

# BE REAL ESTATE

## STATEMENT OF PASSING OVER

This building inspection has been supplied by the vendor in good faith. BE Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

# COUNCIL PROPERTY FILE

# Dunedin City Council Land Information Memorandum

92696

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

**Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.**

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **5 July 2022**

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice.

The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Records of Title as this report may not include information that is registered on the Records of Title. The Records of Title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

## PROPERTY ADDRESS

88A Main South Road East Taieri

**LIM Applicant** Megan Cable  
**Print Date** 05-Jul-2022

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## PROPERTY DETAILS

**Property ID** 5117838  
**Address** 88A Main South Road East Taieri  
**Parcels** LOT 2 DP 450698

**Rubbish Day** Thursday

## RATES DETAILS

**Rate Account** 4024702  
**Address** 88A Main South Road East Taieri  
**Valuation Number** 28010-68703

### Latest Valuation Details

**Capital Value** \$430,000  
**Land Value** \$205,000  
**Value of Improvements** \$225,000  
**Area (Hectares)** 0.0876HA  
**Units of Use** 1

### Current Rates

**Current Rating Year Starting** 01-Jul-2022  
**Dunedin City Council Rates** \$0.00

**Rates Outstanding for Year** \$0.00

For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

## BUILDING, PLUMBING AND DRAINAGE

### Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas: <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

### Public Sewer sheets.

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

### Dunedin City Council Private Drainage plans incomplete.

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

### Building and Drainage Information

#### Council Storm Water & Foul Sewer Connections available.

There is Council Storm Water outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

#### Council Foul Sewers within land.

There is Council Foul Sewers within this land. A plan of these is attached.  
Foul Sewer Manhole within property.

#### Private Storm Water Drains servicing existing buildings

There are Private Storm Water drains servicing existing buildings on this land.

Stormwater drain to piped water course under the driveway.

#### Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

Foul Drain to Foul Sewer in property.

#### Sewer In Section

Foul

### Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived /CCC	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	Refused	-	
	Lapsed	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

NOTE: This is not a comprehensive list of all building consent statuses

[ABA-2012-801](#) Building Consent Only Lodgement - Erect Dwelling and Install Metro ECO Xtreme Rad Woodburner with Wetback

Lodgement Date 04-May-2012  
Decision Granted  
Decision Date 28-Jun-2012  
Current Status **CCC Issued**  
Previous Number  
(Applications before 2007)

[ABA-2000-290952](#) Building Consent Only Lodgement - Drainage from Sumps

Lodgement Date 26-Jun-2000  
Decision Granted  
Decision Date 28-Jun-2000  
Current Status **CCC Issued**  
Previous Number ABA1694  
(Applications before 2007)

### **Building and Drainage Permits**

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

[H-1965-64259](#) AAB19651867 B052540 - Erect Petrol Station and Lube Bay (Gough). The permit was lodged on 30-Nov-1965.

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

## HAZARDS

### SITE HAZARDS

This property has been identified as being affected by active faults & folds GNS April 2021 seismic - fault proximity - Titri, Haz Id 12094.

**The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.**

**These reports are publicly available and can be accessed here:**  
<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

**These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.**

## Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

<http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/>

## HAZARDOUS SUBSTANCES

### **WARNING – Change in legislation and management of hazardous substances**

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates If you have any questions, please contact Worksafe.

### **Contaminated Site, Hazardous Substances and Dangerous Goods Information Site Contamination**

Parcel	LOT 2 DP 450698
Reference	ECM 1554972
Description	Site of a former BP service Station. Tanks were removed in June 2004. Any queries re soil sampling to Otago Regional Council

### **Historic Dangerous Goods Licence(s)**

Details	Council records indicate the following amounts of petrol and diesel were held on site when the service station was operating:
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HAIL Status of  
Subject Site:

The Otago Regional Council's land contamination database lists the site as part of the former Saddle Hill Motors service station. Recorded as HAIL 001161.01 the site is a verified HAIL site with the contamination status being shown as acceptable for residential use.

A copy of the HAIL listing is attached to this LIM along with a record of the tank de-commissioning carried out in 2004.

Tanks removed were:

Tank 1 13,800 litre 96 Petrol

Tank 2 9,000 litre Diesel

Tank 3 4,000 litre 96 Petrol

	Tank 4 30,000 litre 91 Petrol
HAIL Category or Categories:	The HAIL category listed by the Otago Regional Council is:  F7: Service stations including retail or commercial refuelling facilities

**ENVIRONMENTAL HEALTH**

No records were found of Environmental Health involvement with this property.

**LICENSING**

**Health Licensing**  
There are no records of any Health Licences for this property.

**Liquor Licensing**  
There are no records of any Liquor Licences for this property.

**CITY PLANNING**

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

**Accuracy of Boundaries**  
Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

**Access to Site**  
The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

**Heritage New Zealand Pouhere Taonga Act 2014**  
The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand.

The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: [infodeepsouth@heritage.org.nz](mailto:infodeepsouth@heritage.org.nz) ; 03 477 9871.

**Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011**

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at [www.mfe.govt.nz](http://www.mfe.govt.nz).) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

HAIL Status of Subject Site: The Otago Regional Council's land contamination database lists the site as part of the former Saddle Hill Motors service station. Recorded as HAIL 001161.01 the site is a verified HAIL site with the contamination status being shown as acceptable for residential use.

A copy of the HAIL listing is attached to this LIM along with a record of the tank de-commissioning carried out in 2004.

Tanks removed were:

Tank 1 13,800 litre 96 Petrol

Tank 2 9000 litre Diesel

Tank 3 4000 litre 96 Petrol

Tank 4 30,000 litre 91 Petrol

HAIL Category or Categories:

The HAIL category listed by the Otago Regional Council is:

F7: Service stations including retail or commercial refuelling facilities

### Consent Notices

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Record of Title for any notices or covenants that may affect the property.

### District Plan Information

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative. Decisions on Hearings 1-3 (Provisions and Intensification Rezoning) were notified on Tuesday 31 May 2022 and now have legal effect. Decisions on greenfield rezoning have not been made yet and therefore do not have legal effect yet.

Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

### OPERATIVE DISTRICT PLAN INFORMATION

#### District Plan Information for 88A Main South Road East Taieri (5117838)

#### Zoning

This property is zoned as follows in the District Plan.

Zone	Name
RESIDENTIAL	R1 East Taieri

## Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

### Noise Zone

50Dt/40Nt dBA, 45SP dBA

## Designations on Adjoining Property/Road

This property adjoins a property/road that is subject to the designations below. Refer to the Planning Maps and Schedule 25.5 of the District Plan for more information. Contact Planning staff should you wish to know the exact nature of the conditions applying to the designation.

<i>Desig. No.</i>	<i>Authority</i>	<i>Name and Purpose</i>	<i>Conditions</i>
D463	NZ Transport Agency	SH 1 - Mosgiel Interchange to Waipori River - "State Highway Purposes (SH 1)"	No

## SECOND GENERATION PLAN INFORMATION

### Zoning

- General Residential 1 (refer Section 15, Residential)

### Scheduled Items

- Nil

### Overlay Zones

- Nil

### Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
  - Main South Rd is a Strategic road

## Resource Consents

The following Resource Consents are recorded for this property.

<a href="#">SUB-2011-138</a>	Subdivision Consent
Description	subdivision creating 2 lots
Lodgement Date	14-Oct-2011
Decision	Granted
Decision Date	11-Nov-2011
Current Status	<b>s224c Issued</b>

<a href="#">BACT-2020-64</a>	Boundary Activity Notice
Description	establish structure within a side yard
Lodgement Date	28-Oct-2020
Decision	Issued
Decision Date	11-Nov-2020
Current Status	<b>Completed</b>

## RESOURCE CONSENTS WITHIN 50 METRES OF 88A MAIN SOUTH ROAD EAST TAIERI

### **5050582 190 Main South Road East Taieri**

[SUB-1963-363711](#) Subdivision Consent scheme plan 32. The outcome was Granted on 01/06/1963.

### **5103548 64A Riccarton Road East Mosgiel**

[RMA-1994-356561](#) Resource Management Act (Historical Data) SUBDIVISION OF PT LOT 2 INTO TWO LOTS (Non-Notified - Non Complying). The outcome was Granted on 29/11/1994.

### **5127521 68 Riccarton Road East Mosgiel**

[SUB-2018-52](#) Subdivision Consent subdivision creating two lots. The outcome was Granted on 06/07/2018.

[RMA-2006-370258](#) Resource Management Act (Historical Data) TWO LOT RESIDENTIAL SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 29/06/2006.

[RMA-1994-356561](#) Resource Management Act (Historical Data) SUBDIVISION OF PT LOT 2 INTO TWO LOTS (Non-Notified - Non Complying). The outcome was Granted on 29/11/1994.

### **5068104 70 Riccarton Road East Mosgiel**

[LUC-1981-354235](#) Land Use Consent Ref: P.A 81/4. Run 100 laying hens in poultry houses. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item). The outcome was Granted on 14/09/1981.

[RMA-1991-351204](#) Resource Management Act (Historical Data) SUBDIVISION OF LOT 2 DP 18863 INTO TWO LOTS Ownr:ADAM W.S. / App: P.M. Haddon PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 12/12/1991.

### **5068105 70A Riccarton Road East Mosgiel**

[RMA-1992-355521](#) Resource Management Act (Historical Data) ERECT DWELLING Ownr:CA HILLIS / App: CA HILLIS C/-70 GLEN PL MSGL (Non-Notified - Non Complying). The outcome was Granted on 01/11/1993.

[RMA-1992-355326](#) Resource Management Act (Historical Data) SUBDIVISION OF LOT 2 DP 22517 INTO TWO LOTS Ownr:GRAY / App: D G HATFIELD BOX 3 MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 14/10/1992.

[RMA-1991-351204](#) Resource Management Act (Historical Data) SUBDIVISION OF LOT 2 DP 18863 INTO TWO LOTS Ownr:ADAM W.S. / App: P.M. Haddon PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 12/12/1991.

### **5068982 70B Riccarton Road East Mosgiel**

[RMA-1992-355326](#) Resource Management Act (Historical Data) SUBDIVISION OF LOT 2 DP 22517 INTO TWO LOTS Ownr:GRAY / App: D G HATFIELD BOX 3 MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 14/10/1992.

[RMA-1991-351204](#) Resource Management Act (Historical Data) SUBDIVISION OF LOT 2 DP 18863 INTO TWO LOTS Ownr:ADAM W.S. / App: P.M. Haddon PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 12/12/1991.

### **5056227 72 Riccarton Road East Mosgiel**

[LUC-2015-592](#) Land Use Consent construct a garage/workshop. The outcome was Granted on 20/01/2016.

### **5118892 86 Main South Road East Taieri**

[LUC-2020-562](#) Land Use Consent land use consent for The authorisation for the disturbance of 98m3 earthworks for the establishment of a residential unit under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.. The outcome was Granted on 19/11/2020.

[COC-2017-6](#) Certificate of Compliance use and development of a residential activity and associated earthworks. The outcome was Issued on 06/10/2017.

[SUB-2012-109](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 08/02/2013.

[SUB-2011-138](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 11/11/2011.

**5118891 88 Main South Road East Taieri**

[LUC-2012-593](#) Land Use Consent Height plane angle breach resulting from a subdivision. The outcome was Granted on 08/02/2013.

[SUB-2012-109](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 08/02/2013.

[SUB-2011-138](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 11/11/2011.

**5113995 89 Main South Road East Taieri**

[SUB-2007-258](#) Subdivision Consent 2-lot Residential 1 Boundary Adjustment. The outcome was Granted on 01/05/2008.

[RMA-1991-351002](#) Resource Management Act (Historical Data) Flats Plan / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 18/07/1991.

[RMA-1991-350965](#) Resource Management Act (Historical Data) Flats Plan / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 23/05/1991.

**5113996 93 Main South Road East Taieri**

[LUC-2008-193](#) Land Use Consent yard and height plane breaches for accessory buildings arising from a subdivision. The outcome was Granted on 01/05/2008.

[SUB-2007-258](#) Subdivision Consent 2-lot Residential 1 Boundary Adjustment. The outcome was Granted on 01/05/2008.

[RMA-1991-351002](#) Resource Management Act (Historical Data) Flats Plan / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 18/07/1991.

[RMA-1991-350965](#) Resource Management Act (Historical Data) Flats Plan / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 23/05/1991.

**5066538 95 Main South Road East Taieri**

[SUB-2021-21](#) Subdivision Consent 2 lot subdivision. The outcome was Granted on 13/05/2021.

[SUB-2008-122](#) Subdivision Consent Two-lot Residential subdivision with easement over 95 Main South Road. The outcome was Granted on 15/09/2008.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

## TRANSPORTATION

**Transportation is aware of the following information related to this property:**

This property has frontage onto a State Highway. The New Zealand Transport Agency, NZTA is the Roading Controlling Agency (RCA) for State Highways.

As of the 24th April 2015, the Transportation Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transportation information in relation to the property.

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transportation on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

**Previous LIMs on this property have identified the following:**

**Date of Inspection:** 12-Sep-2011

For explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz> or contact the Transportation Department on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

These matters above may or may not have been resolved.

## WATER and WASTE

### WATER

**Urban water supply area – Connected**

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at [www.dunedin.govt.nz/water-pressure](http://www.dunedin.govt.nz/water-pressure), and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

**Terms and conditions of supply**

All new and existing connections to the Dunedin City Council's water supply network are subject to the terms and conditions of the Dunedin City Council Water Bylaw 2011. The bylaw is available to view at [www.dunedin.govt.nz/water-bylaw](http://www.dunedin.govt.nz/water-bylaw).

**Water pressure**

Indicative network water pressure to the property is shown on maps available at [www.dunedin.govt.nz/water-pressure](http://www.dunedin.govt.nz/water-pressure). Specific detail is available on request.

**Water reticulation maps**

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. These show the location of the water main in the road. It may or may not show the water service to the property. It is recommended that the applicant check the property

### WASTE

**Drainage Reticulation Plans**

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

**Restrictions near Council infrastructure**

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand ([www.linz.govt.nz](http://www.linz.govt.nz)) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

#### **Information Regarding Watercourses**

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website [www.dunedin.govt.nz](http://www.dunedin.govt.nz)

## APPENDIX

### **Glossary of terms and abbreviations**

The following are abbreviations and terms that may appear as a part of a LIM.

#### **Consent, Permit, Licence & Complaint types**

- AAB DCC Building permit
- AAD DCC Drainage permit
- AAG Green Island drainage permit
- AAH Hyde permit
- AAK St Kilda permit
- AAM Mosgiel permit
- AAP Port Chalmers permit
- AAS Silverpeaks permit
- AAT Maniototo permit
- ABA Application Building Act 1991
- AMD Amendment to a Building Consent
- BC Building Consent
- BCC Building Compliance Certificate - Sale of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor licence
- NTF Notice to Fix
- NTR Notice to Rectify
- PIM Project Information Memorandum
- POL Planning Other Legislation
- RMA Resource Management Act - Resource consent
- RMC Resource consent complaint
- WOF Building Warrant of Fitness

#### **Terms used in Permits & Consents**

- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- ICC Interim Code Compliance
- MH Manhole
- PL Plumbing
- PLB Plumbing
- PTE Private
- SIS Sewer in section
- WC Water course
- WT Water table
- SW Stormwater

#### **General terms**

- RDMS Records and Document Management System



RICCARTON ROAD EAST

MAIN SOUTH ROAD

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

Scale at A4:  
1:750  
28/06/2022  
8:10:06 PM



# Photographic Map



# Legend

Water Supply	
	Manifold Box
	Water Meter
	Tally
	Meter without manifold box
	Retic Flow Meter
	Combination Meter
	Manifold Box With Restrictor
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventor - RPZ

NOTE: Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage	
	Standard Manhole
	Valve Chamber (pressurised)
	Boundary KI
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet

NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.

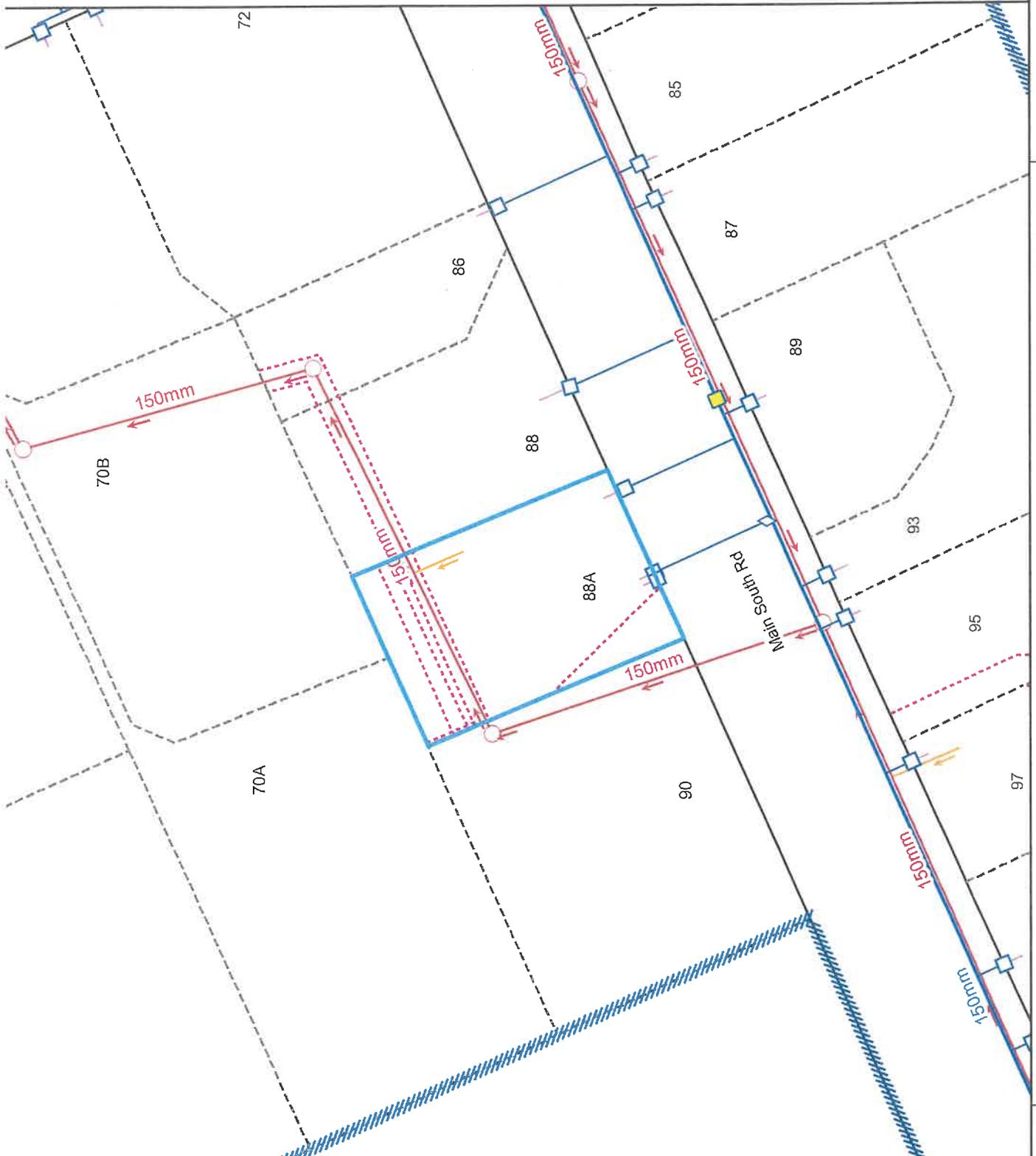
Stormwater	
	SW Bubble-up Tank
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node

NOTE: Private stormwater drains have the same symbols as those above, however they are coloured light green.

General	
	DCC Water & Waste Structure
	Railway Centreline
	Parcel
	Hydro
	Motorway Parcels
	Stairs
	Easement (where recorded)
	Road/Rail

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>

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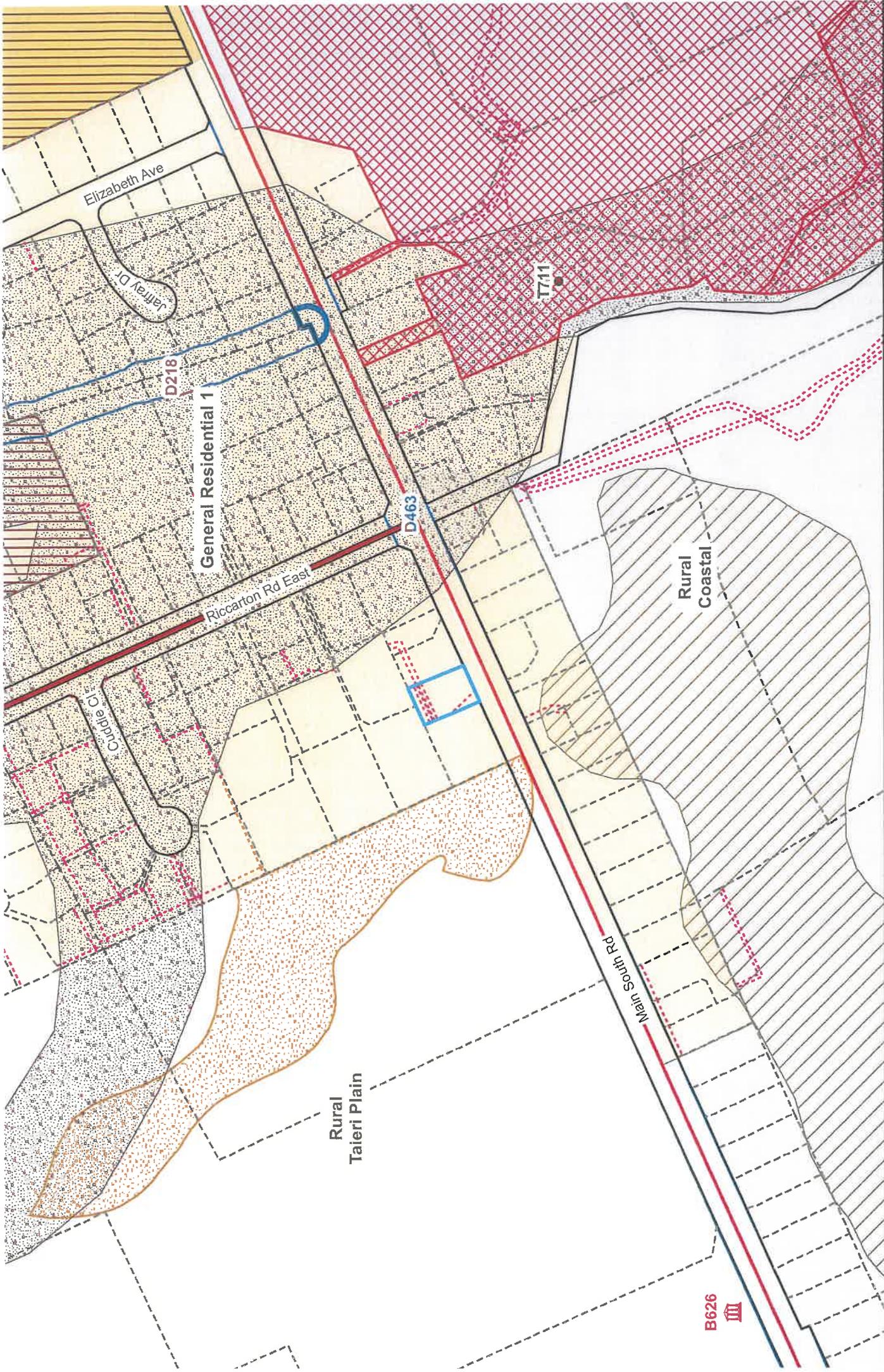


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**1:750**  
 28/05/2022  
 8:10:13 PM

Information shown is the best available at the time of publishing. The accuracy and completeness of this information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

# Council Water & Drainage Services





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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
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 28/06/2022  
 8:10:34 PM

# Second Generation District Plan



B626 III





50 The Octagon, PO Box 5045, Moray Place  
 Dunedin 9058, New Zealand  
 Telephone: 03 477 4000, Fax: 03 474 3486  
 Email: dcc@dcc.govt.nz  
 www.dunedin.govt.nz

## CODE COMPLIANCE CERTIFICATE

DCC/CA-F4-07-v2.0

Section 95, Building Act 2004

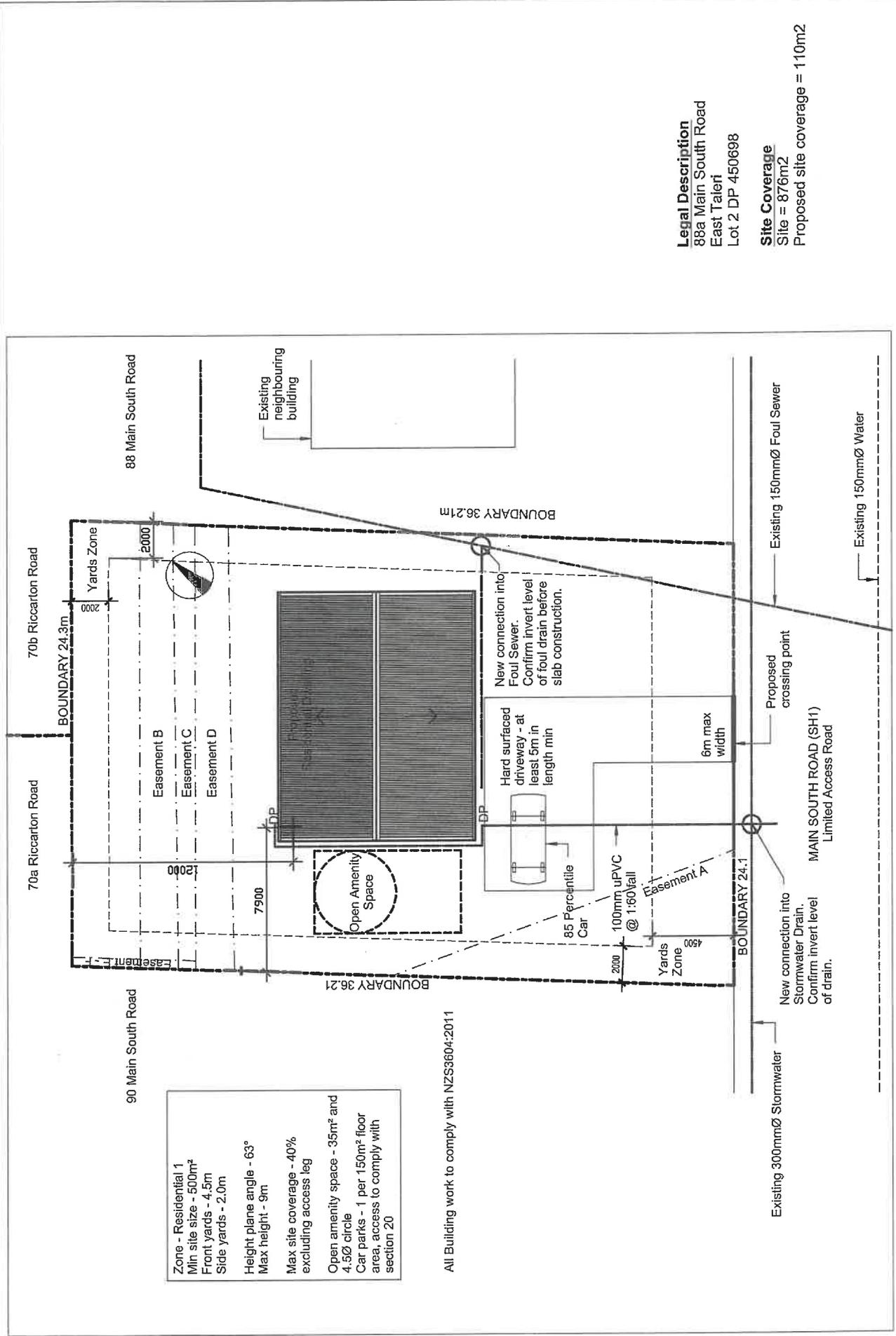
<b>APPLICANT</b>  A R Taylor 88A Main South Road East Taieri Mosgiel 9024	<b>PROJECT</b>  <b>Work Type:</b> New Construction  <b>Intended Use/Description of Work:</b> Erect Dwelling and Install Metro ECO Xtreme Woodburner with Wetback  <b>Intended Life:</b> Indefinite, not less than 50 years.	<b>ABA-2012-801</b>  <b>Telephone No.</b> 03 477 4000
<b>PROJECT LOCATION</b>  88A Main South Road East Taieri	<b>LEGAL DESCRIPTION</b>  Legal Description: LOT 2 DP 450698 Valuation Roll No.: 01010-68700 Building Name: N/A	
The Building Consent Authority (as defined above) is satisfied, on reasonable grounds, that: (a) the building work complies with the Building Consent, and (b) the specified systems in the building are capable of performing to the performance standards set out in the Building Consent.  <input type="checkbox"/> Compliance Schedule attached		

This CCC also applies to the following Amended Consents:  
 N/A

Signed for and on behalf of the Council:

TEAM LEADER INSPECTIONS

Date: 9 November 2012



Zone - Residential 1  
 Min site size - 500m<sup>2</sup>  
 Front yards - 4.5m  
 Side yards - 2.0m  
 Height plane angle - 63°  
 Max height - 9m  
 Max site coverage - 40%  
 excluding access leg  
 Open amenity space - 35m<sup>2</sup> and  
 4.5Ø circle  
 Car parks - 1 per 150m<sup>2</sup> floor  
 area, access to comply with  
 section 20

All Building work to comply with NZS3604:2011

**Legal Description**  
 88a Main South Road  
 East Taieri  
 Lot 2 DP 450698

**Site Coverage**  
 Site = 876m<sup>2</sup>  
 Proposed site coverage = 110m<sup>2</sup>

Status: All dimensions check on site prior to construction. Drawing not to be reproduced without written permission.	<b>For Consent</b>		Project: <b>Proposed Residence</b>	Drawing: <b>Site Plan</b>	Drawn By: -	Checked By: PB	Date: 25/07/12
	Client: <b>Annabel Taylor</b>		Address: <b>East Taieri Dunedin</b>	Reduced Scale: 1 : 200	CAD Filename: -	Project No. 1205	Sheet No: <b>WD0101 B</b>



Building Code Clause(s) .....



# PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side\*)

ISSUED BY: HANLON & PARTNERS LIMITED .....  
(Construction Review Firm)

TO: A Taylor .....  
(Owner/Developer)

TO BE SUPPLIED TO: Dunedin City Council .....  
(Building Consent Authority)

IN RESPECT OF: New Dwelling .....  
(Description of Building Work)

AT: 88A Main South Rd .....  
(Address)

East Taieri ..... LOT ..... DP ..... SO .....

HANLON & PARTNERS LTD ..... has been engaged by A Taylor .....  
(Construction Review Firm)

provide  CM1  CM2  CM3  CM4  CM5 (engineering categories) or  OL1  OL2  OL3  OL4 (architecture categories)  
 or other ..... services  
(Extent of Engagement)

in respect of clause(s) B1, B2 ..... of the Building Code for the excavations for building work described in  
the foundations shown on Taieri Designer Draughting Ltd's documents relating to Building Consent No. .... and those relating to  
Draws numbered 1205 (Rev B - As built pile locations shown  
Building Consent Amendment(s) Nos. .... issued during the  
course of the works.

~~We have sighted these Building Consents and the conditions attached to them.~~ MLL 31-8-12

On the basis of  this  these review(s) and information supplied by the contractor during the course of the works,  
I believe on reasonable grounds that  All  Part only of the building works have been completed in accordance  
with the relevant requirements of the Building Consents and Building Consent Amendments identified above,  
with respect to Clause(s) B1, B2 ..... of the Building Regulations.

I, BRUCE IAN CHISHOLM ..... am:  CPEng 38693 ..... #  
(Name of Design Professional)  Reg Arch ..... #

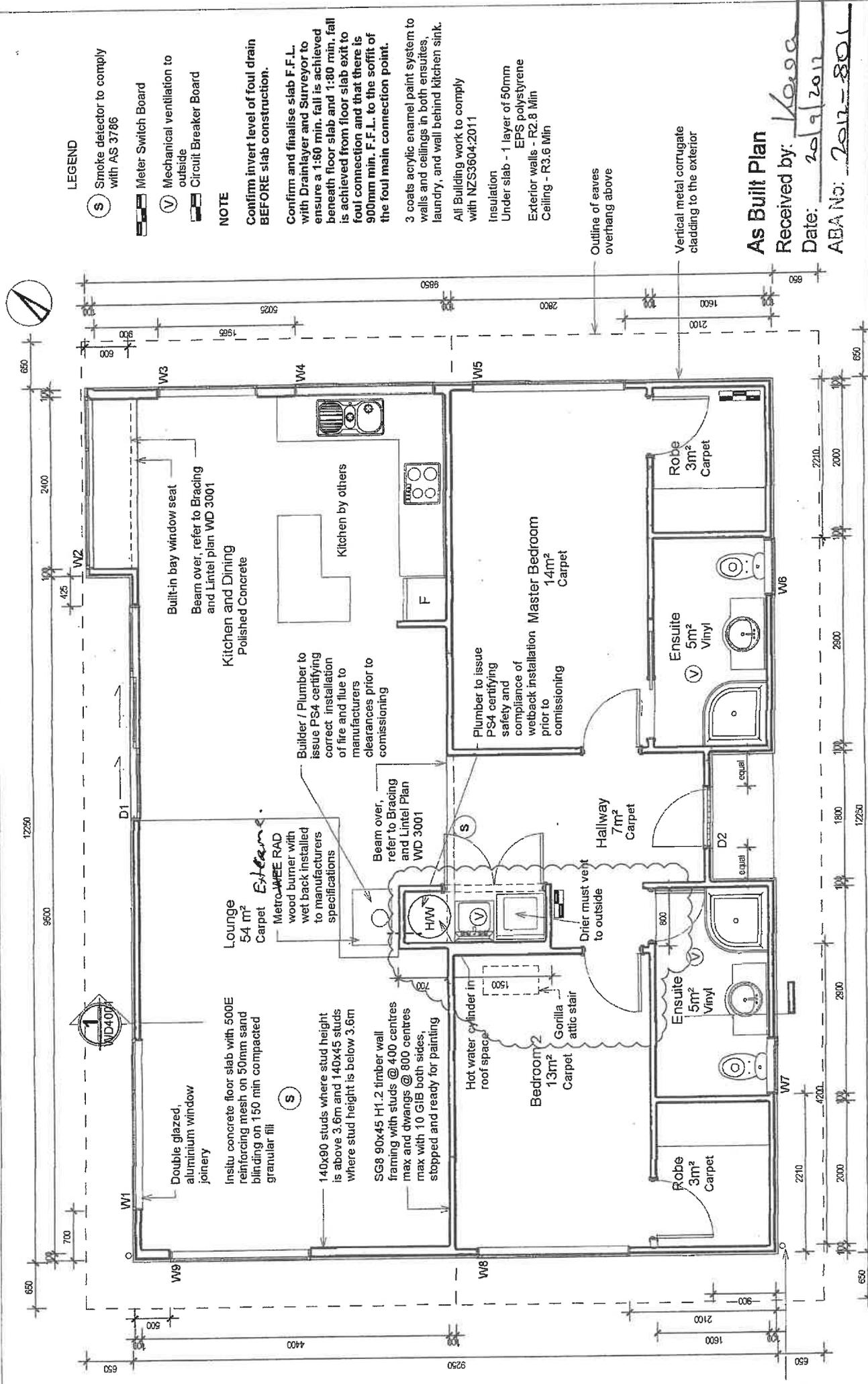
I am a Member of:  IPENZ  NZIA and hold the following qualifications: BE MIPENZ .....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less  
than \$200,000\*.  
The Construction Review Firm is a member of ACENZ  YES  NO

SIGNED BY: BRUCE IAN CHISHOLM ..... ON BEHALF OF HANLON & PARTNERS LTD .....  
(Name of Construction Review Firm)  
Date: 3-7-12 ..... (signature) MLL 31-8-12

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues  
to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other  
statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including  
negligence), is limited to the sum of \$200,000\*.

13992



**LEGEND**

- (S) Smoke detector to comply with AS 3786
- [Symbol] Meter Switch Board
- (V) Mechanical ventilation to outside
- [Symbol] Circuit Breaker Board

**NOTE**

Confirm invert level of foul drain BEFORE slab construction.

Confirm and finalise slab F.F.L. with Drainlayer and Surveyor to ensure a 1:80 min. fall is achieved beneath floor slab and 1:80 min. fall is achieved from floor slab exit to foul connection and that there is 900mm min. F.F.L. to the soffit of the foul main connection point.

3 coats acrylic enamel paint system to walls and ceilings in both ensuites, laundry, and wall behind kitchen sink.

All Building work to comply with NZS3604:2011

Insulation  
Under slab - 1 layer of 50mm EPS polystyrene  
Exterior walls - R2.8 Min  
Ceiling - R3.6 Min

Outline of eaves overhang above

Vertical metal corrugate cladding to the exterior

**As Built Plan**

Received by: *K. O'Keefe*  
Date: *20/9/2012*  
ABA No: *2012-801*

Drawn By: -	Checked By: PB	Date: 27/08/12
CAD Filename:		Sheet No: WD2001 B
Project No: 1205		Revision:

**Proposed Floor Plan**

Drawing: **Proposed Residence**

Client: **Annabel Taylor**

Address: **East Taieri Dunedin**

Drawn Scale: **1 : 50**

Reduced Scale:

Status: **27/08/12 Rev B - Amended Plan**

Project: **Proposed Residence**

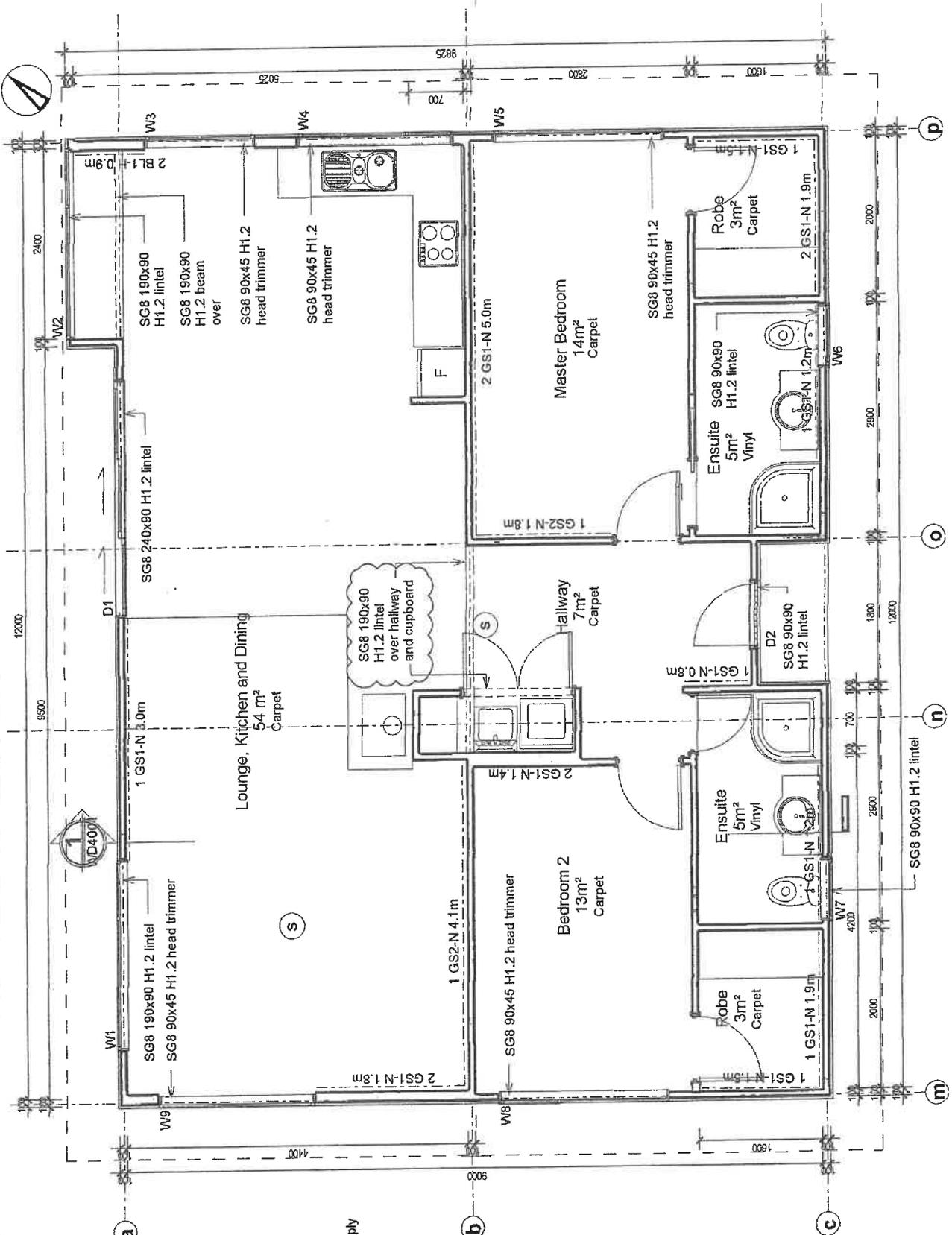
Client: **Annabel Taylor**

Address: **East Taieri Dunedin**

**For Consent**

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**AIERI DESIGN & DRAUGHTING LTD**  
5 Moulton Street, Otago 9019  
P 03-465 2779  
M 027 245 9635  
E taieri@aieri.co.nz



All Building work to comply with NZS3604:2011

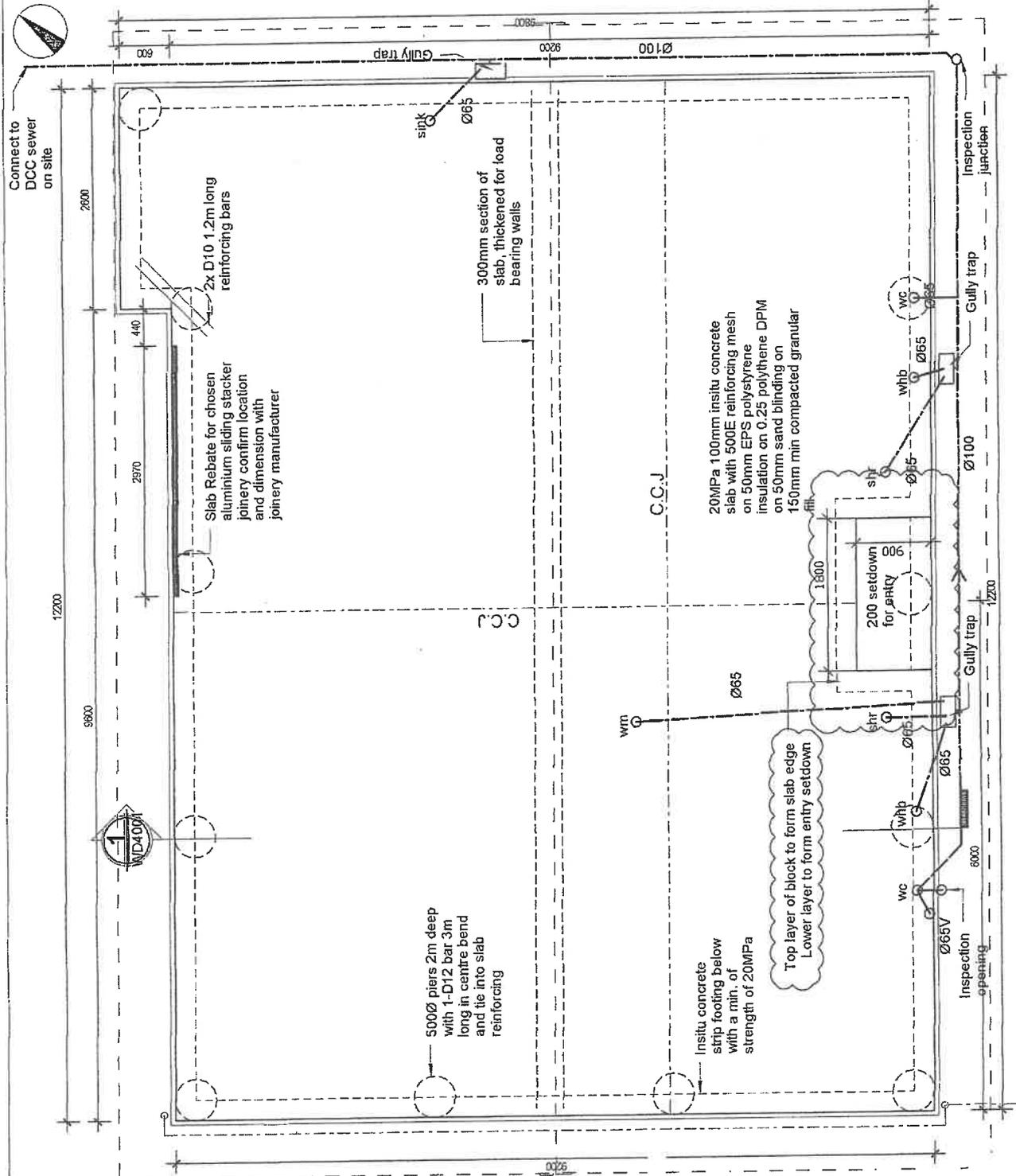
Statute: 27/08/12 Rev B - Amended Plan  
 Status: 27/08/12  
 Project: Proposed Residence  
 Client: Annabel Taylor  
 Address: East Taieri Dunedin

Drawing: Bracing and Lintel Plan  
 Drawing Scale: 1 : 50  
 Reduced Scale:

Drawn By: PB  
 Checked By: PB  
 Date: 27/08/12  
 Sheet No: WD3001 B  
 Revision:  
 Project No: 1205

**For Consent**

ES 5 (Amended) Street, Otago 9019  
 W www.lintelflags.co.nz P 03 486 2779  
 E lintelflags@vodafone.co.nz B 027 745 9935



**NOTE:**  
 1. The site has not been tested and it is assumed the min ground pressure capacity is 100kpa. Ensure that the contractor engages an engineer to inspect soil bearing before construction.  
 2. Contractor to confirm positions of all loadbearing walls with truss manufacturer before construction.  
 3. The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings.  
 4. Min. external cover to reinforcement  
 (a) Against ground 75mm;  
 (b) Against formwork 50mm;  
 (c) Top cover to mesh 30mm;  
 5. All timber to be SG8 unless specified otherwise.  
 6. Drainage to AS/NZS 3500  
 7. Bench tops and fittings to be proprietary fittings purchased from reputable suppliers  
 8. Allow to rebate slab for aluminium joinery sills. Confirm rebate size with aluminium joinery fabricator before construction.  
 9. Confirm invert level of foul drain BEFORE slab construction.  
 10. Confirm and finalise slab F.F.L. with Drainlayer and Surveyor to ensure a 1:50 min. fall is achieved beneath floor slab and 1:30 min. fall is achieved from floor slab exit to foul connection and that there is 900mm min.F.F.L. to the soffit of the foul main connection point.  
 Floor level to be at least 150mm above the finished level of the surrounding ground level immediately adjacent to the building and - for sites level or above the road, no less than 150mm above the road crown on at least one cross section through the building and roadway  
 - for sites below the road, no less than 150mm above the lowest point on the site boundary

**NOTE:**  
 Sections of concrete slab to be polished and sealed to form finished floor covering. Confirm with client style and colourings.

**NOTE:**  
 C.C.J. = Crack Control Joints in slab shall comply with the following criteria:  
 (a) Crack Control Joints shall be positioned to coincide with major changes of plan  
 (b) Supplementary steel (2D10 bars 1.2m long) at each internal corner except across Crack Control Joints.  
 (c) The bay dimensions formed by construction or Crack Control Joints shall have a maximum ratio of length:width of 2:1  
 Cut out 100 mm of every second wire of the mesh for a length of 50 mm each side of the saw cut position. Saw cuts: 1/3 slab depth or 30 mm minimum.

All Building work to comply with NZS3604:2011

Drawn By:	Checked By:	Date:
-	PB	27/08/12
CAD Filename:	Sheet No.:	Revision:
		WD3501 B
Project No.:	1205	

**Foundation Plan & Drainage Plan**  
 Drawing:  
 Reduced Scale: 1 : 50  
 Drawn Scale:

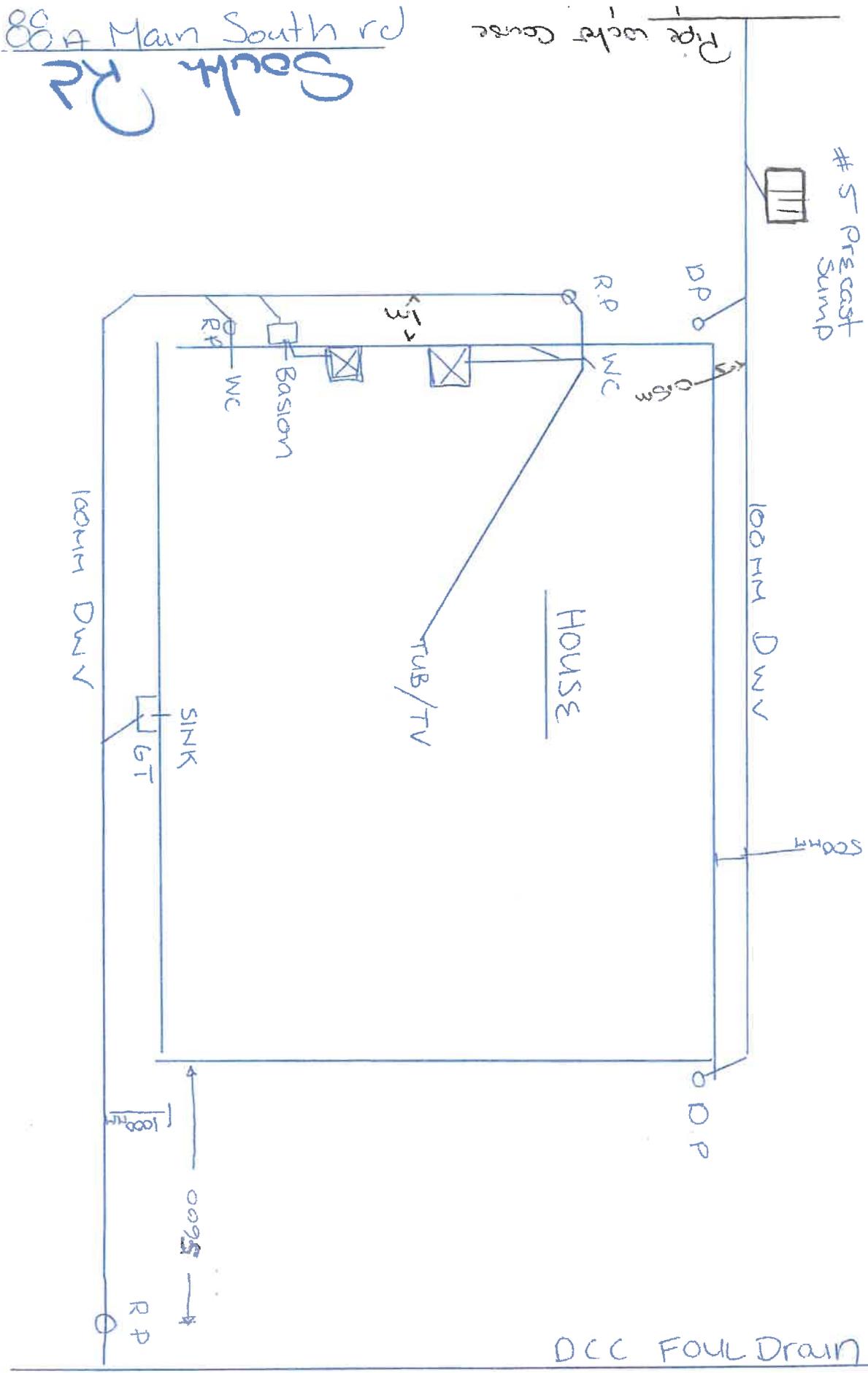
**Proposed Residence**  
 Client:  
 Address:  
 Annabel Taylor  
 East Taieri Dunedin

Status:  
 27/08/12 Rev B - Amended Plan  
 Project:  
 For Consent

All dimensions check on site prior to construction. Drawing not to be reproduced without written permission.  
**TAIERI DESIGN & DRAUGHTING LTD**  
 65/ 5 Hornbowl Street, Dunedin 9019  
 P 03 486 2779  
 F 03 486 2779  
 E taieri@tdesign.co.nz

# Drainage as built.

As Built Plan  
Received by: Paul  
Date: 09-10-17  
ABA No: 2012-801



South Rd  
#88 Main South rd

DCC FOUL DRAIN

**DCC COPY**

WD 0101	Site Plan
WD 2001	Proposed Floor Plan
WD 2501	Elevations
WD 2502	Elevations
WD 3001	Bracing & Lintel Plan
WD 3501	Foundation Plan / Drainage
WD 3502	Roof Framing Plan
WD 3503	Roof Plan
WD 4001	Section A
WD 5001	Details
WD 5002	Details
WD 5003	Details
WD 5004	Details
WD 5005	Details
WD 5006	Details
WD 5007	Details
WD 5008	Details
WD 5009	Details
WD 5010	Details
WD 7001	Window & Door Schedule

**A Taylor**  
**88 A Main South Road**  
**East Taieri 9024**  
**Lot 2 DP 19941**

**New Domestic Dwelling**  
**April 2012**  
**Project No. 1205**

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS

2012 -- 801

**TAIERI DESIGN & DRAUGHTING LTD**

✉ 5 Mounffort Street, Outram 9019 | of **23**

W [www.taieridesign.co.nz](http://www.taieridesign.co.nz)

P 03 486 2779

E [taieridesign@xtro.co.nz](mailto:taieridesign@xtro.co.nz)

M 027 245 9835

**RECEIVED**  
 03 JUN 2012  
 - DCC  
 C. Thompson

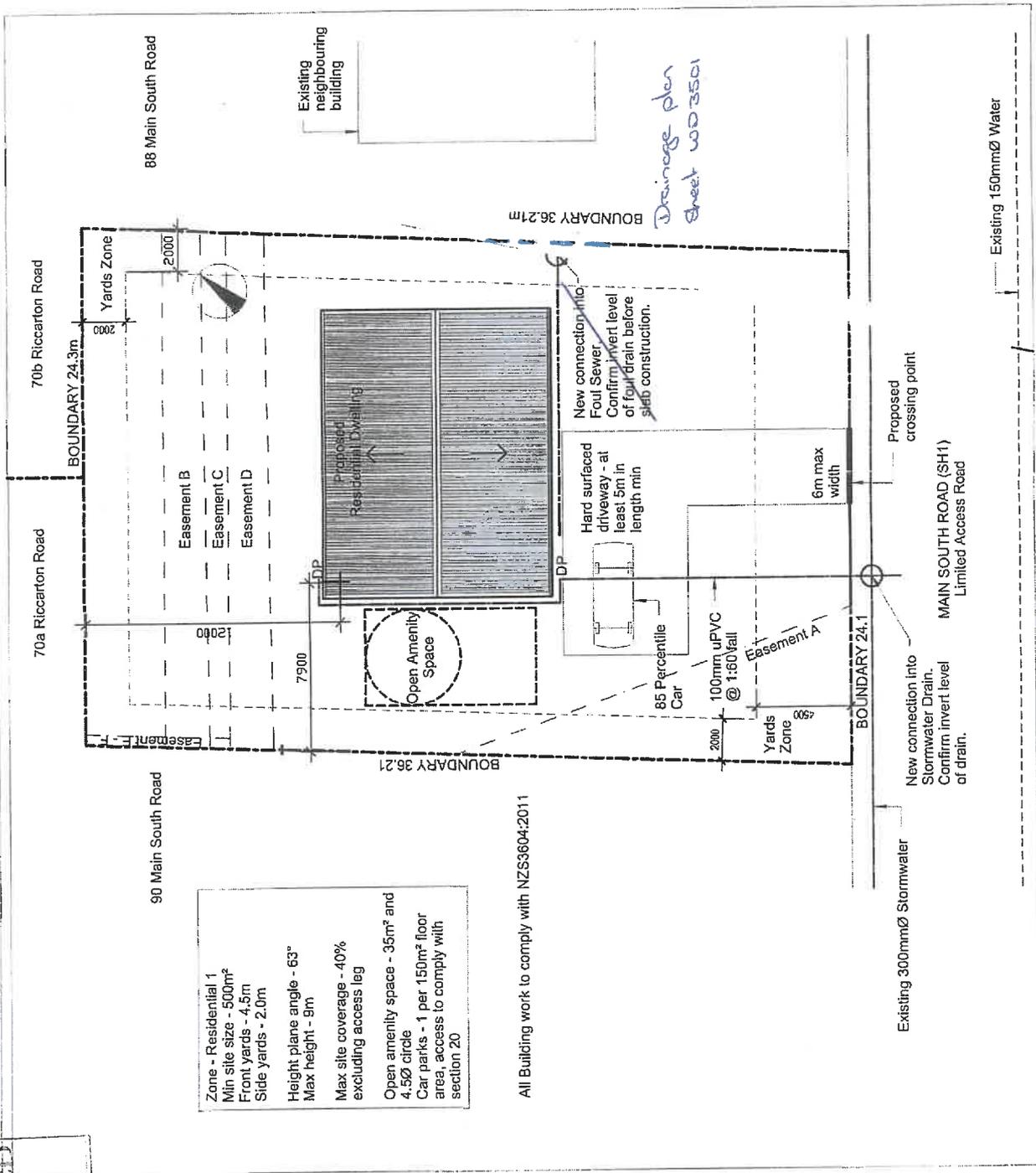
DCC CITY PLANNING  
**THESE PLANS ARE APPROVED**  
 This development can proceed in accordance with the District Plan  
 Subject to:  
 Signed AK Mombasa 25/6/2012 Dated

**DUNEDIN CITY COUNCIL**  
 Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents as retained on works and produced on request.  
 Building Date 22/6/12  
 Plumbing Date 26-06-2012  
 Health Date  
**NOTE**

DUNEDIN CITY COUNCIL  
 2012 - 801

**Legal Description**  
 88a Main South Road  
 East Taieri  
 Lot 2 DP 450698

**Site Coverage**  
 Site = 876m<sup>2</sup>  
 Proposed site coverage = 110m<sup>2</sup>

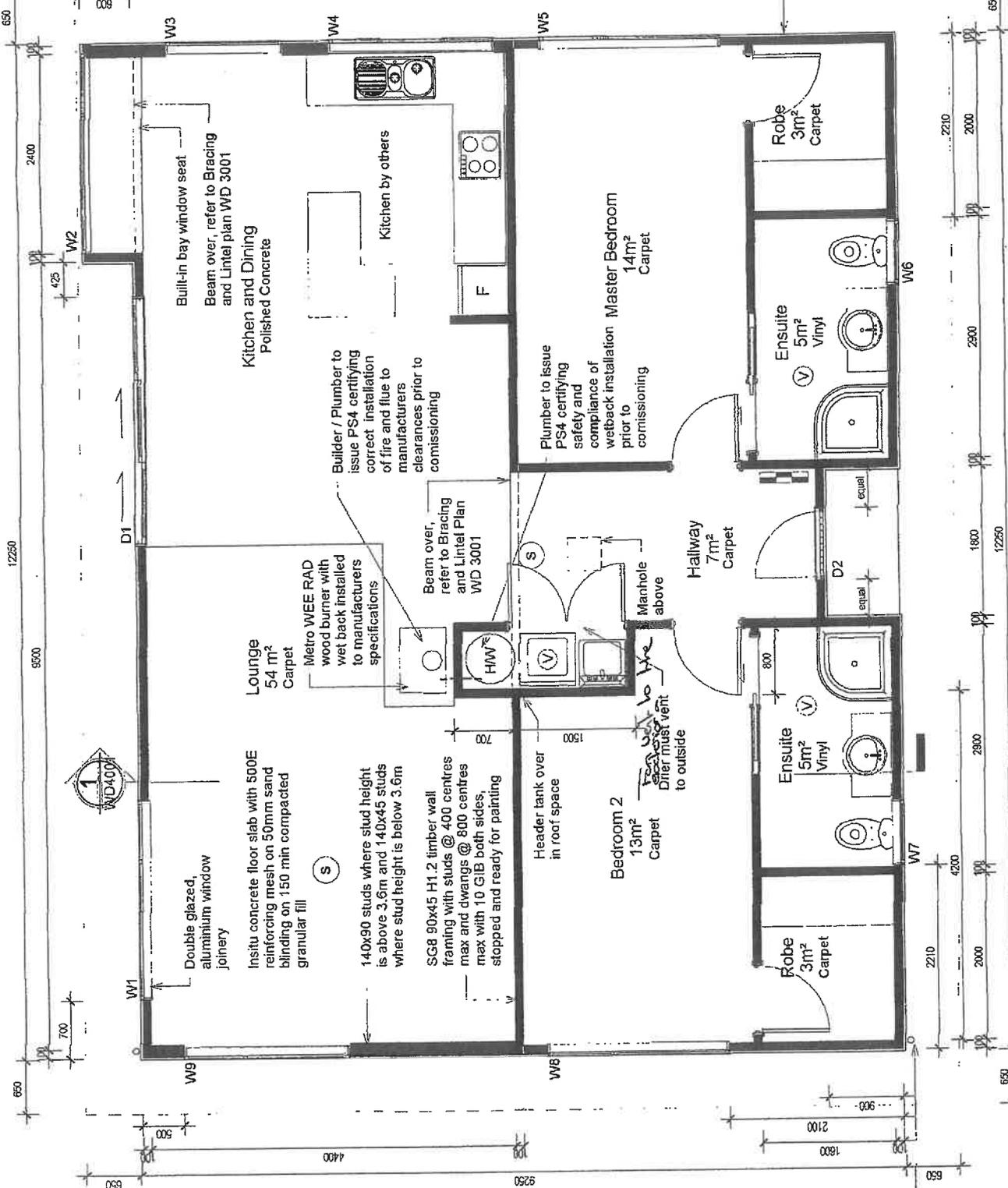


Zone - Residential 1  
 Min site size - 500m<sup>2</sup>  
 Front yards - 4.5m  
 Side yards - 2.0m  
 Height plane angle - 63°  
 Max height - 9m  
 Max site coverage - 40% excluding access leg  
 Open amenity space - 35m<sup>2</sup> and 4.5m circle  
 Car parks - 1 per 150m<sup>2</sup> floor area, access to comply with section 20

All Building work to comply with NZS3604:2011

*Drainage plan Sheet W03501*

Status: <b>For Consent</b>		Project: <b>Proposed Residence</b> Client: <b>Annabel Taylor</b> Address: <b>East Taieri Dunedin</b>		Drawing: <b>Site Plan</b> Drawn Scale: <b>1 : 200</b> Reduced Scale:	
All dimensions check on site prior to construction Drawing not to be reproduced without written permission.	<b>TAIERI DESIGN &amp; DRAUGHTING LTD</b> 5 Mermaid Street, Queen 919 W www.tairi.co.nz P 03 484 2779 E tairi@tdesign.co.nz		Drawn By: <b>-</b> CAD Filename:	Checked By: <b>PB</b> Date: <b>25/07/12</b>	Sheet No.: Revision:
<b>Project No. 1205</b> <b>Project No. WD0101 B</b>					



**LEGEND**

- (S) Smoke detector to comply with AS 3786
- (V) Mechanical ventilation to outside
- Meter Switch Board

**NOTE**

Confirm invert level of foul drain BEFORE slab construction.

Confirm and finalise slab F.F.L. with Drainlayer and Surveyor to ensure a 1:50 min. fall is achieved beneath floor slab and 1:80 min. fall is achieved from floor slab exit to foul connection and that there is 900mm min. F.F.L. to the soffit of the foul main connection point.

3 coats acrylic enamel paint system to walls and ceilings in both ensuites, laundry, and wall behind kitchen sink.

All Building work to comply with NZS3604:2011

Insulation  
Under slab - 1 layer of 50mm EPS polystyrene  
Exterior walls - R2.8 Min  
Ceiling - R3.6 Min

LUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS

Outline of ~~2012~~ **2012** overhang **2012** - - - **801**

Vertical metal corrugate cladding to the exterior

**For the final inspection of your heating appliance please ensure that access is available to the ceiling space if required and that the ceiling plates left unattached.**

Drawn By:	Checked By:	Date:
-	PB	30/04/12
CAD Filename:	Sheet No:	Revision:
	WD2001	A
Project No:	1205	

**Proposed Floor Plan**

Drawing:

Client: **Annabel Taylor**

Address: **East Taieri Dunedin**

Project: **Proposed Residence**

Reduced Scale: **1:50**

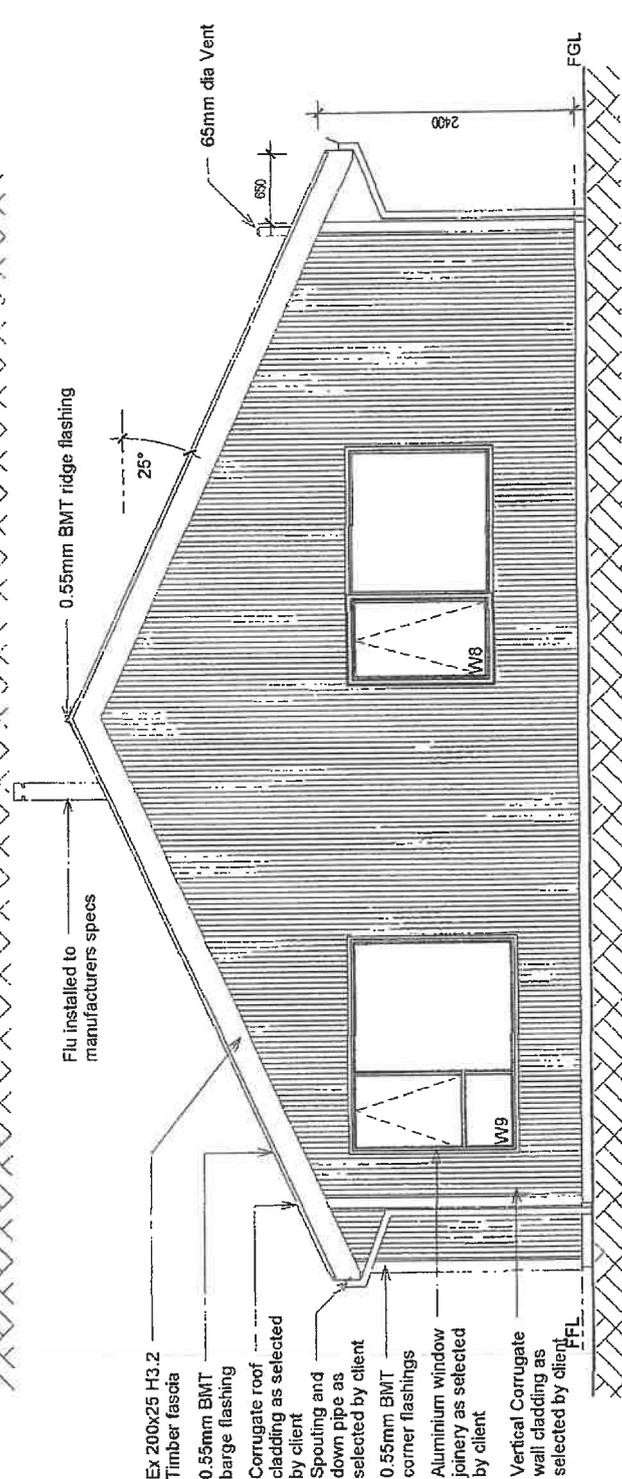
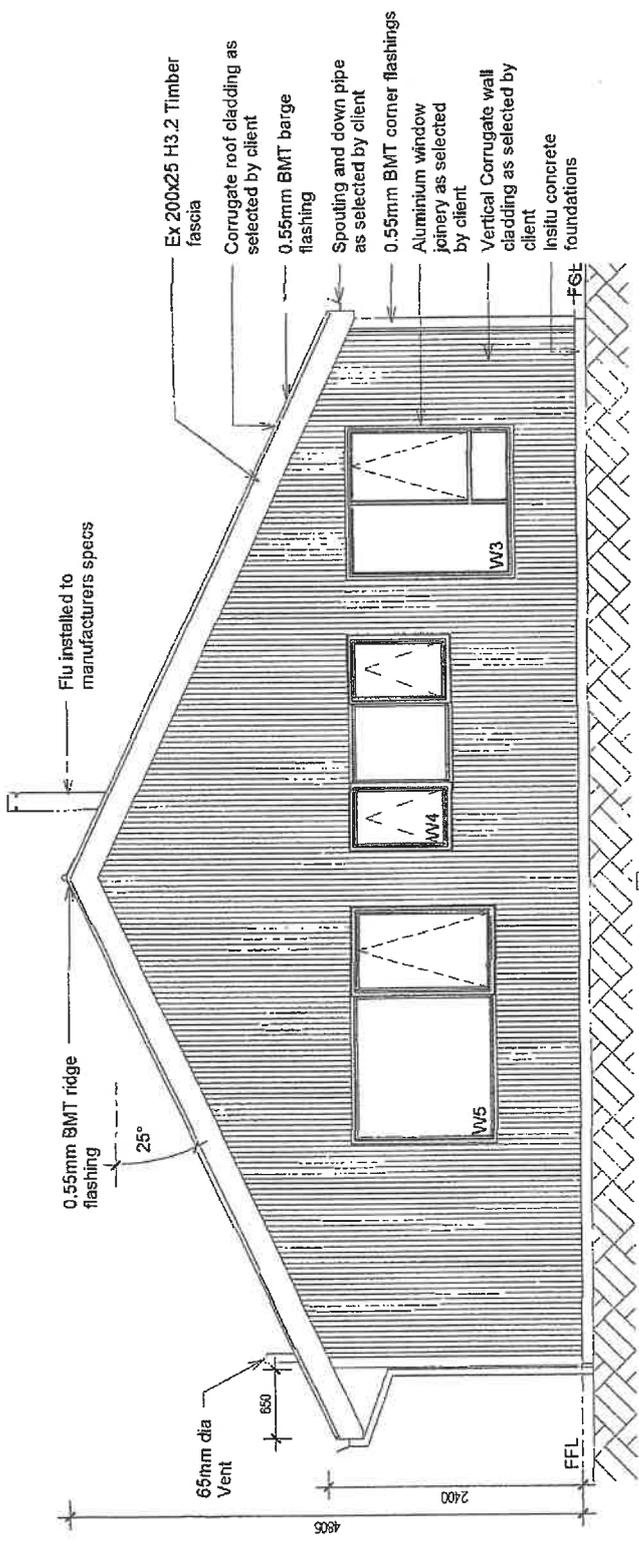
**For Consent**

Status:

All dimensions check on site prior to construction. Drawing not to be reproduced without written permission.

**AIERI DESIGN & DRAUGHTING LTD**

5 Hornibald Street, Dunedin 9017  
 P 03 466 2779  
 F 03 466 2779  
 E lairidesign@aieri.co.nz

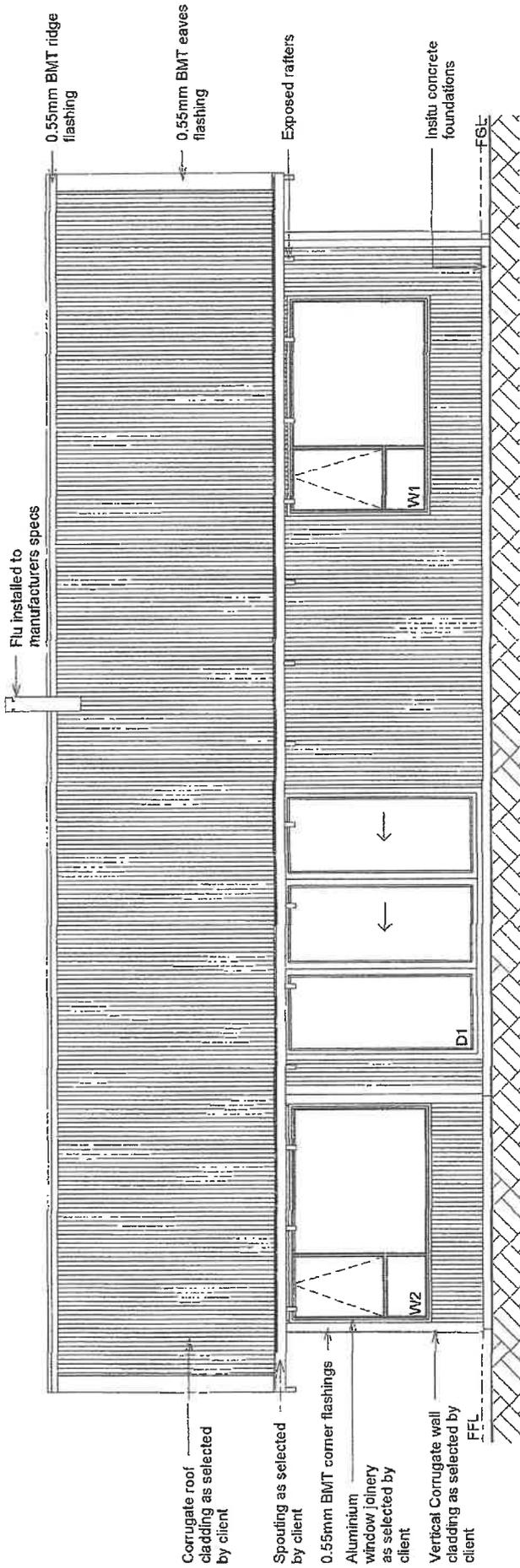


**NOTE:**  
 1. It is the responsibility of the contractor to ensure that the building does not breach the relevant height, plane angle, maximum height, boundary setbacks or any other conditions attached to permitted activities in the applicable district plan, as indicated on the documents. If unsure please engage a Registered Surveyor to verify that the building complies with all suitable clauses in the applicable district plan, and as detailed on the documents.  
 2. Existing ground levels and foundation lines shown are indicative only and should not be used for pitting. Confirm on site before construction

All Building work to comply with NZS3604:2011

DUNEDIN CITY COUNCIL  
 APPROVED BUILDING CONSENT DOCUMENTS  
 2012 - - - 801

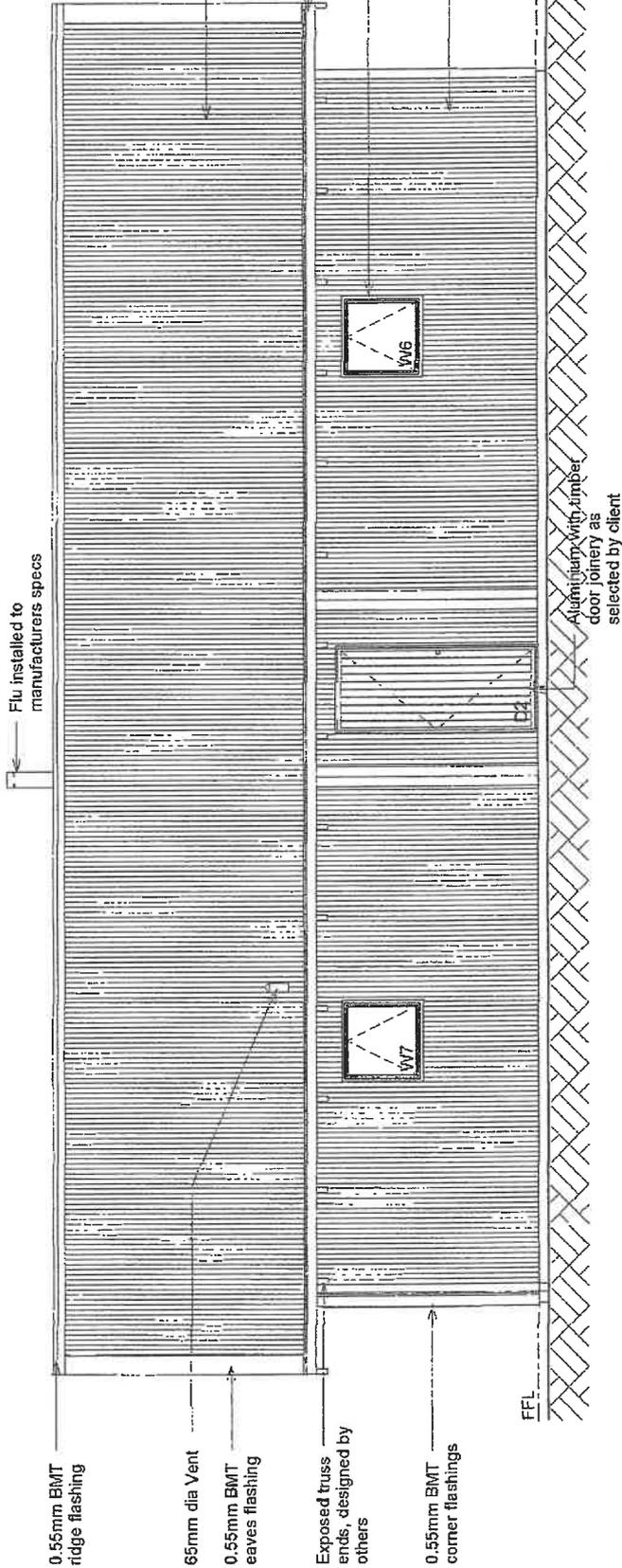
Status: All dimensions check on site prior to construction Drawing not to be reproduced without written permission.	<b>For Consent</b>		<b>Proposed Residence</b> Client: <b>Annabel Taylor</b> Address: <b>East Taieri Dunedin</b>		<b>Proposed Elevations</b> Drawing:		Checked By: <b>PB</b> Date: <b>30/04/12</b>	
	<b>TAIERI DESIGN &amp; DRAUGHTING LTD</b> 5 Maunford Street, Dunedin 9019 W www.taieridesign.co.nz E taieridesign@taieri.co.nz		Project No: <b>1205</b> Drawn Scale: <b>1:50</b> Reduced Scale:		CAD Filename: Project No: <b>1205</b>		Sheet No: <b>WD2501 A</b> Revision:	



All Building work to comply with NZS3604:2011

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS

2012 - - - 801



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**NIERI DESIGN & DRAFTING LTD**  
 EP 5 Merivoid Street, Daran 9019  
 P 03 886 7777  
 E nieridingn@nic.co.nz

Status:

**For Consent**

Project: **Proposed Residence**  
 Client: **Annabel Taylor**  
 Address: **East Taieri Dunedin**

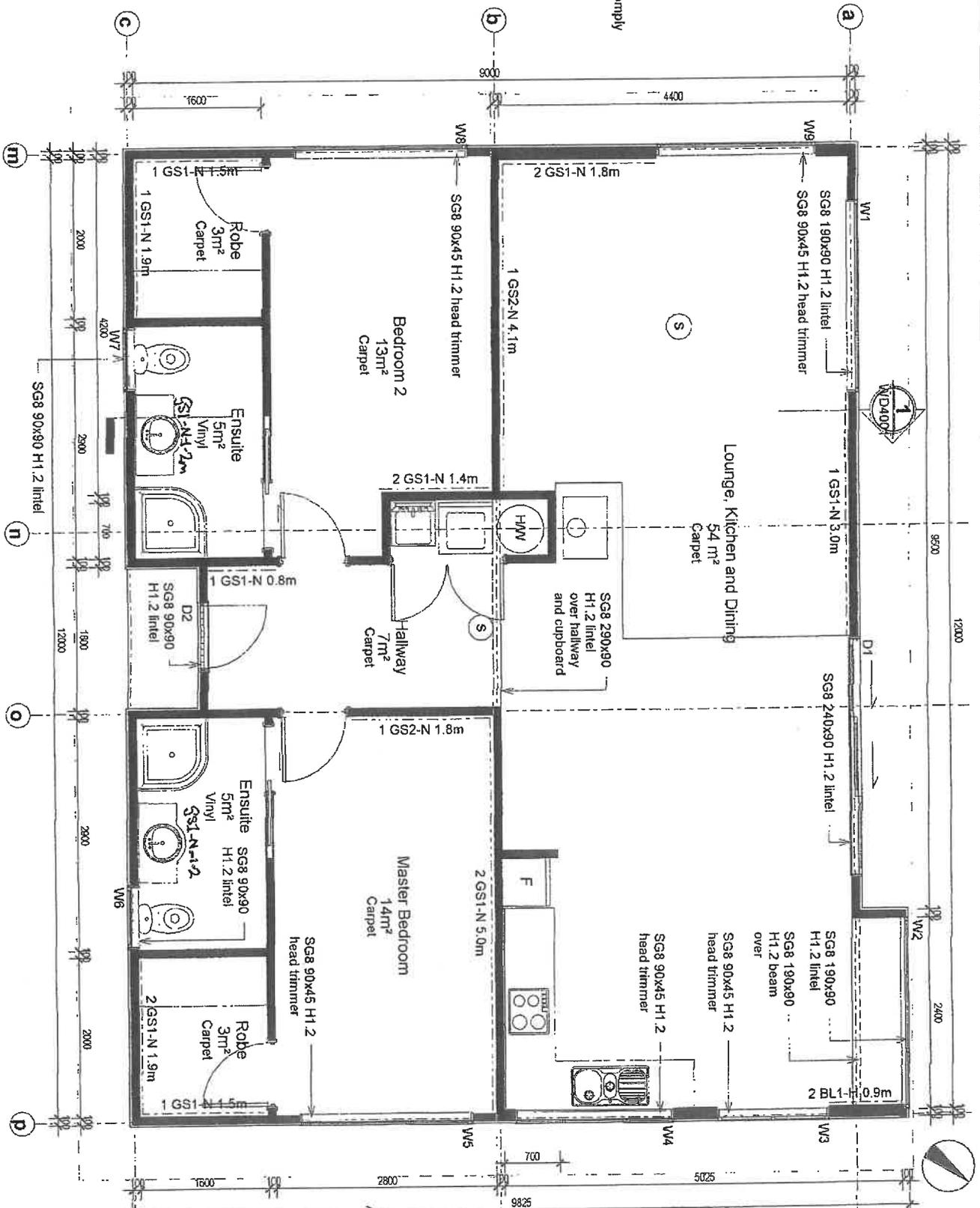
Drawing: **Proposed Elevations**

Drawn Scale: **1 : 50**  
 Reduced Scale:

Drawn By: **PB**  
 Checked By: **PB**  
 Date: **30/04/12**

Project No. **1205**  
 Sheet No. **WD2502**  
 Revision: **A**

All Building work to comply with NZS3604:2011



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 2012 - 801

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 G3 5 Blenheim Street, Queen 9019  
 W www.taieridesign.co.nz P 03 464 8779  
 E taieridesign@dim.co.nz M 027 245 9835

Status:

Project: Proposed Residence

Drawing: Bracing and Lintel Plan

Drawn By: PB  
 Checked By: PB  
 Date: 30/04/12

For Consent

Client: Annabel Taylor  
 Address: East Taieri Dunedin

Drawn Scale: 1 : 50  
 Reduced Scale:

CAD Filename: Project No. 1205  
 Sheet No. WDS3001 A  
 Revision:

*Handwritten:* 25/6/2012

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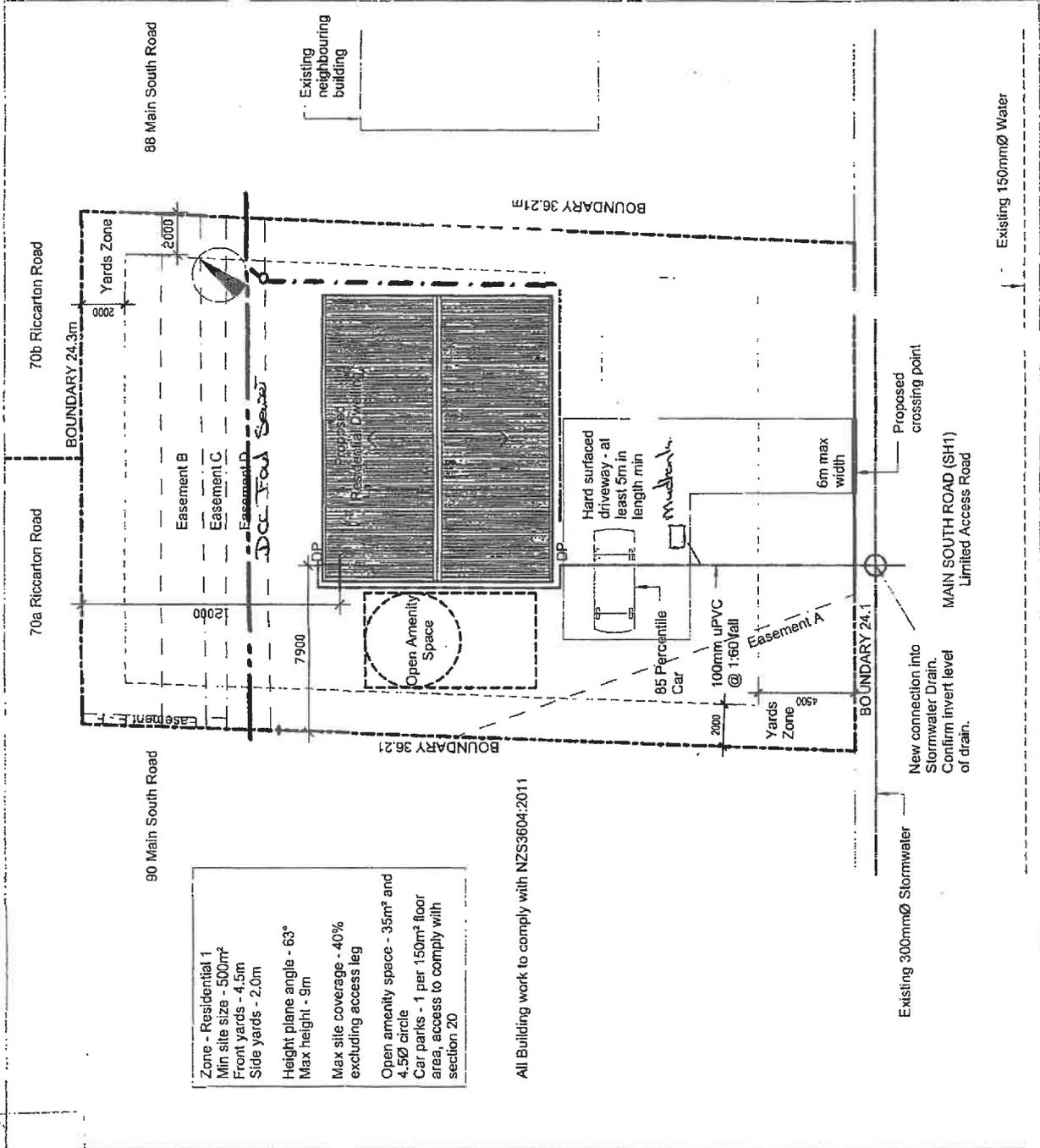
2012 - - - 801

**Legal Description**  
88a Main South Road  
East Taieri  
Lot 2 DP 450698

**Site Coverage**  
Site = 876m<sup>2</sup>  
Proposed site coverage = 110m<sup>2</sup>

*Handwritten:* Proposed design plan

Drawn By: PB	Checked By: PB	Date: 25/07/12	Sheet No: WBD0101-B
CAD Filename:			Revision:
Project No: 1205			



Zone - Residential 1  
Min site size - 500m<sup>2</sup>  
Front yards - 4.5m  
Side yards - 2.0m  
Height plane angle - 63°  
Max height - 9m  
Max site coverage - 40%  
excluding access leg  
Open amenity space - 35m<sup>2</sup> and  
4.5Ø circle  
Car parks - 1 per 150m<sup>2</sup> floor  
area, access to comply with  
section 20

All Building work to comply with NZS3604:2011

Drawing: **Site Plan**  
Reduced Scale: 1 : 200

Project: **Proposed Residence**  
Client: **Annabel Taylor**  
Address: **East Taieri Dunedin**

**For Consent**

Status:  
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E: info@siteimage.co.nz  
P: 03 468 2779  
H: 07 245 1825

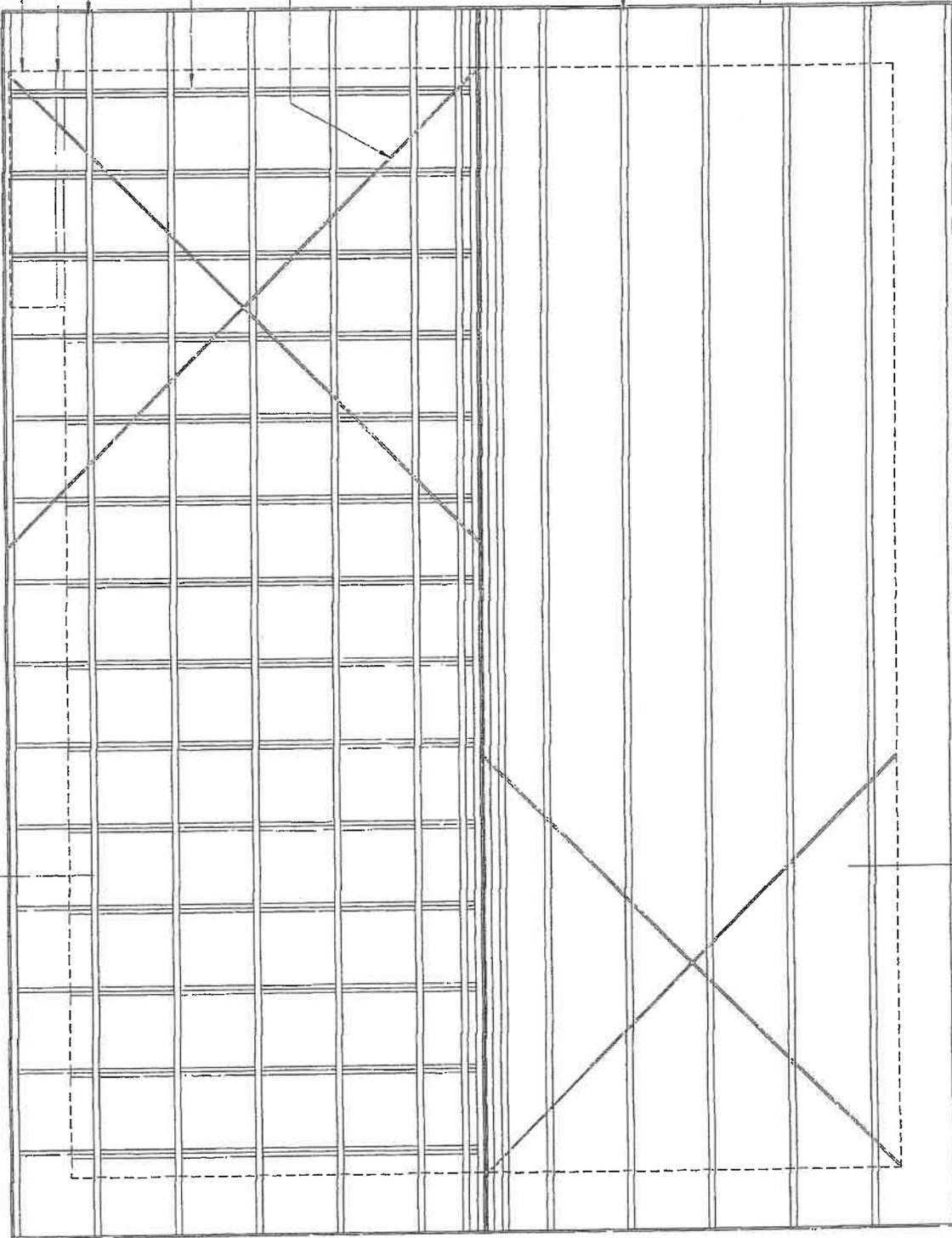
*Handwritten:* DCC  
C. Thomson



650



12200



Outline of walls below  
Beam below, refer to  
bracing and lintel plan  
SG8 70x45 H1.2 purlins  
@ 900 centres max on  
flat

SG8 240x90 H3.2 rafters  
@ 900 centres max

Roof Plan Bracing  
A pair of diagonally  
opposed continuous  
steel strips each  
having 4kN capacity in  
tension, fixed to each  
rafter that is  
intersected by 4/75 x  
3.15 nails and to the  
top plate / ridge  
board with 4/75 x  
3.15 nails

SG8 70x45 H1.2 purlins  
@ 900 centres max on  
flat on roof trusses @  
900 centres, designed  
by others

H3.2 fascia board  
fixed to purlin ends

All Building work to comply  
with NZS3604:2011

0086

88

089

0026

88

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5 Manukū Street, Otaimoana 9019  
P 03 468 2779 F 03 468 2779  
E [airi@airidesign.co.nz](mailto:airi@airidesign.co.nz) M 027 245 9835

Status:

**For Consent**

Project: **Proposed Residence**  
Client: **Annabel Taylor**  
Address: **East Taieri Dunedin**

Drawing: **Roof Framing Plan**

Drawn Scale: **1 : 50**  
Reduced Scale:

Drawn By: **-**  
Checked By: **PB**  
Date: **30/04/12**  
CAD Filename:  
Project No. **1205**  
Revision: **WD3502 A**



Gutter and downpipe system, as selected by client

Corrugate roofing cladding, as selected by client

0.55mm BMT flashing

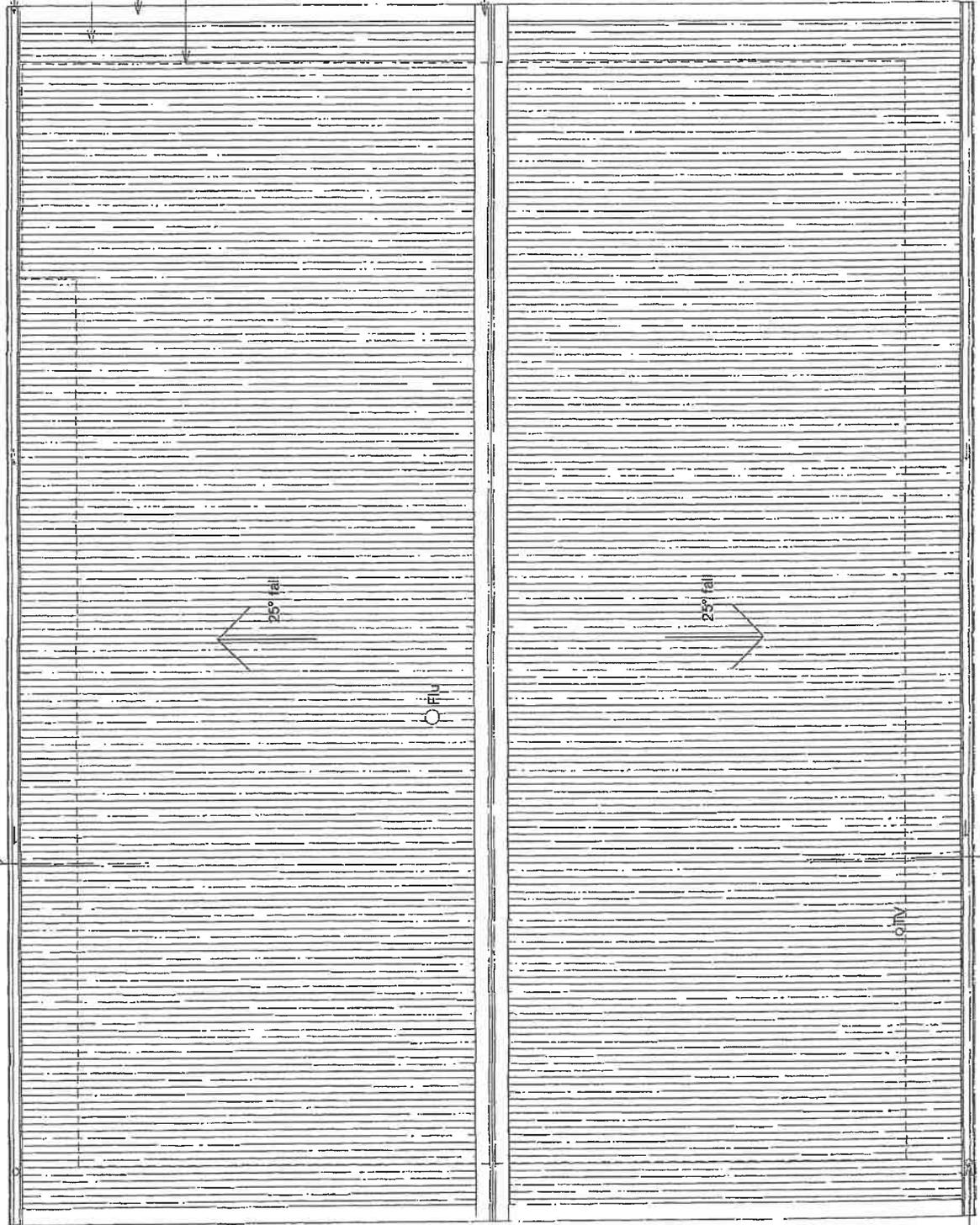
Walls below

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0.55mm BMT ridge flashing

All Building work to comply with NZS3604:2011



80mm Ø downpipe

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 GP 5 Homestead Street, Otautahi 9019 P 03 466 7779  
 W www.aieridesign.co.nz E 027 245 9855  
 F aieridesign@dnz.co.nz

Status:

**For Consent**

Project: **Proposed Residence**  
 Client: **Annabel Taylor**  
 Address: **East Taieri Dunedin**

Drawing: **Roof Plan**

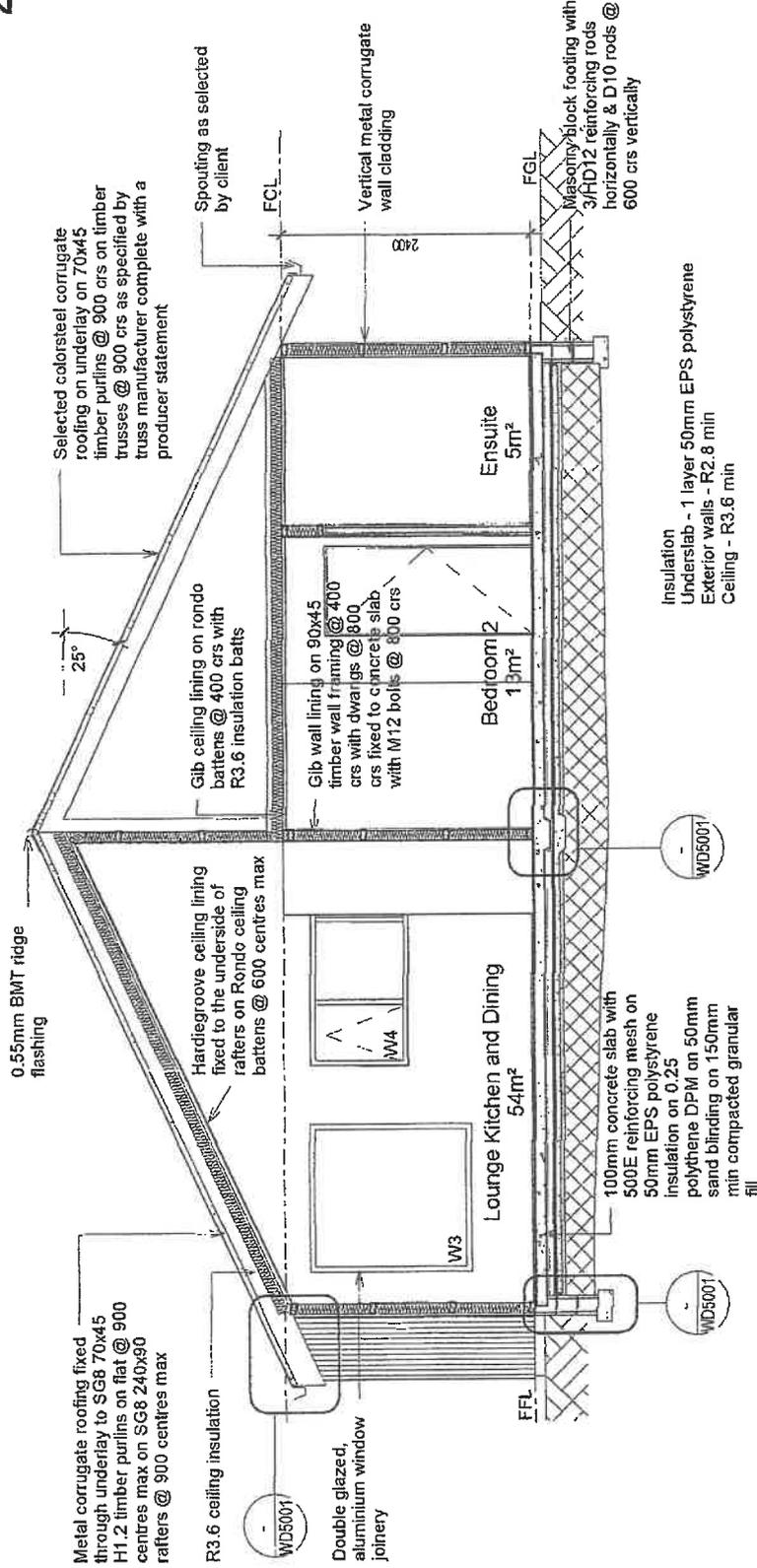
Drawn Scale: **1 : 50**  
 Reduced Scale:

Drawn By: **PB**  
 Checked By: **PB**  
 Date: **30/04/12**  
 CAD Filename:  
 Project No. **1205**  
 Sheet No. **WD3503 A**  
 Revision:

All Building work to comply with NZS3604:2011

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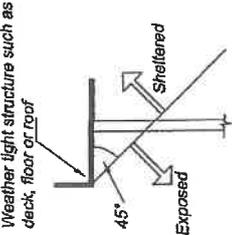
Status:

**For Consent**

Project: **Proposed Residence**  
 Client: **Annabel Taylor**  
 Address: **East Taieri Dunedin**

Drawing: **Proposed Section**  
 Drawn Scale: **1 : 50**  
 Reduced Scale:

Drawn By: -  
 Checked By: **PB**  
 Date: **30/04/12**  
 CAD Filename:  
 Project No: **1205**  
 Sheet No: **WD4001**  
 Revision: **A**



Weather tight structure such as deck, floor or roof

Wind Zone - High  
Snow Loading - 1.0 kPa  
Corrosion Zone - Zone C  
Floor Load Design - 1.5 kPa

All Building work to comply with NZS3604:2011

All nominated timbers are to be SG 0

Foundation design assumed "good ground" as defined in NZS3604:2011. Should different ground conditions for foundations be encountered during excavation, contact designer to finalise foundation details.

Concrete masonry shall comply with NZS 4210:2001.  
All cells to be solid filled.

Concrete strength is to be nominated 20MPa at 28 days  
Concrete construction to comply with NZS 3109:1997.

Reinforcing shall comply with AS/NZS 4671:2001.  
Mesh to be 500E and bars to be 300E  
Min. external cover to reinforcement  
(1) - against ground 75mm  
(2) - against formwork 50mm  
(3) - Top cover to mesh 30mm

All GIB and Hardies products and systems are to be stored and installed to manufacturers specifications.

Colorsteel roofing to be fixed w/ Heavy Zinc or Zinc-Tin coatings complying w/ AS3566.2-2002 Class 3 and installed to manufacturers specifications.

All aluminium joinery is to be double glazed with paint grade finish timber reveals

All glazing is to comply with NZS 4223, NZBC F2 and all other relevant building codes. Sizes given are rough opening dimensions

Note  
Restrictor stays to comply with F-4 are required if opening sash is 760 or below on window openings to first floor

Vinyl flooring to be non-slip and have all joints sealed to manufacturers specifications for an impervious finish.

All construction and demolition to comply with NZBC F5.

**PLUMBING AND DRAINAGE NOTES:**

All Services Indicative only.  
All Plumbing, Drainage, and Electrical work is to comply with the relevant codes and standards and to be installed by persons holding current practicing licences.

**Stormwater Drains**

100mm uPVC, min 1:60 gradient, to NZBC E1/AS1 or E1/VM1 (AS/NZS 3500.1 section 2.3.4, incl appendix C)

All down pipes 80mm, unless noted otherwise

**Foul Drains**

100mm dia uPVC, min 1:60 gradient, to NZBC G13/AS2 or G13/VM3 (AS/NZS 3500.1, section 2.3.4, including appendix C)

**Sanitary Wastes**

G13/AS1 and G13/VW1

Waste pipe to kitchen sink, showers, bath, whb, tub - 65mm dia uPVC to AS/NZS 1260. Waste pipe gradient min 1:40

Waste pipe from WC 100mm min dia uPVC to AS/NZS 1260. Waste pipe gradient min 1:60

**Water Supplies**

Hot water supply to sink, showers, bath, whb, tub - 20mm polybutylene pipe work, to AS/NZS 26-4.2, parts 1.2 and 3.

Cold water supply to sink, showers, bath, whb, tub - 20mm polybutylene pipe work, to AS/NZS 264.2, parts 1.2 and 3.

Hot water pipe 1800mm from cylinder 20mm copper to NZS 3501.

tv = Terminal vent

org = overflow relief gully

rp = rodding point

ce = cleaning eye

Shower - Clearlite "Platinum" 900x900 round

Vanity - Clearlite "Cashmere" 600 single bowl wall hung

W/C - Tofo "Sinira" S-trap pan Toilet suite

All fixtures and fittings brands and models are to be confirmed with client

Proprietary fixtures to NZS G1.

**Sanitary Fixtures**

Sanitary fixtures construction shall comply with the relevant parts of the following standards:

AS 1449 Wrought alloy steels - Stainless and heat-resisting steel plate, sheet and strip.

AS 3598 Shower bases and shower modules.

AS/NZS 2023 Baths for ablutionary purposes.

AS/NZS 1730 Washbasins.

NZS 3331 Specification for quality of vitreous china sanitary appliances, and be NZ or Australian made.

**Zone C**

Protection required for steel fixings and fastenings excluding nails and screws

Nail Plates in "Closed and Roof Spaces"

- Hot Dipped Galvanized steel

Wire Dags & Bolts in "Closed and Roof Spaces"

- Hot Dipped Galvanized steel

All other structural fixings in

(a) "Closed" areas

- Mild steel

(b) "Sheltered" areas

- Hot dipped Galvanized steel

(c) "Exposed" areas

- Type 304 Stainless steel

Treated timber pile connections more than 600mm from the ground and all subfloor connections

(a) "Sheltered" areas (subfloor vented 7000mm<sup>2</sup> or less)

- Hot dipped Galvanized steel

(b) "Exposed" areas (subfloor vented more than 7000mm<sup>2</sup>)

- Type 304 Stainless steel

Treated timber pile connections within 600mm of the ground

"Sheltered & Exposed" areas

- Type 304 Stainless steel

Nails or screws protection

Cladding that acts as bracing (50 year durability)

- Galvanized steel

Non-structural cladding (15 year durability)

- Galvanized steel

Framing in "Closed" areas including roof spaces

- Mild steel

Framing in "Sheltered" areas

- Galvanized steel

Framing in "Exposed" areas

- Galvanized steel

Project Number.

1205

Legal Title.

Street Address.  
88a Main South Road  
East Taieri

Revisions

A | 30.04.12 | Issued for consent

Status

For Consent

All dimensions to be checked on site.

Do not scale off these drawings.

Any discrepancies in drawings to be notified to consultant.

Drawing Title.

Generic Details

TAIERI DESIGN & DRAUGHTING LTD

33 Maxwell Street, Dunedin 909

T 03 478 2799  
F 03 478 2795  
E info@tdesign.co.nz

Designed

Drawing Scale.

N.T.S

Drawing Date.

30.04.12

Checked

Drawn

PB

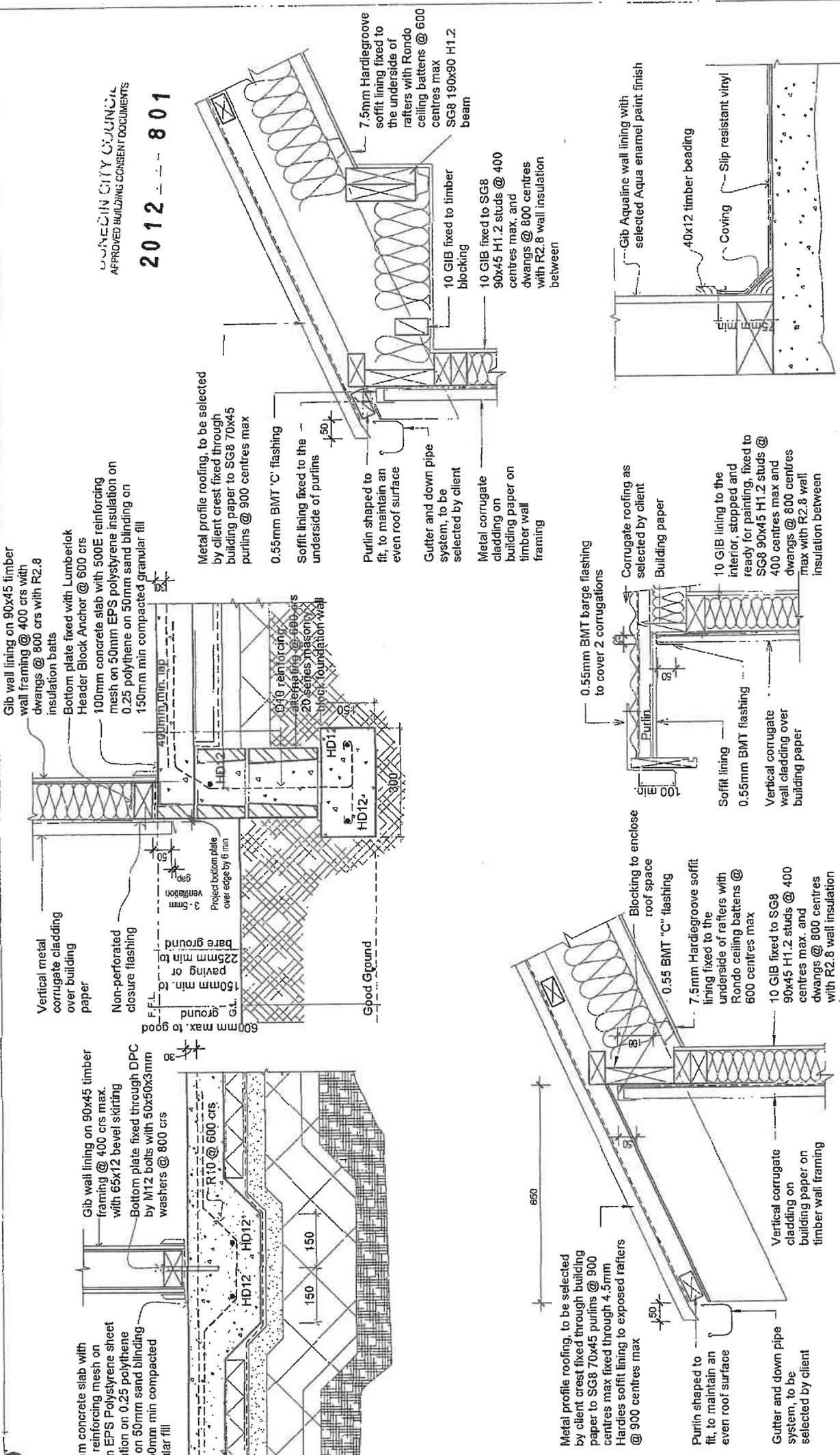
Revision Number.

A

Drawing Number.

WD5001

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Gib wall lining on 90x45 timber wall framing @ 400 crs with insulation batts

Bottom plate fixed with Lumberlok Header Block Anchor @ 600 crs  
100mm concrete slab with 500E reinforcing mesh on 50mm EPS polystyrene insulation on 0.25 polythene on 50mm sand blinding on 150mm min compacted granular fill

Metal profile roofing, to be selected by client fixed through building paper to SG8 70x45 purlins @ 900 centres max

0.55mm BMT 'C' flashing  
Soffit lining fixed to the underside of purlins

Purlin shaped to fit, to maintain an even roof surface

Gutter and down pipe system, to be selected by client

10 GIB fixed to timber blocking  
10 GIB fixed to SG8 90x45 H1.2 studs @ 400 centres max, and dwangs @ 600 centres with R2.8 wall insulation between

0.55mm BMT barge flashing to cover 2 corrugations

Corrugate roofing as selected by client  
Building paper

10 GIB lining to the interior, stopped and ready for painting, fixed to SG8 90x45 H1.2 studs @ 400 centres max and dwangs @ 800 centres max with R2.8 wall insulation between

Soffit lining 0.55mm BMT flashing  
Vertical corrugate wall cladding over building paper

Blocking to enclose roof space  
0.55 BMT 'C' flashing

7.5mm Hardiegroove soffit lining fixed to the underside of rafters with Rondo ceiling battens @ 600 centres max

10 GIB fixed to SG8 90x45 H1.2 studs @ 400 centres max, and dwangs @ 800 centres with R2.8 wall insulation between

Metal profile roofing, to be selected by client fixed through building paper to SG8 70x45 purlins @ 900 centres max fixed through 4.5mm Hardies soffit lining to exposed rafters @ 900 centres max

Purlin shaped to fit, to maintain an even roof surface

Gutter and down pipe system, to be selected by client

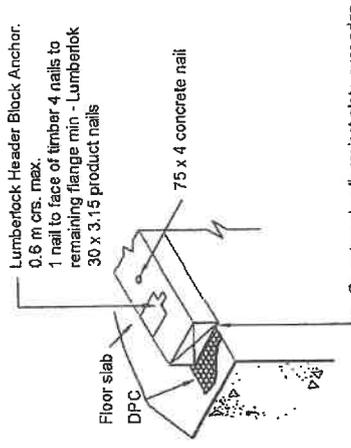
Vertical corrugate cladding on building paper on timber wall framing

All Building work to comply with NZS3604:2011

Project: <b>Proposed Residence</b> Client: <b>Annabel Taylor</b> Address: <b>East Taieri Dunedin</b>	Drawing: <b>Proposed Details</b>	Drawn By: Checked By: CAD Filename:	Date: 30/04/12
		Project No: 1205	Revision: WD5002 A
Status: All dimensions check on site prior to construction Drawing not to be reproduced without written permission.	Drawing Scale: As indicated	Reduced Scale: As indicated	
<b>For Consent</b> <b>ARI DESIGN &amp; DRAUGHTING LTD</b> GP 5 Newland Street, Dunedin 9019 W www.ari.co.nz P 03 484 2779 F 03 484 2779 E ari@ari.co.nz			

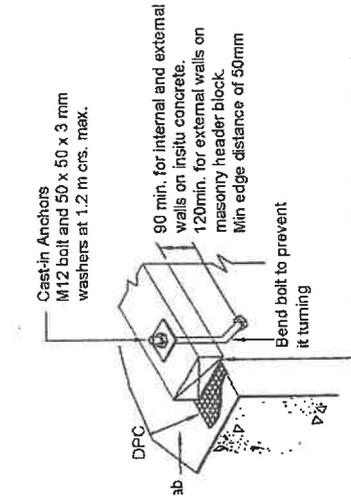
**TIMBER TREATMENT SCHEDULES**

Member	Timber species and grade	Treatment
EXTERIOR WALL FRAMING		
Exterior walls:	Radiata pine structural grades Douglas fir structural grades	H1.2 H1.2
ROOF FRAMING		
Member:	Radiata pine structural grades	H3.2
Rafters:	Radiata pine structural grades	H3.2
Trusses - top cord forming exposed rafter:	Radiata pine structural grades	H3.2
Trusses:	Radiata pine structural grades Douglas fir structural grades	H1.2 None
Purlins:	Radiata pine structural grades Douglas fir structural grades	H1.2 None
Ceiling joists:	Radiata pine structural grades Douglas fir structural grades	H1.2 None
Skillion roof framing:	Radiata pine structural grades	H1.2
EXTERIOR FINISHING TIMBERS		
Member:	Timber grades and grade	Treatment H3.2
Fascia/arge/cover boards:	Radiata pine dressing grade	H3.2
Exterior trim:	Radiata pine dressing grade	H3.2
INTERIOR FRAMING		
Member:	Timber species and grade	Treatment H1.2
Non structural walls:	Radiata pine structural grades Douglas fir structural grades	None
Structural and braced walls:	Radiata pine structural grades Douglas fir structural grades	H1.2 None
INTERIOR FINISHING TIMBERS		
Member:	Timber species and grade	
Architraves:	Radiata pine dressing grade	
Skirtings:	Radiata pine dressing grade	
Corrises:	Radiata pine dressing grade	



(A)

**NOTE -**  
(1) Fixings must be provided within 150 of each end of the plates.

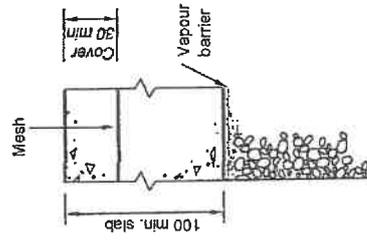


(B)

For External walls proprietary anchors to have a minimum capacity of -  
 (a) Horizontal Loads in the plane of the wall 2 kN  
 (b) Horizontal Loads out of the plane of the wall 3 kN  
 (c) Vertical Loads In axial tension of the fastener 7 kN  
 For Internal walls proprietary anchors to have a minimum capacity of -  
 (a) Horizontal Loads in the plane of the wall 2 kN  
 (b) Horizontal Loads out of the plane of the wall 2 kN

**1 Bottom Plate to Slab**

Scale - Not to Scale



**2 Slab Section**

Scale - Not to Scale

All dimensions to be checked on site.  
 Do not scale off these drawings.  
 Discrepancies in drawings to be notified to consultant.  
 Building work to comply with NZS3604:2011

Revisions  
 A 30.04.12 Issued for consent

Project Number:  
**1205**  
 Legal Title:

Street Address:  
**88a Main South Road  
 East Taieri**

Drawing Title:  
**Generic Details  
 - Subfloor**

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 F 0344 2783  
 E info@tdesign.co.nz

Designed: | Drawn: PB | Checked: |  
 Drawing Scale: N.T.S  
 Drawing Date: 30.04.12  
 Drawing Number: **A**  
 Revision Number: **WD5003**  
 Drawing Number: **WD5003**  
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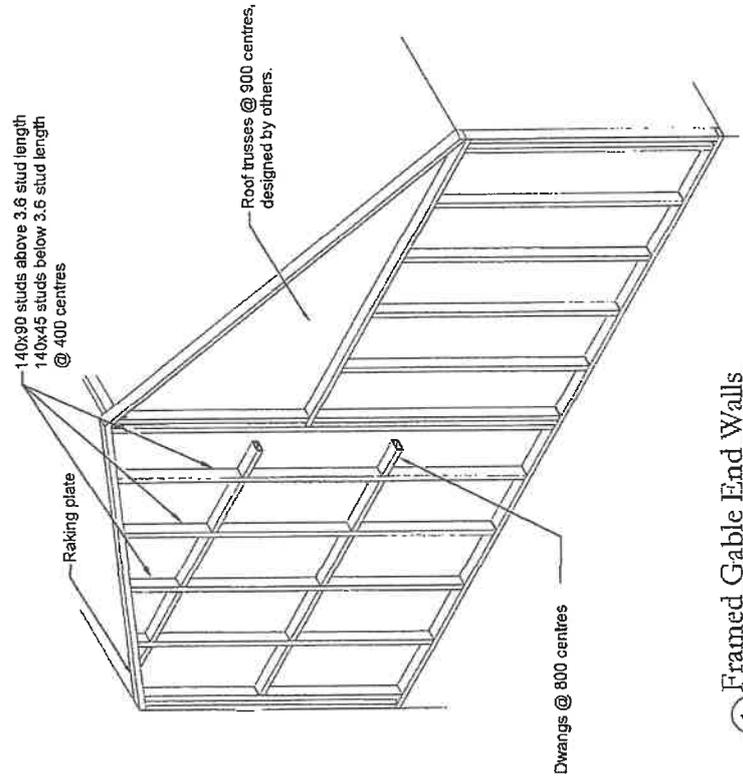
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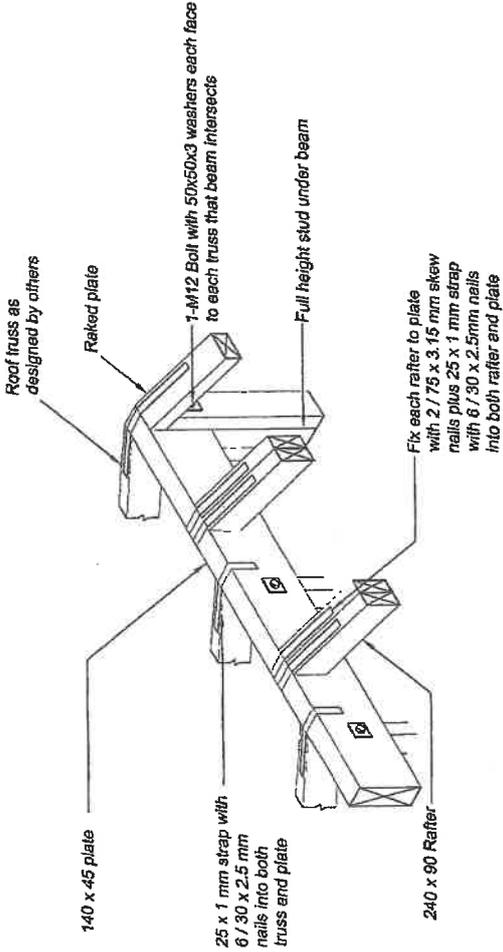
Status  
**For Consent**

10 20 30 40 50

- Fix top plate to studs w/
  - 4 (skewed) 75 x 3.15 nails
  - or 2 (end nailed) 100 x 3.75 nails
  - or 4 (skewed) 75 x 3.06 power driven nails
  - or 3 (end nailed) 90 x 3.15 power driven nails
- Rafters fixed to top plate
  - w/ 2 x 90x3.15 skewed nails + 2 wiredogs
  - or alternative proprietary fixing providing 4.7Kn fixing capacity
- Purlins fixed to rafters w/ 1x10g self drilling screw 80mm long

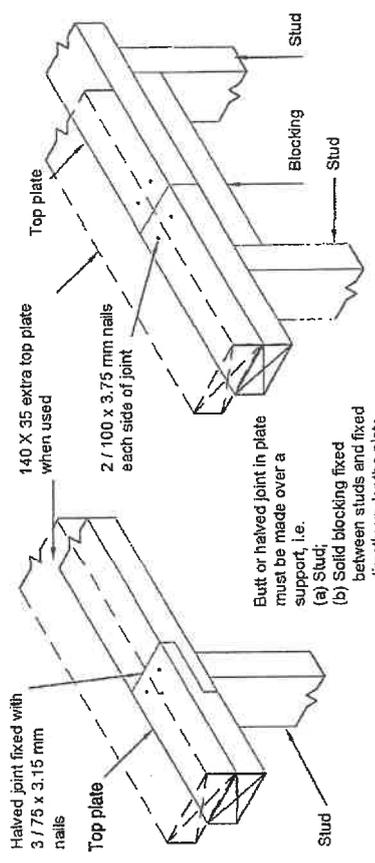


① Framed Gable End Walls  
Scale - Not to Scale



② Rafter to Plate / Truss  
Scale - Not to Scale

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APPROVED BUILDING CONSENT DOCUMENT  
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(A) HALVED JOINT

(B) BUTT JOINT

③ Connecting Top Plate in Line - Wall Not Containing Bracing  
Scale - Not to Scale

All dimensions to be checked on site.  
Do not scale off these drawings.  
Any discrepancies in drawings to be notified to consultant.  
Building work to comply with NZS3604:2011

Revisions  
A 30.04.12 Issued for consent

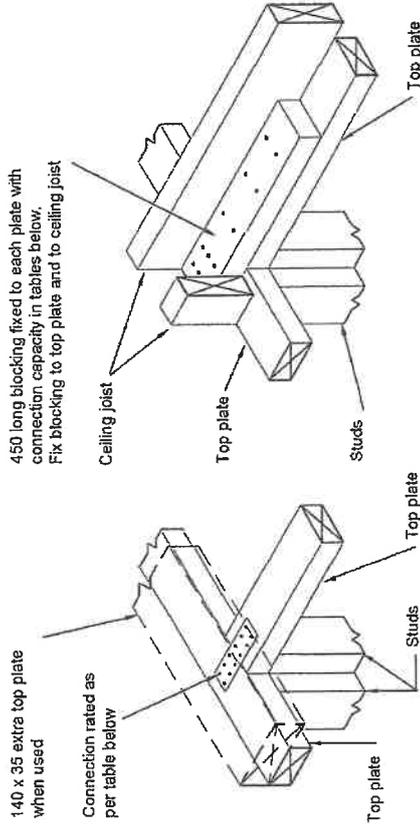
Project Number  
1205  
Legal Title.

Street Address.  
88a Main South Road  
East Taieri

Drawing Title.  
**Generic Details  
- Framing**  
TAIERI DESIGN & DRAUGHTING LTD  
111 Mainville Street, Dunedin 9017  
www.taieridp.co.nz  
F 03 485 2778  
M 02 945 955

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PB  
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(A) BUTT JOINT

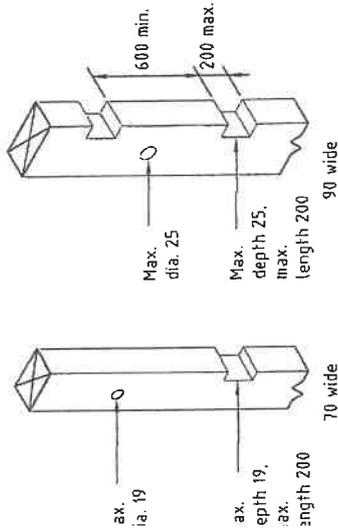
(B) BUTT JOINT (WITH CEILING JOIST)

Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

① Connecting Top Plate to External Wall at Right Angle Containing Bracing

Scale - Not to Scale



③ Holes and Notches in Studs

Scale - Not to Scale

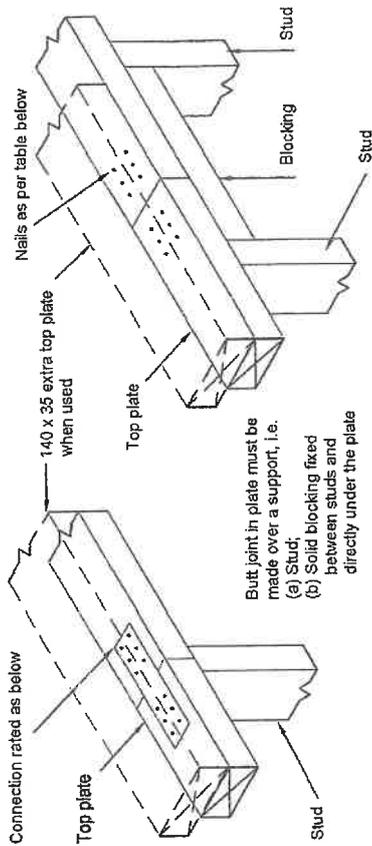
All dimensions to be checked on site. Do not scale off these drawings. Discrepancies in drawings to be notified to consultant. Building work to comply with NZS3604:2011

Revisions  
A 30.04.12 Issued for consent

Status  
**For Consent**

Project Number  
**1205**  
Legal Title.

Street Address.  
**88a Main South Road  
East Taieri**



(A) BUTT JOINT OVER STUD

(B) BUTT JOINT OVER BLOCKING

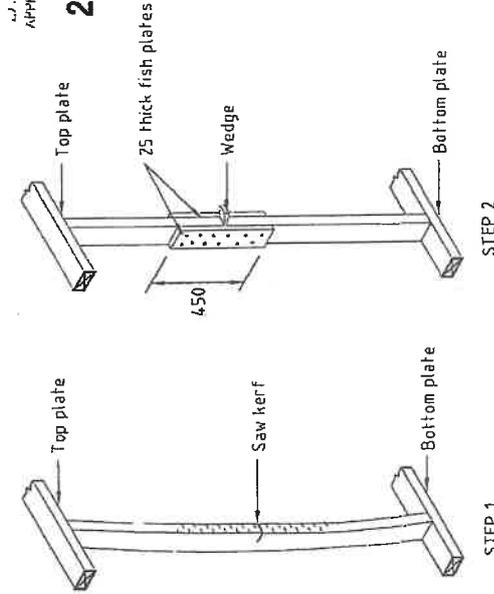
NOTE -  
(1) Not required when extra top plate is used.

Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

② Connecting Top Plate in Line - Wall Containing Bracing

Scale - Not to Scale



④ Stud Straightening

Scale - Not to Scale

WINDY CITY CONSULTANTS  
APPROVED BUILDING CONSENT DOCUMENT

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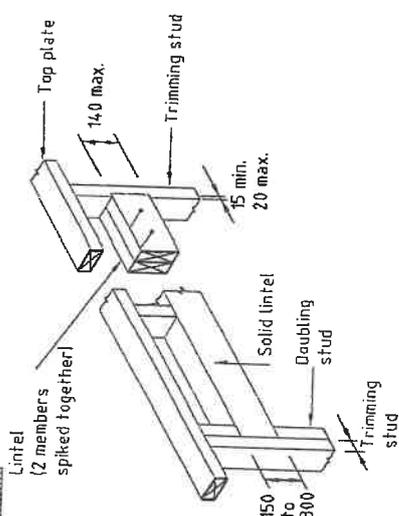
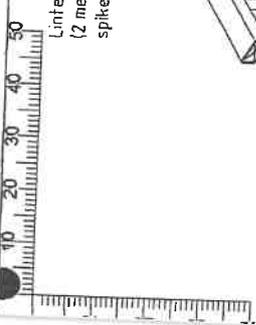
Drawing Title:  
**Generic Details  
- Framing**

Project Number:  
**1205**  
Legal Title:  
**88a Main South Road  
East Taieri**

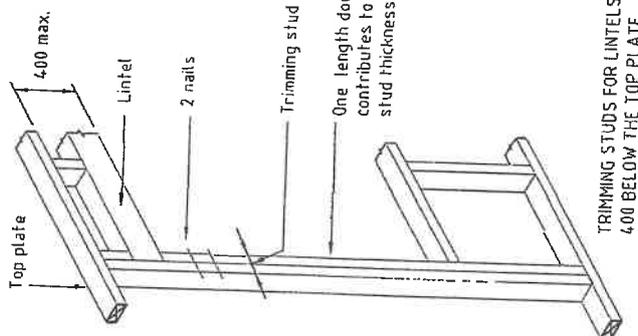
Designed: N.T.S.  
Drawing Scale:  
Drawing Date:  
30.04.12

Checked: PB  
Revision Number:  
**A**  
Drawing Number:  
**WD5005**

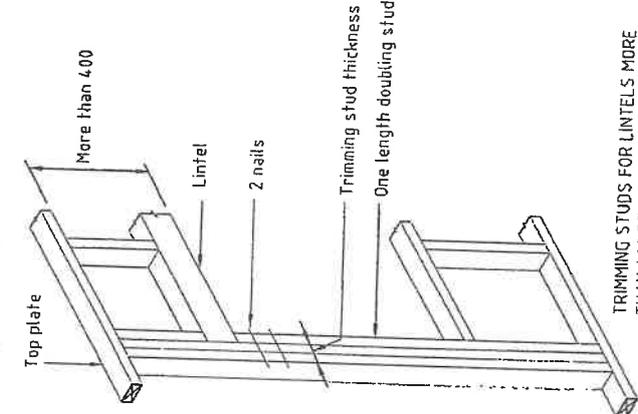
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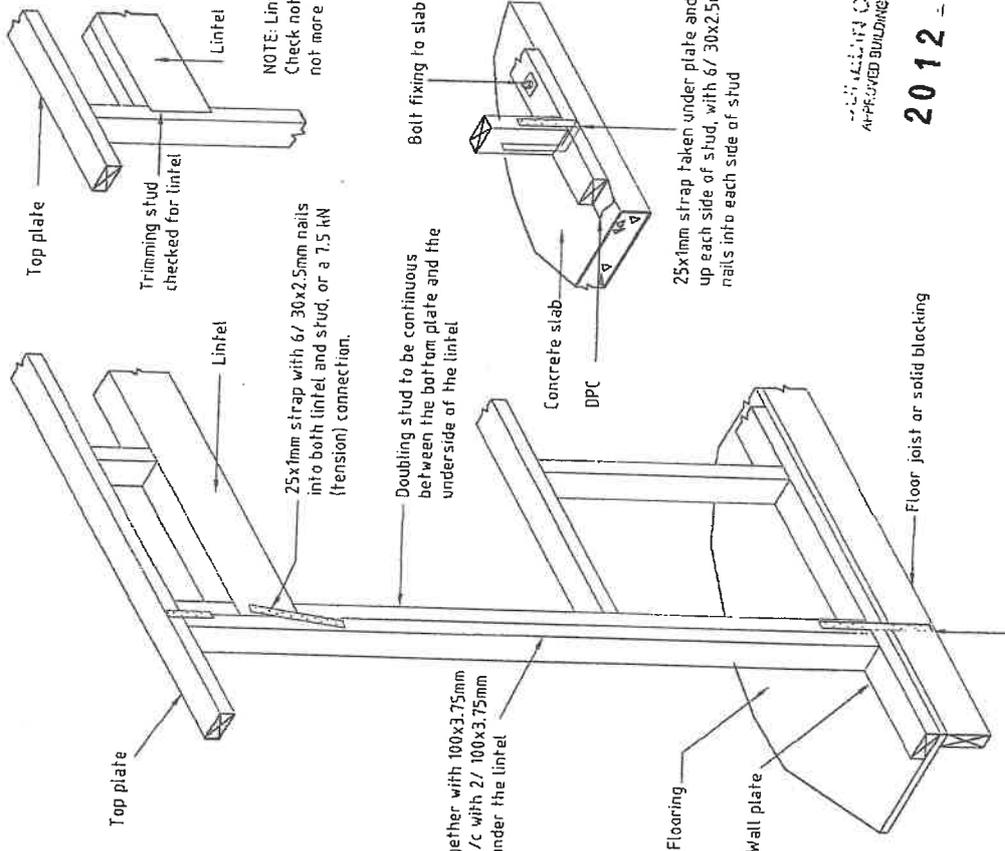
Lintel span 1.8 Trimming stud thickness to be 45mm min  
 Lintel span 1.9 to 3.0 Trimming stud thickness 70mm min  
 Lintel span 3.1 to 3.6 Trimming stud thickness 90mm min  
 Lintel span 3.7 to 4.2 Trimming stud thickness 135mm min



1 Trimming Studs  
 Scale - Not to Scale



2 Trimming Studs for Lintels more than 400 below the top plate



NOTE: Lintels not to exceed 140mm  
 Check not to be less than 15mm and  
 not more than 20mm

2 Lintel Fixings to Prevent Uplift  
 Scale - Not to Scale

All dimensions to be checked on site.  
 Do not scale off these drawings.  
 Any discrepancies in drawings to be notified to consultant.  
 Building work to comply with NZS3604:2011

Revisions  
 A 30.04.12 Issued for consent

Project Number  
 1205  
 Legal Title

Status  
 For Consent

Street Address  
 88a Main South Road  
 East Taieri

Drawing Title  
 Generic Details  
 - Framing  
 TAIERI DESIGN & DRAUGHTING LTD  
 E: 1.Hessell@tda.co.nz  
 P: 03482779  
 F: 03482783

Designed  
 N.T.S  
 Drawing Date  
 30.04.12

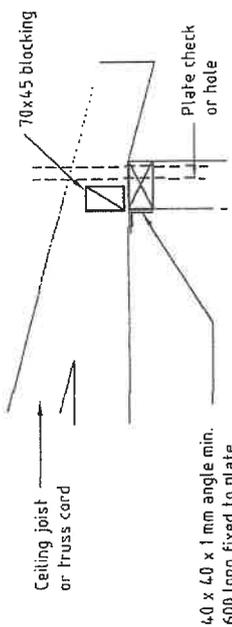
Drawn  
 PB

Checked

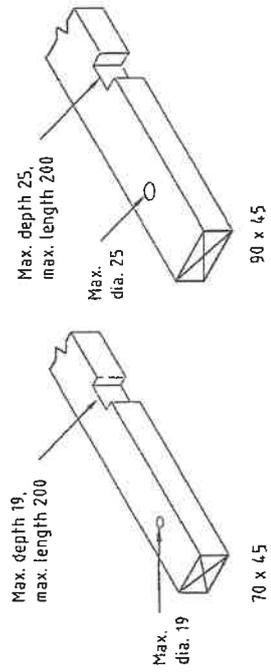
Revision Number  
 A  
 Drawing Number  
 WD5006

2012  
 WELLINGTON CITY COUNCIL  
 APPROVED BUILDING CONSENT DOCUMENTS

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1 **Cut Top Plate**  
Scale - Not to Scale

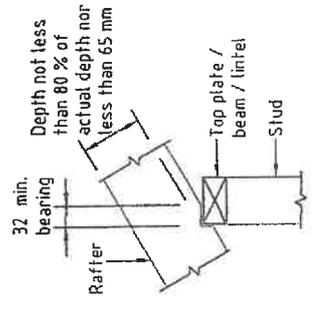


NOTE - 100 min. offset between edge of holes and notch.

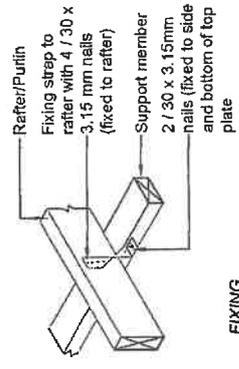
2 **Holes and Notches in Top Plates**  
Scale - Not to Scale

- Fix top plate to studs w/ 4 (skewed) 75 x 3.15 nails or 2 (end nailed) 100 x 3.75 nails or 4 (skewed) 75 x 3.06 power driven nails or 3 (end nailed) 90 x 3.15 power driven nails
- Rafters fixed to top plate w/ 2 x 90x3.15 skewed nails + 2 wiredogs or alternative proprietary fixing providing 4.7Kn fixing capacity
- Purlins fixed to rafters w/ 1x10g self drilling screw 80mm long

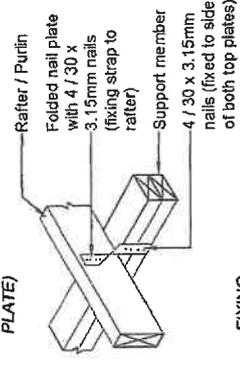
- NOTE -
- For Top Plates where the size of a hole or notch exceeds these dimensions the plates shall be strengthened by one of the following methods:
    - (a) A 75 mm x 40 mm member x 600 mm long nailed to the exterior side of the plate with 4/75 x 3.15 nails on each side of the hole or notch; or
    - (b) A 75 mm x 40 mm eaves runner connected to all studs and no more than 250 mm below the top plate; or
    - (c) A 75 x 30 mm blocking fitted between ceiling joists or trusses above cut top plates and the steel angle shown in figure B.20.
  - For Bottom Plates Where holes or face notches exceed 50 % of the width of the bottom plate, fix the plate against sideways movement on each side of the hole or notch, with one 100 mm x 3.75 mm nail.



3 **Birdsmouth Joint**  
Scale - Not to Scale



FIXING CAPACITY 7.0KN (SINGLE TOP PLATE)

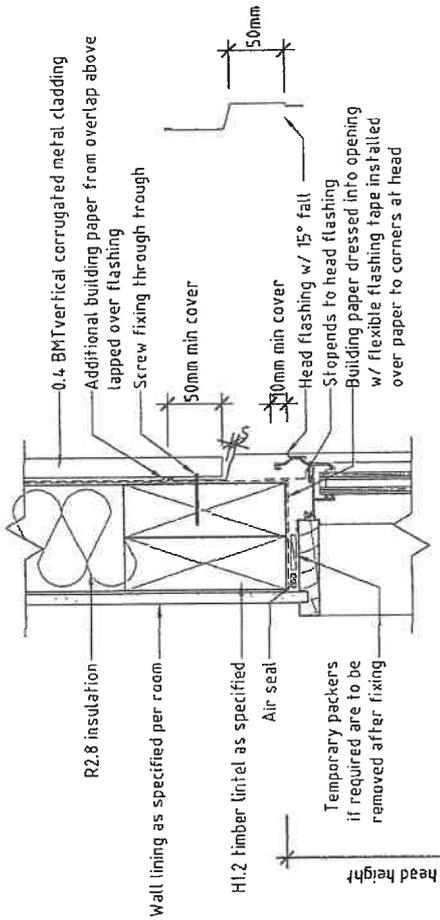


FIXING CAPACITY 7.0KN (DOUBLE TOP PLATE)

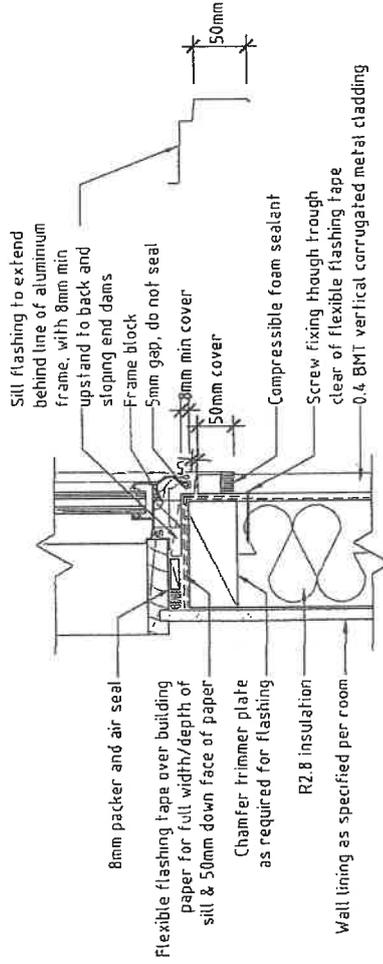
NOTE: Fixing plate both sides

4 **Rafter to Top Plates**  
Scale - Not to Scale

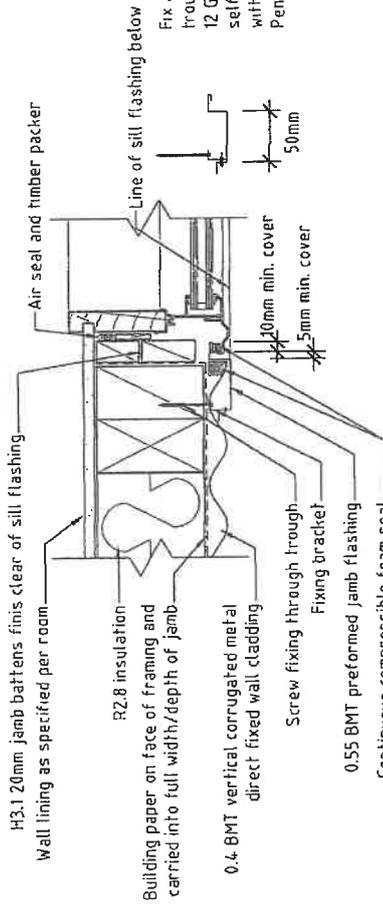
Drawing Title: <b>Generic Details - Framing</b>	Project Number: <b>1205</b>	Revisions: A   30.04.12   Issued for consent	Checked: PB
TAIERI DESIGN & DRAUGHTING LTD 11 Hawthorpe Street, Danvers Bay P 06 463 2770 F 06 463 5951	Street Address: <b>88a Main South Road East Taieri</b>	Status: <b>For Consent</b>	Revision Number: <b>A</b>
www.taieridesign.com info@taieridesign.com			Drawing Scale: <b>N.T.S</b>
			Drawing Date: <b>30.04.12</b>
			Drawing Number: <b>WD5007</b>
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Window Head Detail  
Scale - 1:5



Window Sill Detail  
Scale - 1:5



Window Jamb Detail  
Scale - 1:5

Fix at side laps and every second trough with 12 Gauge hex head hot dip galv self drilling wood screws min with Neoprene sealing washer to Penetrate wall framing 25mm min

WATERLOO CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS  
2012 - - - 801

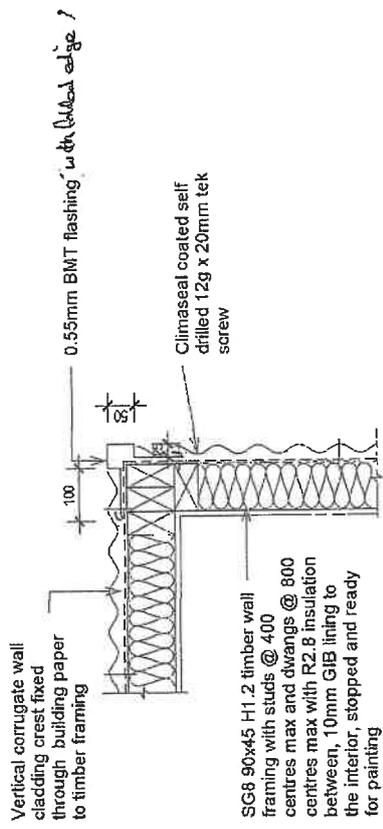
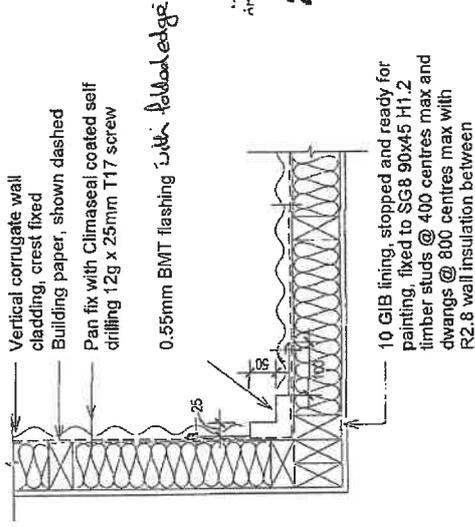
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Revisions	Status
A 30.04.12 Issued for consent	For Consent

Project Number: 1205  
Legal Title:  
Street Address: 88a Main South Road  
East Taieri

Drawing Title: Generic Details - Cladding  
TAIERI DESIGN & DRAUGHTING LTD  
11 Shepherds Street, Dunedin 9100  
P 03 445 0779  
F 03 445 0780

Designed: N.T.S.  
Drawing Scale: N.T.S.  
Drawing Date: 30.04.12  
Checked: PB  
Revision Number: A  
Drawing Number: WD5008a  
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 W www.aieridesign.co.nz P 03 686 2779  
 E aieridesign@ma.co.nz M 0274 545 9835

Status:

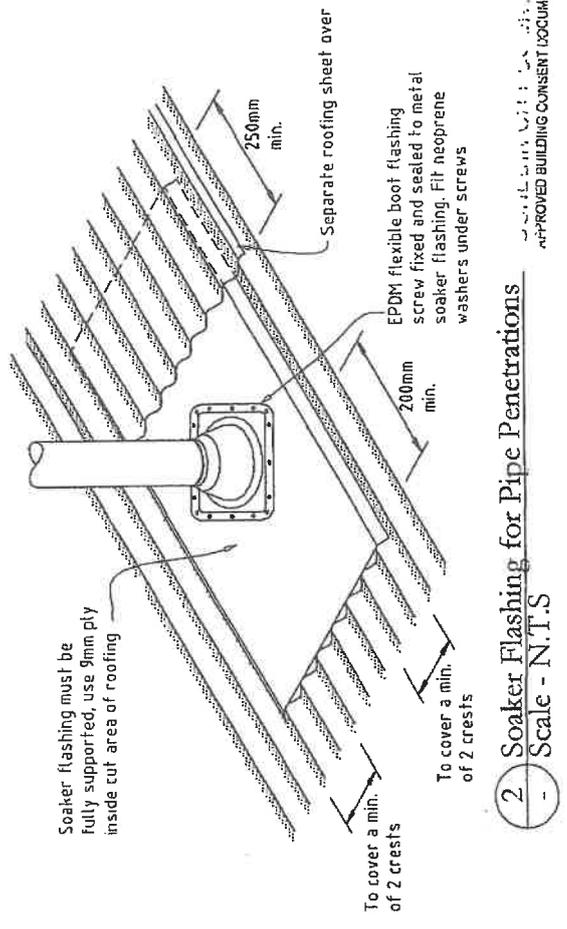
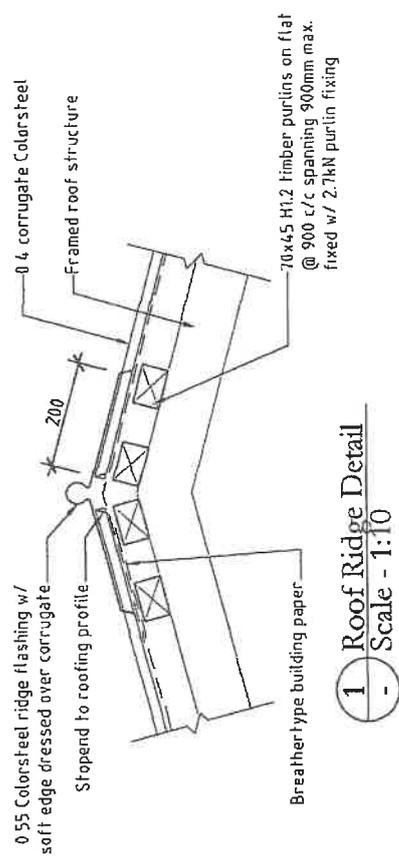
Project: **Proposed Residence**  
 Client: **Annabel Taylor**  
 Address: **East Taieri Dunedin**

Drawing: **Proposed Details**

For Consent

Drawn Scale: **1 : 10**  
 Reduced Scale:

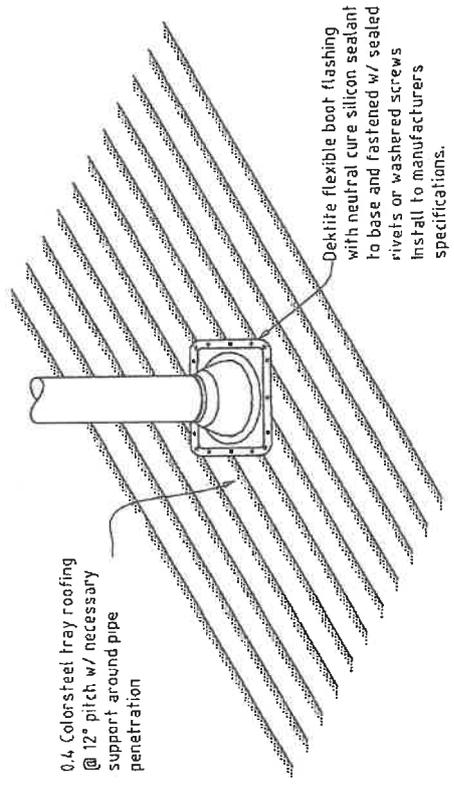
Drawn By: -	Checked By: PB	Date: 30/04/12
CAD Filename:		Sheet No: Revision:
Project No. 1205		WD5008bA



NOTE:

- Suitable sized boot flashing to be selected
- Always install to manufacturers specifications

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Do not scale off these drawings.  
Any discrepancies in drawings to be notified to consultant.  
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Revisions  
A 30.04.12 Issued for consent

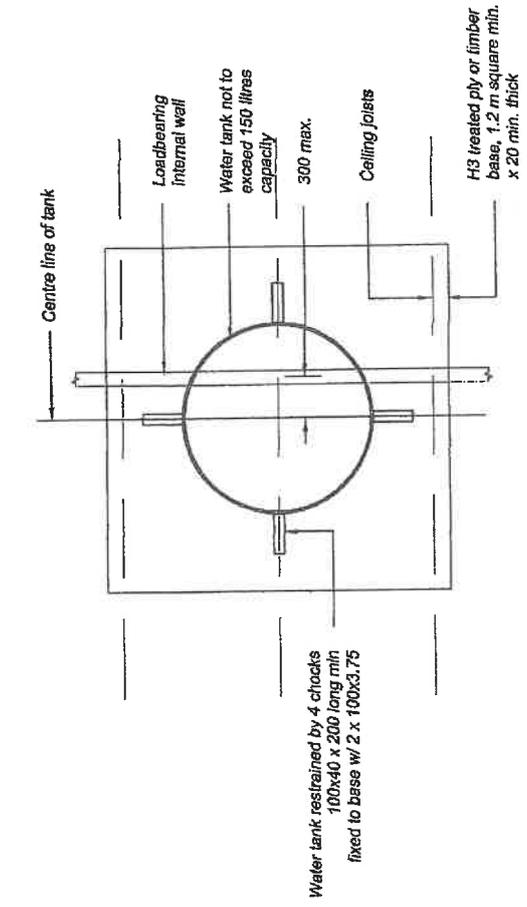
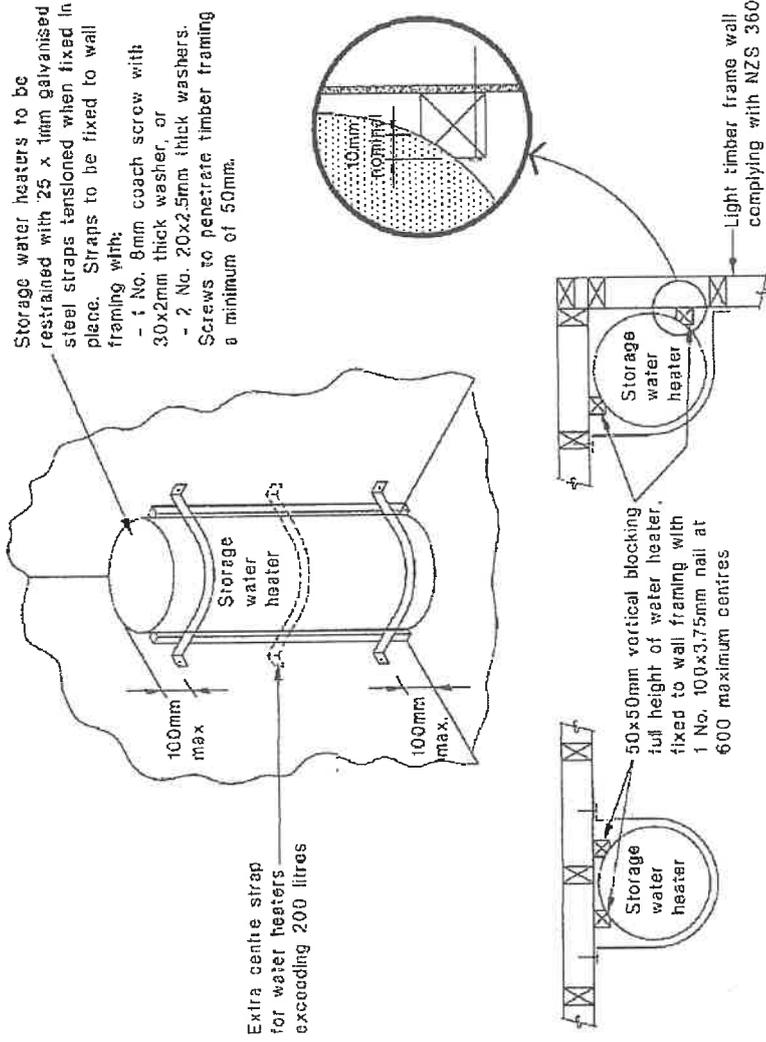
Project Number:  
1205  
Legal Title.

Street Address:  
88a Main South Road  
East Taieri

Drawing Title:  
**Generic Details  
- Roof**  
TAIERI DESIGN & DRAUGHTING LTD  
www.taieridesign.co.nz  
P 03 466 8779  
F 077 9519523  
1: 5 Hunter Street, Dunedin

Designed  
Drawing Scale:  
N.T.S.  
Drawing Date:  
30.04.12  
Checked  
Revision Number:  
A  
Drawing Number:  
WD5009  
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**For Consent**

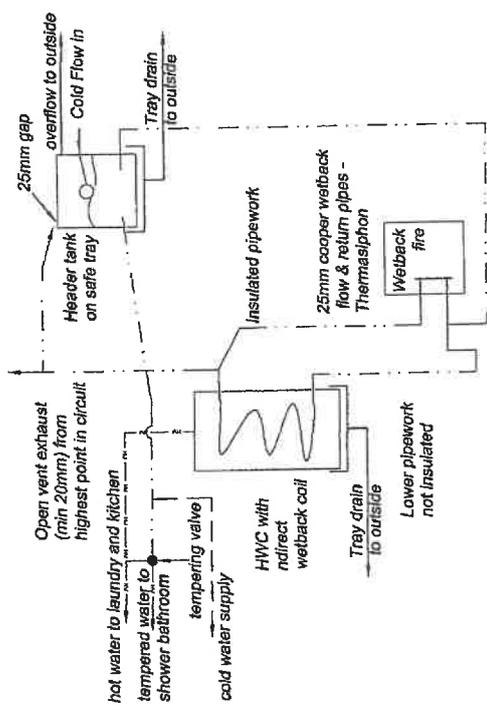


PLAN VIEW

NOTE - Blocking between ceiling joists shall be provided beneath base at edges and at 600 max. crs.

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All dimensions to be checked on site. Do not scale off these drawings. Any discrepancies in drawings to be notified to consultant. Building work to comply with NZS3604:2011

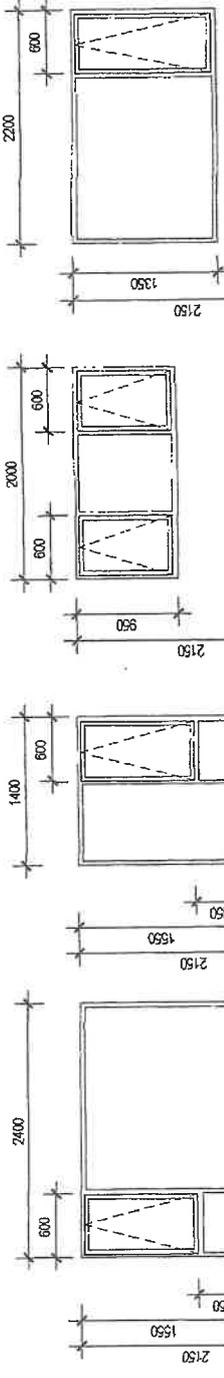
Revisions  
A 30.04.12 Issued for consent

Project Number: 1205  
Legal Title:  
Street Address: 88a Main South Road  
East Taieri

Drawing Title: Generic Details - Water Supplies  
TAIERI DESIGN & DRAUGHTING LTD  
F: 3 Heather Street, Dunedin 9101  
P: 034463779  
E: taieri@taieri.co.nz

Designed: N.T.S.  
Drawing Date: 30.04.12  
Drawing Scale:  
Checked: PB  
Revision Number: A  
Drawing Number: WD5010  
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Status: For Consent



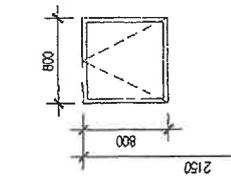
W1, W2  
 SG8 190x90 H1.2 intel  
 W1 - Annealed glazing - 5mm nominal thickness  
 W2 - Grade A toughened safety glazing - 5mm nominal thickness

W3  
 SG8 90x45 H1.2 head trimmer  
 Annealed glazing - 4mm nominal thickness

W4  
 SG8 90x45 H1.2 head trimmer  
 Annealed glazing - 4mm nominal thickness

W5  
 SG8 90x45 H1.2 head trimmer  
 Annealed glazing - 5mm nominal thickness

All exterior window and door joinery to be double glazed with paint grade 19mm timber reveals



W6, W7  
 SG8 90x90 H1.2 intel  
 Opaque Grade A toughened safety glazing - 4mm nominal thickness

W8  
 SG8 90x45 H1.2 head trimmer  
 Annealed glazing - 5mm nominal thickness

W9  
 SG8 90x45 H1.2 head trimmer  
 Annealed glazing - 5mm nominal thickness

D1  
 SG8 240x90 H1.2 lintel  
 Grade A toughened safety glazing - 5mm nominal thickness

D2  
 SG8 90x90 H1.2 lintel  
 Aluminium framing with timber door joinery as selected by client

All Building work to comply with NZS3604:2011

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 GP 5 Newbold Street, Otagam 9019  
 W www.aieridesign.co.nz P 03-686-2779  
 E aieridesign@aiera.co.nz M 027 245 9835

Status:

Project: Proposed Residence  
 Client: Annabel Taylor  
 Address: East Taieri Dunedin

Drawing: Window Schedule  
 Drawn Scale: 1 : 50  
 Reduced Scale:

Drawn By: -  
 Checked By: PB  
 Date: 30/04/12  
 Sheet No.:  
 Revision:  
 Project No.: 1205  
 CAD Filename:  
 WD7001 A



11 November 2011

Charlie Bucket Limited  
C/- Otago Surveying Company  
PO Box 235  
Mosgiel 9053

Dear Sir or Madam:

**RESOURCE CONSENT APPLICATION:      SUB-2011-138**  
**88 Main South Road East Taieri**  
**East Taieri**

Your application to subdivide a property into two residential allotments at 88 Main South Road, East Taieri, was processed on a non-notified basis in accordance with sections 95A and 95F of the Resource Management Act 1991. A Senior Planner, under delegated authority, considered the application on 1 November 2011.

I advise that the Council has **granted** consent to the application. The decision is outlined below, and the decision certificate is attached to this letter.

#### **DESCRIPTION OF ACTIVITY**

The existing site is legally described as Lot 1 DP 19941 (Computer Freehold Register OT11A/659), comprising a maximum area of 2239m<sup>2</sup>.

Once the property is subdivided, proposed Lot 1 will comprise an area of 1354m<sup>2</sup> and proposed Lot 2 will comprise an area of 885m<sup>2</sup>. Proposed Lot 1 contains an existing dwelling, while proposed Lot 2 is currently vacant. Both lots will have frontage to Main South Road, with proposed Lot 1 having 38m and proposed Lot 2 having 24.3m. Services are available from within road. In respect of topography, the site slopes gently toward the north.

#### **REASONS FOR APPLICATION**

The site is zoned **Residential 1** under the Dunedin City District Plan. Main South Road is classified as a National Road (Limited Access) in the District Plan's Roding Hierarchy and is subject to Designation D463 (State Highway Purposes). Subdivision in the Residential 1 Zone is a restricted discretionary activity provided that the subdivision complies with Rules 18.5.3 – 18.5.6, 18.5.9 and 18.5.10 and the resulting sites comply with the zone's minimum site area of 500m<sup>2</sup> and minimum frontage of 3.5 m, addressed by respectively Rules Rules 8.7.2(xii)(a) and (b) of the District Plan. As discussed, each of the proposed lots will comply with these requirements.

Consequently, the proposed subdivision application is assessed as a **restricted discretionary** activity pursuant to Rule 18.5.1(iii) of the District Plan.

## **PLANNING ASSESSMENT**

### **Affected Parties**

The New Zealand Transport Agency is responsible for managing State Highway 1. As such, they were considered an affected party to this application and have subsequently provided written approval. It is noted that the applicant has accepted a condition of consent pertaining to section 93 of the Government Roading Powers Act 1989. No other person or party is considered to be adversely affected by the activity because it complies with the relevant provisions of the Subdivision section of the District Plan, and for the reasons outlined below under the section 'Effects on the Environment'.

### **Effects on the Environment**

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed under section 18.6.1 of the District Plan, considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by established residential activity adjacent to a busy state highway.

Any actual or potential adverse effects on the environment of allowing the activity are considered to be no more than minor for the following reasons:

1. Lot Size and Dimensions (18.6.1(q)) and Physical Limitations (18.6.1(k))

Both proposed Lots 1 and 2 comply with the minimum site size requirement of the Residential 1 zone and comply with the minimum frontage requirement. While there is an existing dwelling on proposed Lot 1, this will not restrict the ability of this lot to satisfy the performance criteria of the Residential 1 zone. Given the sloping topography of the site, earthworks may be required to accommodate residential activity on proposed Lot 2, depending on where on the site a dwelling is to be established. However, in the context of the undulating nature of the area, this is acceptable and is anticipated by the District Plan. A Council sewerline runs through the site, such that any dwelling or other building will need to remain clear of the necessary easement required by Council, which is discussed below. Council records indicate that it is situated towards the rear of both proposed lots. There are no apparent reasons why the relevant performance standards of Section 8.7.2 of the District Plan cannot also be complied with in regard to the development of the new lots.

Consequently, the lot size and dimensions of the proposed lots are considered appropriate. Additionally, there are no known physical limitations that would render either of the sites unsuitable for future use.

2. Easements (18.6.1(i))

The applicant has proposed an easement (Easement A as shown on the subdivision scheme plan provided with the application), which will provide for right of way access over proposed Lot 2 in favour of Lot 2 DP 19941. It is noted that an Easement in Gross in favour of the Dunedin City Council will be required over the Council sewerline within the site.

3. Infrastructure (18.6.1(d), (e), (i), (j), (n), (o), and (p))

The Council's Water and Waste Business Services Unit (WWS) has assessed the application and provided the following comment:

### **Proposed Activity**

*Subdivision consent is sought from Council to undertake a two lot subdivision at 88 Main South Road, East Taieri. The proposed activity is located within the Residential 1 zone.*

### **Subdivision Description**

*Proposed Lot 1 is a 1354m<sup>2</sup> lot containing an existing dwelling and featuring frontage with Main South Road.*

*Proposed Lot 2 is an 885m<sup>2</sup> vacant lot featuring frontage with Main South Road.*

### **Existing Services**

*A review of the Council's GIS records indicates that a 150mm water service main is located in Main South Road along with a 150mm foul sewer main. Additionally a 150mm foul sewer main crosses the subject site.*

*A review of the Council rates database indicates that one water and one drainage charge are paid, indicating the existing dwelling is serviced for water and drainage.*

### **Water Services**

*It is required that each lot be serviced from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2011. All new water service connections to the proposed development must be in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.*

*Proposed Lot 1 may continue to use the existing water service connection.*

*Proposed Lot 2 may be serviced for water via connection to the existing water services located in Main South Road upon application.*

### **Stormwater Services**

*Stormwater may be discharged from proposed Lot 1 in the existing manner. Easement will be required over proposed Lot 2 for the stormwater drain.*

*Proposed Lot 2 may discharge stormwater to the Main South Road water table.*

### **Foul Sewer Services**

*Proposed Lot 1 may continue to discharge foul sewage in the existing manner.*

*Proposed Lot 2 may discharge foul sewage to the foul sewer within the lot.*

### **Easements**

*All rights are reserved for any easements required by this subdivision.*

*Easement in Gross is required over the foul sewer crossing proposed Lots 1 and 2. This easement shall be made in accordance with the requirements of Section 5.3.4 of the Dunedin Code of Subdivision and Development 2010.*

### **Firefighting Requirements**

*All aspects relating to the availability of the water for fire fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies.*

Note that any proposed dwellings must be constructed within 135m of an existing fire hydrant otherwise the proposal will be non-compliant with fire-fighting requirements.

### **Stormwater and Erosion Control During Development**

The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.

### **Consent Conditions**

#### **Water Services**

##### **New Water Service Connections**

1. An "Application for Water Supply – New Service" is to be submitted to Water Network Engineering Officer for approval to establish a new water connection to each unserviced proposed lot. Details of how each proposed lot is to be serviced for water shall accompany the "Application for Water Supply – New Service".
2. Upon approval by the Water Network Engineering Officer, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.

#### **Easements**

##### **Private Services**

3. All rights are reserved for any easements which may be required by this subdivision.

##### **Wastewater Services**

4. Easement in Gross is required over the foul sewer crossing Lots 1 and 2. This easement shall be made in accordance with the requirements of Section 5.3.4 of the Dunedin Code of Subdivision and Development 2010.

##### **Fire-fighting Requirements**

5. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.

##### **Erosion and Sediment Control**

6. The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.

#### **Advice Notes**

##### **Code of Subdivision**

- Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.

##### **Water Service Connections**

- The installation and connection of a new water service to the existing public water reticulation system or the upgrading of an existing water service connection will be carried out after the Consent Holder has completed and submitted an 'Application for Water Supply' form to the Water Network Engineering Officer and following the Consent Holder's acceptance of the quote for the required work, as per the Dunedin City Council Water Bylaw 2011.

- A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).

#### **Erosion and Sediment Control**

- The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.
- The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
  - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
  - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
  - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites"

#### **Private Drainage Matters**

- Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
- Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
  - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
  - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
  - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
  - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.

I accept the advice given by WWS and consider the conditions and advice notes recommended are appropriate.

#### 4. Transportation (18.6.1(c))

As discussed above, the NZTA has provided their written approval to the application and the applicant has accepted the following condition of consent:

*Prior to section 224(c) certification, the consent holder shall supply the Consent Authority with a notice signed by the Minister of Transport pursuant to section 93 of the Government Rounding Powers Act 1989 confirming that the State Highway is road for the purposes of this subdivision.*

I consider the condition appropriate, subject to the substitution of 'Consent Authority' with 'Resource Consents Manager'. The application was also discussed with the Council's Transportation Operations Department, who has no concerns.

#### 5. Hazards (18.6.1(t))

The site is not identified on the Hazards Register as being subject to any specific or non-specific hazards. Any matters relating to hazards that are not presently apparent can be dealt with at building consent and/or resource consent stage.

The application also notes the site's previous use as a fuel service station. Testing was undertaken on decommissioning this activity and a report was prepared by URS New Zealand. The applicant has interpreted this report as finding that there is no human, ecological or aesthetic risk as a consequence of this activity. In a letter to the Council, dated 3 November 2011, the Otago Regional Council commented on the report and stated that although one test sample exceeded a Soil Acceptance Criteria the Regional Council was satisfied that the land is suitable for residential land use. It noted further that two test samples did exceed the Route Specific Guidelines for the Protection of Groundwater Quality for a number of chemicals. However, it concluded that after further assessment by URS NZ of the residual risks, the Otago Regional Council was satisfied that these risks posed by the site are low, and that no further investigative or remedial works are required. As such, no significant adverse effects are anticipated in respect of hazards arising from the previous use of the land.

## **CONSENT DECISION**

*Pursuant to section 34A(1), 104 and 104C of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being the subdivision of land at 88 Main South Road, East Taieri, legally described as Lot 1 DP 19941 (Computer Freehold Register OT11A/659), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached consent certificate.*

## **REASONS**

### **Effects**

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activities have been assessed and outlined above. It is considered that the proposal will have no more than minor adverse effects on the environment.

### **District Plan – Objectives and Policies**

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability section)** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1 (Residential section)** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1 (Subdivision section)** seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 20.2.2 and Policy 20.3.5 (Transportation section)** seek to ensure that activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

The proposal is also considered to be consistent with the anticipated environmental results of Section 18.7, for the reasons outlined under the heading 'Effects on the Environment' above.

## **RIGHTS OF OBJECTION**

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

The Chief Executive

Dunedin City Council  
PO Box 5045  
Moray Place  
Dunedin 9058

Attention: Senior Planner- Enquiries 1<sup>st</sup> Floor

### DEVELOPMENT CONTRIBUTIONS

The proposed subdivision will result in one additional units of demand. As such, in accordance with section 198 of the Local Government Act 2002 and the Dunedin City Council Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community Plan, a development contribution of \$397.31 (including GST) is payable on this development.

This contribution has been calculated as set out below:

Contribution Area	Rate per Unit of Demand	Additional Units of Demand	Contribution excluding GST
City Wide Reserves Contribution	\$345.49 per unit	1	\$345.49
GST:			\$51.82
<b>Total:</b>			<b>\$397.31</b>

Payment shall be made at your earliest convenience but shall be prior to the issue of the 224(c) certificate for each stage of the development.

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

- a) Withhold a certificate under section 224(c) of the Resource Management Act 1991 and
- b) Register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Yours faithfully



Jeremy Grey  
**PLANNER**

**Consent Type:** Subdivision Consent

**Consent Number:** SUB-2011-138

*Pursuant to section 34A(1), 104 and 104C of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being the subdivision of land at 88 Main South Road, East Taieri, subject to the conditions imposed below, under sections 108 and 220 of the Act.*

Legal Descriptions: Lot 1 DP 19941 (Computer Freehold Register OT11A/659).

Lapse Date: 11 November 2016, unless the consent has been given effect to before this date.

**Conditions:**

1. *The proposed activity shall be generally in accordance with the subdivision scheme plan and the information submitted as part of the Subdivision Consent Application SUB 2011-138, received by the Council on 14 October 2011, except where modified by the following conditions.*
2. *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
  - a. *If a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved by inclusion in a Memorandum of Easements on the survey plan.*
  - b. *All rights are reserved for any other necessary easements required for this subdivision. Council records indicate that an easement in favour of Lot 1 over Lot 2 may be required for stormwater drainage with respect to the existing service to the dwelling on Lot 1.*
  - c. *Right-of-Way and Service Easement A, as shown on the subdivision scheme plan, shall be duly granted or reserved and shown in a Memorandum of Easements on the survey plan.*
  - d. *An Easement in Gross in favour of the Dunedin City Council is required over the foul sewer crossing the site and shall be duly granted or reserved and shown in a Memorandum of Easements on the survey plan. The easement shall be made in accordance with the requirements of section 5.3.4 of the Dunedin Code of Subdivision and Development 2010.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
  - a. *An "Application for Water Supply" is to be submitted to Water Network Engineering Officer for approval to establish a new water connection to each unserviced proposed lot. Details of how each proposed lot is to be serviced for water shall accompany the "Application for Water Supply – New Service".*

- b. *Upon approval by the Water Network Engineering Officer, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.*
- c. *All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.*
- d. *Prior to section 224(c) certification, the consent holder shall supply the Consent Authority with a notice signed by the Minister of Transport pursuant to section 93 of the Government Roading Powers Act 1989 confirming that the State Highway is road for the purposes of this subdivision.*

**Advice Notes:**

1. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.
2. The installation and connection of a new water service to the existing public water reticulation system will be carried out after the Consent Holder has completed and submitted an 'Application for Water Supply' form to the Water Network Engineering Officer and following the Consent Holder's acceptance of the quote for the required work, as per the Dunedin City Council Water Bylaw 2008.
3. A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
4. The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.
5. The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
  - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
  - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
  - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites"
6. Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
7. Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
  - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
  - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
  - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.

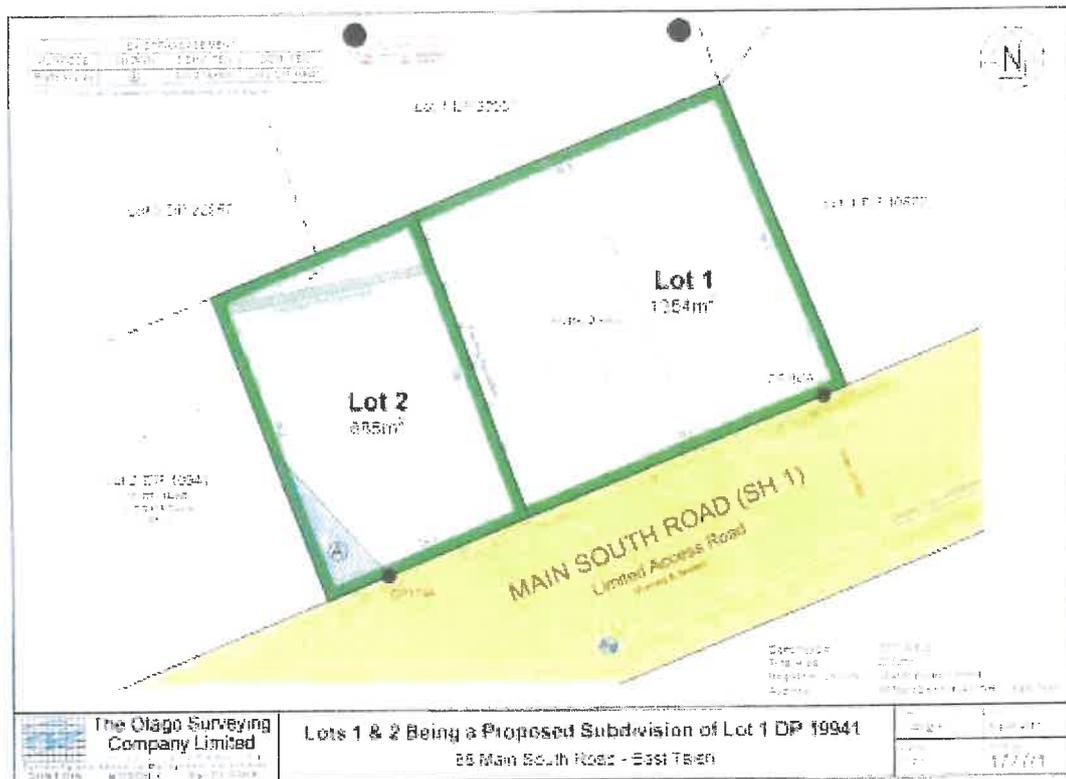
- As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
8. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
  9. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
  10. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
  11. Any proposed dwellings must be constructed within 135m of an existing fire hydrant otherwise the proposal will be non-compliant with fire-fighting requirements.

Issued at Dunedin this 11<sup>th</sup> day of November 2011



Jeremy Grey  
**PLANNER**

**APPENDIX 1: APPROVED SUBDIVISION SCHEME PLAN FOR SUB-2011-138**



11 November 2020

V J Chesney  
88A Main South Road  
East Taieri  
Mosgiel 9024

Via email: [valchesney@gmail.com](mailto:valchesney@gmail.com)

Dear Valmae

**BOUNDARY ACTIVITY APPLICATION:**

**BACT-2020-64  
88A MAIN SOUTH ROAD  
EAST TAIERI**

Your application for a deemed permitted boundary activity was processed in accordance with sections 87AAB, 87AAD and 87BA of the Resource Management Act 1991. The application was considered by a Senior Planner, under delegated authority, on 11 November 2020.

The Council has approved the application. The assessment of the application is set out in the report attached to this letter. A written notice confirming the deemed permitted boundary activity is attached to the rear of this letter.

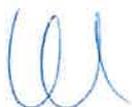
There are no objection rights under the Resource Management Act 1991 in relation to this decision. If your application was declined, you have the option of:

- Submitting a revised application for a boundary activity, ensuring you have supplied all of the required information to demonstrate it qualifies as a boundary activity; or
- Amending your proposal so it fully complies with the district plans(s); or
- Applying for a resource consent.

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application.

Please feel free to contact me if you have any questions.

Yours faithfully



Laura Mulder  
**Planner**



- (a) *the activity requires a resource consent because of the application of 1 or more boundary rules, but no other district rules, to the activity; and*
- (b) *no infringed boundary is a public boundary.*

Boundary rule is defined in section 87AAB(1) of the Resource Management Act 1991 as:

*boundary rule means a district rule, or part of a district rule, to the extent that it relates to—*

- (a) *the distance between a structure and 1 or more boundaries of an allotment; or*
- (b) *the dimensions of a structure in relation to its distance from 1 or more boundaries of an allotment.*

Only the structure proposed as part of the activity breaches a rule. The only rules being infringed by the structure are boundary rules in the proposed district plan. None of the infringed boundaries is a public boundary.

## **ASSESSMENT**

### **Description of Activity**

The application contains a sufficient description of the proposal.

### **Plan showing Height, Shape and Location of Activity**

The plan of the site is drawn to scale. It properly shows the height, shape and location on the site of the proposed activity.

### **Name and Address of Each Owner**

The application contains the full name and address of each owner of the subject site.

### **Name and Address of Each Owner of an Allotment with an Infringed Boundary**

Infringed boundary is defined in section 87AAB(2) of the Resource Management Act 1991 as:

- (a) *means a boundary to which an infringed boundary rule applies;*
- (b) *if there is an infringement to a boundary rule when measured from the corner point of an allotment (regardless of where the infringement is to be measured from under the district plan), means every allotment boundary that intersects with the point of that corner;*
- (c) *if there is an infringement to a boundary rule that relates to a boundary that forms part of a private way, means the allotment boundary that is on the opposite side of the private way (regardless of where the infringement is to be measured from under the district plan).*

There are no boundary rule infringements adjoining any corner of the site.

Private Way has the same meaning as in section 315 of the Local Government Act 1974:

*Private Way means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally; and includes any such way or passage as aforesaid which at the commencement of [Part 21 of the Local Government Act 1974] exists within any district.*

There are no private ways next to the boundary rule infringement(s).

Having regard to the definition of “infringed boundary”, the allotments with infringed boundaries are:

Allotment Legal Description	Address	Listed in Application
LOT 2 DP 515646 (CT-802346)	88 Main South Road East Taieri	✓

The application contains the full name and address of each of the owners of these allotments.

### Written Approvals and Plan Signatures

The written approval of the person in the table below has been obtained and the plan showing the activity has been signed.

Person	Owner	Signed	Address	Obtained
Mark Craig Aitcheson	✓	✓	88 Main South Road East Taieri	09 October 2020

### RECOMMENDATION

After having regard to the above planning assessment, I consider that:

1. The proposal is consistent with the provisions of sections 87BA(1)(a) and (b) of the Resource Management Act 1991, in that the activity is a boundary activity, having regard to the Proposed Second Generation Dunedin City District Plan at 28 October 2020, the date the Council received the proposal.
2. The Council is therefore able to issue a notice confirming the deemed permitted boundary activity.



\_\_\_\_\_  
Laura Mulder  
**Planner**

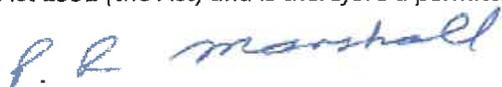
Date: 11 November 2020

### DECISION

I have read the assessment in this report. I agree with the recommendation above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the issuing of a notice confirming the deemed permitted boundary activity because:

*The proposed activity meets the requirements of sections 87AAB and 87BA of the Resource Management Act 1991 (the Act) and is therefore a permitted activity under section 87BA(1) of the Act.*



\_\_\_\_\_  
Phil Marshall  
**Senior Planner**

Date: 11 November 2020

**WRITTEN NOTICE OF DEEMED PERMITTED BOUNDARY ACTIVITY  
SECTION 87BA, RESOURCE MANAGEMENT ACT 1991**

Notice Number: BACT-2020-64

Location of Activity: 88A Main South Road, East Taieri

Legal Description: LOT 2 DP 450698 (Record of Title CT-573210)

Activity Description: deemed permitted boundary activity for the erection of a carport

Plan References: Refer to Appendix One: Approved Plan/s

Lapse Date: 11 November 2025, unless the activity has been given effect to before this date.

**Boundary activity is permitted**

The Dunedin City Council is satisfied that the proposed activity described above meets the requirements of sections 87AAB and 87BA of the Resource Management Act 1991 (the Act) and is therefore a permitted activity under section 87BA(1) of the Act.

**Advice Notes**

A certificate of compliance (under section 139 of the Act) cannot be applied for in respect of this activity.

This notice is valid only for the activity described above and shown on signed plans referenced. If the activity changes, a resource consent may be required.

Issued at Dunedin on 11 November 2020



Laura Mulder  
**Planner**

Appendix One: Approved Plan/s for BACT-2020-64 (scanned image(s), not to scale)

