APPLICATION – RESOURCE CONSENT

- Must be a person or legal entity (limited liability company or trust)
- Full names of all trustees required
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

Applicant(s) Full Name / Company / Trust:	104 Dee Street Partnership		
Contact name for company or trust:	Linda Lee		
Postal Address:		Post Code:	
Email Address:	linlee@xtra.co.nz		
Contact Number:	0272 898 963		

CORRESPONDENCE DETAILS

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in you details in this section

Name & Company:	Christine McMillan, Bonisch Consultants Ltd		
Postal Address	PO Box 1262, Invercargill	Post Code:	9840
Email Address:	christine@bonisch.nz		
Contact Number:	032182546		

INVOICING DETAILS

Initial Deposit				
Agent	☐	Applicant	☑	Other ☐
Additional Fees (if required)				
Agent	☐	Applicant	☑	Other ☐
Purchase Order Number (*if applicable*)				
If the details are different, please provide the other invoicing details below				
Contact Name:				
Email:				

OWNER DETAILS

Owner Name:	Bradley Inwood and Linda Lee (parners in the 104 Dee Street Partnership)
Owner Address:	
Are you the owner and occupier?	○ Yes ◉ No

If the answer is no, please provide the details below for the occupiers:

Full names and addresses of occupiers:

no occupiers as building is uninhabitable

DETAILS OF SITE

Legal description field must list legal descriptions for all sites pertaining to the application

Address/Location to which this application relates:	104 Dee Street, Invercargill
Legal Description:	Lot 1 DP 8343 (RT SL3A/701)
District Plan Zone:	Business 1
District Plan Overlays	Select an option Select an option Select an option
Please provide information:	

NES-CS

Is consent required under a National Environmental Standard (NES)?

NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health: Information for landowners and developers | Ministry for the Environment

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m^2 per 500m^2). Therefore the NES does not apply.	☑
I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application. NOTE: Depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.	☑
An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.	☑

SITE VISIT REQUIREMENTS

Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?	◉ Yes	○ No
Is there a dog on the property?	○ Yes	◉ No
Are there any other hazards or entry restrictions that council staff need to be aware of?	◉ Yes	○ No

If the above answer was 'yes' please provide information below:

Building is locked and is only suitable for entry with appropriate PPE.

PRE-APPLICATION MEETING

Have you had a pre-application meeting with ICC?	◉ Yes	○ No

If other details are relevant please include:	

CONSENT(S) APPLIED FOR

Identify all consents sought

Land use consent	☐	Subdivision consent	☐
Change/Cancellation of consent or consent notice conditions	☐	Certificate of compliance	☐
Extension of lapse period of consent (time extension) s125	☐	Existing use certificate	☐
Other *(please specify):*	land use consent		

BRIEF DESCRIPTION OF THE PROPOSAL

Application to demolish a building listed as a Class II heritage building by NZHPT.

APPLICATION NOTIFICATION

Are you requesting public or limited notification for the application?	◉ Yes	○ No

Please describe:

Public Notification

INFORMATION REQUIRED TO BE SUMITTED

Attach to this form any information required

Record of Title for the property (no more than 3 months old) and copies of any consent notices, covenants or any other relevant instrument	☑
A plan or map showing the locality of the site	☑
A site plan at a convenient scale	☑
Written approval of every person who may be adversely affected	☐
An Assessment of Effects (AEE) An AEE is a written documents outlining how the potential effects of the activity have been considered along with any other relevant matters, for example is a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval	☑

PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Invercargill City Council (ICC).

Under the Local Government Official Information and Meetings Act 1987, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administration charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the Applicant is responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by ICC related to the enforcement of any debt.

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

☐ If lodging this application as the Applicant:

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligations to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

☑ If lodging this application as agent of the Applicant:

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

☑ I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by authorised agent of the Applicant)	*Christine McMillan*		
Full name of person lodging this form	Christine McMillan		
Firm/Company	Bonisch Consultants Ltd	Date:	25/07/25

Address all correspondence in relation to this consent to: ResourceConsents@icc.govt.nz

APPENDIX 1

RMA requirements for an application for Resource Consent

The RMA (Fourth Schedule to the Act) requires the following information be submitted with a resource consent application:

1. INFORMATION MUST BE SPECIFIED IN SUFFICENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1) (f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2. INFORMATION REQUIRED IN ALL APPLICATIONS

- An application for a resource consent for an activity (the activity) must include the following:

Information provided within the form above:
• A description of the activity
• A description of the site at which the activity is to occur
• The full name and address of each owner or occupier of the site
• A description of any other activities that are part of the proposal to which the application relates
• A description of any other resource consents required for the proposal to which the application relates
Include in an attached Assessment of Effects (see Clauses 6&7 below)
• An assessment of the activity against the matters set out in Part 2
• An assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b)
The assessment under subclause (1)(g) must include an assessment of the activity against -
• Any relevant objectives, policies, or rules in a document; and
• Any relevant requirements, conditions, or permissions in any rules in a document; and
• Any other relevant requirements in a document (for example, in a national environmental standard or other regulations).
An application must also include an assessment of the activity's effects on the environment that –
• Includes the information required by clause 6; and
• Addresses the matters specified in clause 7; and
• Includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

An applicant must also include any of the following that apply:

- If any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)
- If the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A))

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

1. An assessment of the activity's effects on the environment must include the following information:
    - If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity
    - An assessment of the actual or potential effect on the environment of the activity
    - If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use
    - If the activity includes the discharge of any contamination, a description of
        - ⇒ The nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
        - ⇒ Any possible alternative methods of discharge, including discharge into any other receiving environment
    - A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertake to help prevent or reduce the actual or potential effect
    - Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted
    - If the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved
    - If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group)

2. A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan

3. To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not –
    - Oblige the applicant to consult any person; or
    - Create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

1. An assessment of the activity's effects on the environment must address the following matters:
    - Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects
    - Any physical effect on the locality, including any landscape and visual effects
    - Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity
    - Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations
    - Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants

- Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substance or hazardous installations

2. The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

APPENDIX 2
Information requirement for subdivision

UNDER THE FOURTH SCHEDULE TO THE ACT

1. An application for a subdivision consent must also include information that adequately defines the following
    - The position of all new boundaries
    - The areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan
    - The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips
    - The locations and areas of any existing esplanade reserves, esplanade strips, and access strips
    - The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A
    - The locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A
    - The locations and areas of land to be set aside as new roads

APPENDIX 3
Fast track Application

Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

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

A fast track application may cease to be a fast track application under section 87AAC (2) of the Act.