE STREET, INVERCARGILL				
1					15				



1:100

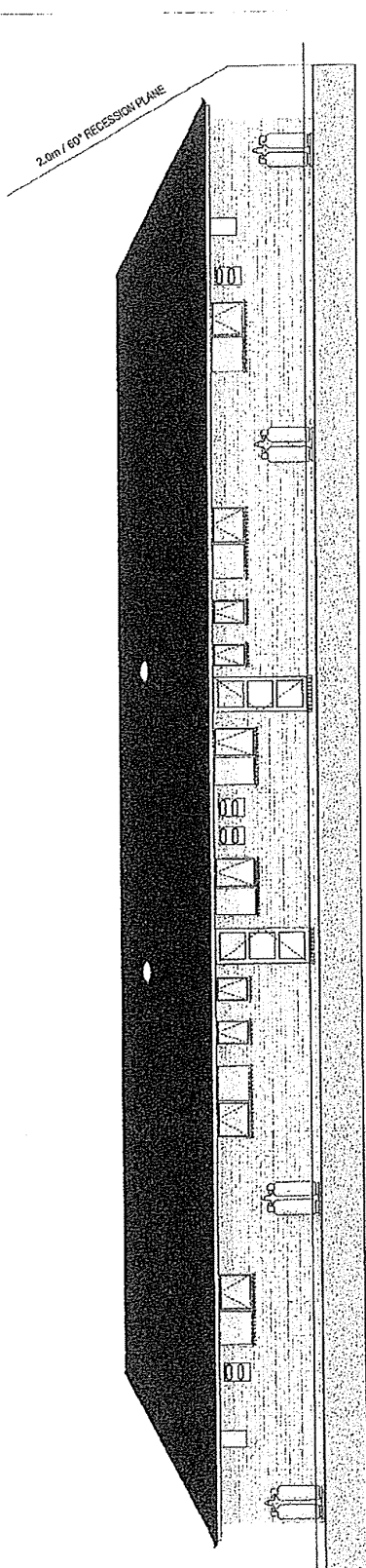
FLOOR PLAN

Handwritten signature/initials

DATE	23/04/2018	NO. 4
SCALE	1:100	15
PROJECT	CONCEPT	
CLIENT		
DESIGNER		
ARCHITECTURE	UNLIMITED	
ADDRESS		
CONTACT		



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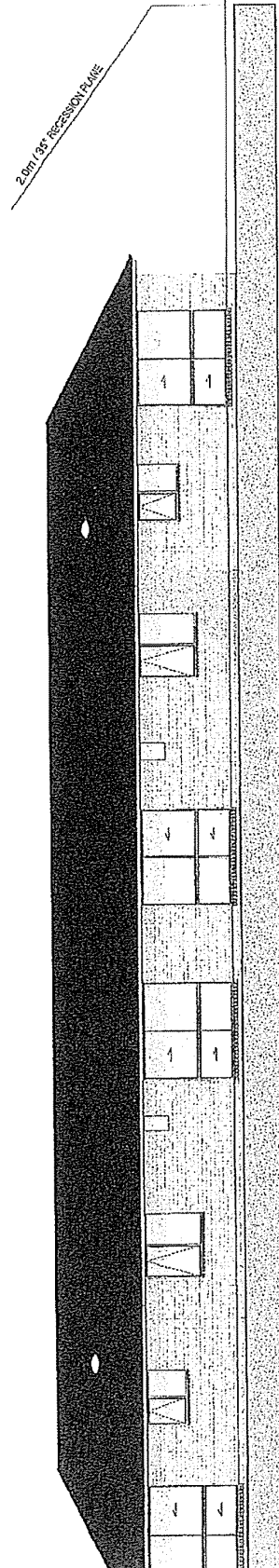


DO NOT SCALE

1:100

EAST ELEVATION

E-01

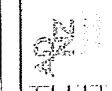


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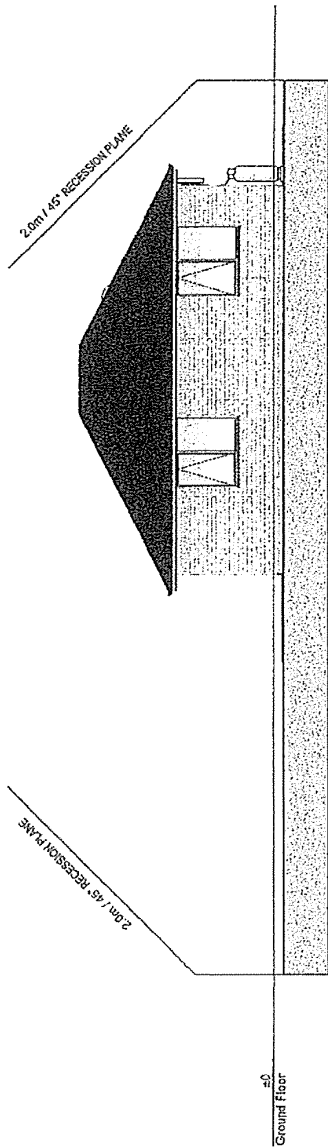
WEST ELEVATION

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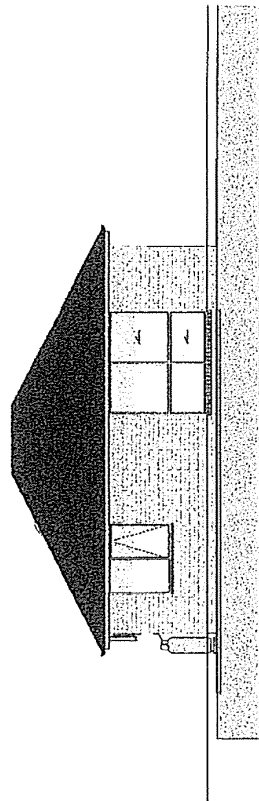
DATE	NO.	REV.	DATE	BY	APP.	DATE	BY
			23/04/2016			7	
PROJECT TITLE				PROJECT NO.			
EAST & WEST ELEVATIONS				CONCEPT			
SCALE				SCALE			
1:100				1:100			
DRAWN BY				CHECKED BY			
WR							
PROJECT NO.				PROJECT NO.			
15				15			



DO NOT SCALE





E-02 SOUTH ELEVATION 1:100



E-04 NORTH ELEVATION 1:100

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PROJECT: NORTH & SOUTH ELEVATIONS
 DATE: 29/04/2016
 SCALE: 1:100
 SHEET: 8 OF 15
 DRAWN BY: [Name]
 CHECKED BY: [Name]

What is Resource Consent?

Resource Consent is permission from Council for an activity that might affect the environment and isn't allowed as of right in the District Plan.

Who decides who is an affected person?

An affected person is a property owner or occupier who Council has identified as someone who would be affected by the proposal.

What does being an affected person mean?

As an affected person, the applicant for resource consent will ask you for your written approval for the activity. If the applicant gains the written approvals of all the affected persons, Council will probably not provide anyone with an opportunity to make a submission on the proposal.

If an applicant gains written approval from some but not all of the affected persons, Council will provide all affected persons with an opportunity to make a submission on the proposal.

If you are an affected person you:

- May be asked by an applicant to give written approval to the application for a resource consent that affects you.
- Don't have to give written approval if you are unhappy about what is being proposed.
- Are entitled to write to Council on an application if you, or any other affected party, decide not to give your written approval, giving your reasons for withholding approval.

What does giving written approval involve?

Giving your written approval involves signing a number of documents. The applicant will usually ask you to sign and date:

- A copy of the application form.
- A copy of the plans, if there are any.
- A copy of the AEE (assessment of environmental effects).
- An affected person approval form.

If you are asked to sign:

- Study all of the documents carefully so you understand exactly what's involved.
- Make sure the applicant gives you enough information for you to understand the proposal and how it affects you.
- Remember that you can take your time, and that you don't have to sign.
- You may ask the applicant for a copy of the application for your own records.

Other questions about signing

Can I ask for changes?

Yes. If you'd be happy to give your approval to the application after some changes, you can ask the applicant to amend the documents and bring them back for you to sign.

Can I give conditional approval?

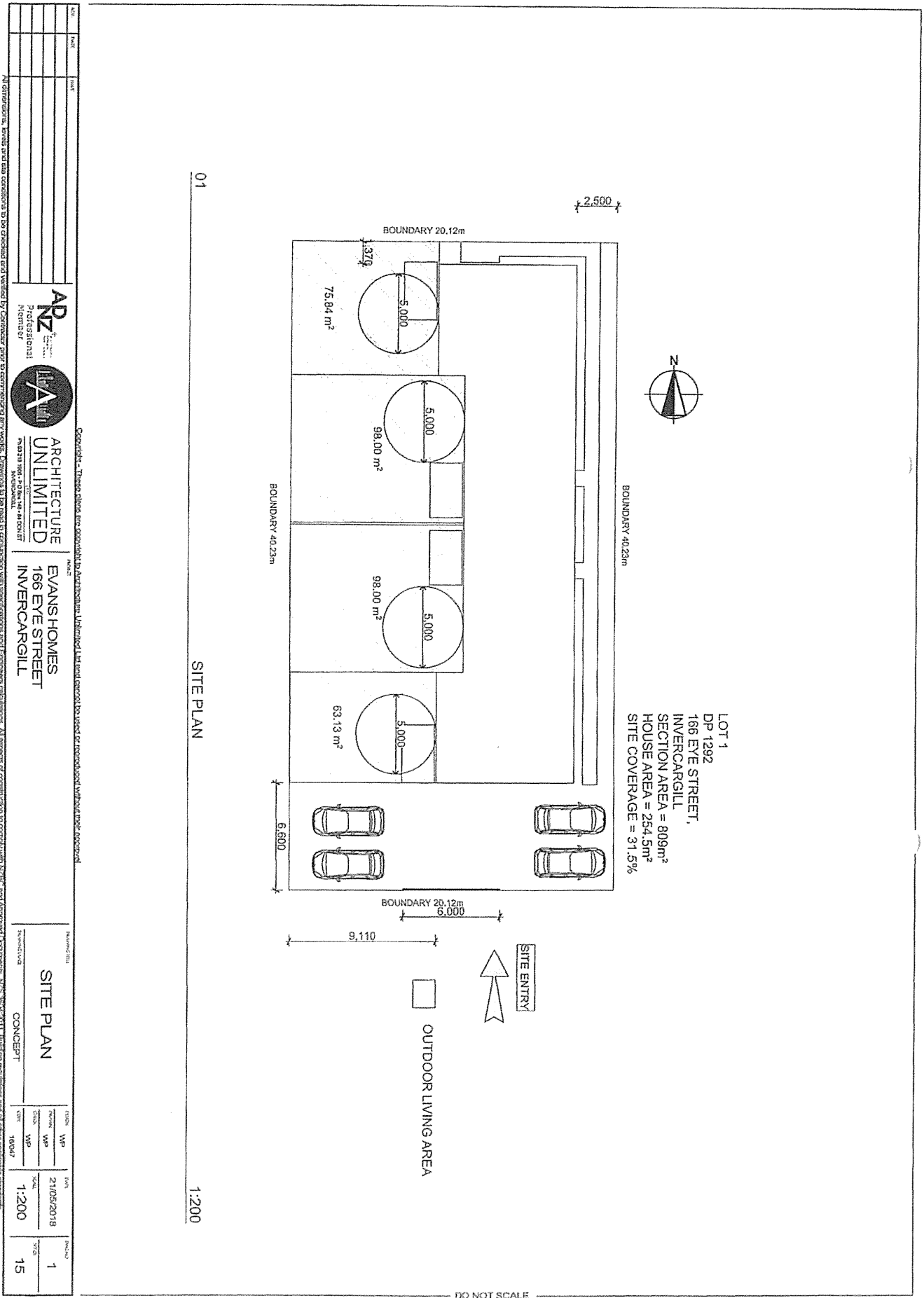
No. Council does not accept conditional approval. An example of a conditional approval might be "I give approval on the basis that the garage is moved a further metre off my boundary". If you want changes, request the applicant to amend the application.

What happens if you do sign?

If you give your written approval:

- Council can't consider the adverse effects on you when it is deciding whether to grant or decline the application.
- You can't appeal the Council's decision after the resource consent has been approved and issued.
- If you change your mind you need to formally withdraw your approval in writing to Council before the resource consent is granted.

For further assistance please contact Council Resource Management Staff on 03 2111 777 or email ResourceConsents@icc.govt.nz.



DO NOT SCALE

NO.	DATE	REVISION

ARZ PROFESSIONAL IDENTIFIER

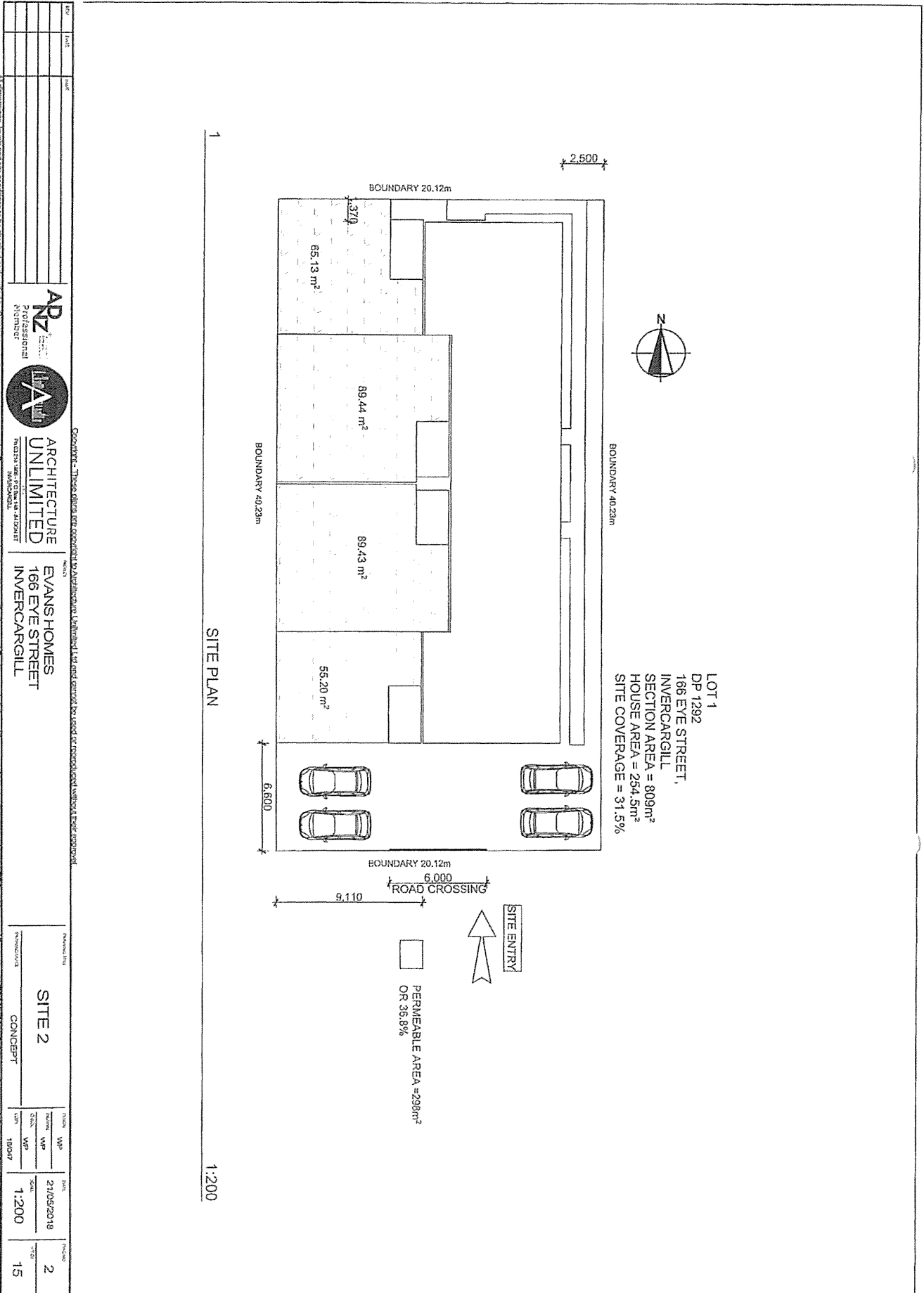
ARCHITECTURE UNLIMITED
 166 EYE STREET
 INVERCARGILL

EVANS HOMES
 166 EYE STREET
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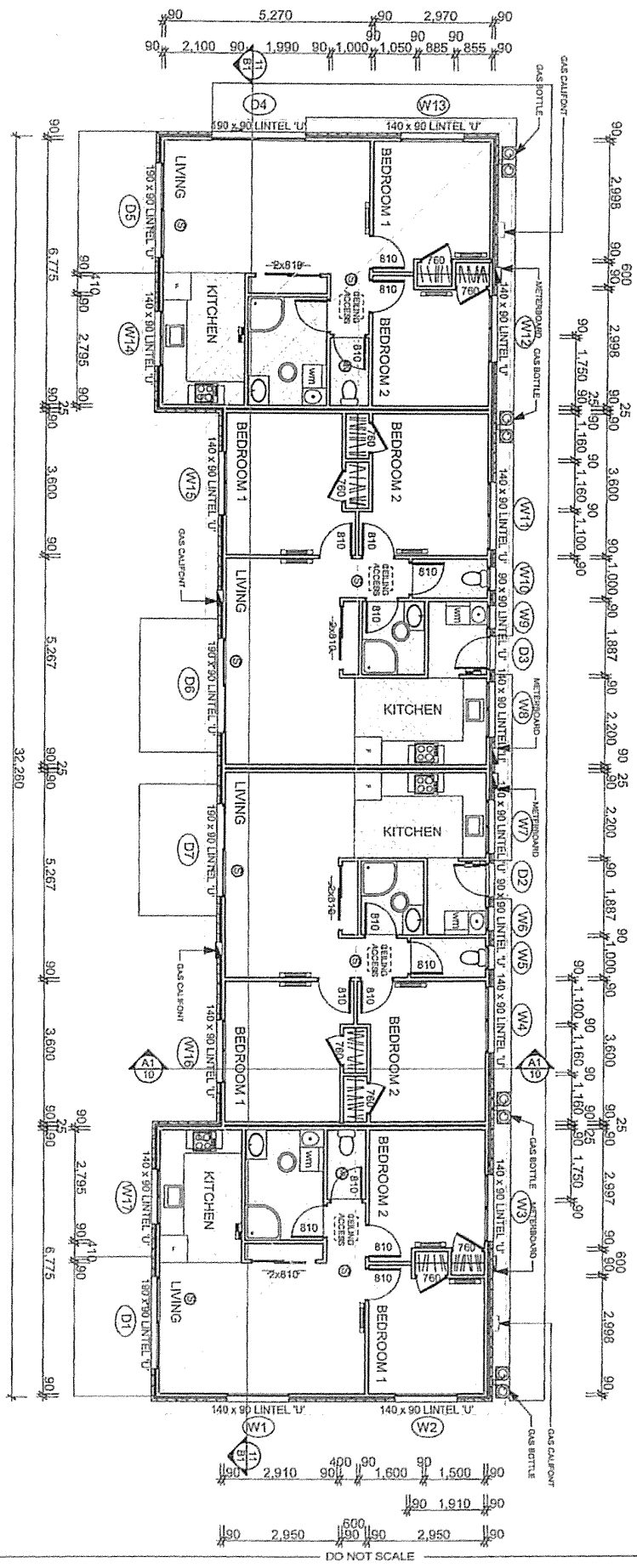
PROJECT TITLE	DATE
SITE PLAN	21/05/2018
CONCEPT	1:200
SCALE	1:200
NO. OF SHEETS	15



NO.	DATE	REVISION

 ARCHITECTURE UNLIMITED <small>MEMBER OF THE APZ GROUP</small>	 EVANS HOMES 166 EYE STREET INVERCARGILL

PROJECT NO: 18047	PROJECT NAME:
SITE 2	CONCEPT
DATE: 21/09/2018	SCALE: 1:200
SHEET NO: 2	TOTAL SHEETS: 15



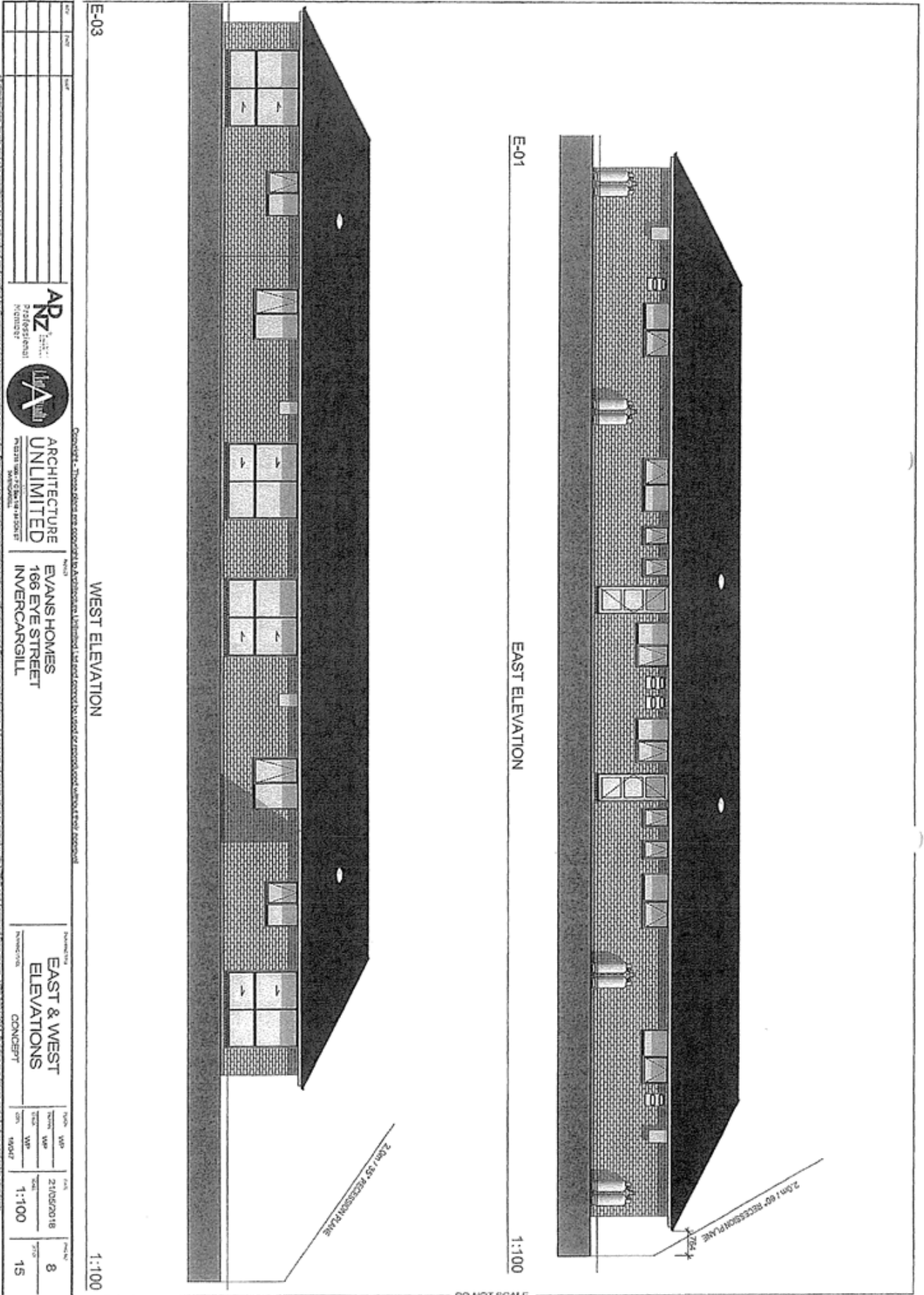
04 FLOOR PLAN 1:100

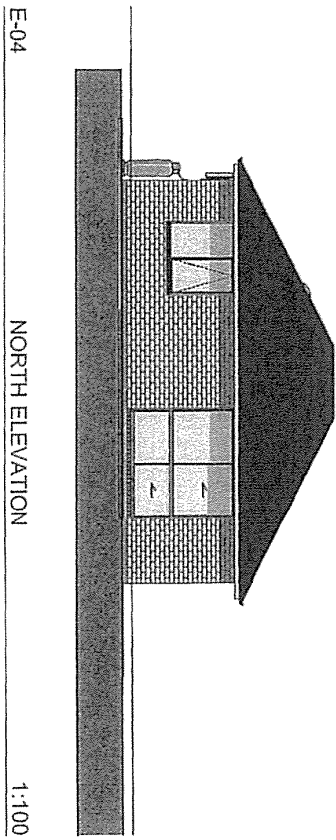
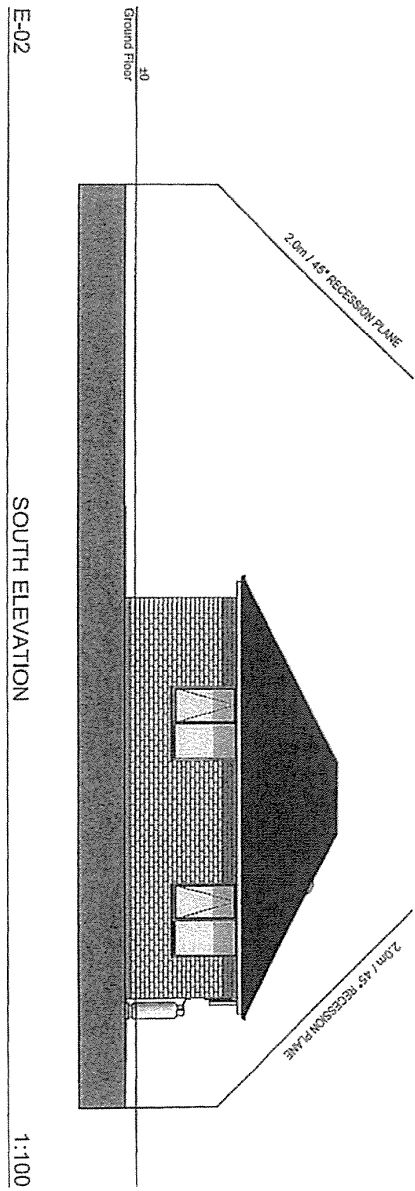
NO.	DATE	BY	REVISION

ARCHITECTURE UNLIMITED
 PROFESSIONAL MEMBERS
 REGISTERED ARCHITECTS
 10000 100th Ave. N.E. #1000
 BELLEVUE, WA 98004

PROJECT TITLE: FLOOR PLAN
 PROJECT NO.: CONCEPT
 DATE: 23/04/2018
 SCALE: 1:100
 SHEET NO.: 4 OF 15

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REV	DATE	BY	CHKD	DESCRIPTION



ARCHITECTURE UNLIMITED
 166 EYE STREET
 INVERCARGILL

EVANS HOMES
 166 EYE STREET
 INVERCARGILL

PROJECT: NORTH & SOUTH ELEVATIONS
 CONCEPT

DATE	SCALE	NO.
21/05/2018	1:100	9

15

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): ABC Invercargill

being the Owner and Occupier Occupier

of the property situated at (address of your property):

172 Eye Street

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Construction of four attached residential units as per the attached plans and specifications.

Which will be carried out at:

166 Eye Street

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
 - I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
 - I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.
- If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: _____

Date: 29/5/18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

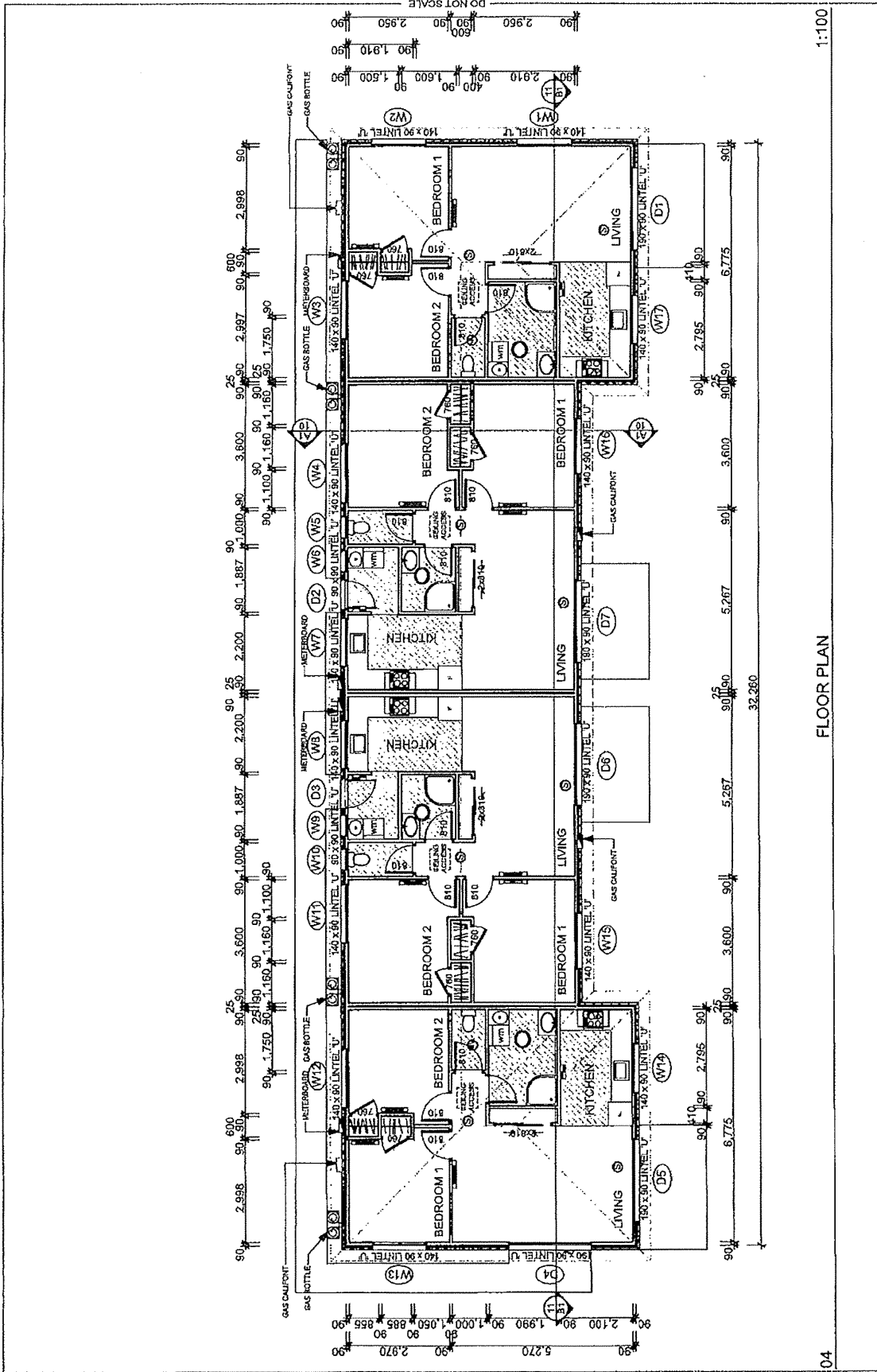
Email Address: richard.harris@best-start.org

Contact Phone Number: 021 044 7862

Postal Address: 3/110 Mandeville St, Riccarton, Christchurch 8011

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.





1:100

FLOOR PLAN

04

NO.	REV.	DATE	BY	DESCRIPTION

PROJECT: 22004/2018

DATE: 1:100

SCALE: 1:100

CONCEPT

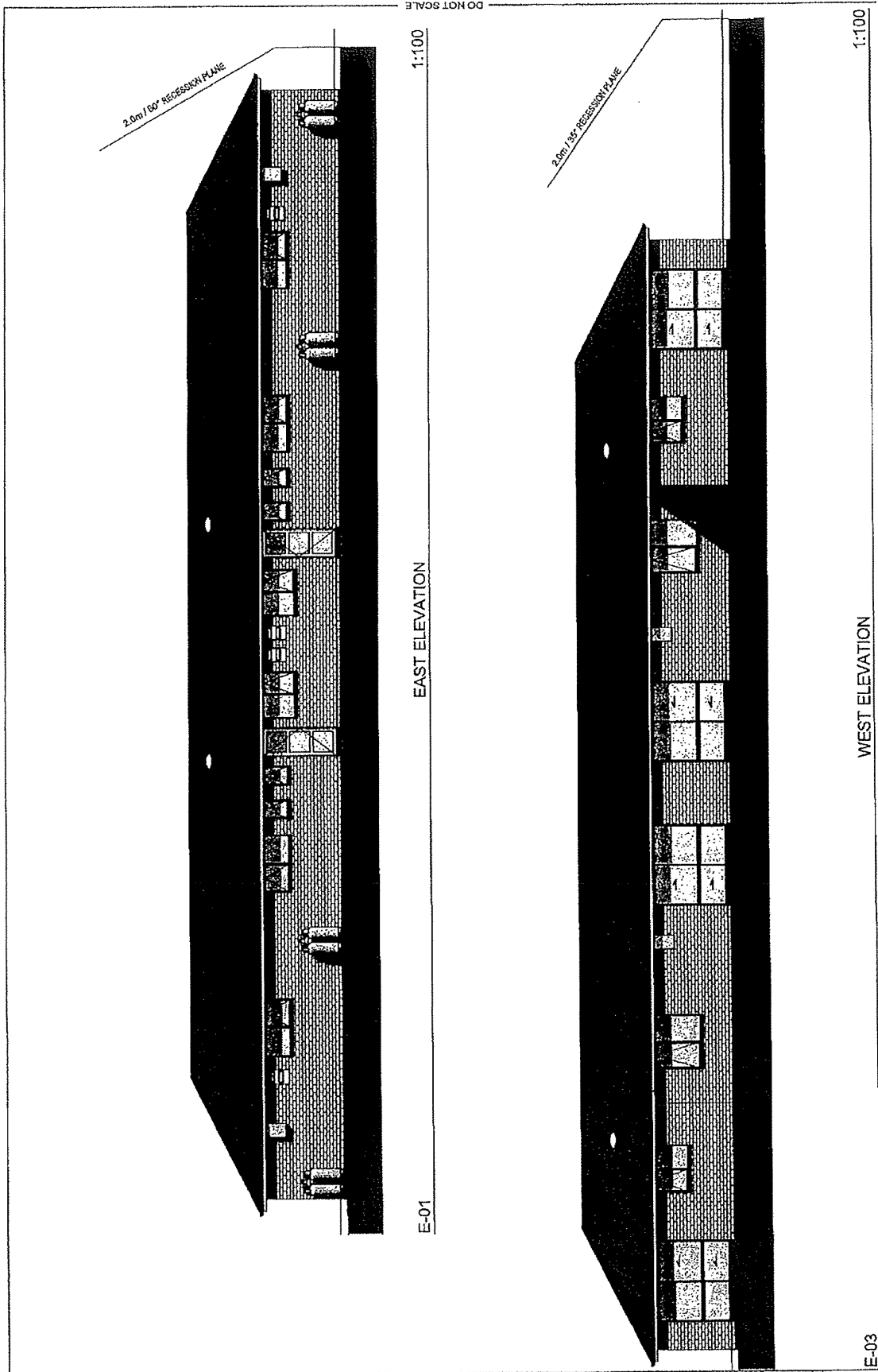
ARCHITECTURE UNLIMITED

REGISTERED ARCHITECT

PROFESSIONAL MEMBER

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DO NOT SCALE

1:100

EAST ELEVATION

E-01

1:100

WEST ELEVATION

E-03

NO.	DATE	BY	CHK.

 ARCHITECTURE UNLIMITED <small>PROFESSIONAL ARCHITECTS</small>	EAST & WEST ELEVATIONS CONCEPT	DATE: 23/04/2016 SCALE: 1:100	SHEET: 7 TOTAL: 15
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All dimensions, levels and other conditions to be checked and verified by Contractor prior to commencing any work. Drawing is for general information and is not a contract document. It is subject to contract conditions and approved documents. NBS 2011 and Approved Documents. NBS 2011. Issues 6, 7 and 8. All other applicable standards.

APPENDIX 2

2.6 ENERGY

As the main urban area of the Southland region, Invercargill is a major consumer of energy.

Historically, readily available and relatively affordable energy has driven economic growth. It is therefore important to ensure that Invercargill has a secure supply of energy in order to be able to maintain economic growth and provide greater resilience to energy supply and price shocks.

Changes in behaviour as a result of fluctuations in availability and price of energy needed to be anticipated and planned for.

In particular, use of energy associated with urban development needs to be considered. If cities are spread out with inefficient roading patterns, transport energy is wasted. Use of energy within buildings can be substantially reduced by design that makes best possible use of naturally available energy sources, such as the sun.

There is potential for renewable energy development within the Invercargill District, particularly a wind resource in the Bluff and Greenhills areas, and options such as solar, tidal and wave energy. The Council recognises the benefits of renewable electricity generation are a matter of national significance.

Activities that harness the energy potential of the District's energy resources may generate adverse environmental effects, however, energy must be sourced from its location and any adverse effects considered alongside positive effects at a local, regional and national level. This gives rise to competing values between the energy resource and amenity, landscape and biodiversity values.

The presence of land suitable for development in close proximity to the Port of Bluff provides an opportunity to locate facilities and plants to service and develop energy resources located elsewhere in the Southland region.

Note: Issues, Objectives and Policies relating to the transmission and distribution of energy resources are covered in the Infrastructure and Transportation Sections of the Plan.

2.6.1 Issues

The significant resource management issues for energy:

1. Energy can be lost through inefficiency in building design and urban design resulting in adverse effects on people, communities and the environment.
2. Development and use of Invercargill's energy resources gives rise to competing values, with adverse environmental impacts arising at the same time as benefits at a local, regional and national level.
3. There are energy resources available for use in Invercargill that are under utilised and capable of being developed at a small scale for individual use, and at a large scale for transmission or transportation throughout the City and beyond.

4. Land use and development has the potential to adversely impact on the existing and future utilisation of energy resources and associated infrastructure, including the National Grid.

2.6.2 Objectives

Objective 1: Energy resources are used efficiently.

Objective 2: An integrated planning approach is taken wherever practicable to the management of adverse effects resulting from the use and development of local and regional energy resources, recognising and balancing the significance of those effects with the benefits that arise at a local, regional and national level.

Objective 3: Generation and use of renewable energy resources is increased.

Objective 4: The national significance of renewable electricity generation activities is recognised.

Objective 5: Maintenance and, where possible, strengthening of the security of electricity supply is enabled.

Objective 6: Building design and development takes into consideration energy efficiency and conservation.

2.6.3 Policies

Policy 1 Efficiency and conservation: To promote energy efficiency and conservation through subdivision and building design and development.

***Explanation:** Energy, in all its different forms, is a core part of everything we do, so it is extremely important that we continue to have a secure supply in the future. Improving energy efficiency can reduce pressure on existing energy production and infrastructure. The active promotion of the conservation and efficient use of energy is important when considering subdivision design, building design, and site layout. Energy conservation and efficiency also needs to be promoted in domestic, residential, commercial, transport and industrial planning.*

Policy 2 Renewable energy: To recognise the local, regional and national benefits of renewable energy, and provide for the use and development of renewable energy resources while recognising the need to avoid, remedy or mitigate adverse effects on the environment and public health, where this is practicable.

***Explanation:** Providing for the development and use of renewable energy resources when forming policy and making decisions on resource consents will provide for future generations by not reducing the resources or impacting on the climate. Recognition needs to be given to the fact that there is a limited/finite number of sites that are suitable for renewable energy generation.*

The National Policy Statement for Renewable Electricity Generation 2011 acknowledges that practical constraints associated with renewable electricity

2.11 NATURAL HAZARDS

The Invercargill City District is located at about latitude 46.5° South, at the southern end of the South Island. Its location

- (A) In terms of latitude and the consequent climatic conditions
- (B) At the mouth of the Oreti and Waihopai Rivers
- (C) Adjacent to Foveaux Strait
- (D) On a flood plain
- (E) Within the area likely to be influenced by an event on the Alpine Fault

results in the City District being susceptible to natural hazards.

A significant part of the District is located on modified flood plains which historically have experienced periodic inundation and watercourse change.

Sea level rise/storm surge has been identified as a natural hazard in respect of land adjoining the open sea coast, Bluff Harbour, the New River Estuary and tidal tributaries. The areas below three metres above mean sea level are most at risk from storm surge and sea level rise over the next 100 years or so. The areas below three metres above mean sea level adjoining the New River Estuary and the tidal tributaries have been mapped and are shown on the District Hazard Information Maps.

The District, like the rest of New Zealand, is susceptible to seismic activity. A major rupture of the south-west segment of the Alpine Fault is understood to have a 30% chance in the next 50 years. The District is also at risk of earthquakes in the Puysegur Subduction Zone to the south-west of the South Island. The best information available to the Council indicates that a Modified Mercalli VIII earthquake is the 475 year return period earthquake event¹¹ allowing for the risk of amplified ground shaking due to the nature of the underlying soils. The lower lying areas of the Invercargill District have a high, or very high, susceptibility to liquefaction.

The lower lying areas have varying degrees of susceptibility to tsunami risk. A tsunami affecting these areas would most likely be generated by a seismic event anywhere around the Pacific Basin, or by an event originating in the Puysegur Subduction Zone.

Land use activities are subject to such phenomena as inundation, seismic activity, coastal erosion, and sea level rise/storm surge.

2.11.1 Issues

The significant resource management issues for natural hazards:

1. Areas which are hazard-prone tend to be subject to more than one hazard.
2. Climate change will affect the intensity, frequency and risk of some natural hazard events, particularly:

¹¹ Glassey P. J. *Geological Hazards: Southland District Council Lifelines Study*, June 2006

- (a) Sea level rise, exacerbating the effects of coastal erosion and inundation and river flooding in low lying areas, especially during storm events;
 - (b) Increased frequency and intensity of storm events, adding to the risk from floods, storm surge, coastal erosion and inundation;
 - (c) Increased frequency of drought, placing pressure on water resources and increasing the wildfire risk.
3. There is a lack of public awareness of the risks of natural hazards and how they may affect specific sites or areas. Consequently there is a lack of contingency planning for natural hazards.
 4. The impacts of natural hazards on individuals, communities, and businesses and the effects of natural hazards on infrastructure are always present and likely to increase if the Invercargill District experiences more extreme weather conditions and sea level rise as predicted.
 5. There is pressure for development in areas prone to natural hazards.

2.11.2 Objectives

Objective 1: Actual or potential effects of natural hazards on people, communities and their businesses, property and infrastructure are understood and avoided, mitigated or reduced, resulting long-term in the Invercargill community becoming more resilient.

Objective 2: The exposure of the Invercargill City District to adverse effects arising from natural hazard is reduced over time.

2.11.3 Policies

Policy 1 Awareness and understanding: To raise awareness and promote understanding of the nature of natural hazards likely to affect the Invercargill City District, and their risks and possible effects on buildings and activities.

***Explanation:** Increasing awareness of the natural hazardscape of Invercargill is the best way to enable people to take precautions against natural hazard in the way that they manage existing properties and plan new developments. Knowledge can help prevent a hazard being either ignored or over-stated.*

Policy 2 Reduced exposure: To encourage organisations and communities to reduce their exposure to natural hazard.

***Explanation:** More frequent hazard events are likely to affect the use of properties in hazard-prone areas and make it more difficult to insure both buildings and their contents. Where it is possible and feasible to shift to less hazard-prone sites, this should be encouraged. Alternately, measures such as design features within the site or building itself may help mitigate the hazard.*

Policy 3 Identification: To identify areas at risk from the effects of natural hazards using the most up to date and reliable information available to the Council.

***Explanation:** While the Council's hazard information will always be incomplete, it is likely to be the best information available and assembled in any one location. The Council uses this information to identify as public information, areas which it has cause to believe could be hazard-prone.*

Policy 4 Identification - Multiple hazards: To identify areas below the three metre contour (AMSL) using the best information available to the Council, and delineate these areas on the District Hazard Information Maps as hazard prone.

***Explanation:** The geography of the Invercargill City District is such that where an area is potentially at risk from one hazard, it is often also susceptible to a range of other hazards. Generally, those areas of land below three metres above mean sea level are most at risk from sea level rise, are also affected or potentially affected by riverine inundation, liquefaction, storm surge, and tsunami.*

Policy 5 Identification - Earthquake:

(A) To identify the Modified Mercalli VIII earthquake as the 475 year return period event, around which hazard planning for earthquake should be based.

(B) To also identify areas at risk from liquefaction.

***Explanation:** The best information available to the Council indicates that the biggest earthquake risk to Invercargill is from an earthquake originating in Fiordland and that the shaking felt in Invercargill from a 475 year return period event is likely to be of Modified Mercalli VIII. Generally, the lower lying areas of Invercargill are known to be at significantly greater risk from liquefaction than the areas above the three metre contour.*

Policy 6 Identification - Riverine inundation: To identify risk from riverine inundation as follows:

(A) Level 1: (Low risk as a result of flood protection mitigation measures.)

(B) Level 2: (High risk, and includes those areas where future flood levels can be predicted.)

(C) Level 2A: (High risk in the event of a flood greater than the design limits of the flood protection system.)

(D) Level 3: (High risk, unprotected, and including areas designed to pond in a flood event, and active floodplains.)

and to:

(E) Discourage intensification of land use on areas classed as having a Level 1 risk, and

(F) Limit development on areas classed as having a 2, 2A or 3 level of risk.

***Explanation:** Even if an area is believed to have a low level of risk at present, this can change as understanding improves. If development intensifies, the consequences of flood events are worse than if development intensity had been controlled.*

Building development should be discouraged on areas at high risk from inundation. Even if floor levels and building platforms can mitigate the risk for individual dwellings, infrastructure is affected in any flood event, as is the efficacy

of on-site effluent systems. The more people who live in such areas, the harder it is to manage an emergency event.

Policy 7 Identification - Sea level rise: To recognise areas below the five metre contour (AMSL) as having the potential to be affected by sea level rise, and to identify areas below the three metre contour (AMSL) as being most at risk from sea level rise.

***Explanation:** Throughout New Zealand local authorities are being warned to plan proactively for sea level rise and its consequences, and these contours form the basis of the advice from Central Government.*

Policy 8 Subdivision: To avoid subdivision in hazard-prone areas where this would lead to intensification of development that would exacerbate the consequence of a hazard event.

***Explanation:** Subdivision sets the pattern of future land use and has an effect on land development potentially lasting hundreds of years. Controls on subdivision will help prevent intensification of development in hazard-prone areas.*

Policy 9 Protection: To protect areas or features which offer protection against the effects of natural hazards.

***Explanation:** Some natural features, such as the sand dunes at Oreti Beach, are nature's line of defence against extraordinary climatic or other hazard events and need to be protected. There are also man-made structures such as flood protection works that need to be protected.*

Policy 10 Assessment criterion: To adopt as an assessment criterion the degree to which natural hazard has been understood and addressed, in relation to any resource consent for any development on land affected by one or more natural hazards including stormwater flooding.

***Explanation:** The susceptibility of a site to natural hazard can be a prime determinant of the suitability of that site for the proposed use. In many cases natural hazard can be avoided or mitigated in the design of proposed structures or buildings.*

Policy 11 Precautionary approach: To take a precautionary approach to managing the effects of natural hazard.

***Explanation:** Our understanding of the natural hazardscape is changing all the time. Further, the current indications are that climate change will result in more, and more extreme, weather events even if average changes are small.*

Policy 12 Collaboration: To seek advice on an ongoing basis from Environment Southland and relevant Government agencies relating to the hazardscape of Invercargill.

***Explanation:** Both Environment Southland and the Invercargill City Council need to work closely, and with congruent policies, to ensure that the wise development of the Invercargill City District has appropriate regard to the hazardscape of the City District. Government agencies such as NIWA have a*

possibly declining population with costs of maintaining expanded service networks if this expansion can be avoided.

Policy 6 Non-residential activities: To enable non-residential activities when it can be demonstrated that they:

- (a) Are in keeping with the character anticipated in a residential area; and
- (b) Will not compromise the health, safety and amenity values enjoyed by residents; and
- (c) Cannot be practically located in other zones where such activities are anticipated.

Explanation: *Whilst the primary purpose of Residential Zones revolves around residential activities, it is recognised that there will be some non-residential activities that need to be located within parts of the Residential Zones. Examples may include education activities and visitor accommodation. In instances where it is accepted that a location in a Residential Zone is appropriate for a non-residential land use, the activity will need to be designed in a manner which minimises adverse effects and where possible contributes to residential amenity. Some activities, such as new industrial activities, are very unlikely to be appropriate in any part of the Residential Zone. The Council intends to support the vitality of the Business Zones, including the Central Business District. Commercial activities are therefore not anticipated to locate within the Residential Zones.*

Policy 7 Residential Amenity: To advocate for and encourage the site layout and design of residential buildings so as to provide as far as practical sunlight access and opportunity for solar gain.

Explanation: *Maximising sunlight access/solar gain is a practical way to achieve warmer and healthier homes while minimising heating costs. Sunlight also enhances internal illumination of buildings.*

2.36 RESIDENTIAL 1 ZONE

The Invercargill urban area has a strong urban character based on its flat terrain, its grid street pattern and its compact urban form. These characteristics, together with the tradition of one or two storey single family housing on generous sized sections, offer a high level of residential amenity together with convenience, accessibility and short travel times.

Invercargill's geographic position and climate mean that incidence of sun to residential dwellings, for outdoor living and for indoor solar gain, is a very important dimension to residential amenity.

Overall residential amenity is best maintained by controlling or excluding non-residential activities, by limiting the scale of home occupations and by requiring compliance with the environmental standards.

Redevelopment of existing residential properties, and infill development, is likely to constitute the majority of new residential building in Invercargill over the planning period. In such cases, section size, building coverage, incidence of sun and daylight, and provision for outdoor living space and car parking are the main components of residential amenity.

[Invercargill Airport Ltd appealed seeking the introduction of provisions relating to NZS6805]²⁹

2.36.1 Issues

The significant resource management issues for the Residential 1 Zone:

1. The quality of the City's housing stock depends on an ongoing process of maintenance, development and redevelopment.
2. Poor urban design can affect the advantages of Invercargill in terms of convenience, accessibility and short travel times.
3. Increasing residential densities can have adverse effects on residential amenity. This "amenity" includes in particular adequate provision for density and coverage, for outdoor living, for incidence of sun, and for car parking.
4. Residential amenity can be affected by non-residential activities within or adjoining the Residential Zone.

2.36.2 Objectives

Objective 1: The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.

Objective 2: Adverse effects of urban development on the environment are avoided, remedied or mitigated.

Objective 3: Opportunities for urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.

Objective 4: Provision is made for good accessibility to service and retail activities, educational establishments, and to places of employment.

Objective 5: High quality urban design is incorporated into new development and redevelopment.

Objective 6: Housing choice, both in terms of type and lot sizes, is provided for within urban areas.

Objective 7: Urban growth and development is managed in ways that:

- (A) Support existing urban areas.
- (B) Promote development of existing urban areas ahead of greenfield development.
- (C) Promote urban growth and development within areas that have existing infrastructure capacity.
- (D) Plan ahead for the expansion of urban areas.
- (E) Promote compact urban form.

²⁹ Appeal - Invercargill Airport Ltd

Objective 8: The amenity values of the Residential 1 Zone are maintained and enhanced.

2.36.3 Policies

Policy 1 Residential 1 Zone: To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.

Explanation: *The following considerations favour minimising peripheral expansion of the built-up area:*

- (A) *As a compact City originally planned on a grid street system, Invercargill enjoys the advantages of convenience, accessibility and short travel times. This could be compromised by sporadic peripheral expansion.*
- (B) *The current housing stock contains a significant proportion of dwellings built prior to 1930, particularly south of Tay Street. Many are obsolete in terms of current health standards and expectations and the best option in many cases is renewal and infill development. Renewal may be delayed or not occur if there are more convenient development opportunities elsewhere.*
- (C) *To the north of the current built up area are highly versatile soils which in the long term should not be alienated from their potential to grow food. The ability to grow food locally may well be an important dimension to long term sustainability.*
- (D) *Population projections indicate that the rate of growth will at best be slow, and at worst population decline is a possibility. The age distribution inevitably will become older. Keeping the infrastructure of the City affordable is an issue. Unnecessary extensions to services that are expensive long term to maintain should be avoided.*
- (E) *Lots 400 square metres and larger can offer the desired level of amenity for residential living in Invercargill. Housing on smaller lots needs to be designed comprehensively to achieve satisfactory levels of amenity.*

Policy 2 Connectivity: To require that provision is made for safe, logical, and direct access by the variety of transportation modes in common use (pedestrian, cycle, mobility scooter, motor vehicle, public transport) from dwellings to service and retail activities, educational establishments, and places of employment.

Explanation: *The historical grid pattern of Invercargill has resulted in a City form that is logical, easily accessible and convenient. This is a valued amenity of the City today and is likely to be increasingly important if "peak oil" or other factors change transport fuel economics and availability. Some recent subdivisions have not complemented the City's historical grid street system, resulting in developments that are difficult and inconvenient to access and that generate undesirable levels of traffic down some residential streets. Long cul-de-sacs with single points of access can create social isolation and also constitute a threat to personal safety, in that people can be more easily trapped than if there are multiple connections.*

Policy 3 Urban design: To encourage good urban design in terms of:

- (A) Context.
- (B) Character.
- (C) Choice.
- (D) Connections.
- (E) Creativity.
- (F) Custodianship.
- (G) Collaboration.

Explanation: *Promoting good urban design in the suburban areas of the City is an important part of reinforcing their function as the City's day to day living spaces.*

There are seven essential design qualities:

- (A) **Context:** *Seeing that buildings, places and spaces are part of the whole town or City.*
- (B) **Character:** *Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.*
- (C) **Choice:** *Ensuring diversity and choice for people.*
- (D) **Connections:** *Enhancing how different networks link together for people.*
- (E) **Creativity:** *Encouraging innovative and imaginative solutions.*
- (F) **Custodianship:** *Ensuring design is environmentally sustainable, safe and healthy.*
- (G) **Collaboration:** *Communicating and sharing knowledge across sectors, professions and with communities.*

Policy 4 Stormwater runoff: To require site and building development to incorporate methods to:

- (A) Minimise loadings on stormwater runoff networks and reticulation systems caused by rainfall events; and
- (B) Improve the water quality of stormwater flows.

Explanation: *Climate change is likely to mean that rainfall in Invercargill may become higher on average but, more significantly, there is likely to be increased incidence of extreme climatic events. Currently, Invercargill's stormwater systems are designed for immediate runoff to the stormwater system of 55% of design rainfall, with the remaining 45% being retained within permeable surfaces such as lawns and gardens. Increasing areas of impermeable surfaces can*

compromise stormwater capacity. Lessening the immediate effect of peak stormwater flows on stormwater systems will reduce the risk of localised surface flooding.

There is also increasing concern about the condition of Southland's waterways. Urban stormwater can contain pollutants and organic matter.

Design to mitigate stormwater effects needs to encompass the whole of the area under development, including roads and open spaces as well as housing lots. Best practical means are necessary to minimise pollution of waterways by urban stormwater.

Policy 5 Choice: To enable the development of a range of housing types by:

- (A) Allowing, as of right, development on sections exceeding 400 square metres.
- (B) Allowing development on sections between 350m² and 400m² when buildings are well designed to give effect to other relevant Objectives and Policies of the Residential 1 Zone.
- (C) Encouraging comprehensively designed medium density development by way of resource consent within specified parts of the Residential 1 Zone, being the Residential 1A Zone.

Explanation: *Invercargill's ageing population, decreasing average household size and the evolving settlement pattern of the District and region all mean that provision needs to be made for a variety of housing types. Single-family housing in Invercargill is typically on sites 650 - 1,000 square metres in size. Market-driven redevelopment in Invercargill often takes the form of subdivision of existing, larger sites and erection of new residential units on the newly subdivided sites. Single unit residential development can be designed to provide good levels of amenity on sites down to 400 square metres. When sites are smaller than 400 square metres amenity, for both the subject property and its neighbours, tends to suffer and development of residential units on smaller sites needs to be comprehensively designed.*

Policy 6 Outdoor living: To require the provision of practical outdoor private open spaces as an important dimension of amenity.

Explanation: *Private open space is desirable on residential lots to provide:*

- (A) *Outlook – a pleasant outlook from inside the living areas of the dwelling.*
- (B) *Ventilation of indoor spaces on to a sheltered outdoor space.*
- (C) *Outdoor living (e.g. sitting in the sun with a cup of coffee).*
- (D) *Outdoor household activities (such as barbecues).*
- (E) *Children to play outdoors.*
- (F) *Provision of biodiversity (gardens), and a beneficial microclimate (shelter and sun).*

To be capable of being used for these purposes, the open space needs to have a minimum dimension. Several lines of reasoning draw to a conclusion that this minimum dimension should be at least five metres.

Where the living areas of a dwelling are mostly at first floor level or above, a balcony is an appropriate design response to the need for outdoor living space.

Policy 8 Space around buildings: To maintain the residential scale and amenity of space around and between buildings.

***Explanation:** The proportion of the site covered by buildings is an important determinant of residential amenity. This can reduce significantly on the property and on adjoining properties if more than around 40% of the site is covered in buildings. Excessive building coverage has other undesirable effects, such as overloading the City's stormwater reticulation system.*

Policy 9 Noise: To maintain low daytime ambient noise levels and lower night time ambient noise levels consistent with residential use of the area.

***Explanation:** The residential areas of the City have the lowest tolerance to noise of any of the City environments. "Peace and tranquillity" are important dimensions to residential amenity for most people. Excess noise, especially if it occurs repeatedly, can engender a reaction of increased intolerance. Noise is the most common issue in neighbourhood disputes in which the Council has to become involved.*

Policy 10 Noise: To recognise that some parts of the Zone are subject to higher levels of noise generated by the transportation network and to avoid, or mitigate reverse sensitivity effects associated with those activities.

***Explanation:** Residential "peace and tranquillity" can be affected by major transportation infrastructure, in particular the State Highways, the Railway and the Airport. However, it is important that the functioning of this infrastructure is not compromised by reverse sensitivity issues involving noise, and provisions in the District Plan are necessary to achieve this. The location, design and operation of noise sensitive activities should involve the consideration of these existing noise sources.*

Policy 11 Odour: To ensure absence of nuisance from objectionable odour.

***Explanation:** People expect not to be bothered by objectionable odour in residential areas.*

Policy 12 Glare: To ensure freedom of nuisance from glare.

***Explanation:** People expect not to be bothered by glare from the built environment in residential areas.*

Policy 13 Electrical interference: To avoid nuisance from electrical interference.

***Explanation:** Electrical interference can be a source of irritation to residents within the residential Zones. This is an environmental effect that needs to be considered in the placement and maintenance of electrical equipment and machinery, including transmitting aerials.*

Policy 14 Lightspill: To avoid, remedy or mitigate the adverse effects of lightspill.

***Explanation:** Lightspill (e.g. from security lighting) can be a source of annoyance to residents. The character of the night sky, with its starscapes, cloud effects and occasional glimpses of the Aurora Australis, is also an amenity of the residential areas of Invercargill and can be masked by light "pollution". Lightspill can also cause a hazard to transportation networks, including to aircraft, vehicles, trains, cyclists and pedestrians.*

Policy 15 Wind: To encourage the provision of shelter from wind as an important dimension of residential amenity.

***Explanation:** At times Invercargill is subject to very strong winds for extended periods, particularly from the westerly quarter. At times these winds make it difficult for people – particularly those on cycles, the elderly and the very young – to move around the City. These winds also bring a significant chill factor. Any development which provides shelter is likely to have a benefit, and any development which exacerbates wind effects is likely to have a significant adverse effect on the amenities of adjoining properties.*

Policy 16 Signage: To protect residential amenity by controlling the size and nature of signage.

***Explanation:** In residential areas there is an expectation that the use of buildings and property will be predominantly residential. Signage of sufficient size and clarity to enable people to find someone offering a professional service from home is appropriate. Signage which hints at a residential property being used for predominantly non-residential purposes is likely to be seen as a visual intrusion. Advertising signage which does not relate to the activity on the site is not appropriate in a residential area.*

Policy 17 Dilapidated structures and ill-maintained lands: To require that buildings and sections in the Residential Zone shall be sound, well-maintained and tidy in appearance, avoiding adverse effects of dilapidated structures and ill-maintained lands on the wider neighbourhood.

***Explanation:** Derelict properties and poorly maintained sections significantly detract from the amenities of neighbour properties.*

Policy 18 Demolition or removal activities: To manage the adverse effects of demolition or removal activities on amenity values by ensuring the clean-up, screening and maintenance of sites.

***Explanation:** Although normally temporary and localised, demolition activities can create a significant nuisance. There is an obligation to ensure that demolition materials are disposed of responsibly. There is also a need to ensure that the site is made safe, clean and tidy in a timely manner.*

Policy 19 Relocation activities: To manage the adverse effects of relocation activities on amenity values by ensuring that any relocated building is placed on permanent foundations and reinstated to a reasonable state of repair within a limited timeframe.

***Explanation:** There are many instances of dwellings which have been relocated on to sections in Invercargill and which offer a high standard of amenity to their*

occupiers and which contribute to the appearance of the neighbourhood. However, the process of relocation, and in particular adherence to a reasonable timeframe, needs to be carefully managed in order to minimise adverse effects on neighbours.

Policy 20 Hazardous substances: To protect the public from the effects of storage and use of hazardous substances.

***Explanation:** Some substances used in normal domestic living are potentially hazardous. Neighbours are entitled to protection from hazard from more than domestic quantities of hazardous material or bad practice in the use of such material.*

Policy 21 Height and location of structures: To maintain a 1-2 storey scale for development.

***Explanation:** The great majority of housing in Invercargill is single storey stand-alone dwellings and set back from front, side and rear boundaries. A minority of houses are two storeys. While redevelopment and "infill" development can achieve high levels of amenity, the overall characteristic of Invercargill is of structures of modest height placed with space around them on individual sections. This characteristic is an important dimension of amenity.*

Policy 22 Car parking and vehicle manoeuvring: To maintain road safety by providing for residents to park their vehicle(s) on-site and to manoeuvre them safely on and off the formed road.

***Explanation:** Provision for off street car parking and manoeuvring minimises the adverse effects on the safety and efficiency of the road. It also enables the retention of on-street parking for short term visitors and improves the visual amenity of the streets by reducing the level of long term on-street parking.*

2.36.4 Methods of Implementation

Method 1 Delineate the Residential 1 Zone on the District Planning Maps.

Method 2 Include Rules identifying activities that are appropriate within the Residential 1 Zone.

Method 3 Identify the anticipated amenity values for the Residential 1 Zone, include environmental standards to protect and enhance them, and implement through enforcement under the RMA, education, advocacy and collaboration with other Territorial Authorities.

Method 4 Include rules in the Plan:

- (A) Setting limits for the bulk and location of structures.
- (B) Setting maxima on the proportion of the site that may be covered by buildings.
- (C) Setting limits on the size of any signage and require that signage relate to the activities being carried out on-site.

Method 5 Include Rules addressing District Wide issues.

Method 6 Require applications for resource consent to include an analysis of the proposal on the defined amenity values of the Residential 1 Zone, as well as any relevant principles of good urban design.

Method 7 Initiate environmental advocacy for:

- (A) Promotion of the principles of qualities of good urban design.
- (B) Promotion of the principles of Crime Prevention Through Environmental Design (CPTED).
- (C) Protection of landscape values.
- (D) Mitigation or avoidance of nuisance arising from glare and accentuation of windflow effects.
- (E) Promotion of site and building design that recognises energy efficiency and its benefits, such as passive solar gain.

2.37 RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

The Residential 1A Zone provides for medium density housing to be developed comprehensively on appropriately sized sites. The nature of medium density housing means that housing units may be built on very small individual lots, and in this situation amenity can best be provided by planning the development comprehensively.

By making provision for medium density housing in this way, there will be an increase in the range of housing type choices available in Invercargill, and encourage the redevelopment of an area of the City with older housing.

2.37.1 Issues

In addition to the Issues detailed in Residential 1, the significant resource management issues for the Residential 1A (Medium Density) Zone:

1. The issues identified above for the Residential 1 Zone.
2. Medium density housing can lead to decrease in amenity unless it is planned and developed comprehensively.
3. Residential amenity can be compromised by separation of medium density housing from commercial areas and public reserves.

2.37.2 Objectives

Note: All Objectives and Policies that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional Objectives and Policies that apply within the Residential 1A Zone.

Objective 1: The opportunity for medium density housing as a residential redevelopment option is provided for within the zoned areas.

Objective 2: Opportunities for urban intensification and redevelopment within Invercargill's existing urban areas are encouraged, in a manner which adds critical mass to support the Central Business District and the South City Business 2 Zone, by making specific provision for medium density housing.

Objective 2: Comprehensive redevelopment of older, obsolete residential properties is encouraged.

Objective 3: Medium density housing developments are well designed, offering a high level of amenity to the residents in the new units and maximising beneficial effects, and minimising adverse effects, on the surrounding neighbourhood.

2.37.3 Policies

Policy 1 Residential 1A (Medium Density Housing) Zone: To provide for well-designed medium density housing as a Discretionary Activity in the Residential 1A Zone in locations on areas identified on the District Planning Maps as hazard free and not subject to Airport-related noise, and

- (A) As a comprehensively planned development comprising multiple units.
- (B) Within approximately 450 metres (approximately five minutes' walk) of the nearest Zone boundary of the Business 2 Zone at South City.
- (C) Within approximately one kilometre (just over 10 minutes' walk) of the City Centre Priority Redevelopment Precinct.

Explanation: *Medium density housing (housing on lots smaller than 350 square metres) is an option for housing renewal that is particularly appropriate in inner City areas where there are established facilities close by. It needs to be planned comprehensively in order to provide a satisfactory level of amenity.*

Policy 2 Urban design: To require that the following urban design issues be addressed in the design and planning of medium density housing:

- (A) Neighbourhood character - the relationship of the development with the surrounding neighbourhood and how well the development integrates with its neighbourhood.
- (B) Connectivity - how the development links to the neighbourhood and the wider community.
- (C) Site layout - provision, orientation, access, layout and function of outdoor spaces.
- (D) Building location - optimising amenity while making best use of the site, and also being a good neighbour.
- (E) Relationship to neighbouring buildings.

- (F) Visual and acoustic privacy - design to mitigate overlooking and unwanted noise.
- (G) Car parking and vehicle access - convenient, adequate, safe, but not dominant.
- (H) On-site outdoor space - relationship of outdoor spaces to houses with respect to privacy, outlook, sunlight and landscape treatment.
- (I) Entries to buildings - visibility, shelter and security.
- (J) Site facilities - provision for services and utilities.
- (K) Landscape treatment - design for quality living environment

Explanation: *Achieving good development will require designers to consider the design issues (above) and reach informed conclusions. Comprehensive design is needed to achieve the best outcomes on the small sites that characterise the completed development.*

2.37.4 Methods of Implementation

Note: All methods of implementation that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional methods of implementation that apply within the Residential 1A Zone:

- Method 1** Delineate the Residential 1A Zone on the District Planning Maps.
- Method 2** Identify the anticipated amenity values for the Residential 1A Zone including environmental standards to protect and enhance them, and implement through enforcement under the RMA, education, and advocacy.
- Method 3** Promoting references to publications for good examples of medium density housing.

2.38 RESIDENTIAL 2 (BLUFF AND ŌMAUI) ZONE

The Residential 2 Zone makes provision for development and redevelopment in the residential area of Bluff. Much of the housing in Bluff is older and in need of renovation or renewal. However, Bluff also offers a high level of suburban residential amenity including the opportunity for coastal views from many lots.

Residential development and redevelopment at Bluff would increase the critical mass needed to support community services, organisations and facilities.

The Zone also enables residential development on existing sections in Ōmaui. Residential development is considered appropriate at Ōmaui, having regard to the history of the area, the elevation of the site which reduces its exposure to hazards associated with the coastal environment, the present role and character of the settlement, the benefits of increased critical mass that new housing may bring, and the fact that it has its own sewerage treatment facility.