



Dunedin City Council – Land Information Memorandum

Property Address: 15A Ensor Street Burnside

Prepared for: Brendan Ray Morrison

Prepared on: 08-Jun-2026

Property Details:

Property ID	5112286
Address	15A Ensor Street Burnside
Parcels	LOT 17 DP 407

Disclaimer:

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 Sections 44A, 44B, 44C, and 44D 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 08-Jun-2026

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 Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) 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.

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s44A(2)(a) Information identifying any special feature or characteristics of the land

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information *section: s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use.*

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

FAULT

Kaikorai

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago*. GNS Science.

<https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf>

Commissioned by: Otago Regional Council

Purpose: To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.

Scope of report: The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:

<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

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.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

Drainage plans on file are indicative only.

Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

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.

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.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

Water Supply

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, 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.

Water pressure

Indicative network water pressure to the property is shown on maps available at 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.

s44A(2)(c) Information relating to any rates owing in relation to the land

Rates Details

Rates Assessment Details

Rate Account	2110938
Address	15A Ensor Street Burnside
Valuation Number	27770-03505
Latest Valuation Details	
Capital Value	\$720,000
Land Value	\$210,000
Value of Improvements	\$510,000

Area (Hectares) 0.0842HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2025
Dunedin City Council Rates \$4,266.81

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.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Building and Drainage Consents

The following consents are recorded for this property:

Status Key: BC - Building Consent Issued
CCC - Code Compliance Certificate Issued
Archived - 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.
/CCC
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-2005-307992](#) Building Consent - Lay 150mm DCC Spec Foul Drain

Lodgement Date 10-May-2005
Decision Granted
Decision Date 16-May-2005
Current Status **CCC Issued**
Previous Number ABA51386
(Applications before 2007)

[ABA-2013-2249](#) Building Consent - Erect Dwelling with Basement Garage

Lodgement Date 28-Nov-2013
Decision Granted
Decision Date 27-Jan-2014
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2013-2249/A](#) Building Consent - Amendment - Erect Deck

Lodgement Date	19-Nov-2014
Decision	Granted
Decision Date	20-May-2015
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

Certificate of Acceptance

The following Certificate(s) of Acceptance are recorded for this property.

[COA-2016-19](#) Certificate of Acceptance - Construct Two Retaining Walls

Lodgement Date	15-Mar-2016
Decision	Granted
Decision Date	20-Jun-2016
Current Status	COA Issued

Building and Drainage Permits

There are no Building or Drainage Permits recorded for this property. In some instances permits may have been recorded as building consents, please also check the consent section of the LIM.

Building Notices

Notice To Fix

The following is a list of Notices To Fix for this property.

Notice Number	NTF-2016-9
Status	Resolved
Description	Non-compliance with section 40 of the Building Act 2004, 'buildings not to be constructed, altered, demolished or removed without building consent.' Failing to obtain a building consent for the construction of retaining walls and failing to contact the Dunedin City Council Planning Department in relation to earthworks and the construction of a rock retaining wall within a metre from the boundary.

Resource Consents

The following Resource Consent(s) are recorded for this property:

[LUC-2014-80](#) - Land Use Consent

Description	construct a dwelling
Lodgement Date	26-Feb-2014
Decision	Granted
Decision Date	03-Mar-2014
Current Status	Consent Issued

[LUC-2016-70](#) - Land Use Consent

Description	land use to erect a retaining wall, and to carry out earthworks on the site
Lodgement Date	01-Mar-2016
Decision	Granted
Decision Date	17-Jun-2016
Current Status	Completed

[POL-2005-350371](#) - Planning Other Legislation

Description	remove building line restrictions
Lodgement Date	20-Oct-2005
Decision	Granted
Decision Date	10-Nov-2005
Current Status	Consent Issued

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.

Alcohol Licensing

There are no records of any Alcohol Licences for this property.

Health Licensing

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

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

District Plan Map

The District Plan map is available [online here](#). Instructions on how to use the map are [available here](#).

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:

<https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan>

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information.

Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.

Building Information

Drainage

Form 5 (building consent) copy

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

Foul Sewer and Waste Water

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) 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.

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>

For further explanation on the current status of any building consent, or to enquire about information referred to in this section, please contact Building Services 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.

Planning

Resource Consents within 50m of 15A Ensor Street Burnside

5061877 14 Ensor Street Burnside

[RMA-1991-353229](#) Resource Management Act (Historical Data) ER GARAGE Ownr:DAVIES / App: DAVIES (Non-Notified - Non Complying). The outcome was Granted on 16/09/1991.

5061916 9 Ensor Street Burnside

[RMA-2006-370672](#) Resource Management Act (Historical Data) CONSTRUCT NEW RESIDENTIAL DWELLING. The outcome was Granted on 25/10/2006.

[RMA-2005-368869](#) Resource Management Act (Historical Data) Section 226 APPLICATION (Other). The outcome was Granted on 20/04/2005.

[POL-2005-350371](#) Planning Other Legislation remove building line restrictions (Other). The outcome was Granted on 10/11/2005.

[5107681 15D Ensor Street Burnside](#)

[LUC-2011-482](#) Land Use Consent earthworks. The outcome was Granted on 21/11/2011.

[POL-2005-350371](#) Planning Other Legislation remove building line restrictions (Other). The outcome was Granted on 10/11/2005.

[5112284 13 Ensor Street Burnside](#)

[LUC-2018-745](#) Land Use Consent land use consent for the construction of a dwelling which requires earthworks to establish a level building platform.. The outcome was Granted on 18/01/2019.

[POL-2005-350371](#) Planning Other Legislation remove building line restrictions (Other). The outcome was Granted on 10/11/2005.

[5112285 15 Ensor Street Burnside](#)

[POL-2005-350371](#) Planning Other Legislation remove building line restrictions (Other). The outcome was Granted on 10/11/2005.

[5112287 15B Ensor Street Burnside](#)

[POL-2005-350371](#) Planning Other Legislation remove building line restrictions (Other). The outcome was Granted on 10/11/2005.

[5112288 15C Ensor Street Burnside](#)

[LUC-2012-178](#) Land Use Consent earthworks and retaining wall. The outcome was Granted on 01/05/2012.

[LUC-2011-482](#) Land Use Consent earthworks. The outcome was Granted on 21/11/2011.

[LUC-2007-296](#) Land Use Consent construct a dwelling that breaches the height plane. The outcome was Granted on 03/07/2007.

[POL-2005-350371](#) Planning Other Legislation remove building line restrictions (Other). The outcome was Granted on 10/11/2005.

[5124485 6B Ensor Street Burnside](#)

[LUC-2012-59](#) Land Use Consent allow second dwelling on existing site prior to subdivision taking place, and for retention/replacement of garage in front yard, and to allow an existing sub-standard vehicle access to remain temporarily. The outcome was Granted on 15/02/2012.

[SUB-2011-182](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 15/02/2012.

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; 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.) 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.

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.

3 Waters

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.

Transport

DCC Transport has carried out a desktop inspection of this property and found the following:

Non-compliant vehicle crossing – no stormwater run-off, property lower than road.

It appears there are no stormwater provisions in place for this vehicle crossing, which may result in the property taking water from the road, footpath, or neighbouring properties as a secondary flow path. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain, with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

Encroachment on road reserve – timber fence line and driveway support structure

On the property's frontage part of the timber fence line and supporting structure that is located on road reserve. This may remain at the pleasure of Council. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipe's rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

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 Transport on 477 4000.

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

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 and Supply of Alcohol Act
BCM	Building Complaint
CER	Certifier
COA	Certificate of Acceptance
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol 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

Appendices



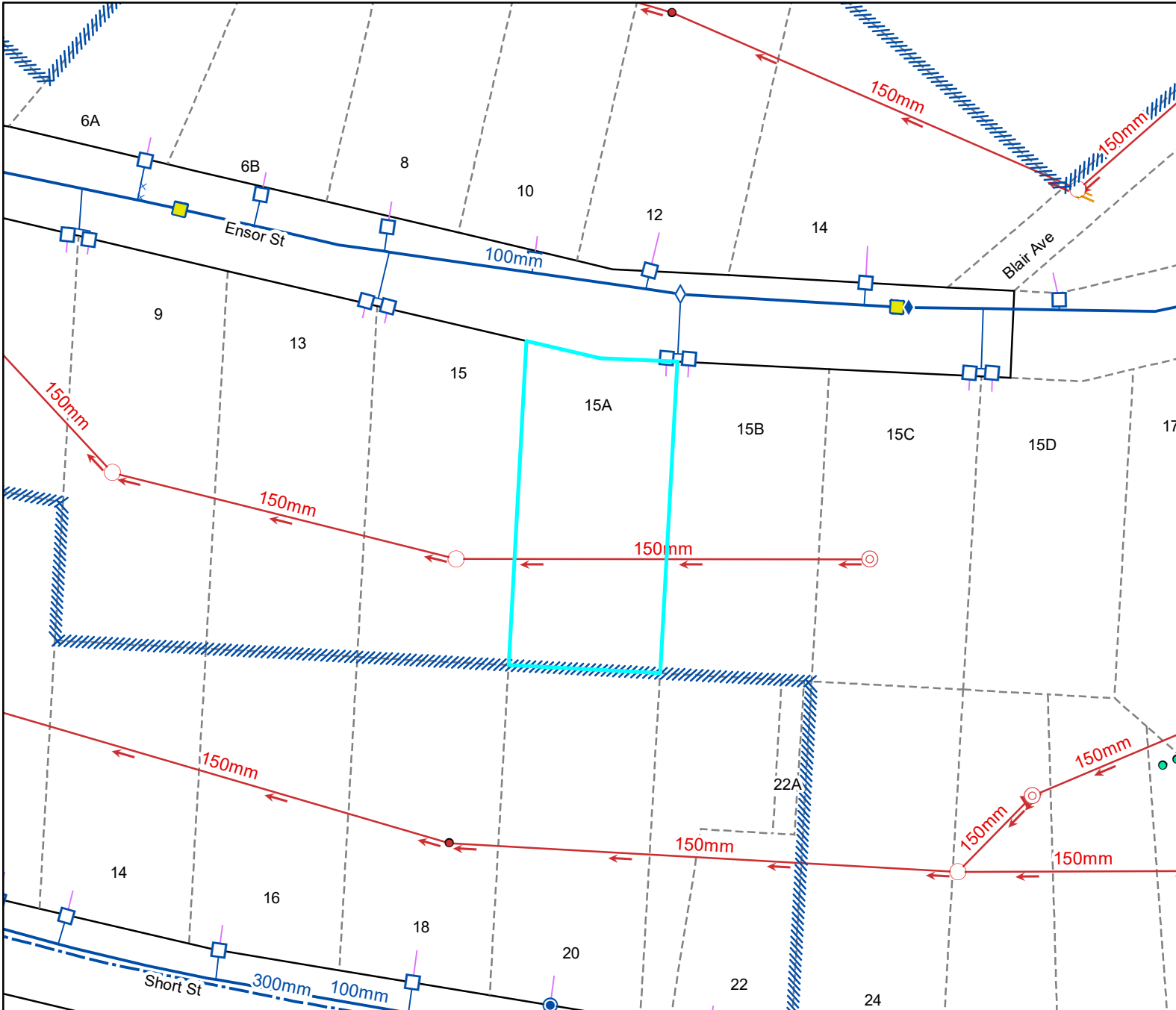
Photographic Map

Scale at A4:
1:750
4/06/2026
8:00:24 PM



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

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Legend

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

Foul Sewerage

	Standard Manhole		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

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

Stormwater

	SW Bubble-up Tank		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Mudtank Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		SW Sump
	SW Stormwater Node		SW Pump Station

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

General

	DCC Water & Waste Structure		Parcel		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		Easment (where recorded)

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



Council Water & Drainage Services

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.

Scale at A4:
1:750
4/06/2026
8:00:33 PM



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.

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
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2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



**DUNEDIN CITY
COUNCIL**
Kaunihera-a-rohe o Otepoti

Telephone No:	477-4000	CCC No:	ABA 51386	Reference No:	5061916
---------------	----------	---------	-----------	---------------	---------

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Owner: ENSOR STREET INVESTMENTS LIMITED C/O CHRIS ADAMS P O BOX 292 MOSGIEL 9032	All <input checked="" type="checkbox"/>
PROJECT LOCATION	Stage Noof an intendedstages
Street Address: 11 ENSOR STREET, BURNSIDE, GREEN ISLAND 9006	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: LAY 150MM DCC SPEC FOUL DRAIN
Building Name: Property Number: 5061916 Valuation Roll No: 27770 03500 Building Use: Year Constructed: Legal Description: LOT 11 DP 407	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>

The building consent authority named 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.

Compliance Schedule attached.

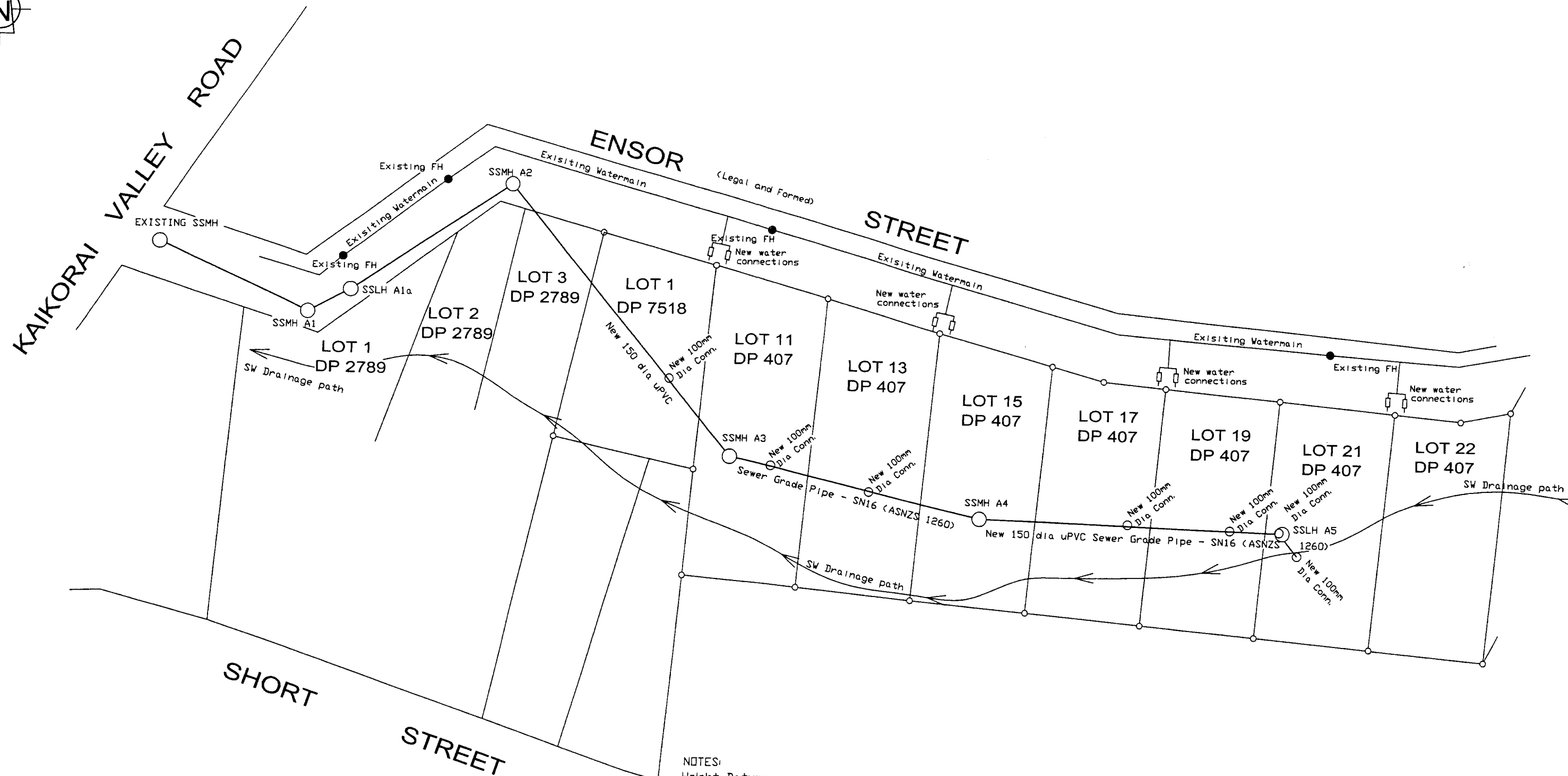
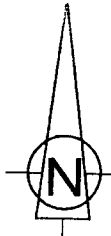
The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:.....
[Signature]

Position: AUTHORISED OFFICER

Date: 17/10/2006



NOTES:
 Height Datum:
 MH corner Kalkorai Valley Road and Ensor Street (DCC GIS)
 Lhd RL = 156.52m (DCC GIS)

*plotted GIS/Hansen
 30/5/06 fme 10113-1*

Prepared For:
Ensor Street Investments

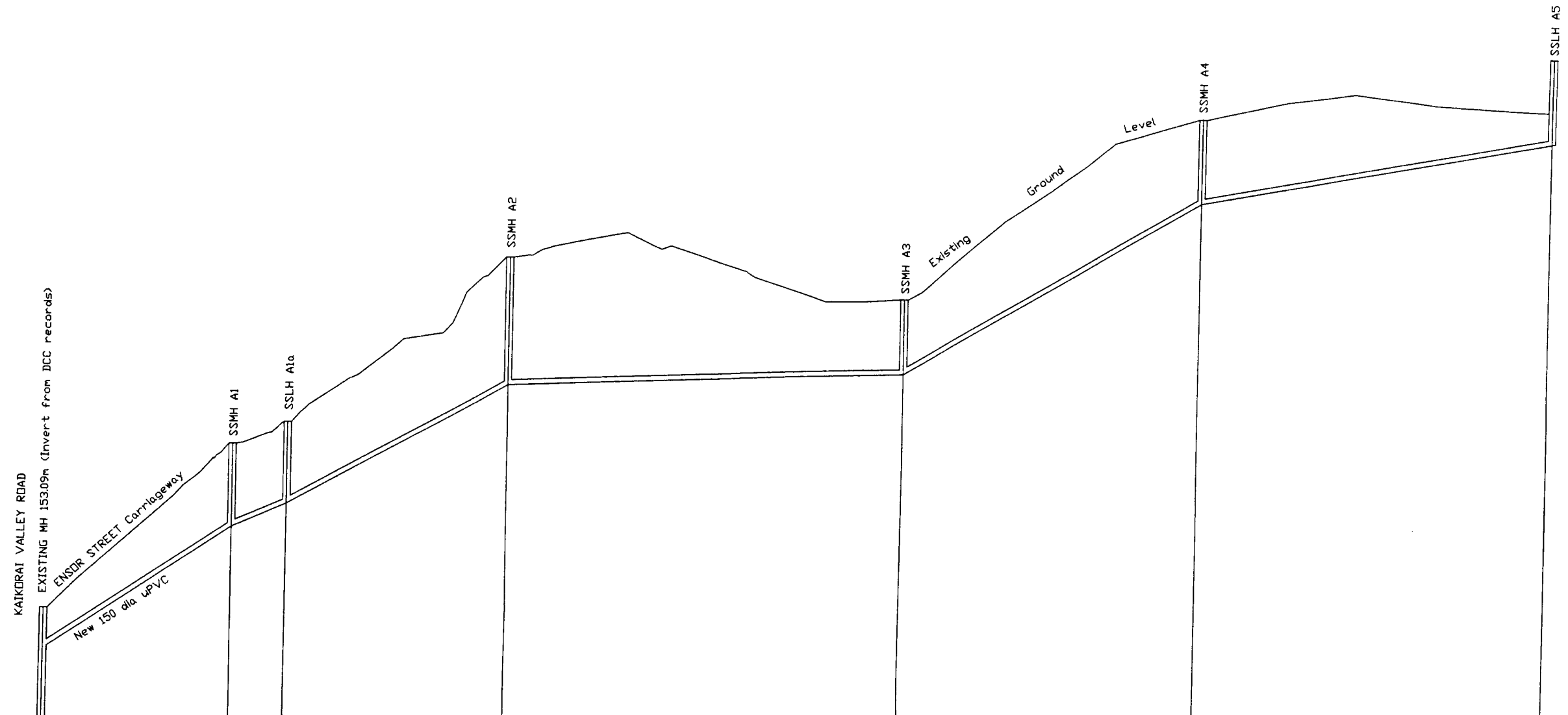
No.	Amendments	Drawn	Date

**AS-BUILT PLAN OF SANITARY SEWER
 AND WATER RETICULATION ENSOR STREET, DUNEDIN**

Project No.: 05792	Surveyed: D. Smeaton
Scale: 1:500 (A2)	Designed: Steve/John/Dan
Date: 03/11/2005	Drawn: D. Smeaton
Sheet: 1 of 2	Checked:

Survey Services **Surveying Consultants**
 TL Survey Services Limited
 Lower Ground Floor Wrightsons Building
 184 High Street, P.O. Box 901, DUNEDIN
 Phone (03) 477 11 33 Fax (03) 477 11 27

Horizontal scale 1:500
Vertical scale 1:100



Datum R.L. 153.000

	0.00	28.19	36.48	69.74	130.25	171.98	174.10	
Ground Level	156.51	161.61	162.30	167.40	166.35	171.98	174.10	
Distance	0.00	28.19	36.48	69.74	130.25	171.98	174.10	
Depth to Invert	3.40	2.52	2.48	3.86	2.26	2.54	2.57	
Invert Level	153.11	159.09	159.82	163.54	164.09	169.44	171.53	
Gradient	14.0%, 1 in 7.1		11.1%, 1 in 8.9		0.9%, 1 in 110.0		11.9%, 1 in 8.4	
	8.8%, 1 in 11.4						3.9%, 1 in 25.5	

10113-2

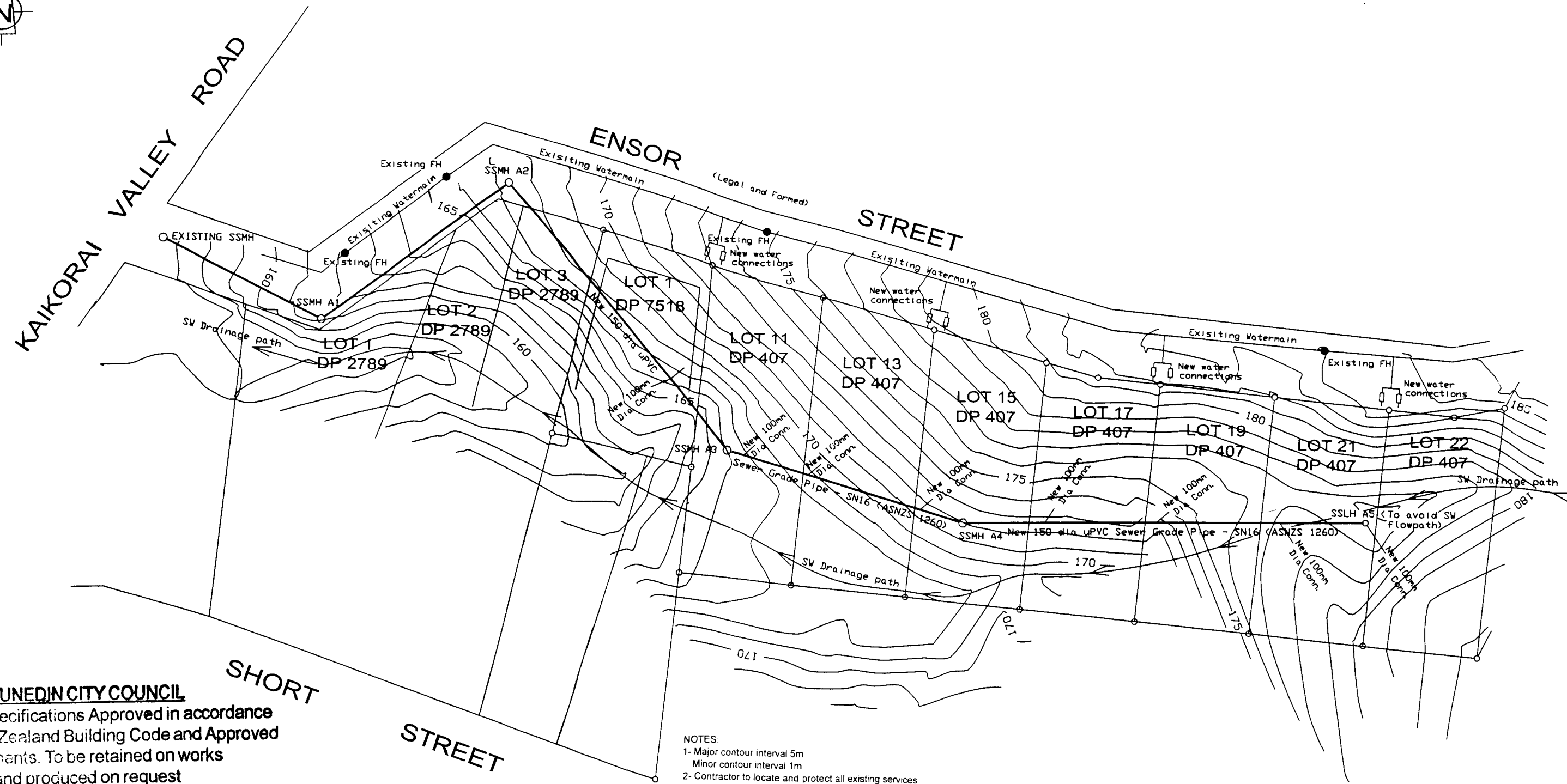
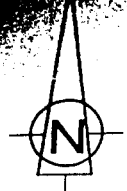
Prepared For:
Ensor Street Investments

No.	Amendments	Drawn	Date

**AS-BUILT PLAN OF SANITARY SEWER RETICULATION
ENSOR STREET, DUNEDIN**

Project No.: 05792
Scale: 1:500 hor
Date: 09/11/2005
Sheet: 2 of 2
Surveyed: D. Smeaton
Designed: Steve/John/Dan
Drawn: D. Smeaton
Checked:

Survey Services Surveying Consultants
TL Survey Services Limited
Lower Ground Floor Wrightsons Building
184 High Street, P.O. Box 901, DUNEDIN
Phone (03) 477 11 33 Fax (03) 477 11 27



DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance
 with The New Zealand Building Code and Approved
 Documents. To be retained on works
 and produced on request

Building Date
 Drainage *Russell* Date 15.5.05
 Health Date

- NOTES:
- 1- Major contour interval 5m
 Minor contour interval 1m
 - 2- Contractor to locate and protect all existing services
 - 3- All work to comply with DCC Code of Subdivision specifications and standards
 - 4- A portion of the pipe between manhole A2 - A3 may be covered by a domestic dwelling
 if so, it may be incased with another pipe of suitable material and diameter (Council to be informed).
- Height Datum:
 MH corner Kaikorai Valley Road and Ensor Street (DCC GIS)
 Lid RL = 156.52m (DCC GIS)

NOTE

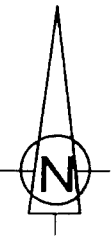
No	Amendments	Drawn	Date

**PROPOSED SANITARY SEWER AND WATER RETICULATION
 ENSOR STREET, DUNEDIN**

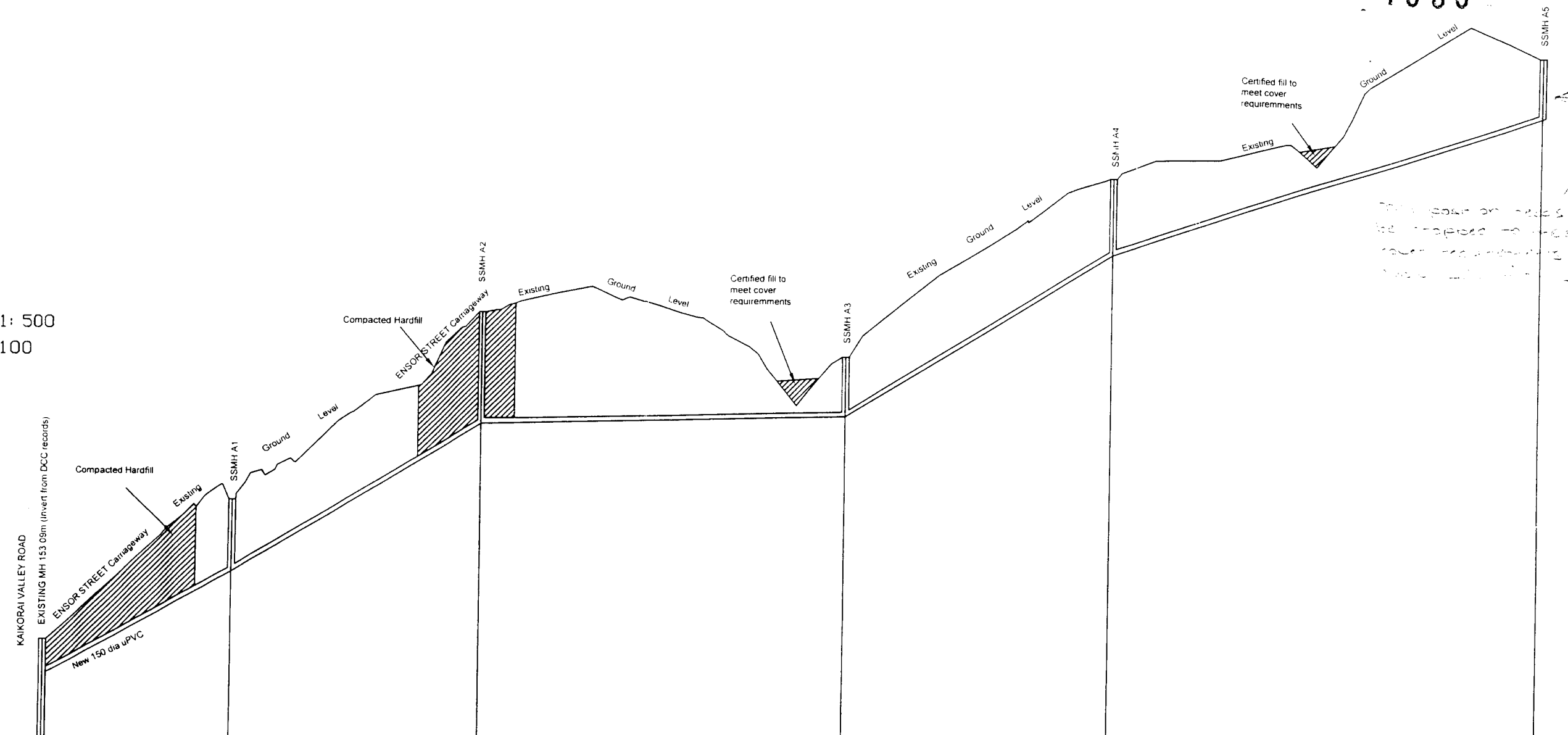
Project No.: 05792	Surveyed: S. Oldfield
Scale: 1:500 (A2)	Designed: Steve/John
Date: 14/04/2005	Drawn: Steve/John/Brent
Sheet: 1 of 2	Checked:

Survey Services Surveying Consultants
 TL Survey Services Limited
 Lower Ground Floor Wrightsons Building
 184 High Street, P.O. Box 901, DUNEDIN
 Phone (03) 477 11 33 Fax (03) 477 11 27

51386



Horizontal scale 1:500
Vertical scale 1:100



Datum R.L. 153.000

DEPTH TO INVERT	3.41	1.15		2.35	3.64	1.95	2.49	2.83
INVERT LEVEL	153.09	155.36		158.78	163.70	164.10	169.47	173.52
GROUND LEVEL	156.51		161.13	167.34	166.05	171.96	176.35	173.52
DISTANCE	0.00		30.84	71.39	131.53	175.04	245.48	
GRADIENT		1 in 9		1 in 8.2	1 in 150	1 in 8.1		1 in 14.4

Prepared For:
Ensor Street Investments

No.	Amendments	Drawn	Date

**PROPOSED SANITARY SEWER RETICULATION
ENSOR STREET, DUNEDIN**

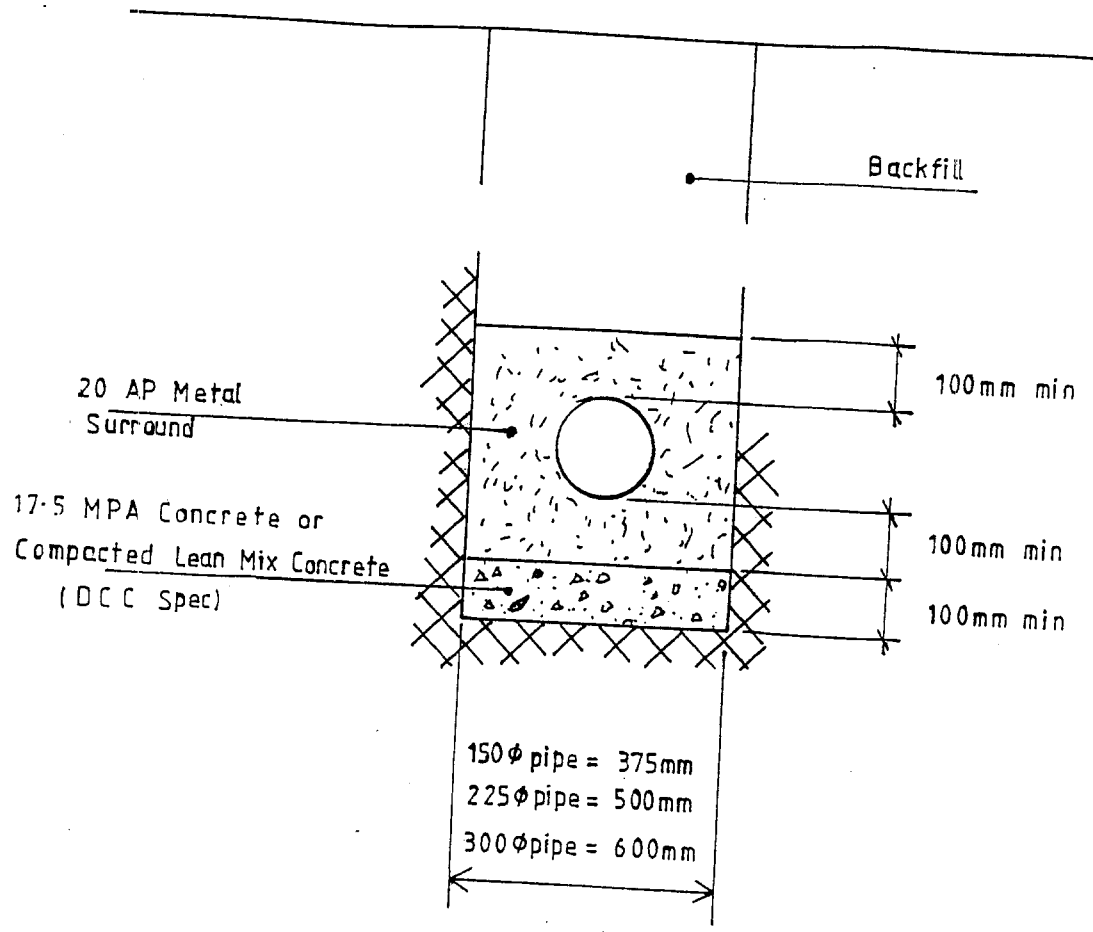
Project No.: 05792
Scale: 1:500 hor
Date: 14/04/2005
Sheet: 2 of 2

Surveyed: S. Oldfield
Designed:
Drawn:
Checked:

Survey Services **Surveying Consultants**

TL Survey Services Limited
Lower Ground Floor Wrightsons Building
184 High Street, P.O. Box 901, DUNEDIN
Phone (03) 477 11 33 Fax (03) 477 11 27

№ 5 1 3 8 6



Amended Pipe Bedding Detail for uPVC Materials
(Replaces Concrete "A" Haunching)

WATER AND WASTE SERVICES



SCALE N.T.S.

DATE 15/12/2003

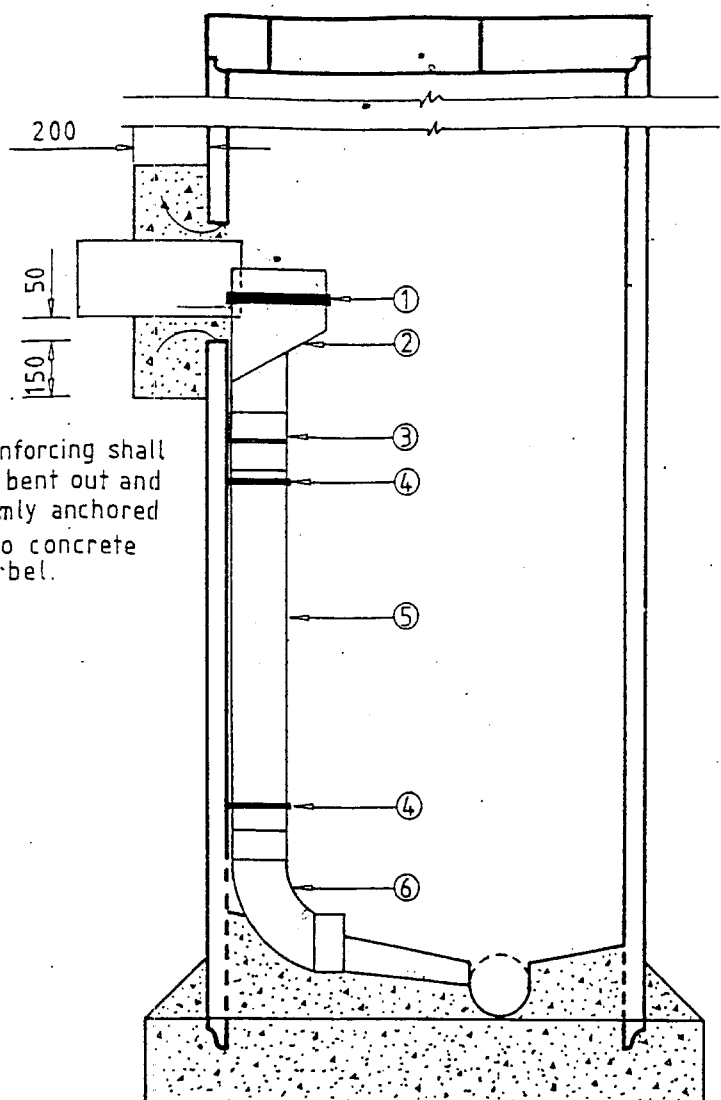
DRAWN N.H.

CHECKED

APPROVED D.D.

10028/1

DRAINAGE ENGINEER



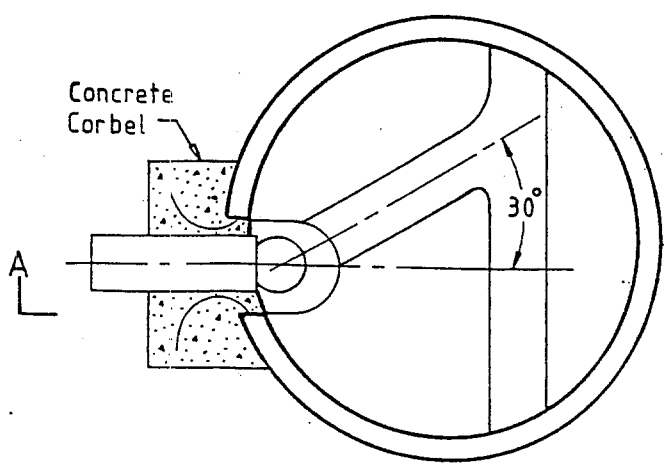
Reinforcing shall be bent out and firmly anchored into concrete corbel.

SECTION A-A

PARTS LIST

- ① 80mm wide 125mm radius 2.6mm (12g) 316 Stainless Steel Strap fixed to Manhole Wall with 4 Masonry Anchors.
- ② Fabricated u.P.V.C. Basin.
- ③ 150 ϕ u.P.V.C. Loose Coupling.
- ④ 150 ϕ u.P.V.C. Pipe Clip fixed to Manhole Wall with 2 Masonry Anchors.
- ⑤ 150 ϕ u.P.V.C. Sewer Pipe.
- ⑥ 150 ϕ u.P.V.C. 90° Plain Bend. Solvent Jointed

№ 5 1 3 8 6



PLAN

Pg 28

DUNEDIN DRAINAGE AND SEWERAGE BOARD	SCALE 1:20	DATE 17-3-86
	DRAWN <i>D. Dewhurst</i>	
DROP INSTALLATION PRECAST MANHOLE	CHECKED <i>D.L. Robinson</i>	
	APPROVED <i>J. Williams</i> 21/3/86	
		F-750 DRAINAGE ENGINEER



DUNEDIN CITY
COUNCIL

Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

Code Compliance Certificate Form 7

Section 95, Building Act 2004

B R Morrison and L J Morrison
104 Tirohanga Road
RD 2
Mosgiel 9092

The building

Street address of building: 15A Ensor Street Burnside

Legal description of land where building is located: LOT 17 DP 407

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use: Housing

Number of occupants: 4

Year first constructed: 2013

The owner

Name of owner: B R Morrison and L J Morrison

Contact person: B R Morrison and L J Morrison

Mailing address: 104 Tirohanga Road, RD 2, Mosgiel 9092

Street address/registered office:

Mobile:

Landline:

Email address: brendan@ocw.co.nz

First point of contact for communications with the building consent authority: As above

Building work

Building Consent Number:

ABA-2013-2249 - Erect Dwelling with Basement Garage

This CCC also applies to the following amended consents:

ABA-2013-2249/A - Erect Deck

Issued by: Dunedin City Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- (a) The building work complies with the building consent

This Certificate is issued subject to the conditions specified:

The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 3 March 2015 instead of from time of issue of the Code Compliance Certificate.

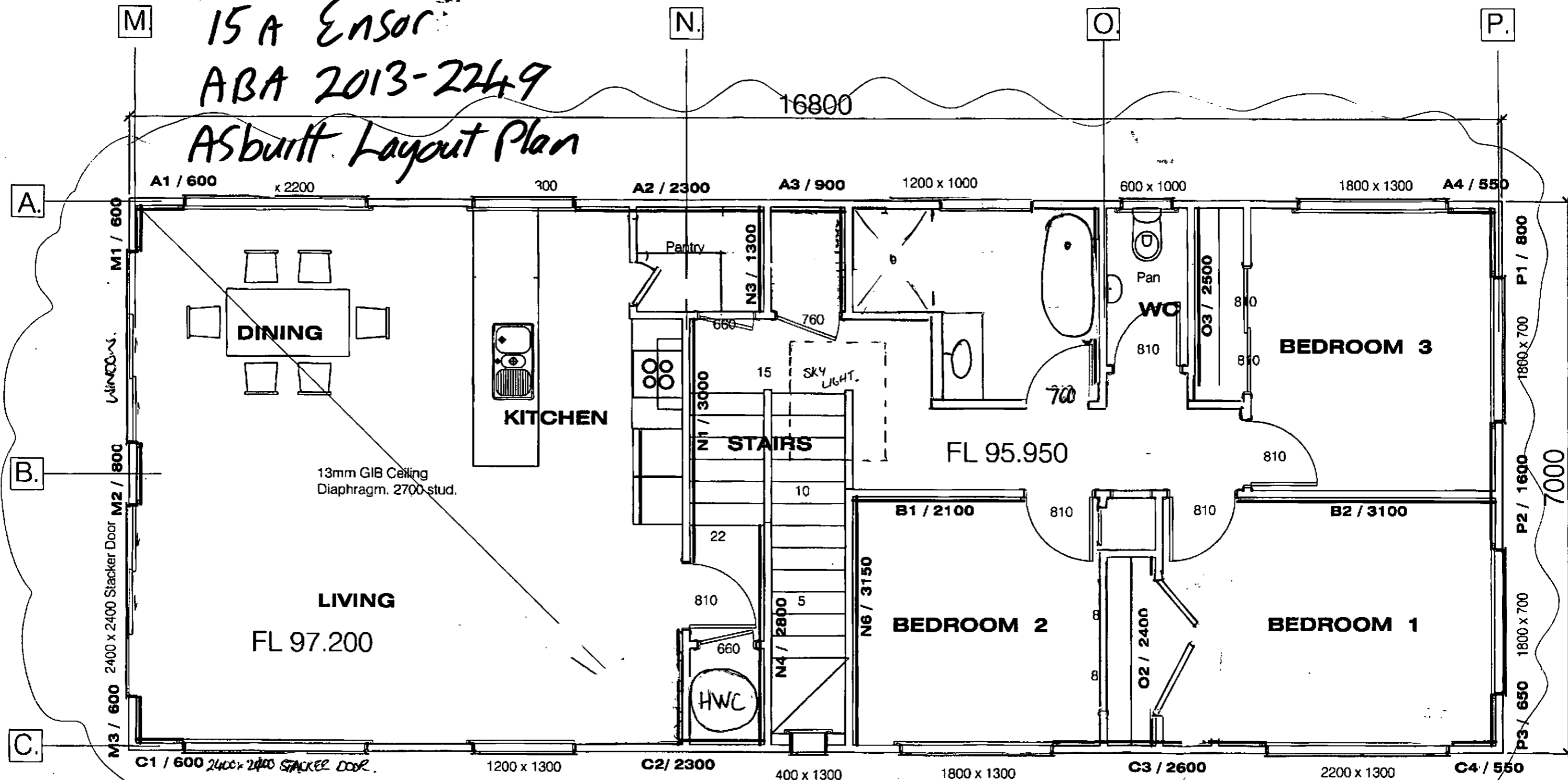
Team Leader Inspections
On behalf of Dunedin City Council

Date: 7 March 2019

AMENDED FLOOR PLAN

15A ENSOR
ABA 2013-2249

ASbuilt Layout Plan



FL 95.950

FL 97.200

A-13 117.60 m2

114

As Built Plan

Received by: NIMAC

Date: 25-1-16

ABA No: 2013-2249

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NZPS Co. Ltd. Phone 03 467 5169.
 graeme @ houseplanz.co.nz
 www.houseplanz.co.nz

Client : SHAYNE MACLEOD

15A Ensor St, Burnside, Dunedin

Lot# : Lot 17, DP 407, 842 m2.

Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High

Earthquake Zone : Zone 1, D&E

Scale @ A3.

Sheet Description:
BRACING PLAN

Sheet Number: **A-13**

Date: NOVEMBER 2013

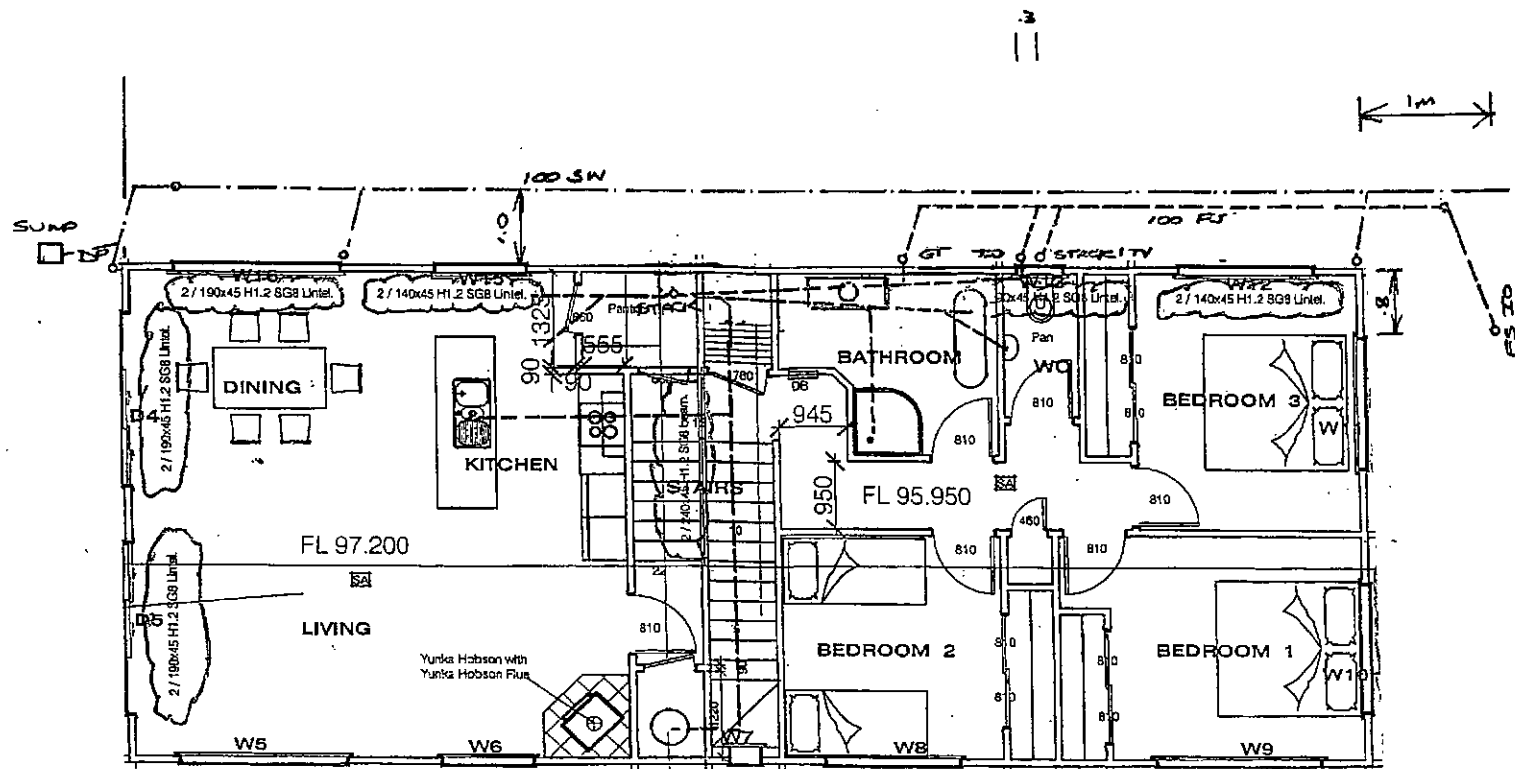
Project #: **2080/07/12**



**FOLEY PLUMBERS
FOLEY ELECTRICAL**

Dunedin - Central - Wanska
Mackenzie Country

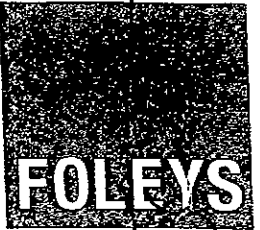
PO Box 7002, Dunedin 9040
tel: 03-453 6119
fax: 03 453 0814
email: foleyp Plumbers@tra.co.nz
web: www.foleys.co.nz



15 A Ensor st
ABA 2013-2249
Asbuilt Drainage Plan

AS BUILT DRAINAGE PLAN FOR 15A
ENSOR STREET ABA 2013-2249

As Built Plan
Received by: NIMAC
Date: 25/1/16
ABA No: 2013-2249



**FOLEY PLUMBERS
FOLEY ELECTRICAL**

Dunedin • Central • Wanaka
MacKenzie Country

PO Box 7002, Dunedin 9040

tel. 03 458 6119

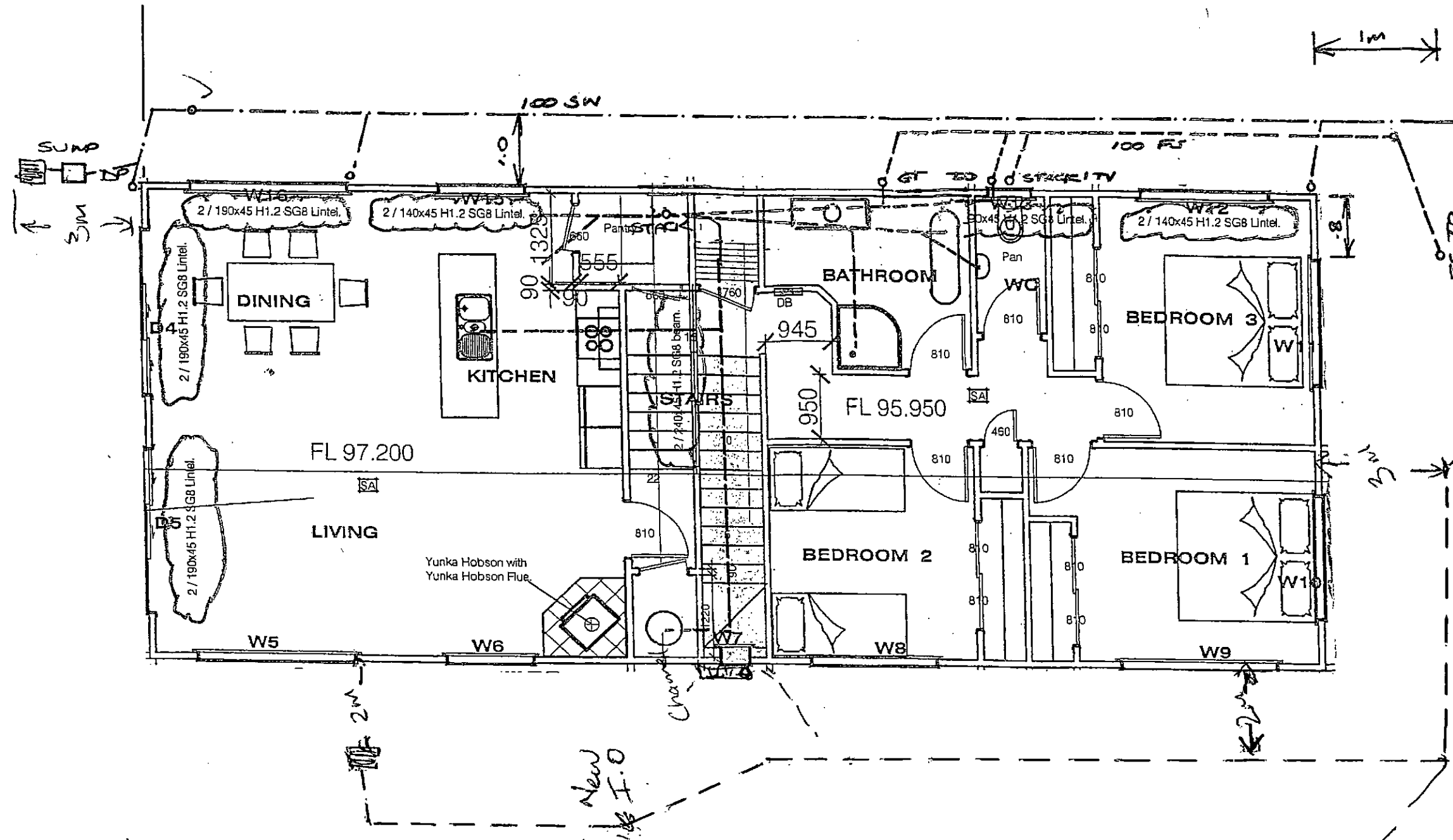
fax. 03 458 9814

email. foleyp Plumbers@xtra.co.nz

web. www.foleysnz.co.nz

15a Ensor st

Open Water Course



15 A Ensor St
 ABA 2013-2249
 ASbuilt Drainage Plan

AS BUILT DRAINAGE PLAN FOR 15A
 ENSOR STREET ABA 2013-2249

Received by: NMAC
 Date: 26/10/16
 ABA No: 2013-2249

PROPOSED NEW RESIDENCE for:

SHAYNE MACLEOD
15A ENSOR STREET
BURNSIDE
DUNEDIN

Lot 17
DP 407
Area 842 m2

BUILDING PARAMETERS

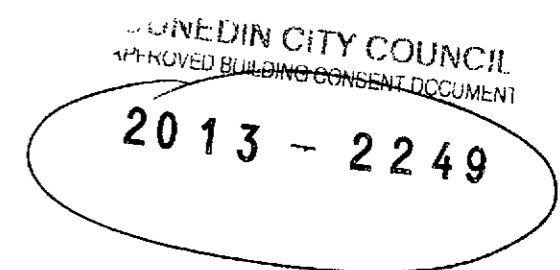
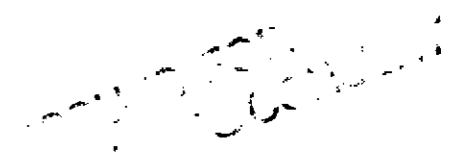
20 Series Block Basement Garage
Concrete Floor / Stahlton Rib & Infill
Timber Framed
Shadowclad / H3.1 BB Weatherboards
Aluminium DG Joinery
Corrugated Colorsteel Roofing

AFFECTED ZONES

Durability = C.
Climate = 3.
Earthquake = Zone 1. D&E
Wind = A/High.

DRAWING LEGEND.

- CS-00 COVER SHEET.
- A-01 SITE PLAN
- A-02 SITE SECTIONS
- A-03 BASEMENT FLOOR PLAN
- A-04 GROUND FLOOR PLAN
- A-05 SECTION S1. 1:200
- A-06 SECTION A.
- A-07 SECTION B.
- A-08 SECTION C.
- A-09 WEST ELEVATION.
- A-10 EAST ELEVATION.
- A-11 NORTH ELEVATION.
- A-12 SOUTH ELEVATION
- A-13 BRACING PLAN
- A-14 EAVE DETAILS
- A-15 EAVE DETAILS
- A-16 EAVE DETAILS
- A-17 STAHLTON RIB DETAILS
- A-18 FOUNDATION PLAN & DRAINAGE
- A-19 FOUNDATION SECTION A.
- A-20 FOUNDATION DETAILS
- A-21 FOUNDATION DETAILS
- A-22 FOUNDATION DETAILS
- A-23 FOUNDATION DETAILS
- A-24 BLOCK LINTEL DETAILS
- A-25 GARAGE DOOR LINTEL
- A-26 CANOPY DETAILS
- A-27 TRUSS PLAN
- A-28 ROOF PLAN
- A-29 BLOCK CONSTRUCTION JOINT DETAILS
- A-30 CLADDING JUNCTION DETAIL



ISSUED FOR BUILDING CONSENT

DCC COPY

Client : SHAYNE MACLEOD

15A Ensor St, Burnside, Dunedin

Lot# : Lot 17, DP 407, 842 m2.

Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E.
Scale @ A3.

Sheet Description:
COVER SHEET

Sheet Number: **CS-00**
Date: NOVEMBER 2013
Project #: **2080/07/12**

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NZPS Co. Ltd. Phone 03 467 5169.
graeme @ houseplanz.co.nz
www.houseplanz.co.nz

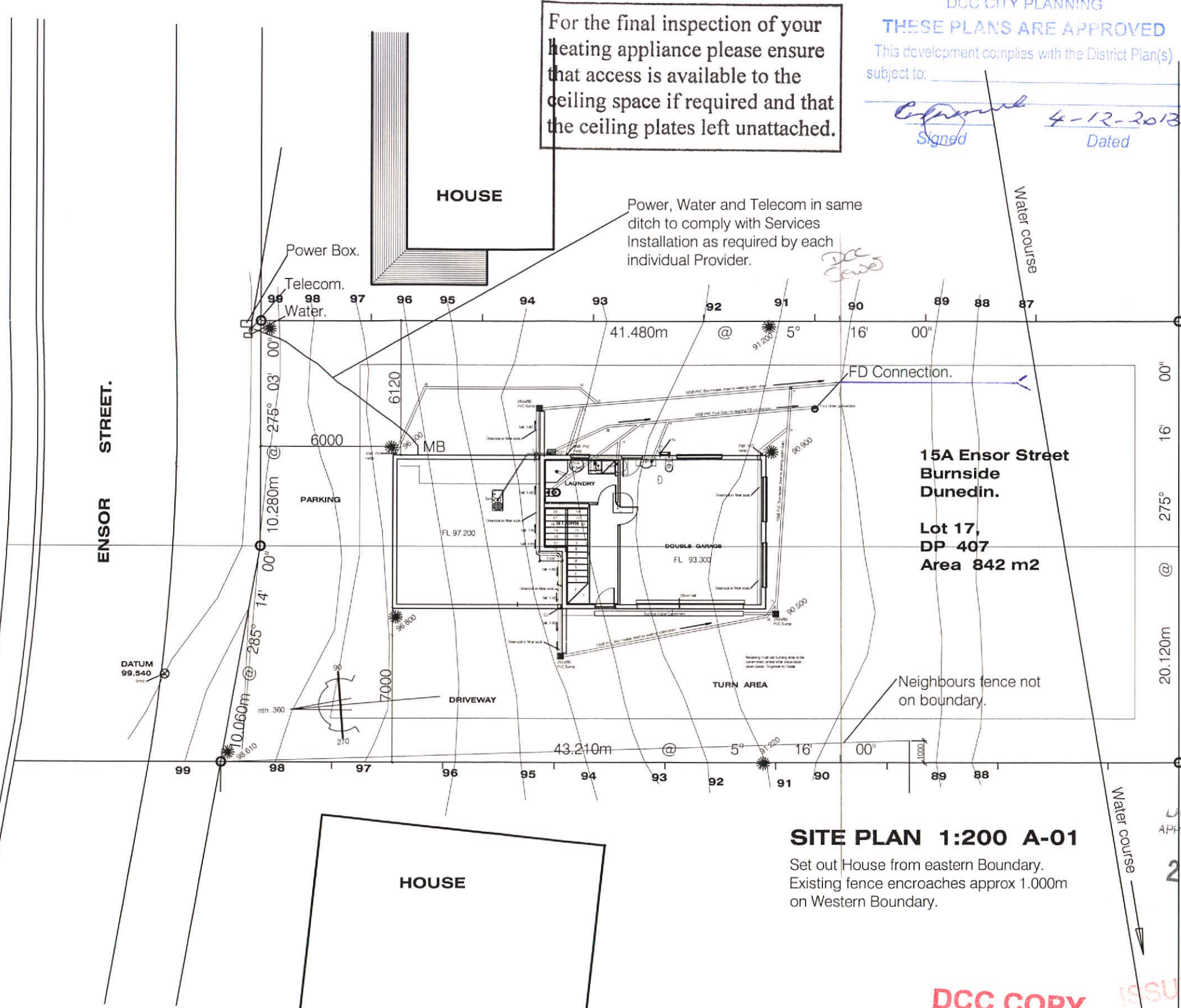
THESE PLANS ARE APPROVED

This development complies with the District Plan(s) subject to:

[Signature] 4-12-2013
Signed Dated

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.

Power, Water and Telecom in same ditch to comply with Services Installation as required by each individual Provider.



15A Ensor Street
Burnside
Dunedin.

Lot 17,
DP 407
Area 842 m2

SITE PLAN 1:200 A-01

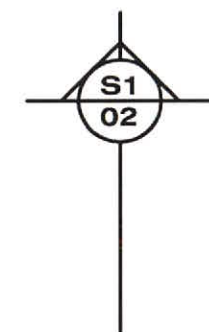
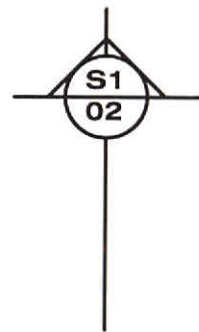
Set out House from eastern Boundary.
Existing fence encroaches approx 1.000m on Western Boundary.

DCC COPY

ISSUED FOR BUILDING CONSENT

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2013 2249



DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.
Building *[Signature]* Date 27-01-14
Plumbing *[Signature]* Date 23-12-13
Health *[Signature]* Date
NOTE

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graeme @ houseplanz.co.nz
www.houseplanz.co.nz

Client : SHAYNE MACLEOD

15A Ensor St, Burnside, Dunedin

Lot# : Lot 17, DP 407, 842 m2.

Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High

Earthquake Zone : Zone 1. D&E

Scale @ A3.

Sheet Description:
SITE PLAN

Sheet Number:

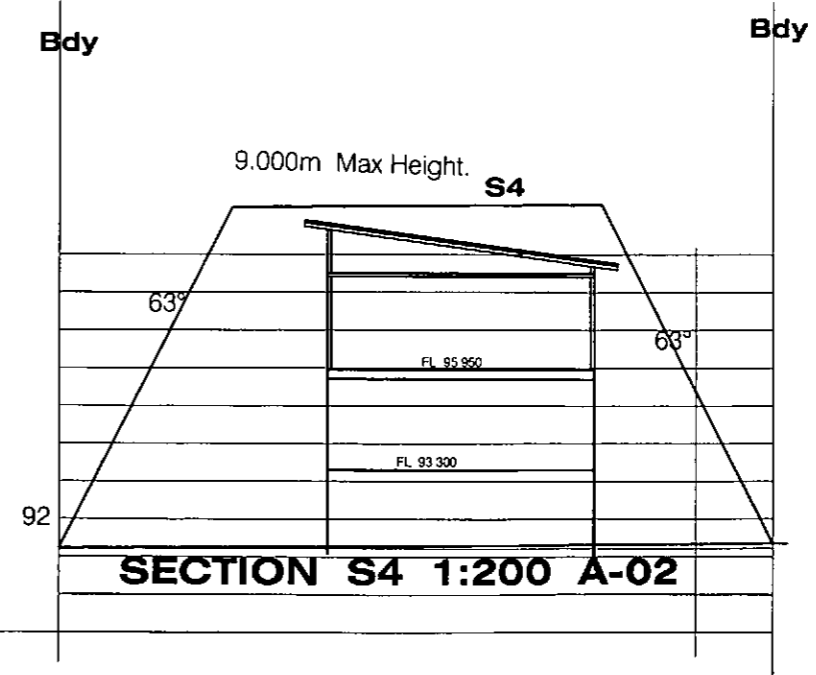
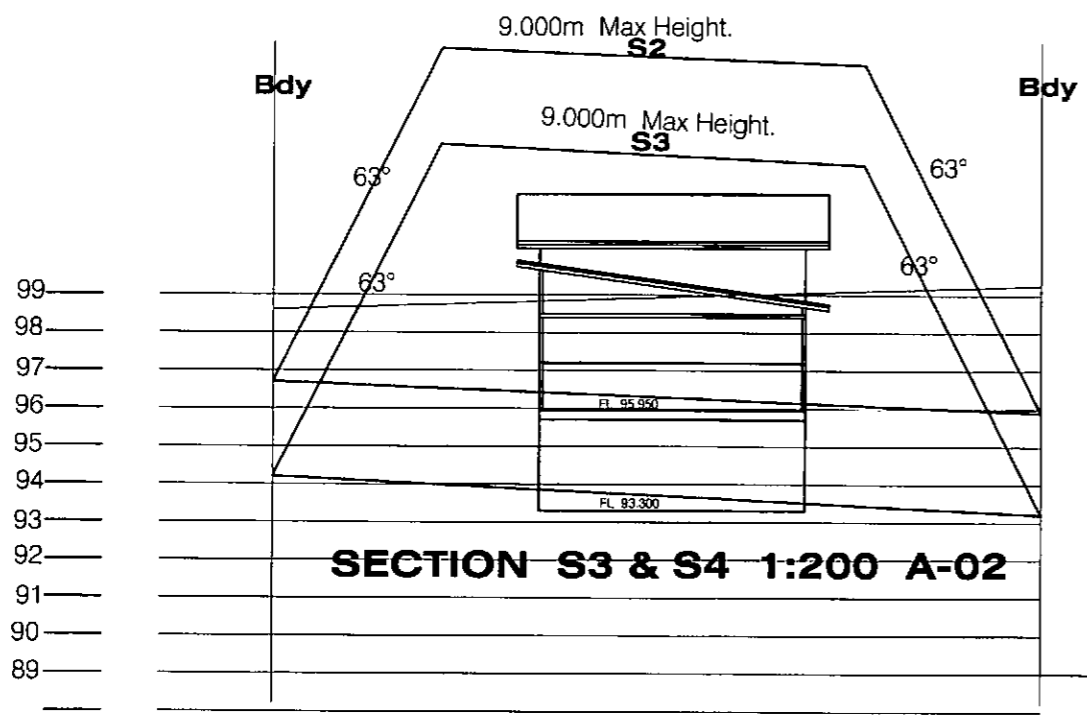
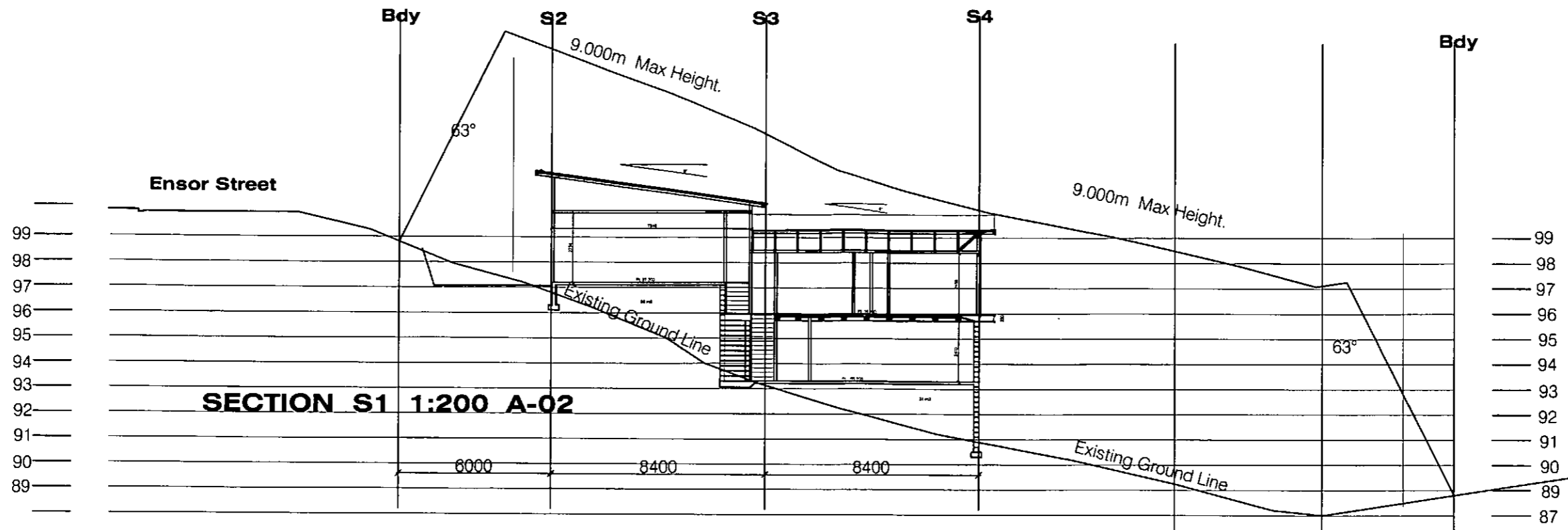
A-01

Date:

NOVEMBER 2013

Project #.

2080/07/12



DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT
 2013 2249
 ISSUED FOR
 BUILDING CONSENT

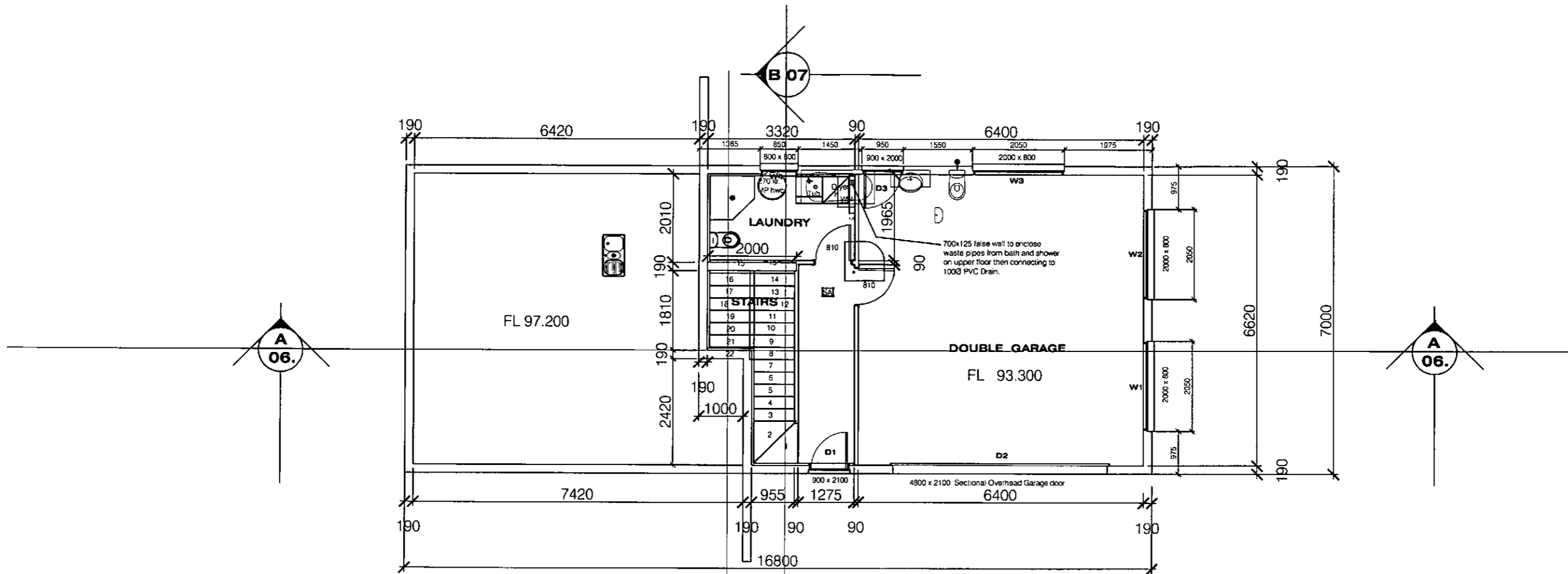
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Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin.
 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.
 Sheet Description: SITE SECTIONS

Sheet Number: **A-02**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**



BASEMENT GARAGE 1 : 100 A-03 68.73 m2

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2013 2249

ISSUED FOR
BUILDING CONSENT

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

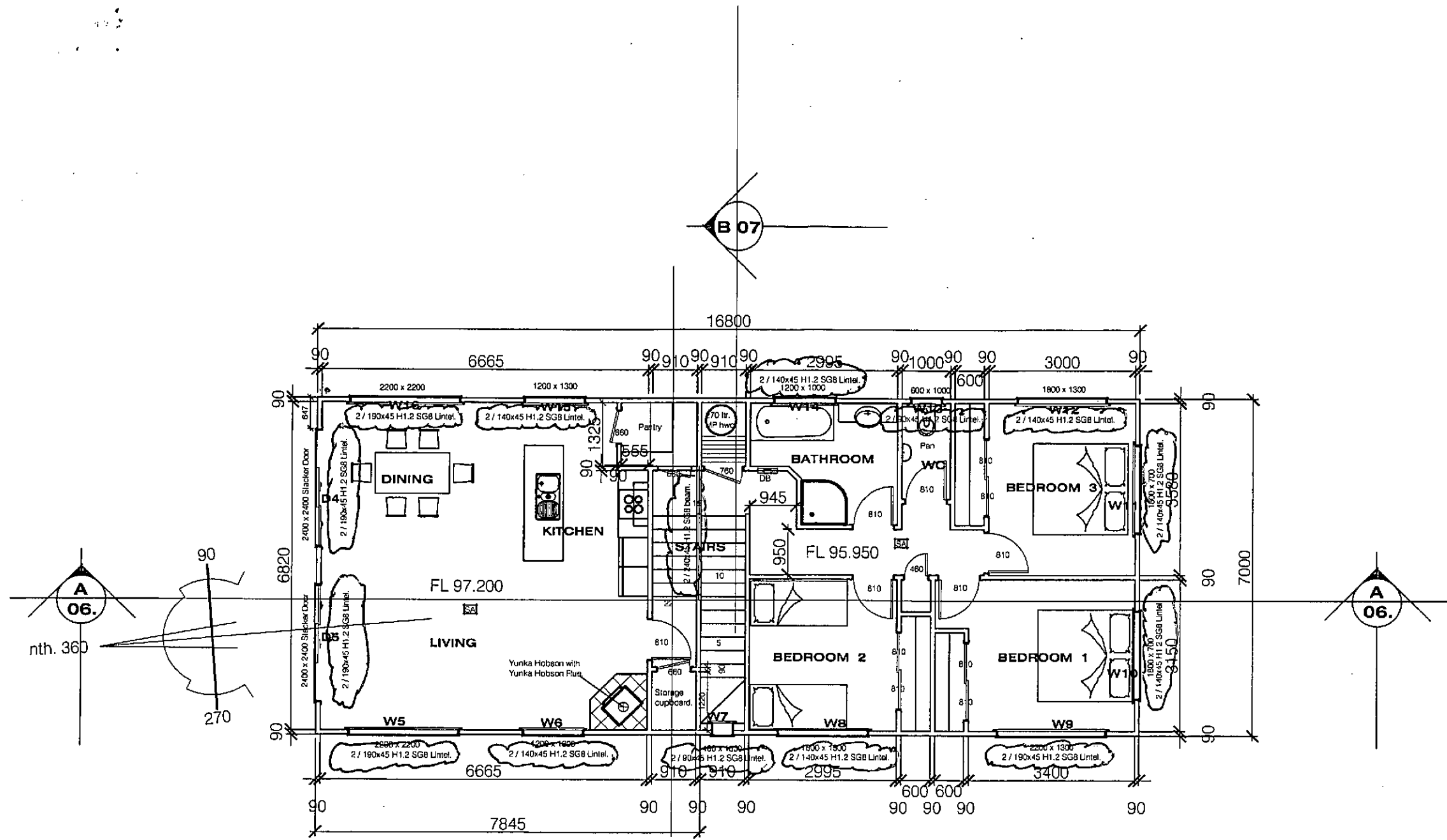
Sheet Description:
PROPOSED BASEMENT
FLOOR PLAN

Sheet Number: **A-03**
Date: NOVEMBER 2013
Project #: **2080/07/12**

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GROUND FLOOR PLAN 1 : 100 A-04 117.60 m2

SA = Smoke Alarm

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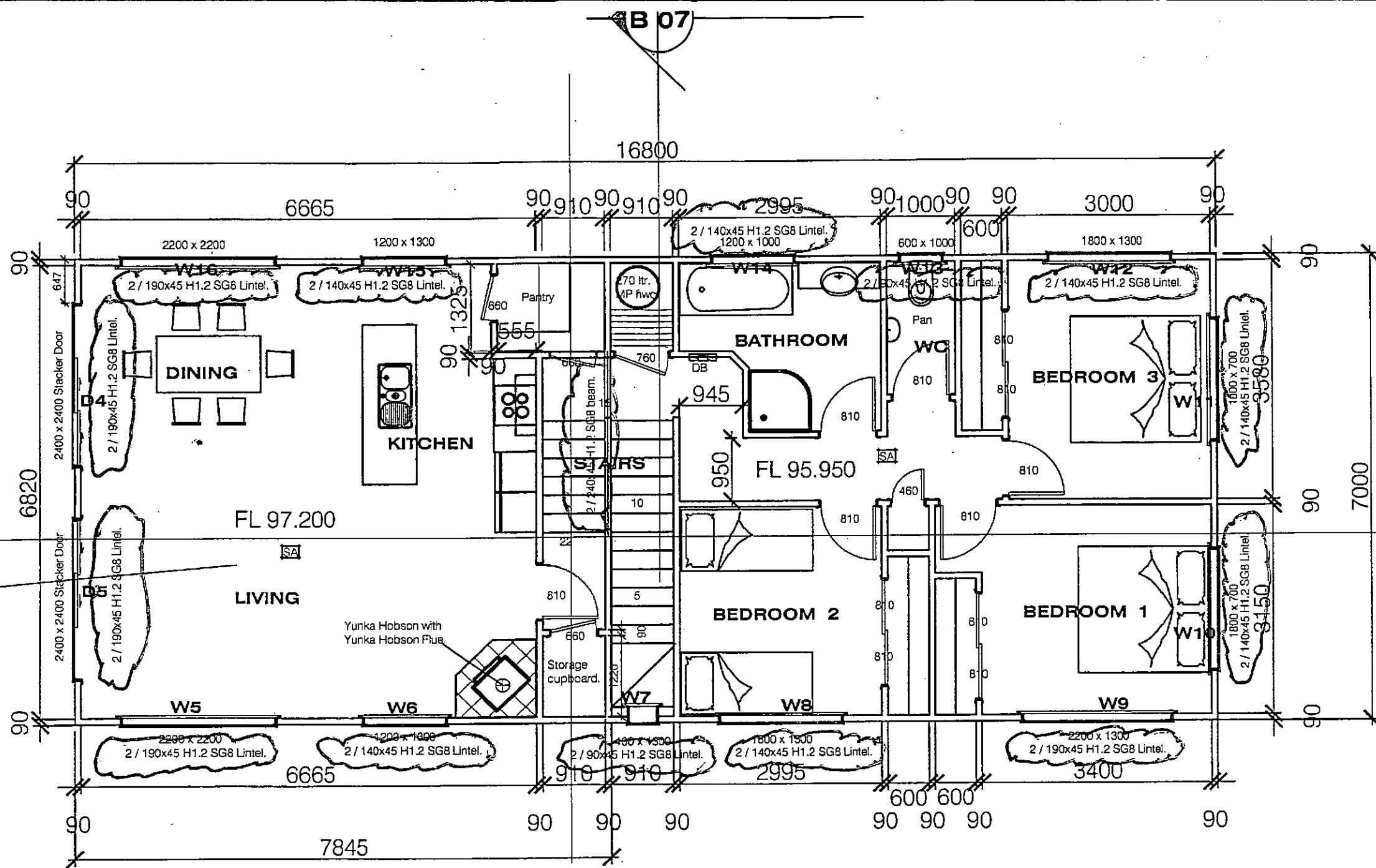
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Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
GROUND FLOOR PLAN

Sheet Number: **A-04**
Date: NOVEMBER 2013
Project #: **2080/07/12**



GROUND FLOOR PLAN ~~1:100~~ A-04

117.60 m²

SA = Smoke Alarm

N.T.S.

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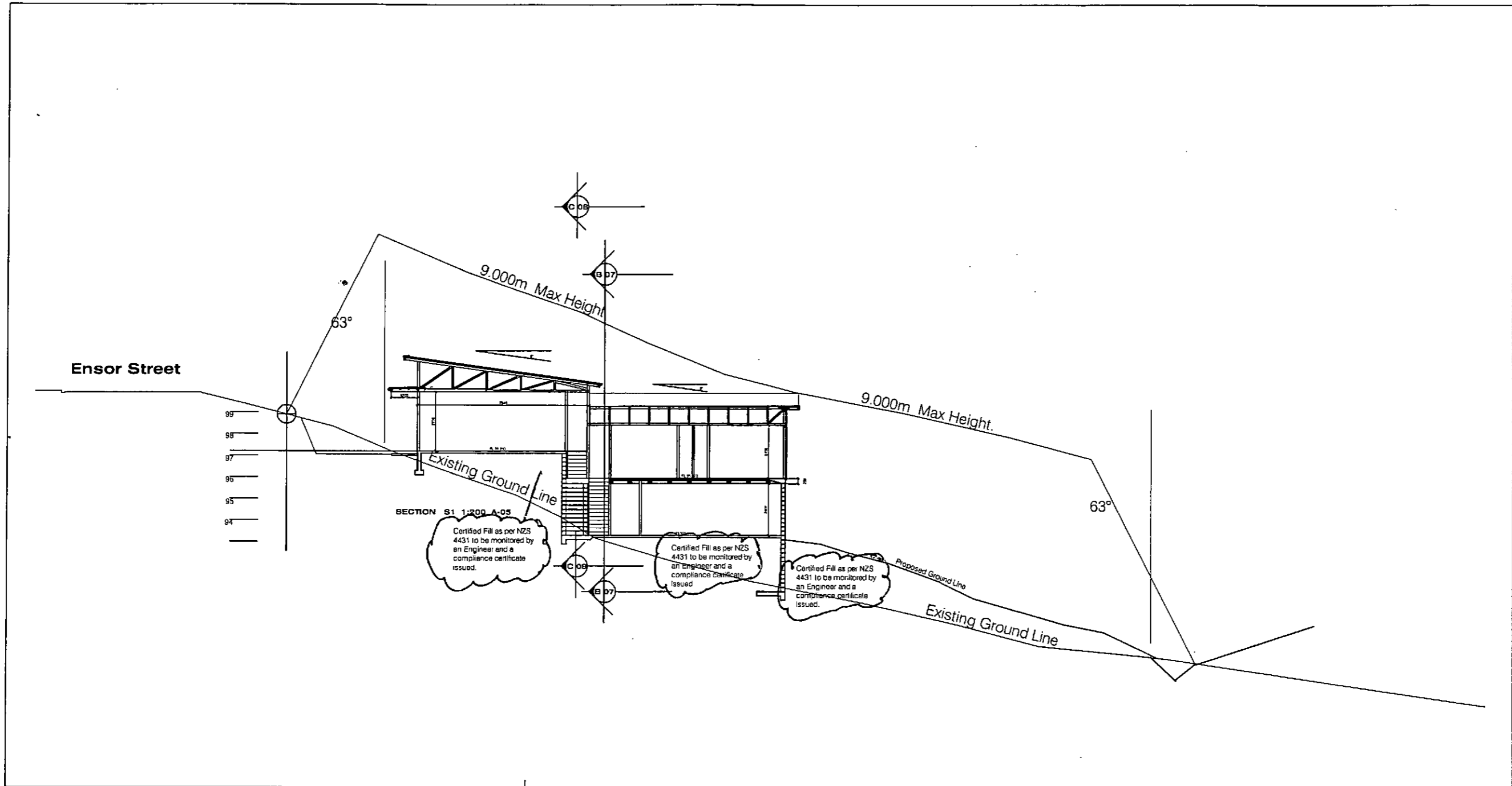
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Client : SHAYNE MACLEOD

Wind Zone : A/High

Sheet Description:

SEE DRAWINGS CONFIRM ALL DIMENSIONS ON SITE



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 15A Ensor St, Burnside, Dunedin
 Lot# : Lot 17, DP 407, 842 m2
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Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

Sheet Description:
 SECTION S1 1:200

Sheet Number: **A-05**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**

DETAIL SHEET

23
26

600 EAVE DETAIL A-14
Weatherboards Direct Fix.

Corrugated Longrun Colorsteel Endura roofing over Roof Underlay and netting over 75x50 H1.2 SG8 purlins at 600 eaves and 900 midspan over Trusses at 900 crs.

8°

90x45 H1.2 SG8 Bottom chord restaints at 1800 crs

450 EAVE DETAIL A-14
Shadowclad over Cavity Battens.

Corrugated Longrun Colorsteel Endura roofing over Roof Underlay and netting over 75x50 H1.2 SG8 purlins at 600 eaves and 900 midspan over Trusses at 900 crs.

600 VERGE DETAIL A-14
Shadowclad over Cavity Battens.

2 / 90x45 H1.2 SG8 top plates.

R 3.6 Ceiling insulation

R2.6 Wall insulation.

90x45 H1.2 SG8 Studs at 400 crs for 2700 Stud height with 90x45 H1.2 Nogs at 800 crs.

10 GIB Wall lining.

Fix bottom plates over DPC with M12 bolts at 900 crs max.

13 GIB Diaphragm ceiling on Rondo battens at 600 crs.

DETAIL SHEET 07 16

2 / 240x45 H1.2 SG8 Lintel.

13 GIB Ceiling on Rondo battens at 600 crs.

2 / 90x45 H1.2 SG8 top plates.

R 3.6 Ceiling insulation

R2.6 Wall insulation.

90x45 H1.2 SG8 Studs at 600 crs for 2400 Stud height with 90x45 H1.2 Nogs at 800 crs.

10 GIB Wall lining.

Fix bottom plates over DPC with M12 bolts at 900 crs max.

100 Concrete slab with 500E mesh 30 top cover over 250um polythene over 25 sand blinding over Certified Fill as per NZS 4431 to be monitored by an Engineer and a compliance certificate issued.

Existing Ground Line

See Sheets 20, 21 & 22 for details.

Apply 3 Coat Mulseal to block wall and cover with 250 um Polythene from under floor slab continuous up block wall. Cover with 25mm extruded polystyrene. If ground water is visible then consult an Ardex Shelterseal Applicator for remedy to make watertight. Tanking to be carried out by a Licenced Building Practitioner. Backfill with clean, free draining AP20 or similar.

R1.2 Wall insulation.

Draincoil in Filter cloth.

SECTION A 1:50 A-06

Wall Strapping.
Fix 45x45 H1.2 Battens to Block Wall over DPC. Install R1.2 Wall Insulation over Building Paper.

See Sheets 20, 21 & 22 for details.

100 Concrete slab with 500E mesh 30 top cover over 250um polythene over 25 sand blinding over Certified Fill as per NZS 4431 to be monitored by an Engineer and a compliance certificate issued.

Existing Ground Line

Compacted fill equally each side of blockwall

Draincoil in Filter cloth.

C 08 B 07

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See Sheets 20, 21 & 22 for details of Fgns..

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Client : SHAYNE MACLEOD

15A Ensor St, Burnside, Dunedin

Lot# : Lot 17, DP 407, 842 m2.

Project : PROPOSED NEW RESIDENCE

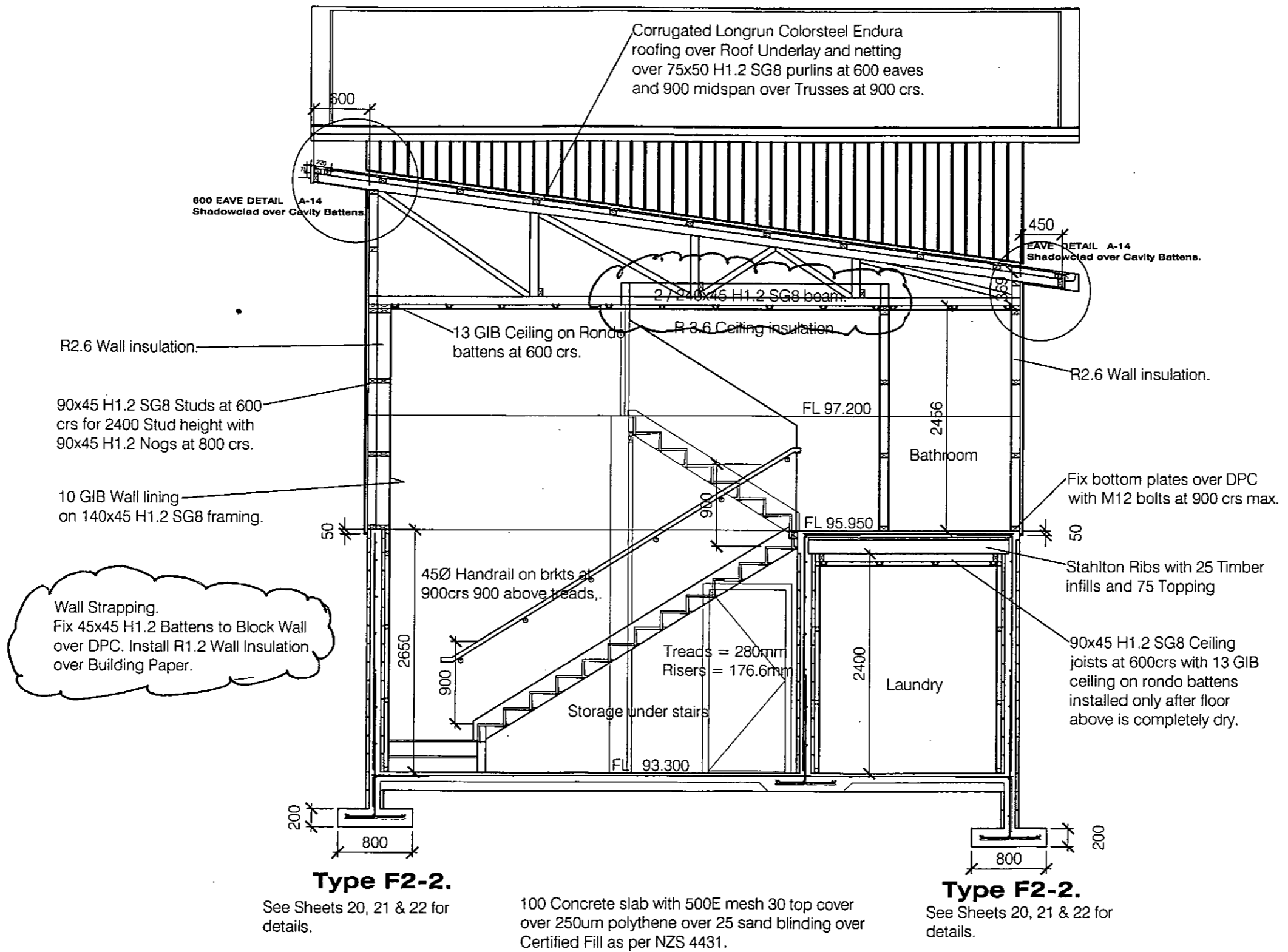
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Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
SECTION A 1:50

Sheet Number: **A-06**

Date: NOVEMBER 2013

Project #. **2080/07/12**



SECTION B 1:50 A-07

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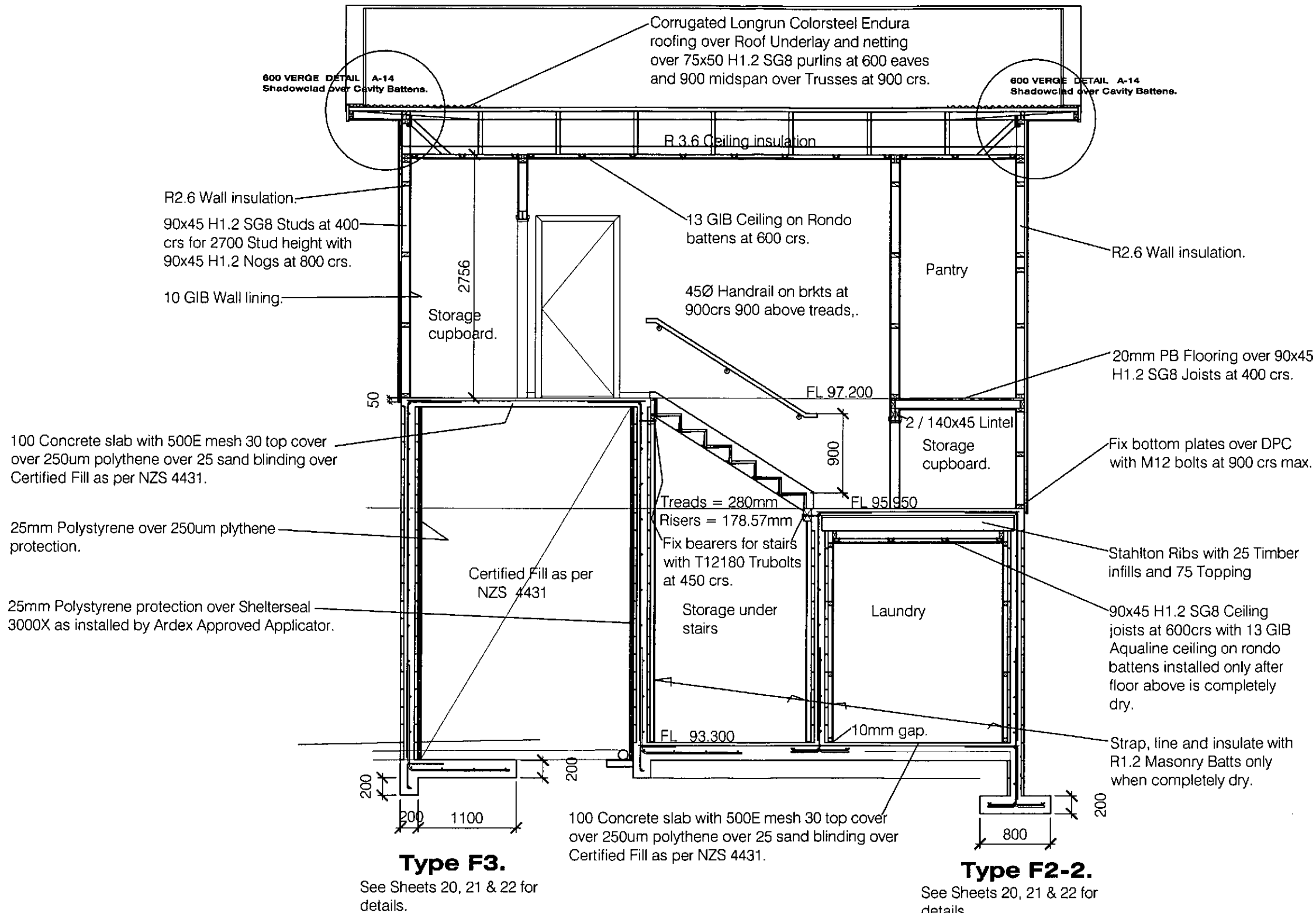
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15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
SECTION B 1:50

Sheet Number: **A-07**
Date: NOVEMBER 2013
Project #: **2080/07/12**



SECTION C 1:50 A-08

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15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

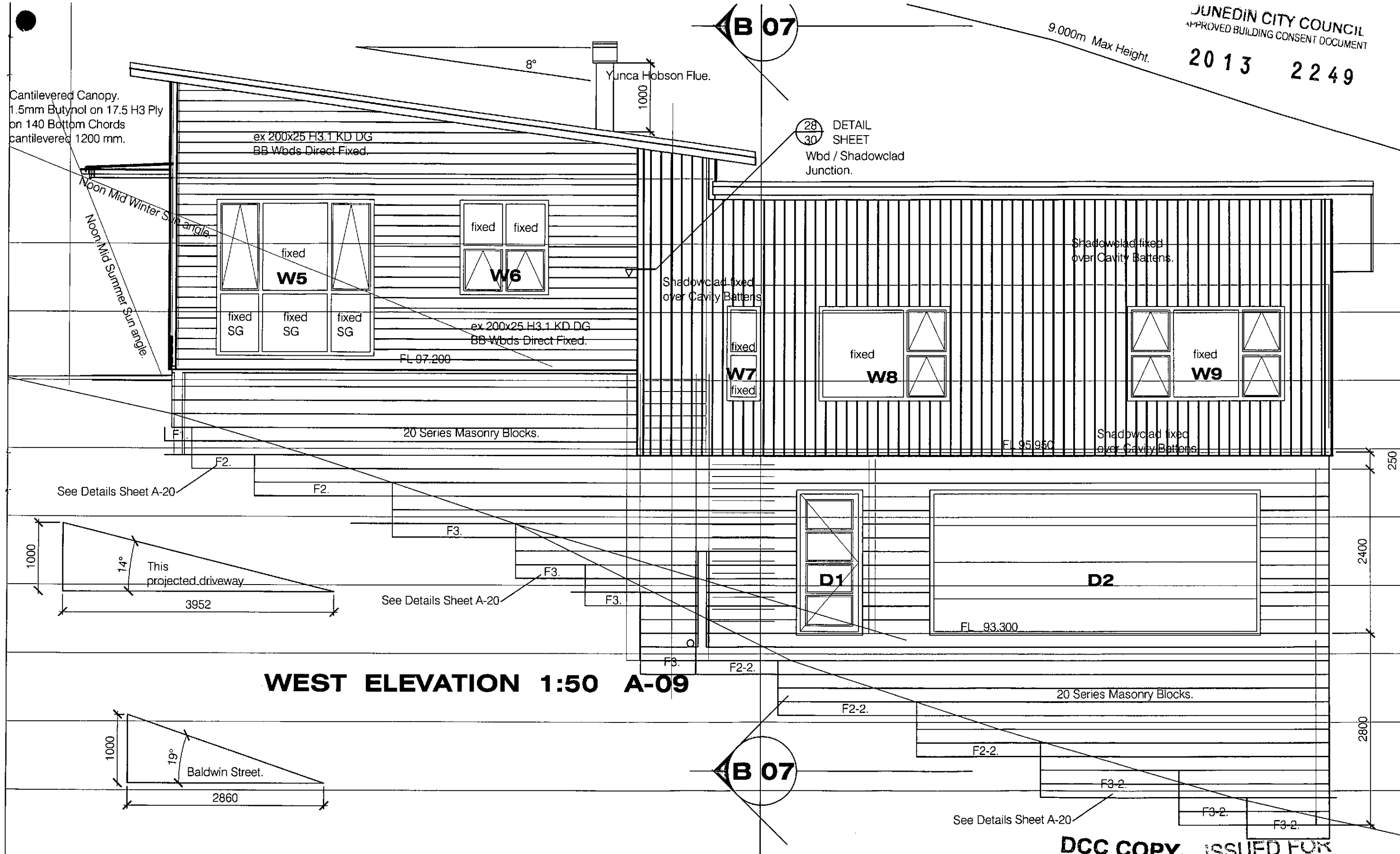
Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
SECTION C

Sheet Number: **A-08**
Date: NOVEMBER 2013
Project #: **2080/07/12**

9.000m Max Height.

Cantilevered Canopy.
1.5mm Butynol on 17.5 H3 Ply
on 140 Bottom Chords
cantilevered 1200 mm.



WEST ELEVATION 1:50 A-09

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Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
WEST ELEVATION

Sheet Number: **A-09**
Date: NOVEMBER 2013
Project #: **2080/07/12**

B 07

Yunca Hobson Flue.

°8

ex 200x25 H3.1 KD DG
BB Wbds Direct Fixed.

DETAIL SHEET 28/30
Wbd / Shadowclad Junction.

TV

Noon Mid Winter Sun angle.
Noon Mid Summer Sun angle.

fixed fixed
W15

fixed
W16
fixed SG fixed SG fixed SG

ex 200x25 H3.1 KD DG
BB Wbds Direct Fixed.

FL 97.200

Meter Box

65Ø PVC rwdp

20 Series Masonry Blocks.

250

2400

fixed
W12

Shadowclad fixed over Cavity Battens

SG.
W13

SG SG
W14

Shadowclad fixed over Cavity Battens.

FL 95.940

F1.
F2.

fixed
W3

D3
SG.

W4

20 Series Masonry Blocks.

F3.

See Details Sheet A-20

FL 93.300

20 Series Masonry Blocks.

F2-2.

F3.

EAST ELEVATION 1:50 A-10

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B 07

150mm sleeve in ftgn for 100Ø PVC FD Stack.

75Ø PVC rwdp.

75Ø PVC rwdp.

Proposed Ground level.

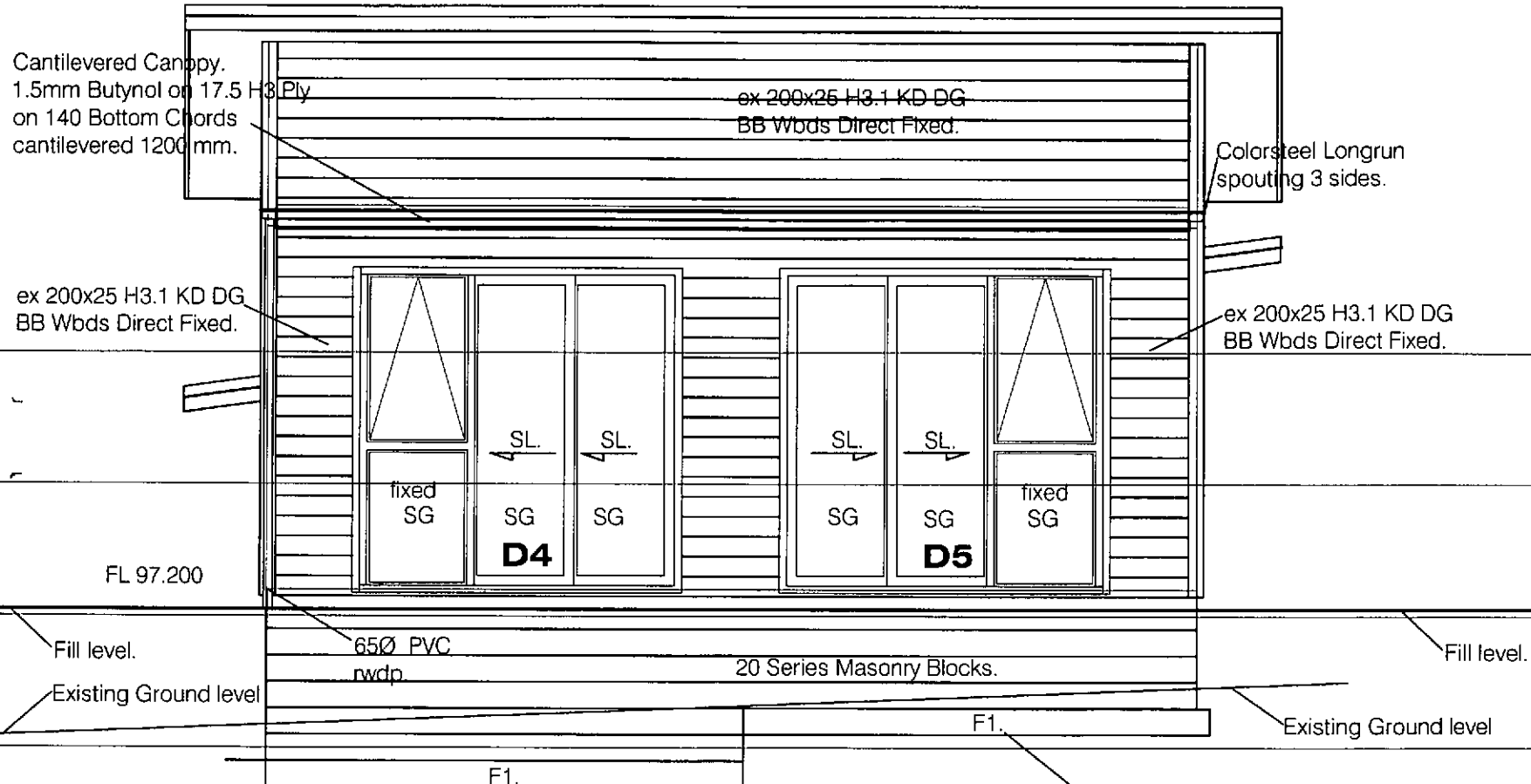
SG.

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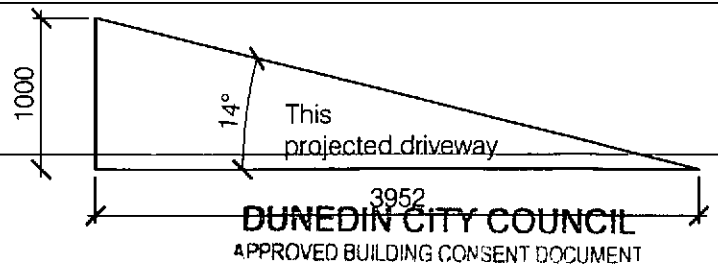
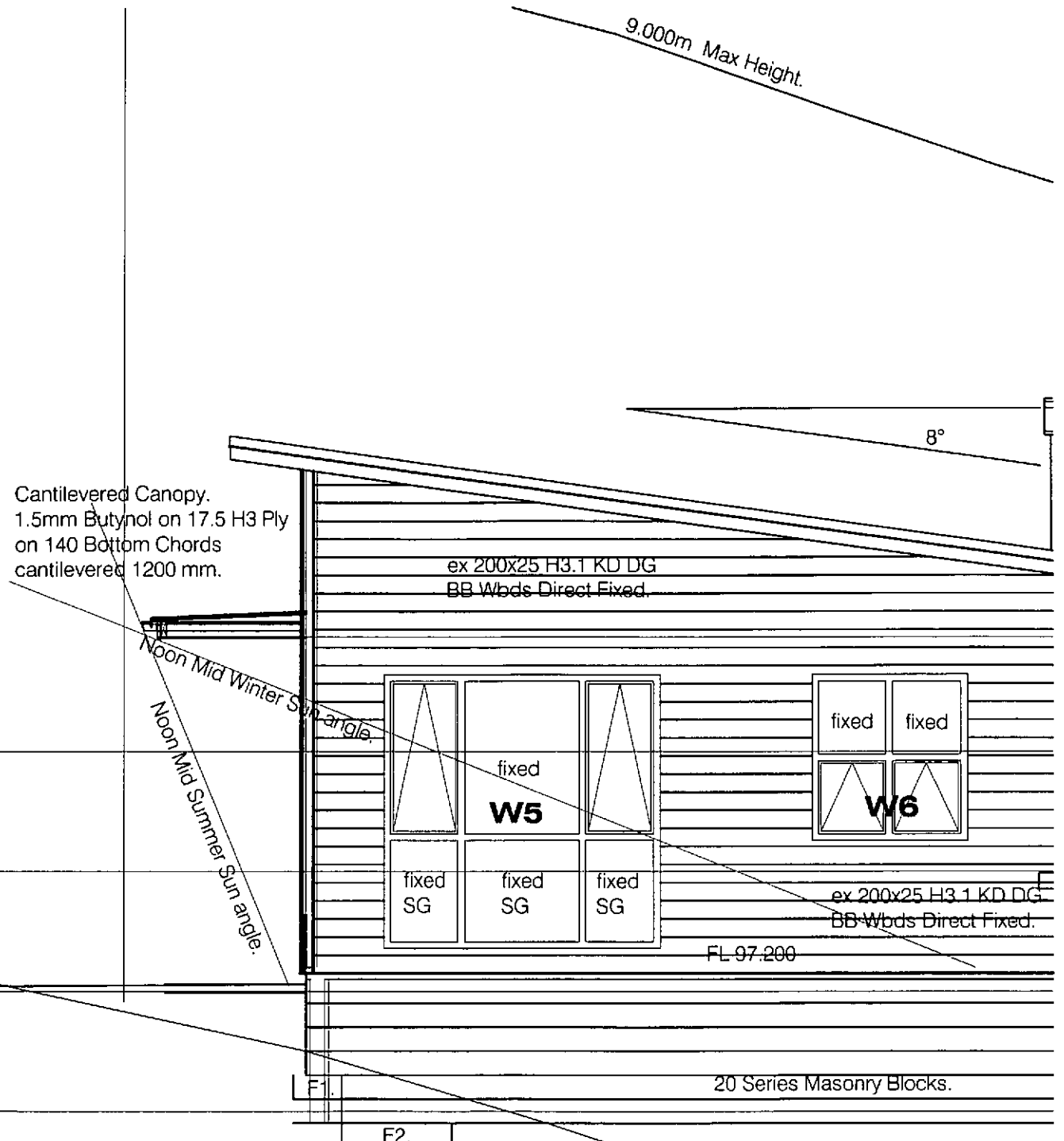
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Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.
Sheet Description:
EAST ELEVATION

Sheet Number: **A-10**
Date: NOVEMBER 2013
Project #: **2080/07/12**



NORTH ELEVATION 1:50 A-11



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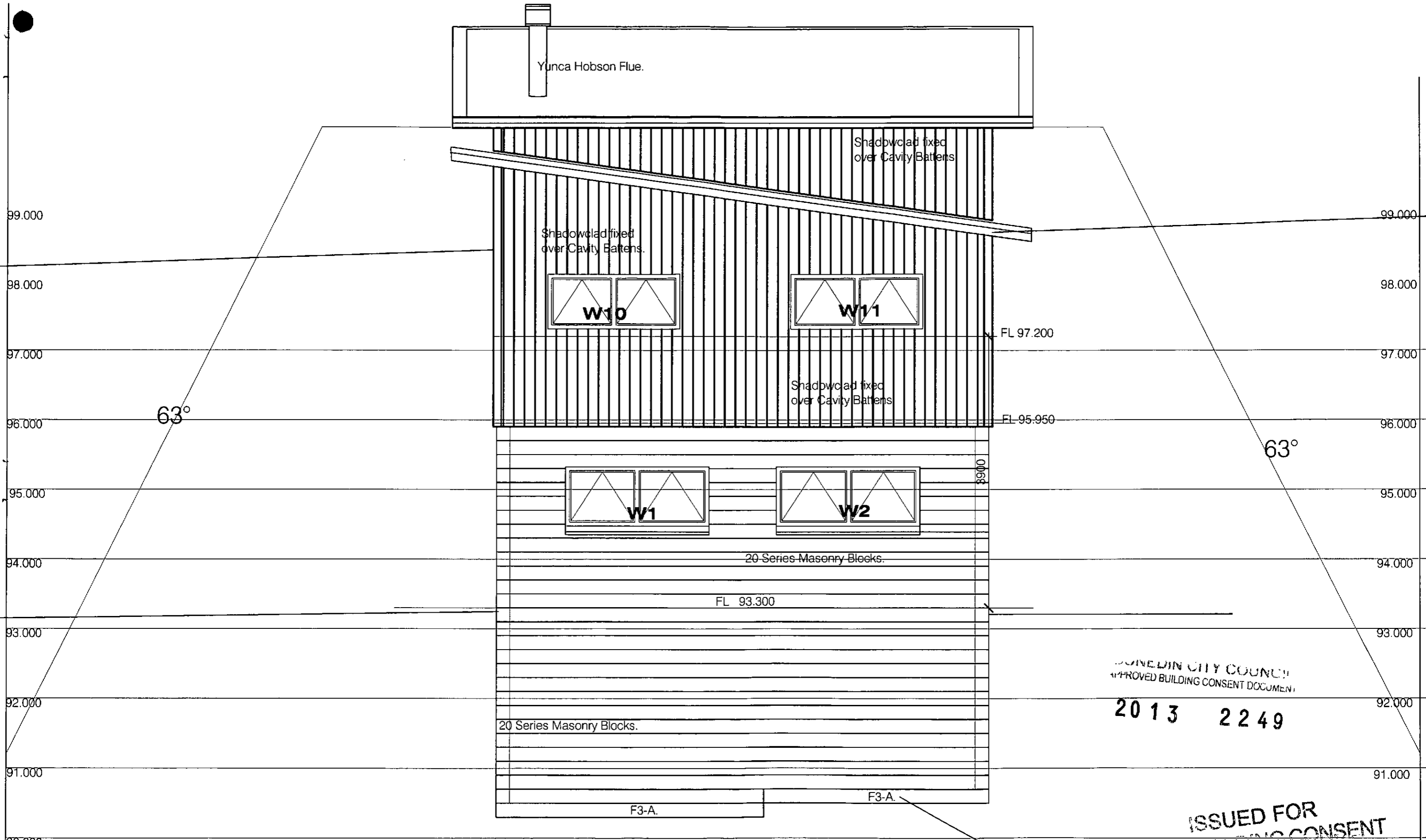
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 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

Sheet Description:
 NORTH ELEVATION

Sheet Number: **A-11**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**



SOUTH ELEVATION 1:50 A-12

See Details Sheet A-19

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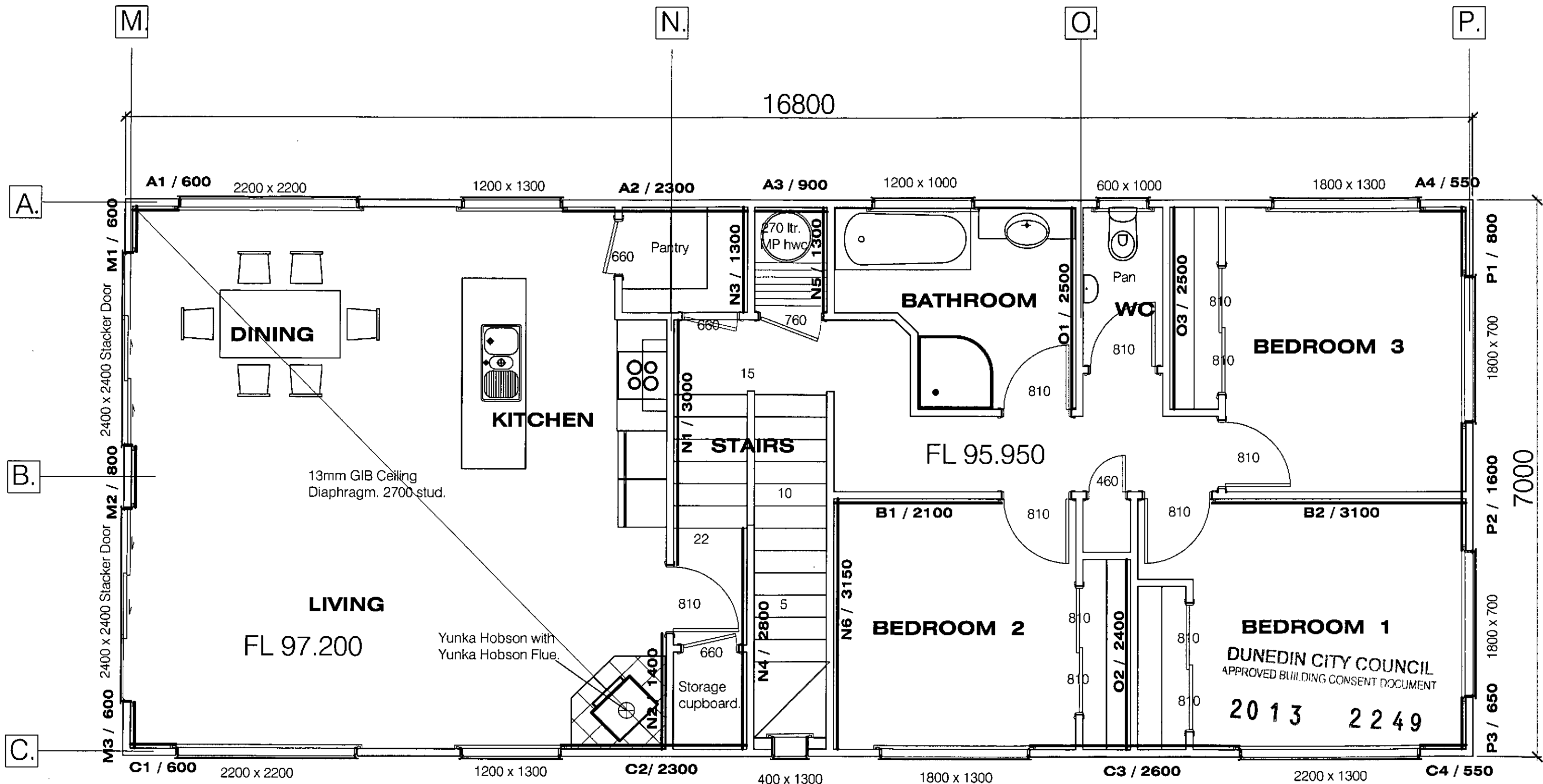
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 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

Sheet Description:
 SOUTH ELEVATION

Sheet Number: **A-12**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**



BRACING PLAN 1 : 50 A-13

117.60 m²

Brace Number BRCE-314

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15A Ensor St, Burnside, Dunedin

Lot# : Lot 17, DP 407, 842 m².

Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
E'quake Zone : Zone 1, D&E

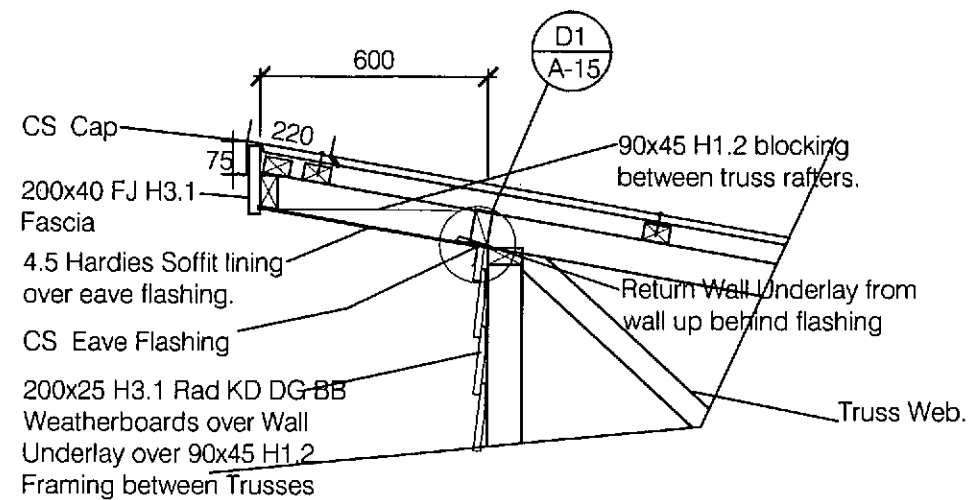
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Sheet Description:
BRACING PLAN

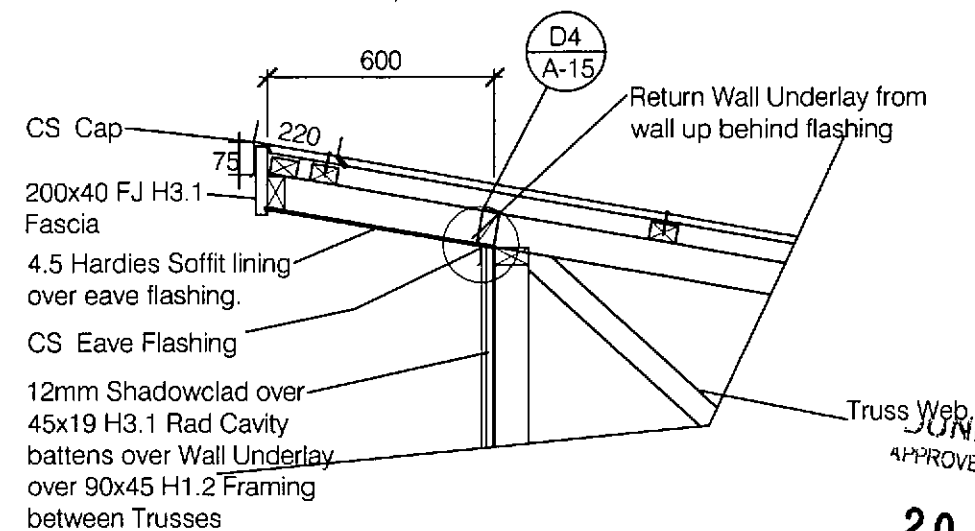
Sheet Number: **A-13**

Date: NOVEMBER 2013

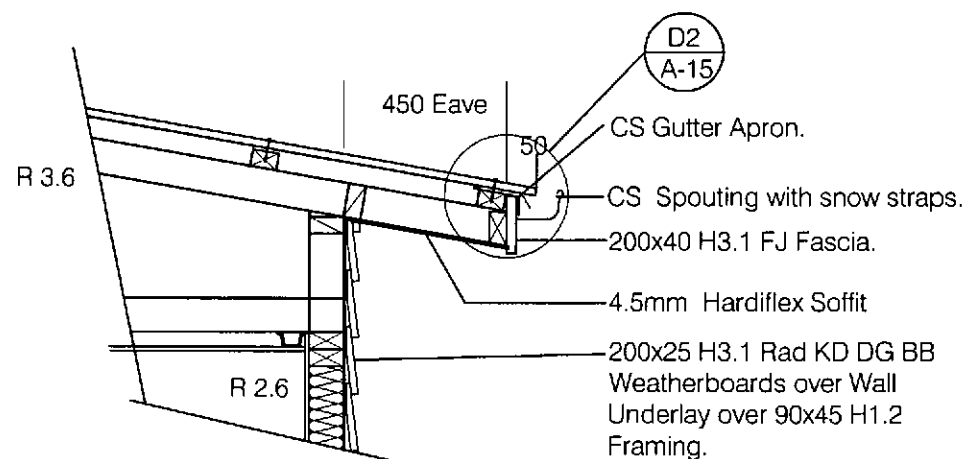
Project #: **2080/07/12**



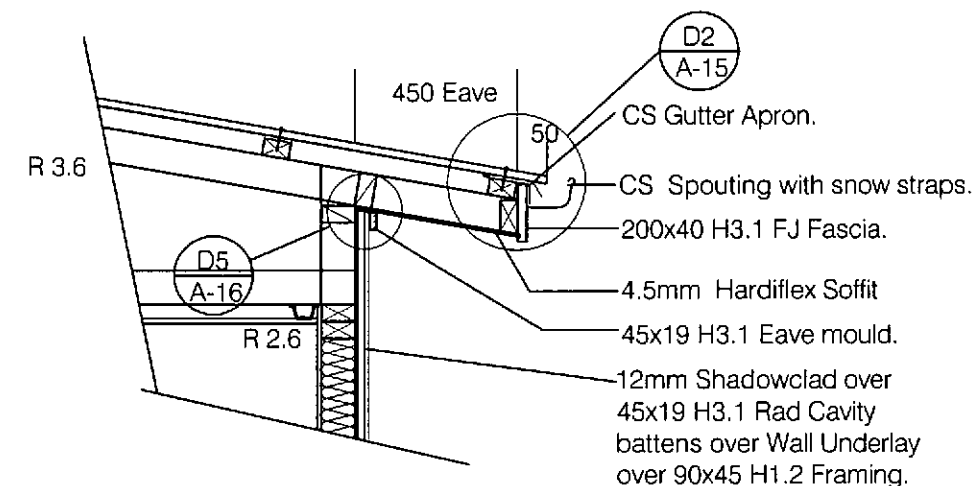
**600 EAVE DETAIL 1:20 A-15
Weatherboards.**



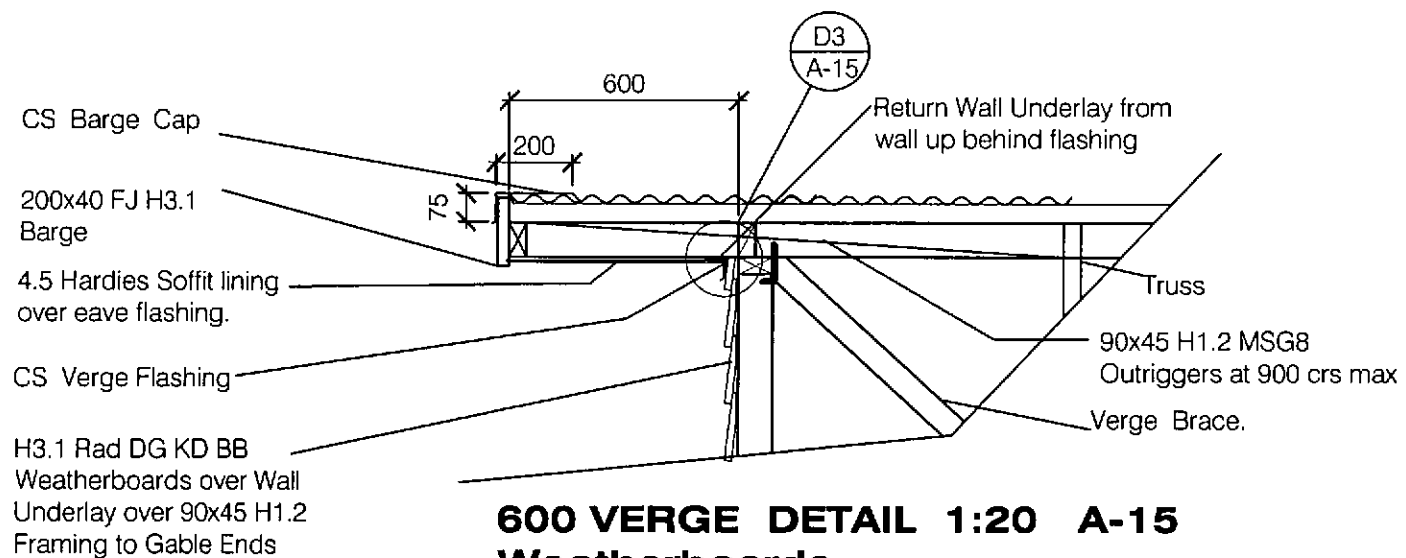
**600 EAVE DETAIL 1:20 A-15 2013 2249
Shadowclad over Cavity Battens.**



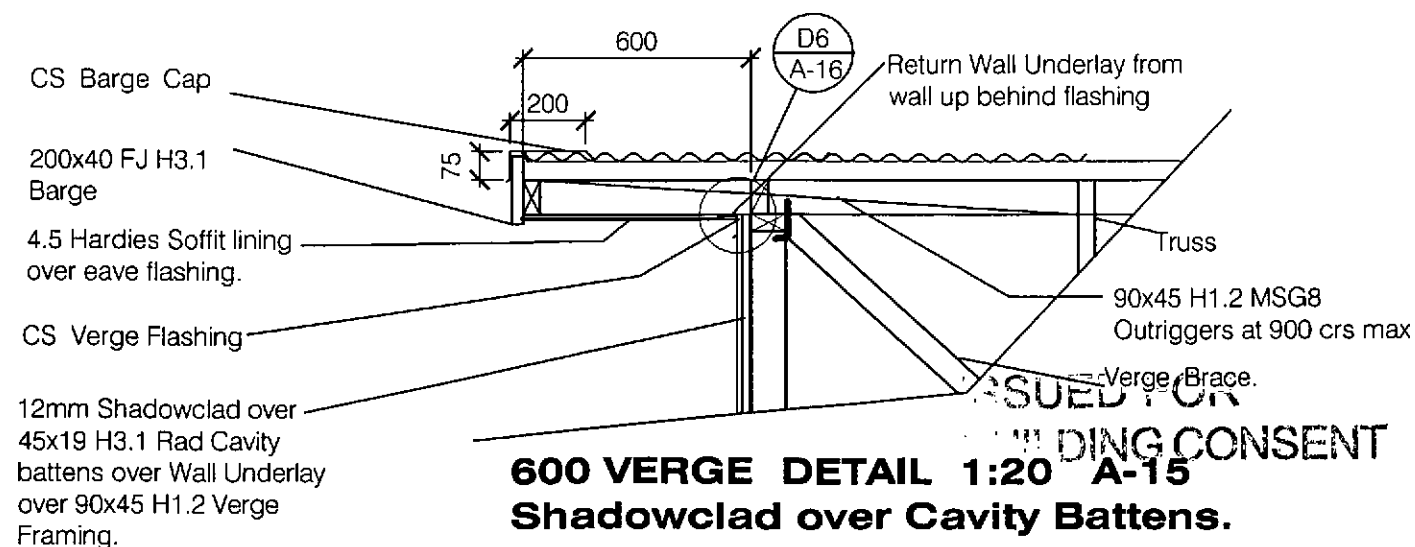
**EAVE DETAIL 1:20 A-15
Weatherboards.**



**EAVE DETAIL 1:20 A-15
Shadowclad over Cavity Battens.**



**600 VERGE DETAIL 1:20 A-15
Weatherboards.**



**600 VERGE DETAIL 1:20 A-15
Shadowclad over Cavity Battens.**

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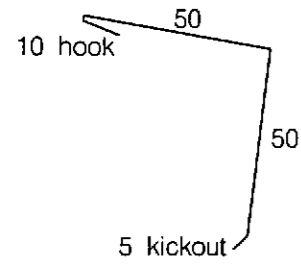
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Project : PROPOSED NEW RESIDENCE

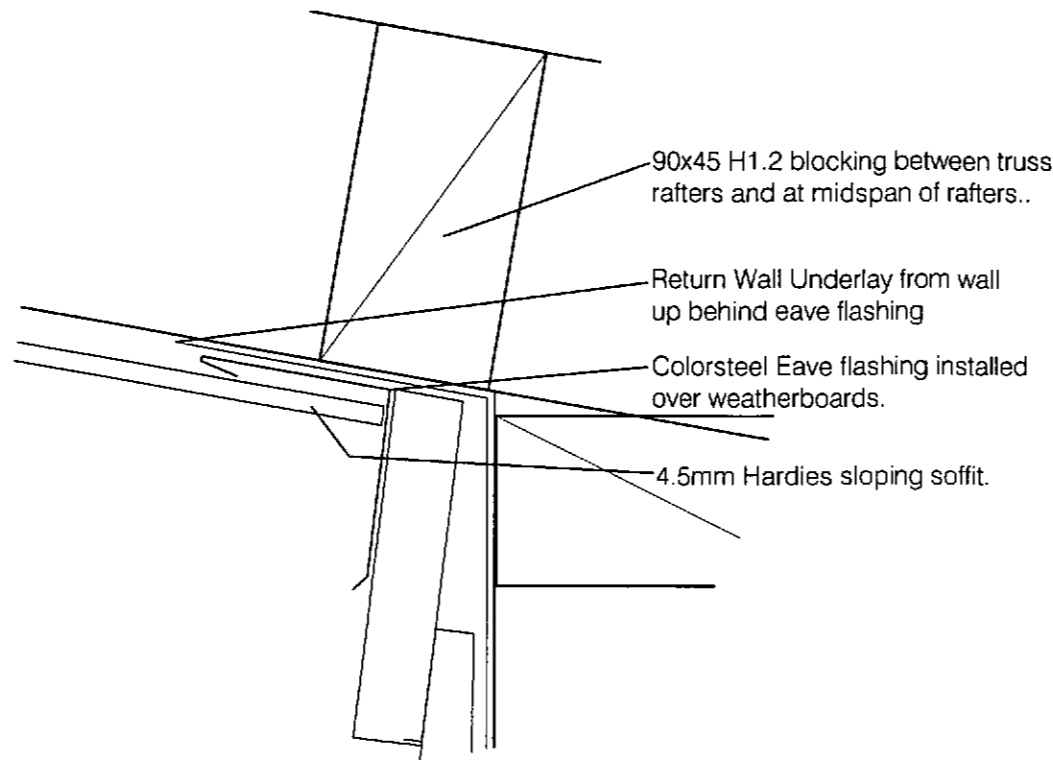
Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
EAVE DETAILS

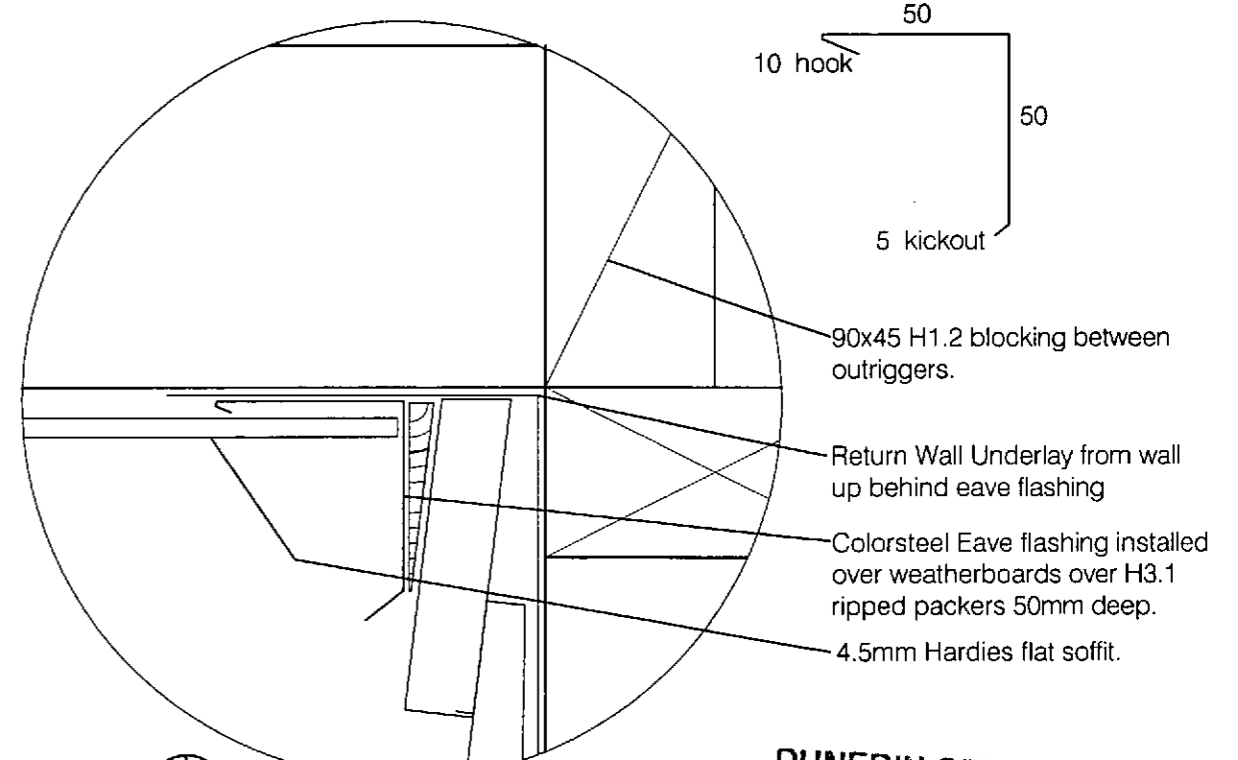
Sheet Number: **A-14**
Date: NOVEMBER 2013
Project #: **2080/07/12**



DETAIL 1/14 UPPER EAVE WEATHERBOARDS 1:2

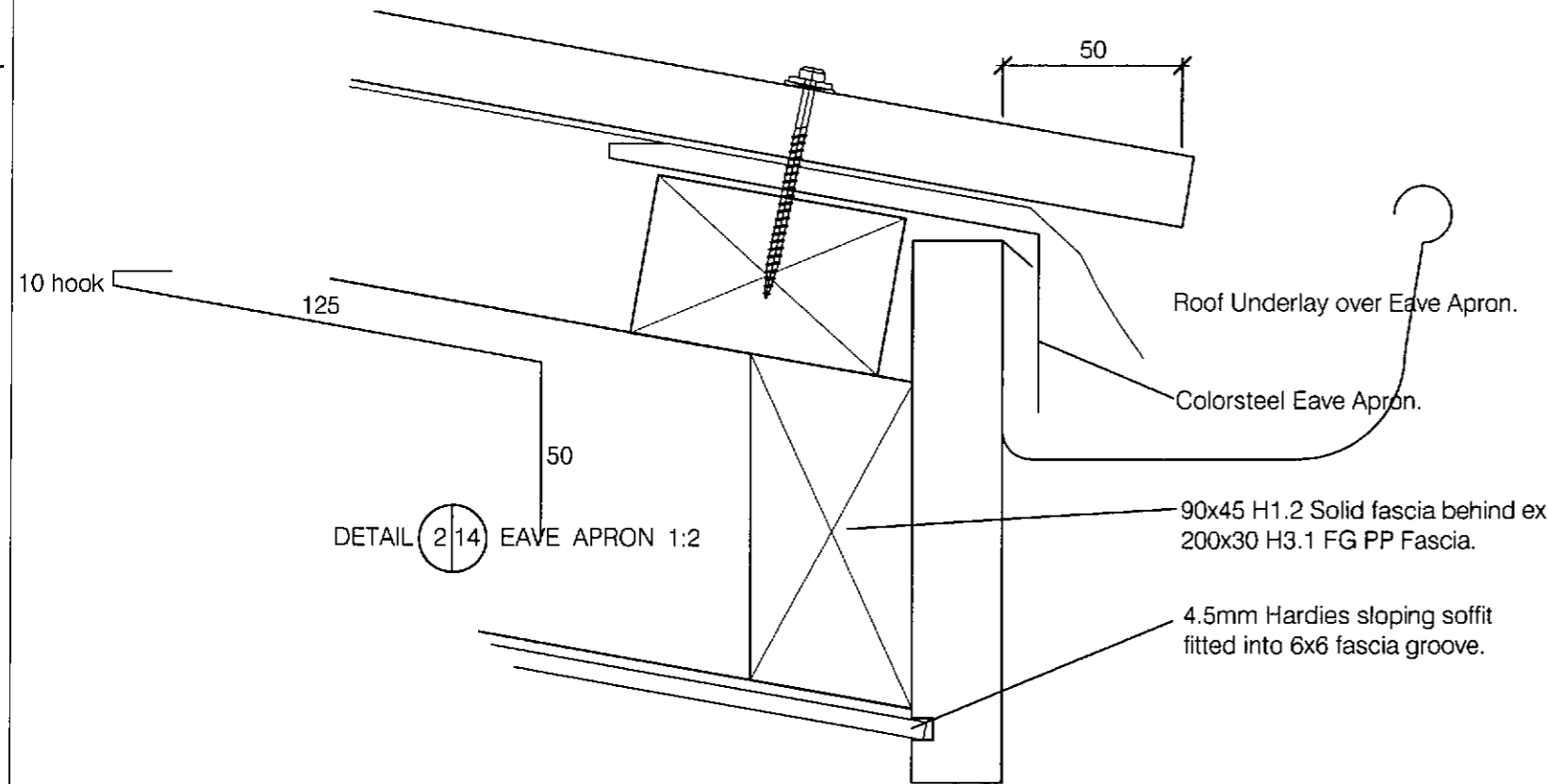


DETAIL 3/14 WEATHERBOARD VERGE FLASHING 1:2

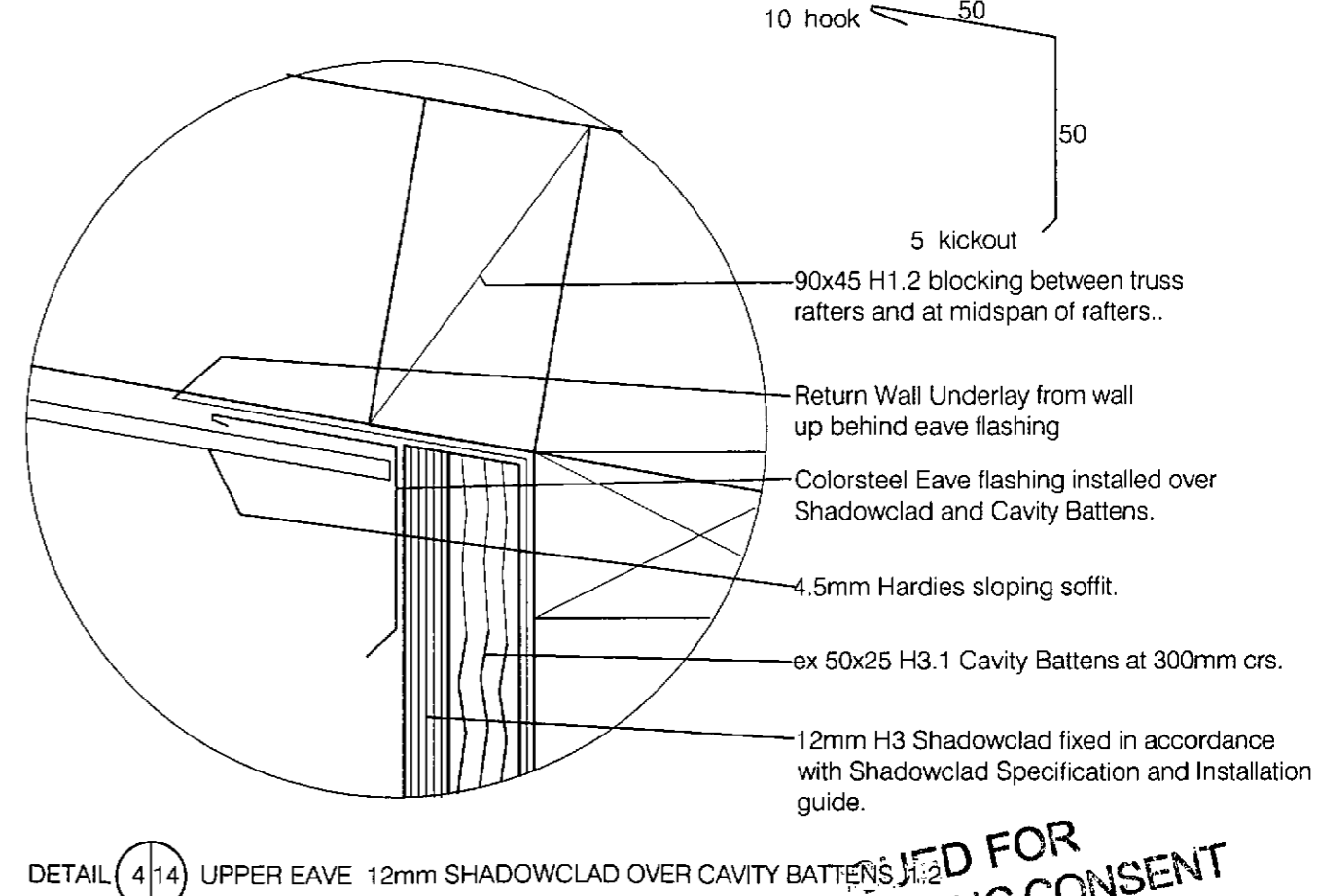


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DETAIL 2/14 EAVE APRON 1:2



DETAIL 4/14 UPPER EAVE 12mm SHADOWCLAD OVER CAVITY BATTENS 1:2

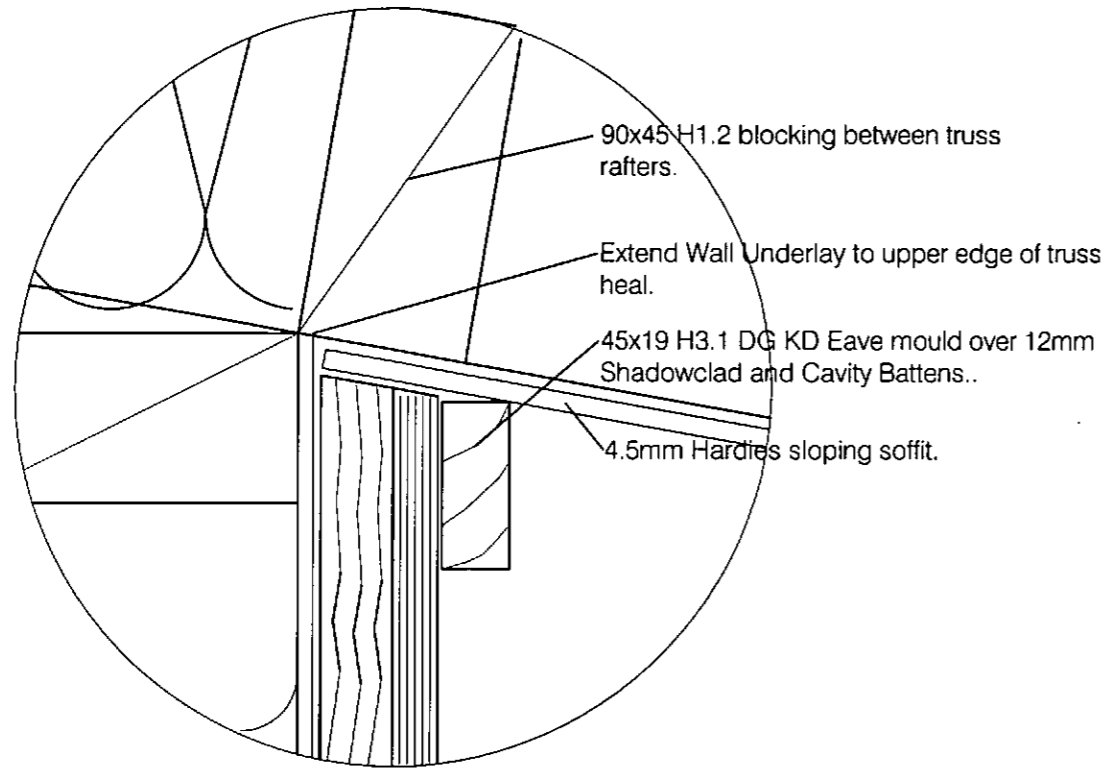
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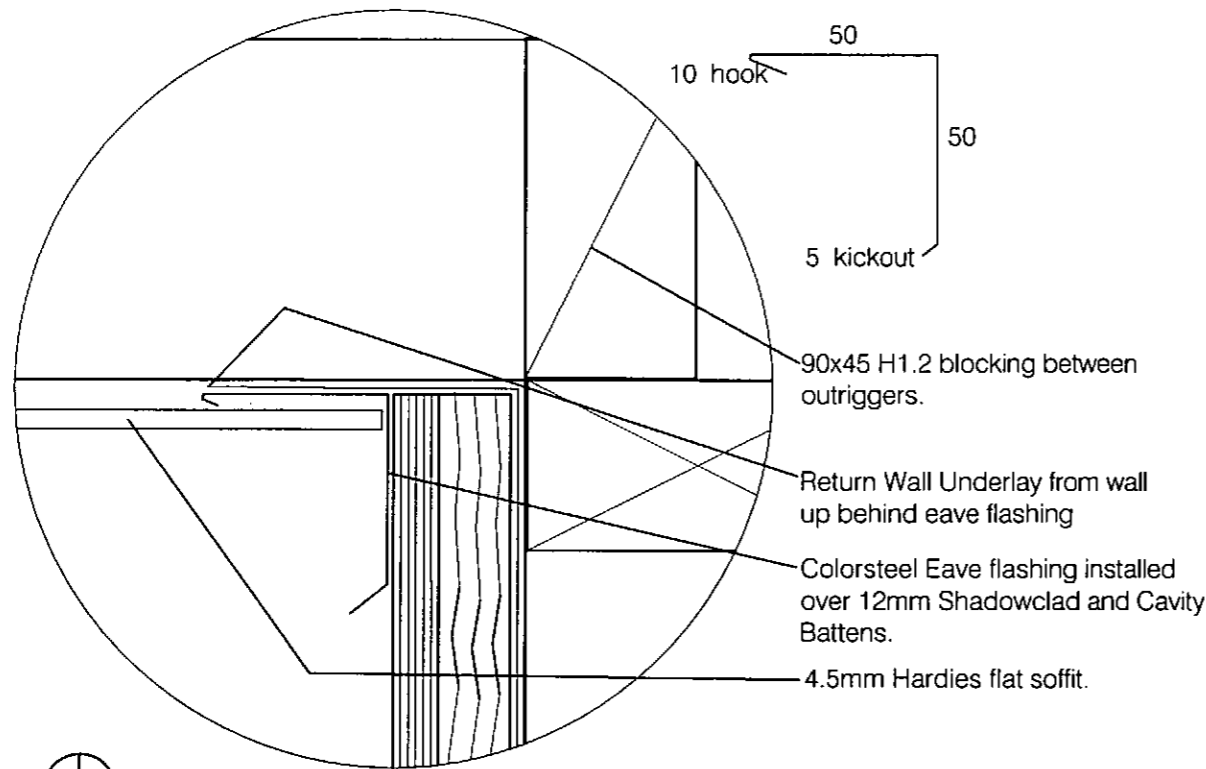
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Earthquake Zone : Zone 1, D&E
Scale @ A3.
Sheet Description: EAVE DETAILS

Sheet Number: **A-15**
Date: NOVEMBER 2013
Project #: **2080/07/12**

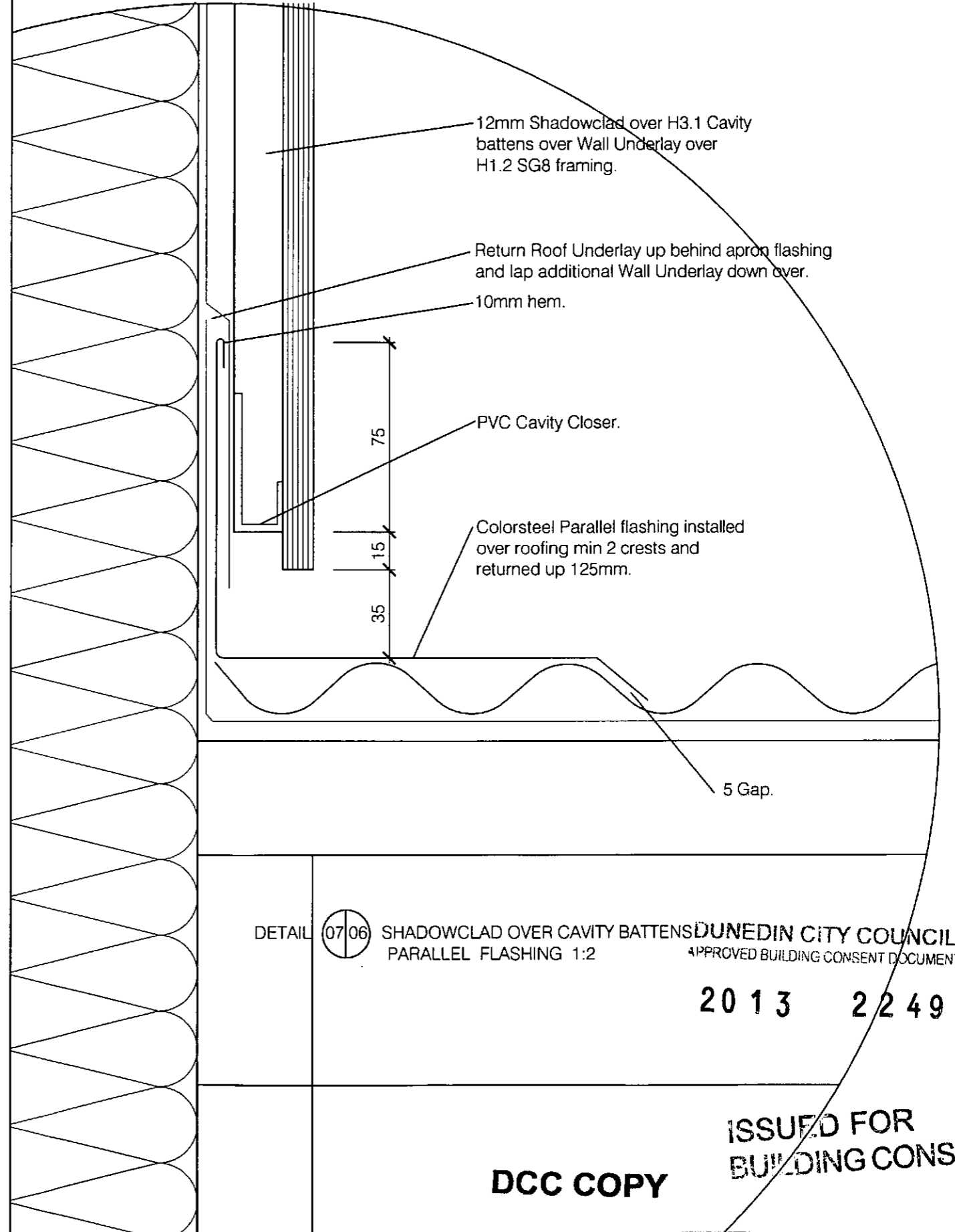
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DETAIL 5/14 EAVE BATTEN OVER SHADOWCLAD AND CAVITY BATTENS 1:2



DETAIL 6/14 SHADOWCLAD OVER CAVITY BATTENS VERGE FLASHING 1:2



DETAIL 07/06 SHADOWCLAD OVER CAVITY BATTENS PARALLEL FLASHING 1:2

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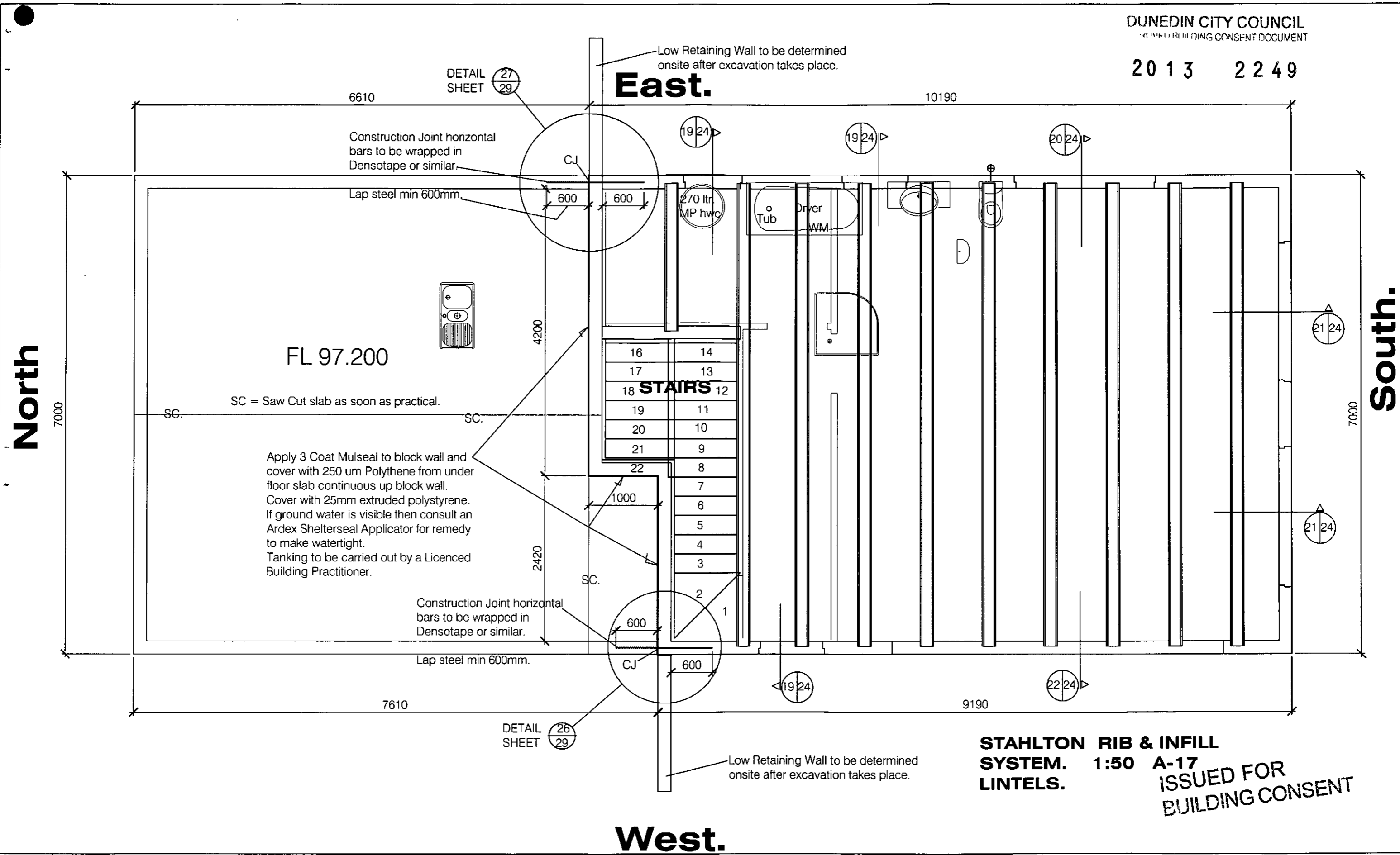
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Lot# : Lot 17, DP 407, 842 m2.
Project : OPROPOSED NEW RESIDENCE

Wind Zone : A/High
Sheet Description: EAVE DETAILS
Quake Zone : Zone 1, D&E
Scale @ A3.

Sheet Number: **A-16**
Date: NOVEMBER 2013
Project #: **2080/07/12**



STAHLTON RIB & INFILL SYSTEM. 1:50 A-17
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West.

Client : SHAYNE MACLEOD

15A Ensor St, Burnside, Dunedin.

Lot# : Lot 17, DP 407, 842 m2.

Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

Sheet Description:
 STAHLTON DETAILS

Sheet Number: **A-17**

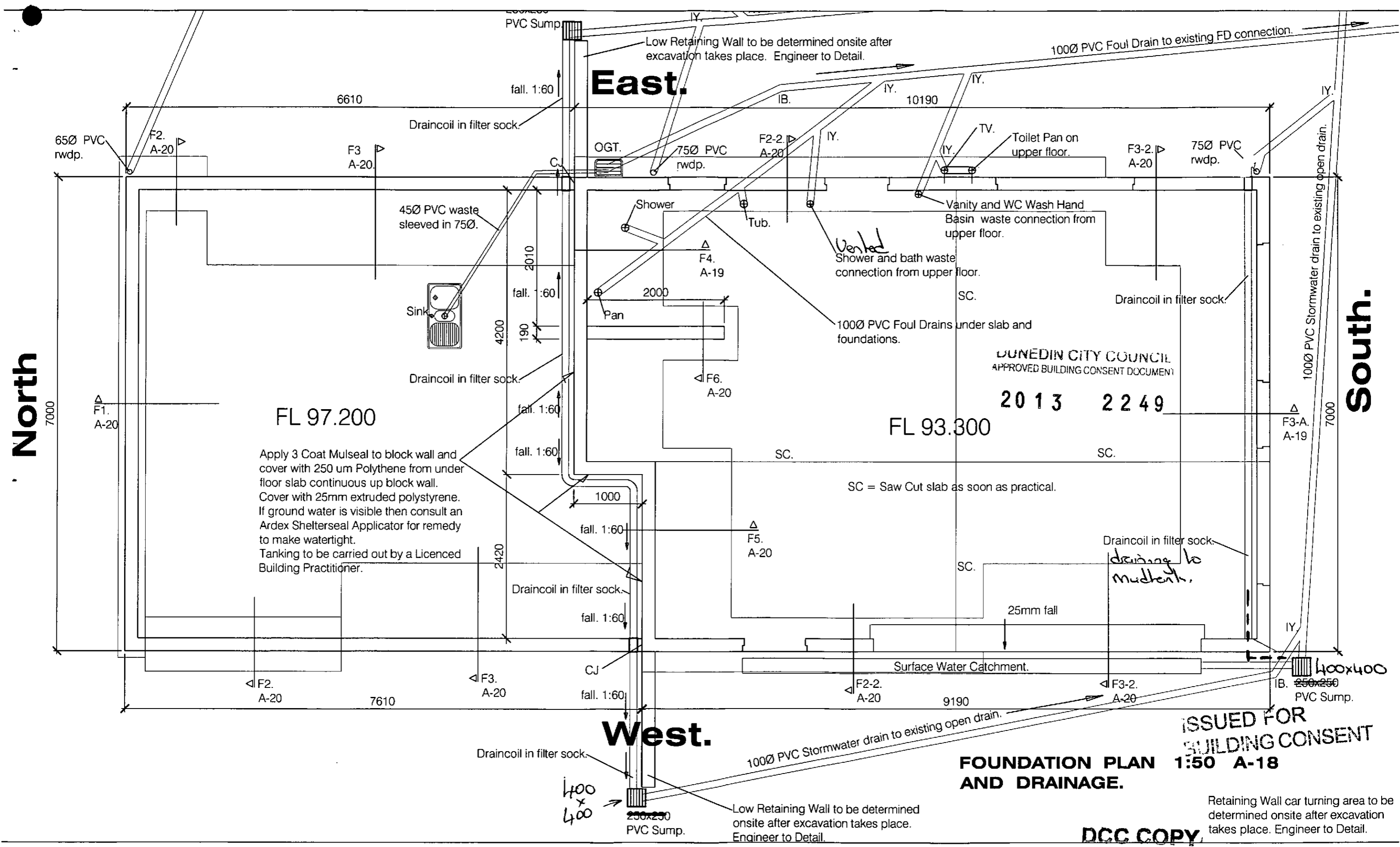
Date: NOVEMBER 2013

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Lot# : Lot 17, DP 407, 842 m2.

Project : PROPOSED NEW RESIDENCE

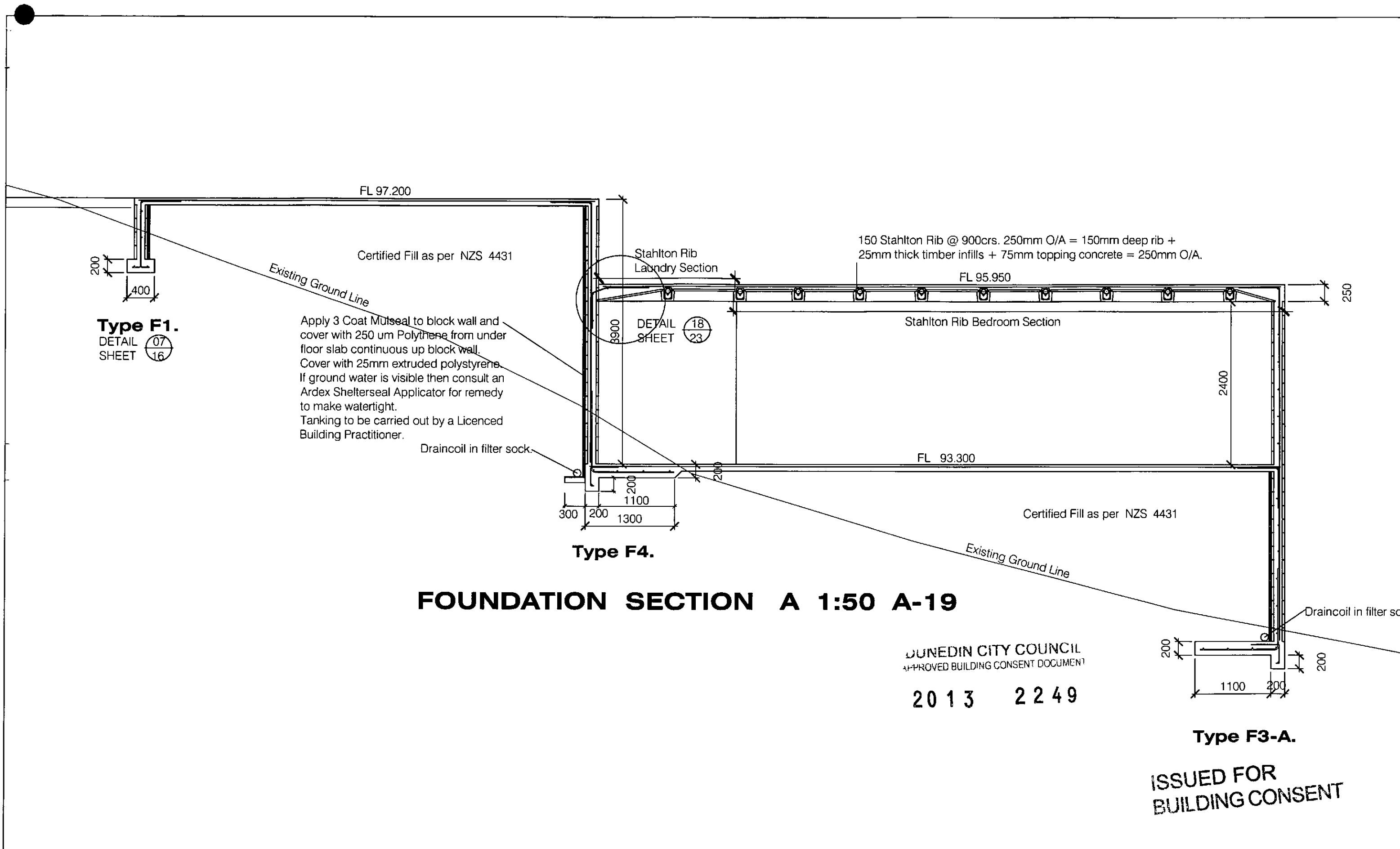
Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
FOUNDATION PLAN

Sheet Number: **A-18**

Date: NOVEMBER 2013

Project #. **2080/07/12**



Type F1.
DETAIL SHEET 07/16

Apply 3 Coat Mulseal to block wall and cover with 250 um Polythene from under floor slab continuous up block wall. Cover with 25mm extruded polystyrene. If ground water is visible then consult an Ardex Shelterseal Applicator for remedy to make watertight. Tanking to be carried out by a Licenced Building Practitioner.

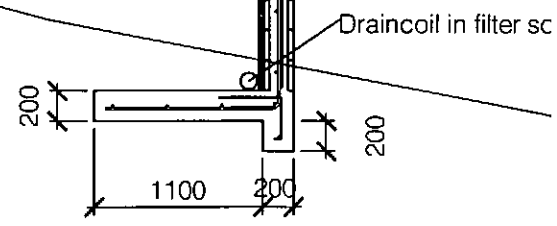
Draincoil in filter sock.

Type F4.

FOUNDATION SECTION A 1:50 A-19

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2013 2249



Type F3-A.

ISSUED FOR BUILDING CONSENT

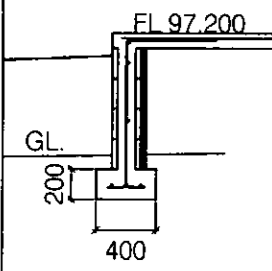
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graeme @ houseplanz.co.nz
www.houseplanz.co.nz

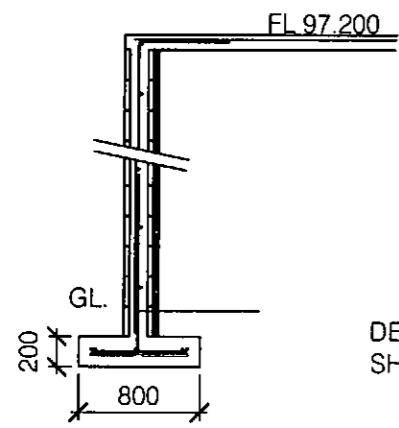
Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin.
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE.

Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.
Sheet Description: FOUNDATION SECTION

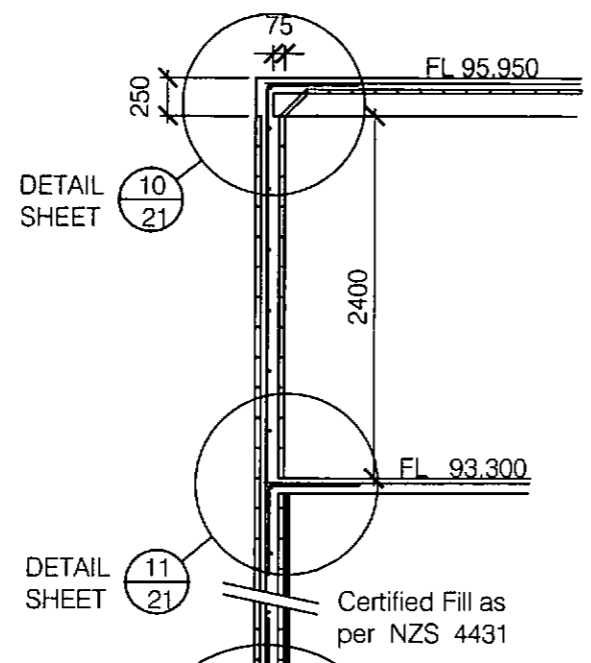
Sheet Number: **A-19**
Date: NOVEMBER 2013
Project #: **2080/07/12**



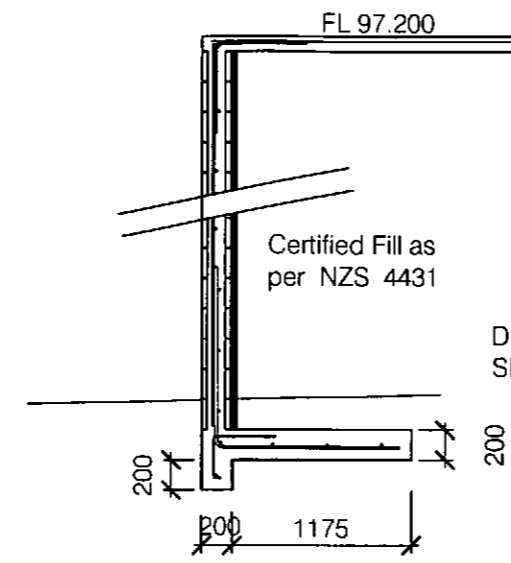
Type F1.
DETAIL SHEET 08/21



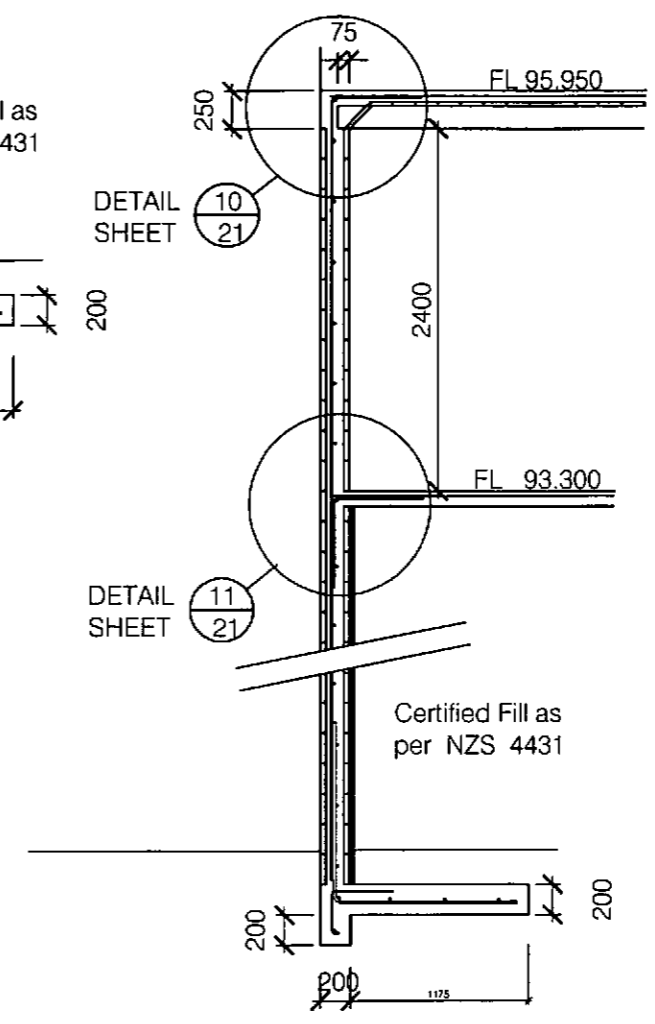
Type F2.
DETAIL SHEET 09/21



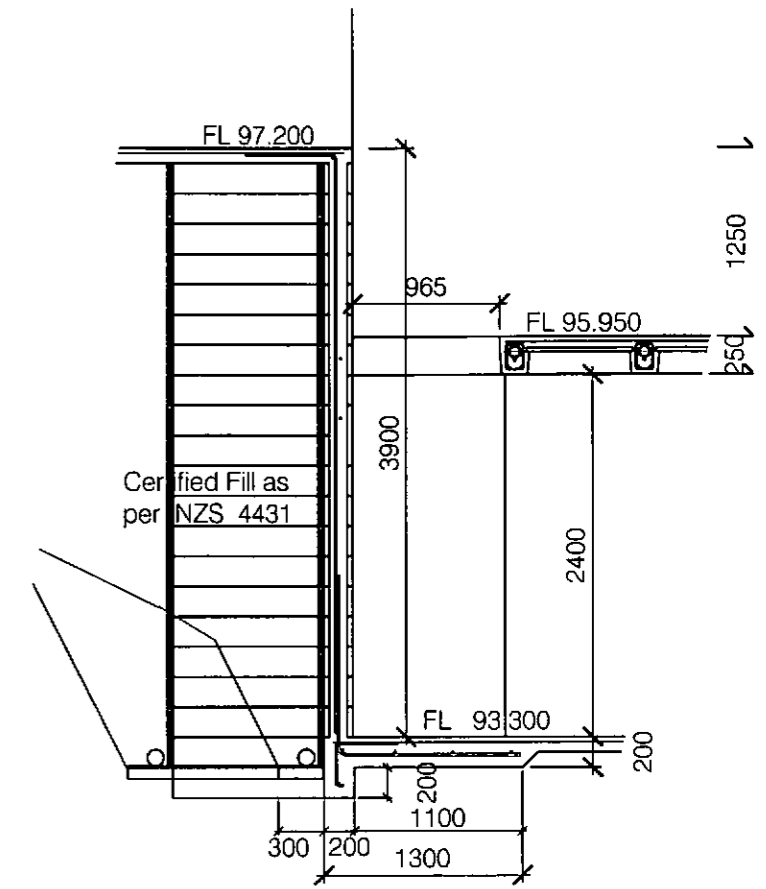
Type F2-2.
DETAIL SHEET 12/21



Type F3.
DETAIL SHEET 13/22



Type F3-2.
DETAIL SHEET 13/22



Type F5.
DETAIL SHEET 14/22

FOUNDATION SECTIONS 1:50 A-20

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2013 2249

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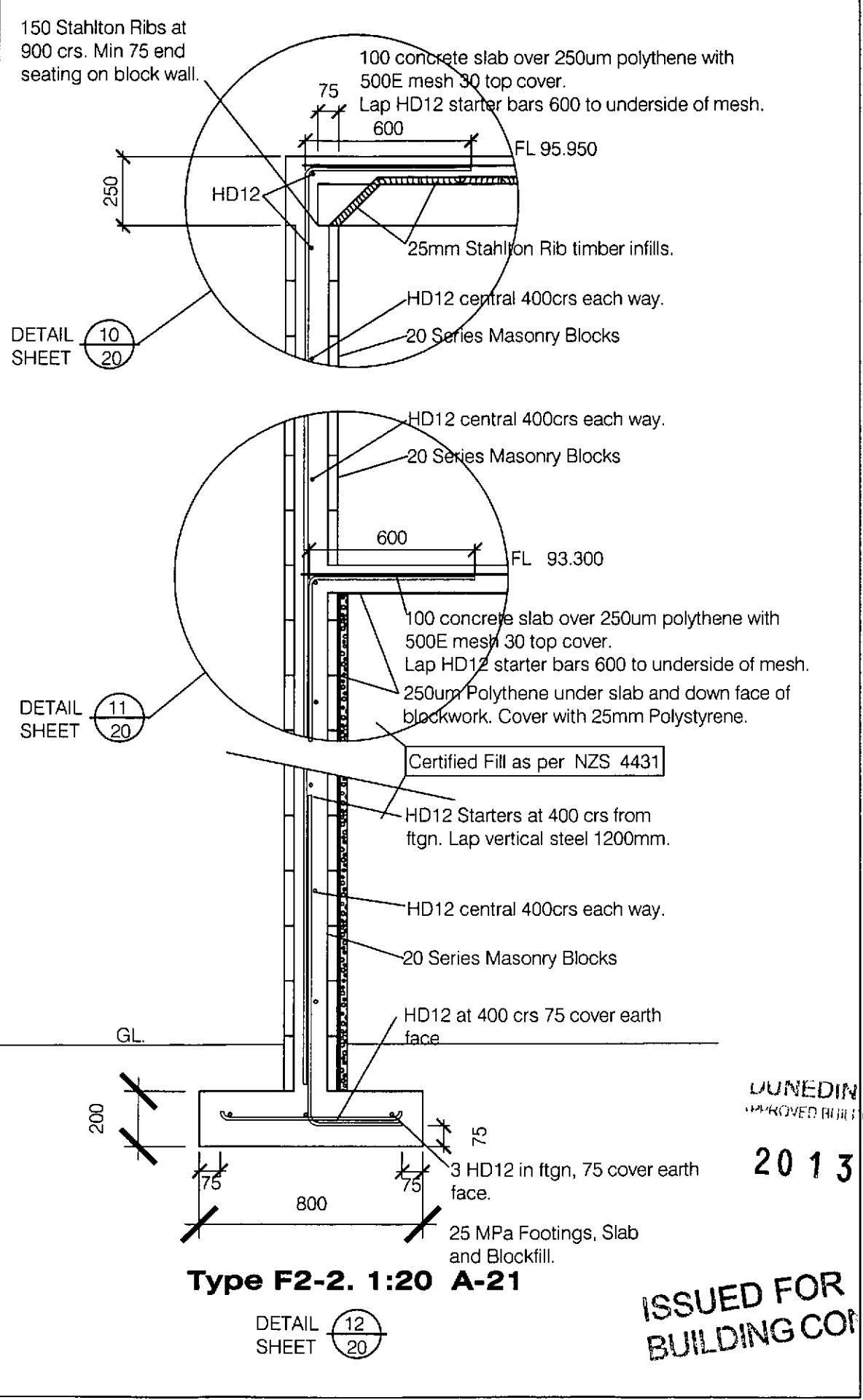
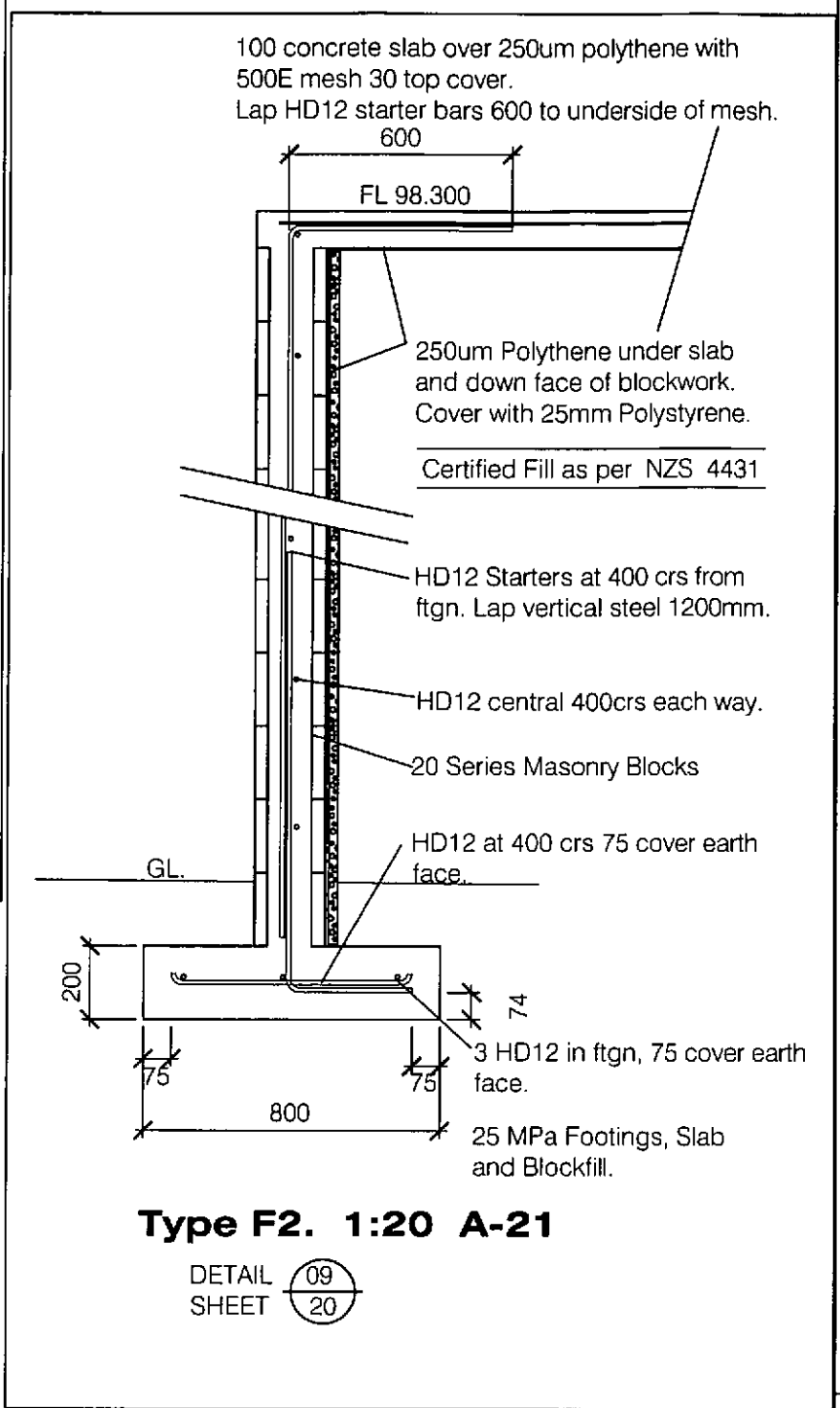
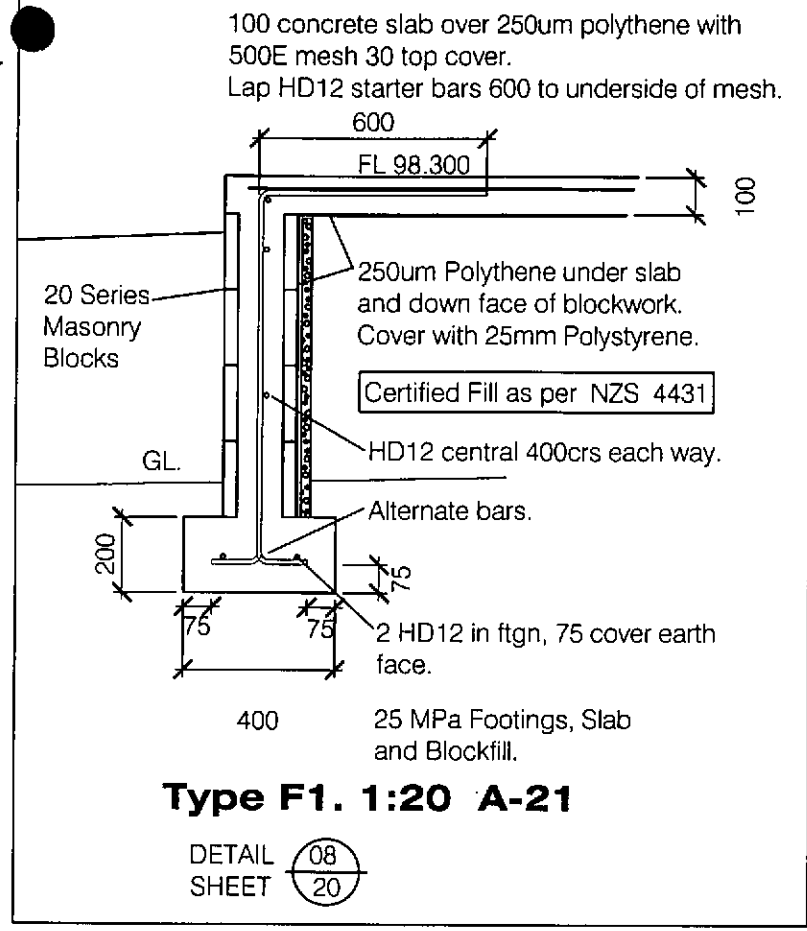
NZPS Co. Ltd. Phone 03 467 5169.
graeme@houseplanz.co.nz
www.houseplanz.co.nz

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin.
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
FOUNDATION DETAILS

Sheet Number: **A-20**
Date: NOVEMBER 2013
Project #: **2080/07/12**



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2013 2249

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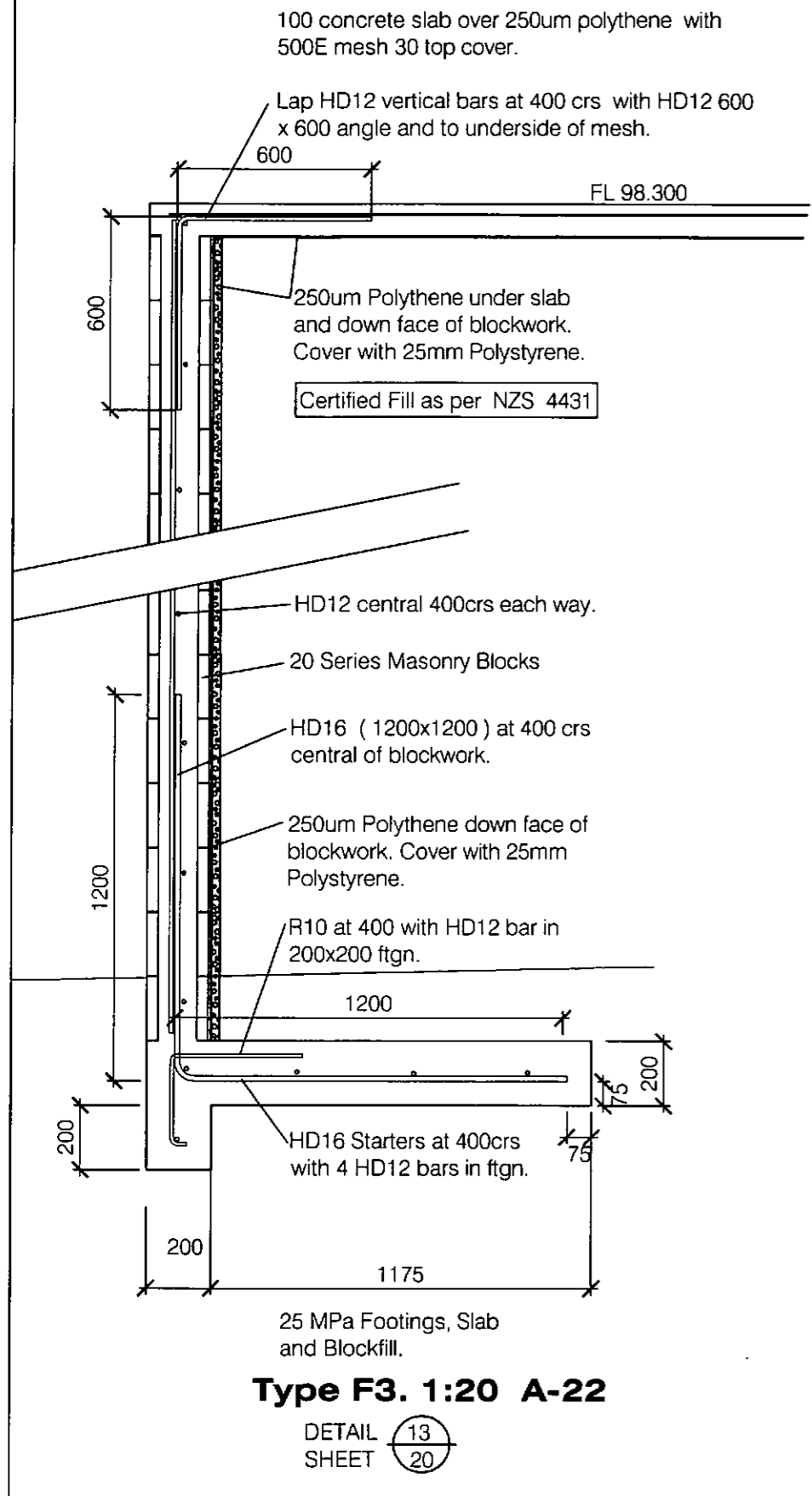
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www.houseplanz.co.nz

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin.
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE.

Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.

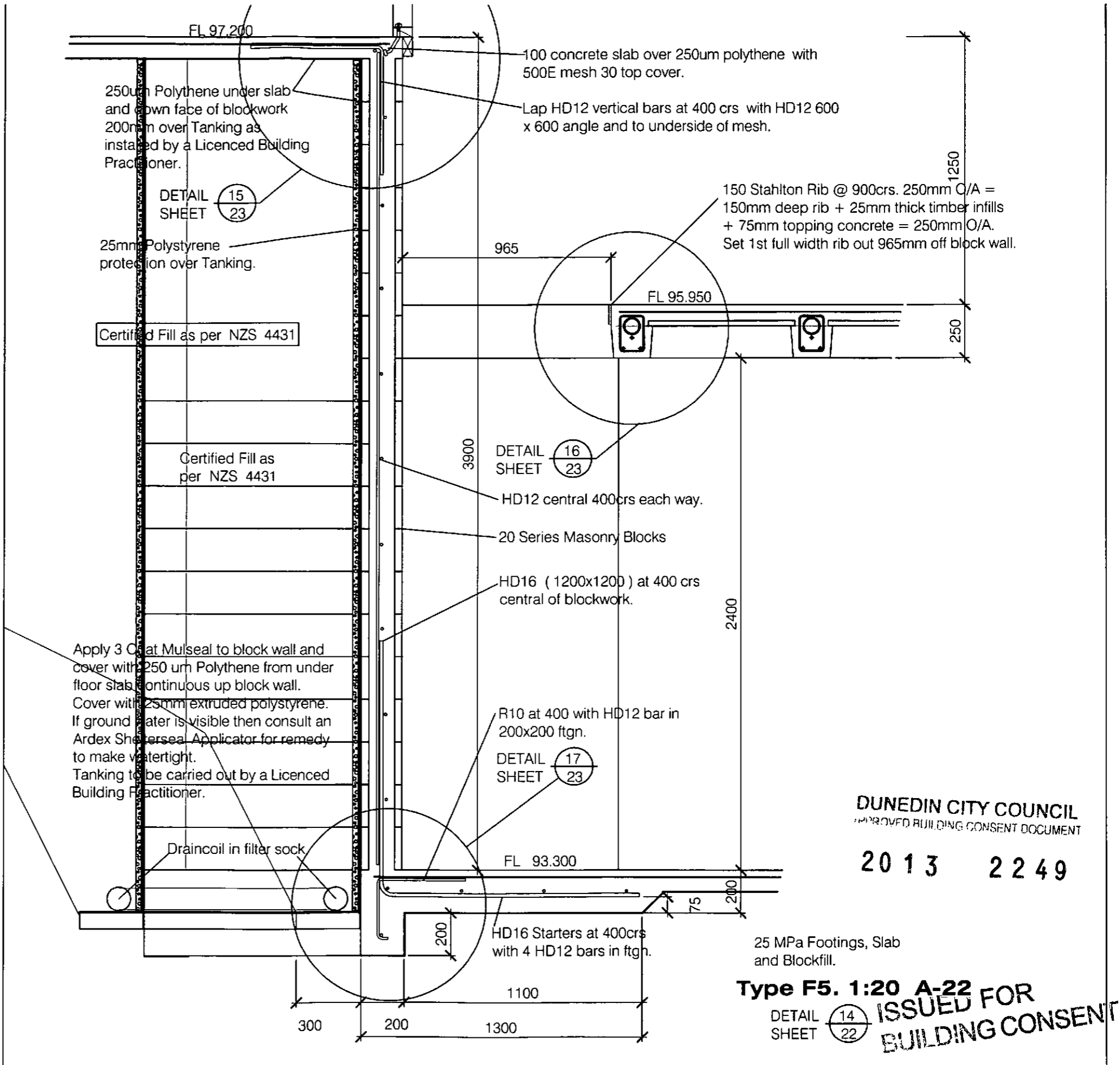
Sheet Description:
FOUNDATION DETAILS

Sheet Number: **A-21**
Date: NOVEMBER 2013
Project #: **2080/07/12**



Type F3. 1:20 A-22

DETAIL SHEET 13/20



Type F5. 1:20 A-22

DETAIL SHEET 14/22

DUNEDIN CITY COUNCIL
IMPROVED BUILDING CONSENT DOCUMENT

2013 2249

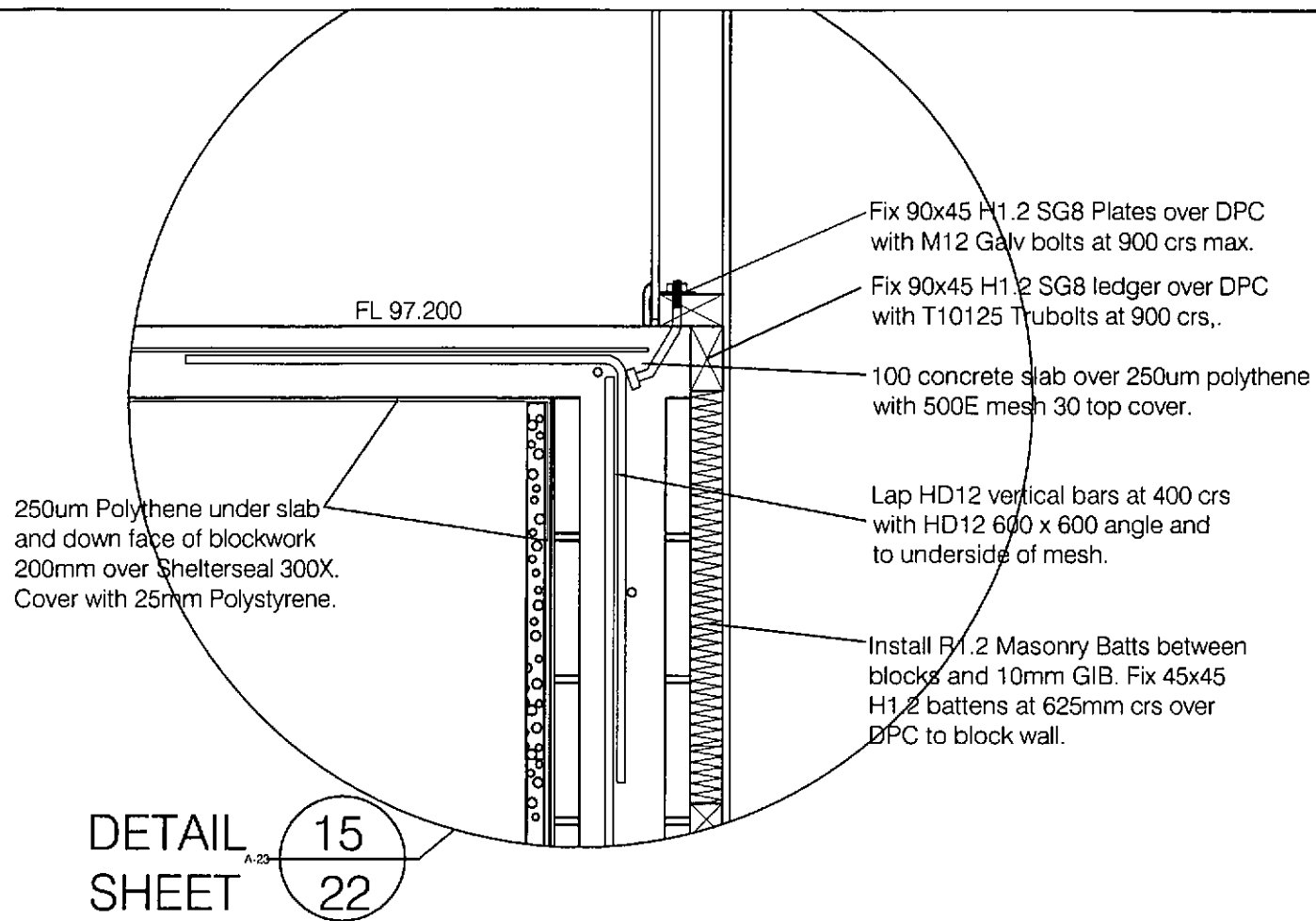
ISSUED FOR BUILDING CONSENT

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin.
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

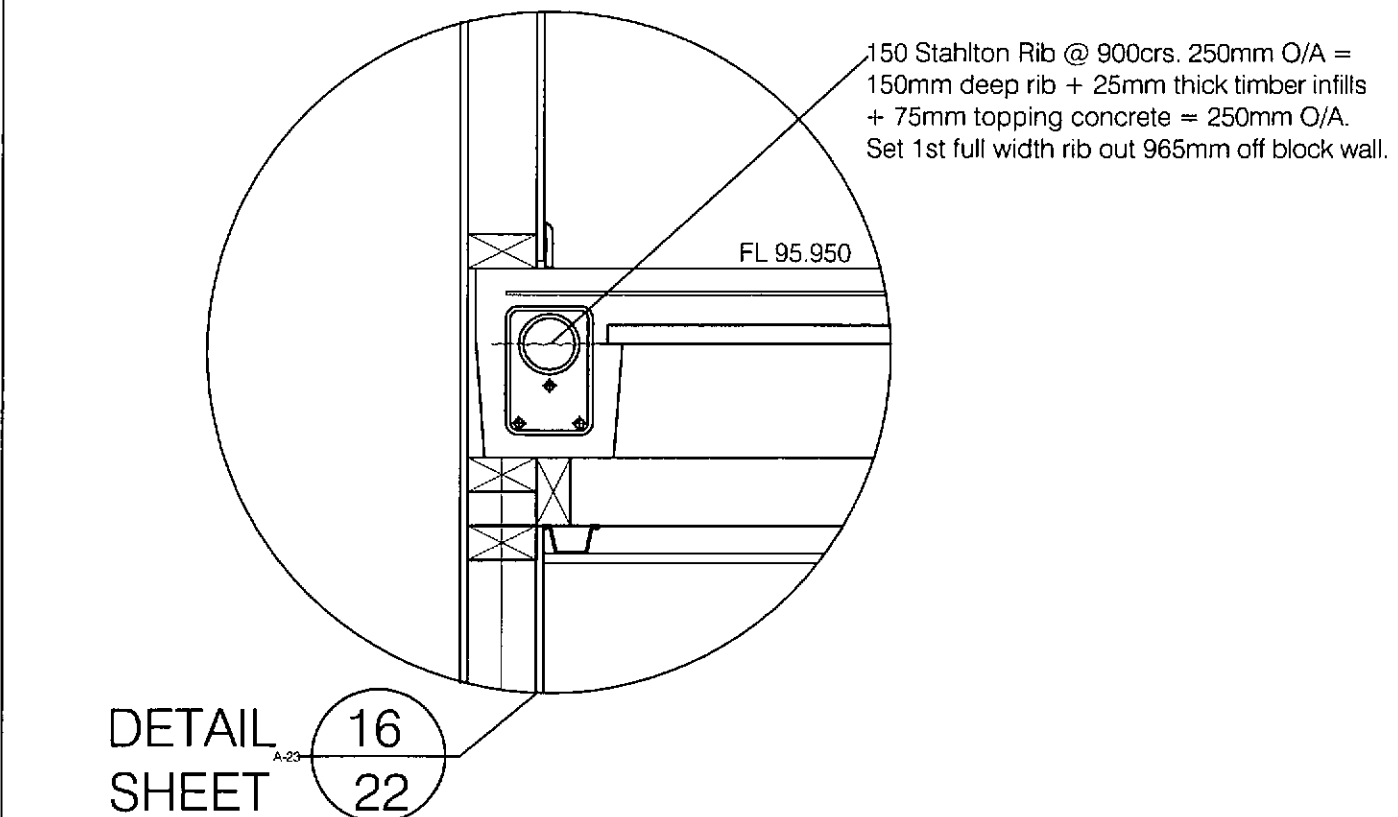
Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.
Sheet Description:
FOUNDATION DETAILS.

Sheet Number: **A-22**
Date: NOVEMBER 2013
Project #: **2080/07/12**

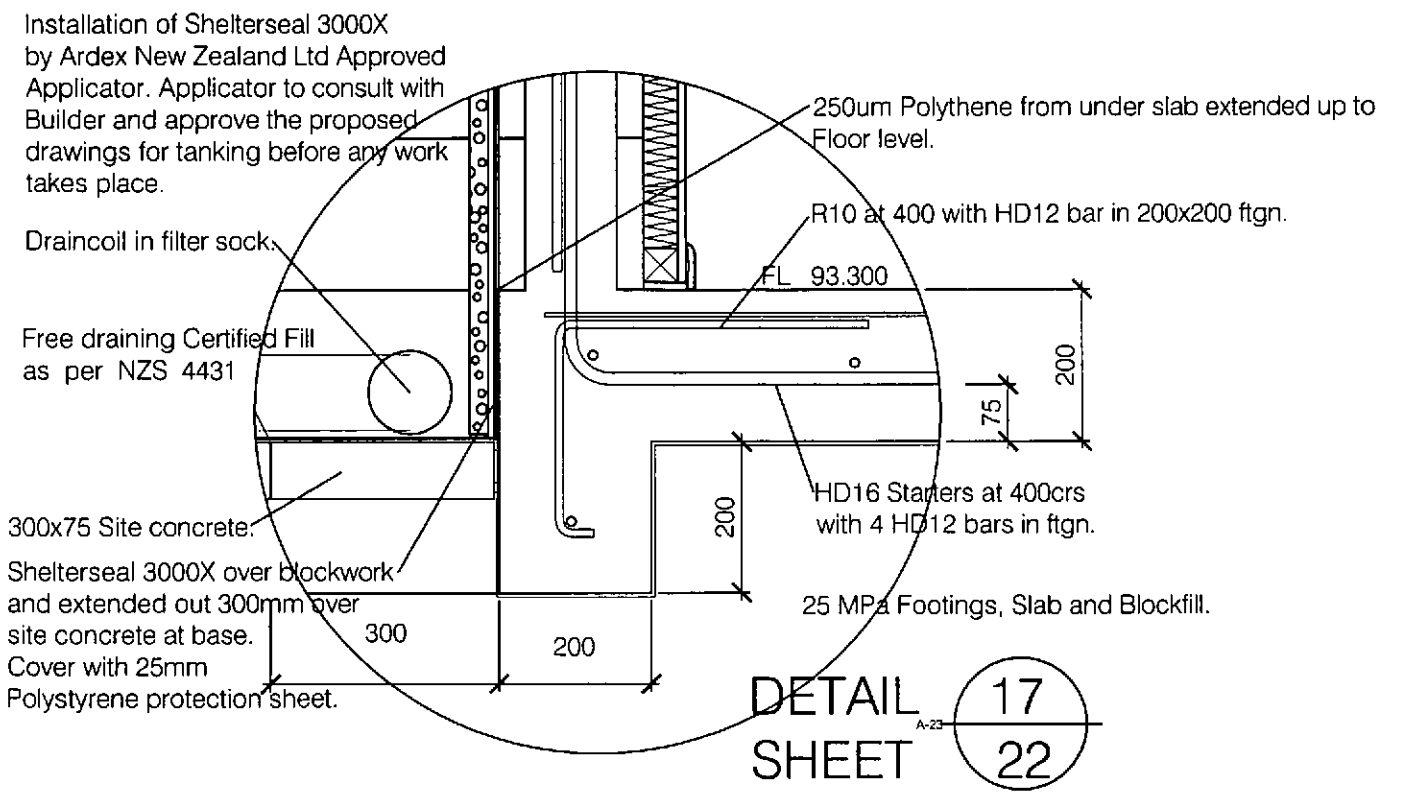
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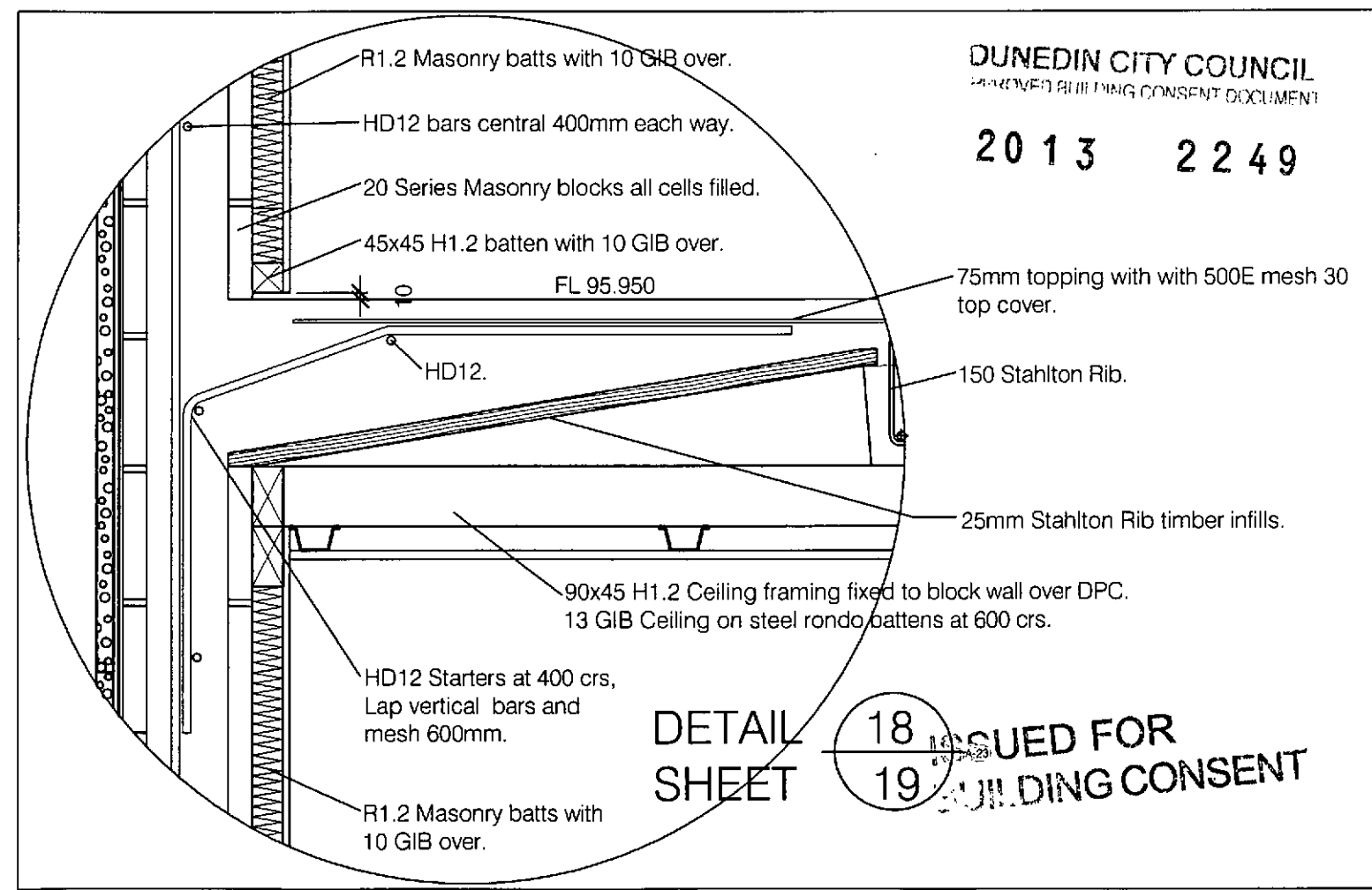
DETAIL SHEET **15** / **22**



DETAIL SHEET **16** / **22**



DETAIL SHEET **17** / **22**



DETAIL SHEET **18** / **19**

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT
2013 2249

ISSUED FOR BUILDING CONSENT

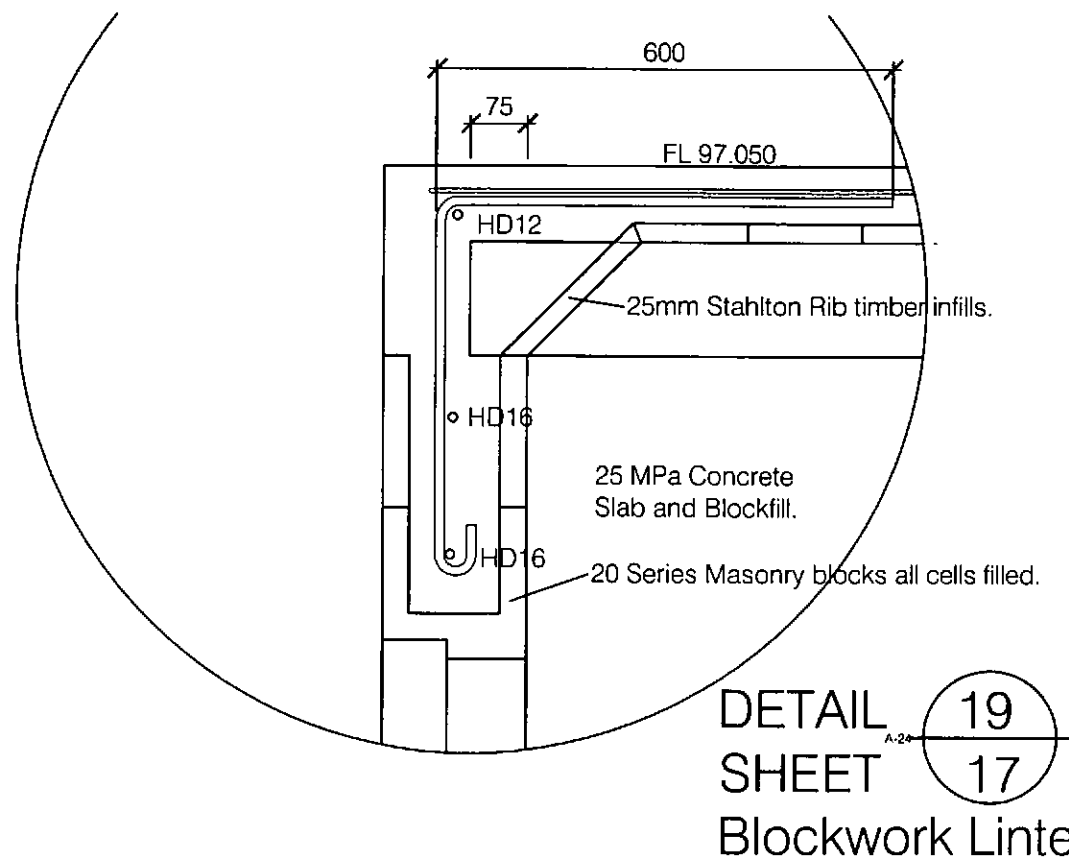
Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin.
 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

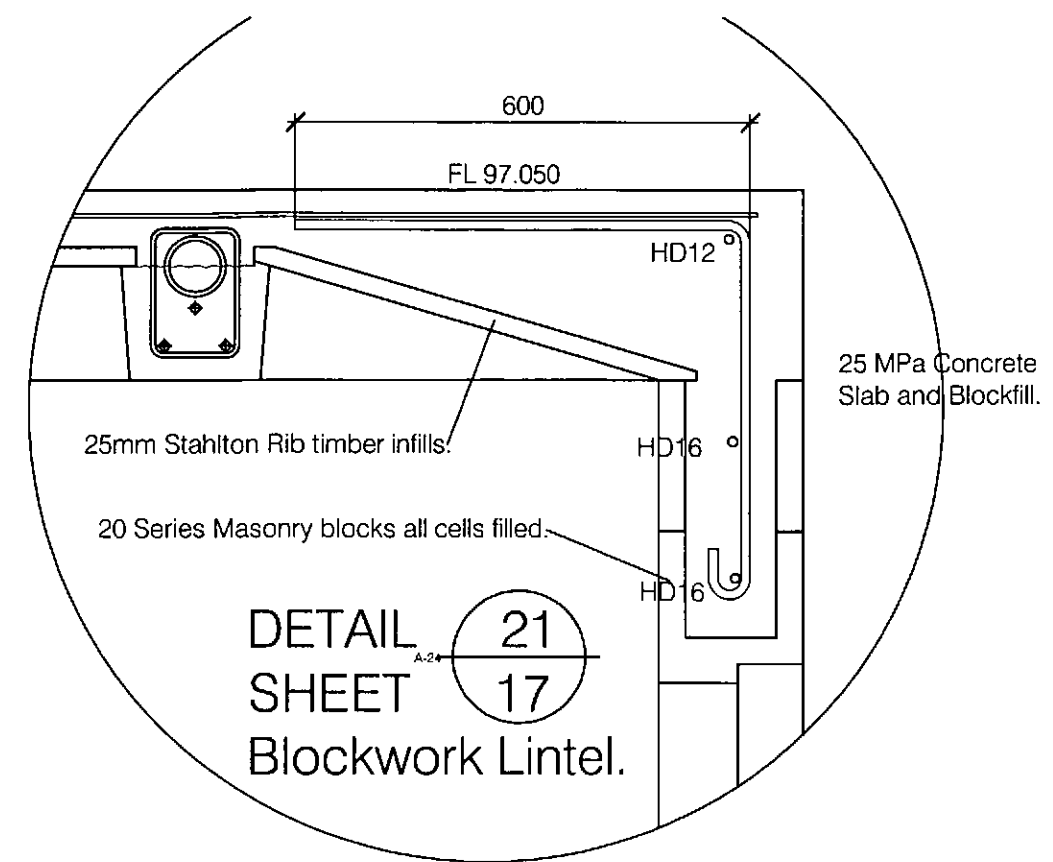
Sheet Description:
 FOUNDATION DETAILS

Sheet Number: **A-23**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**

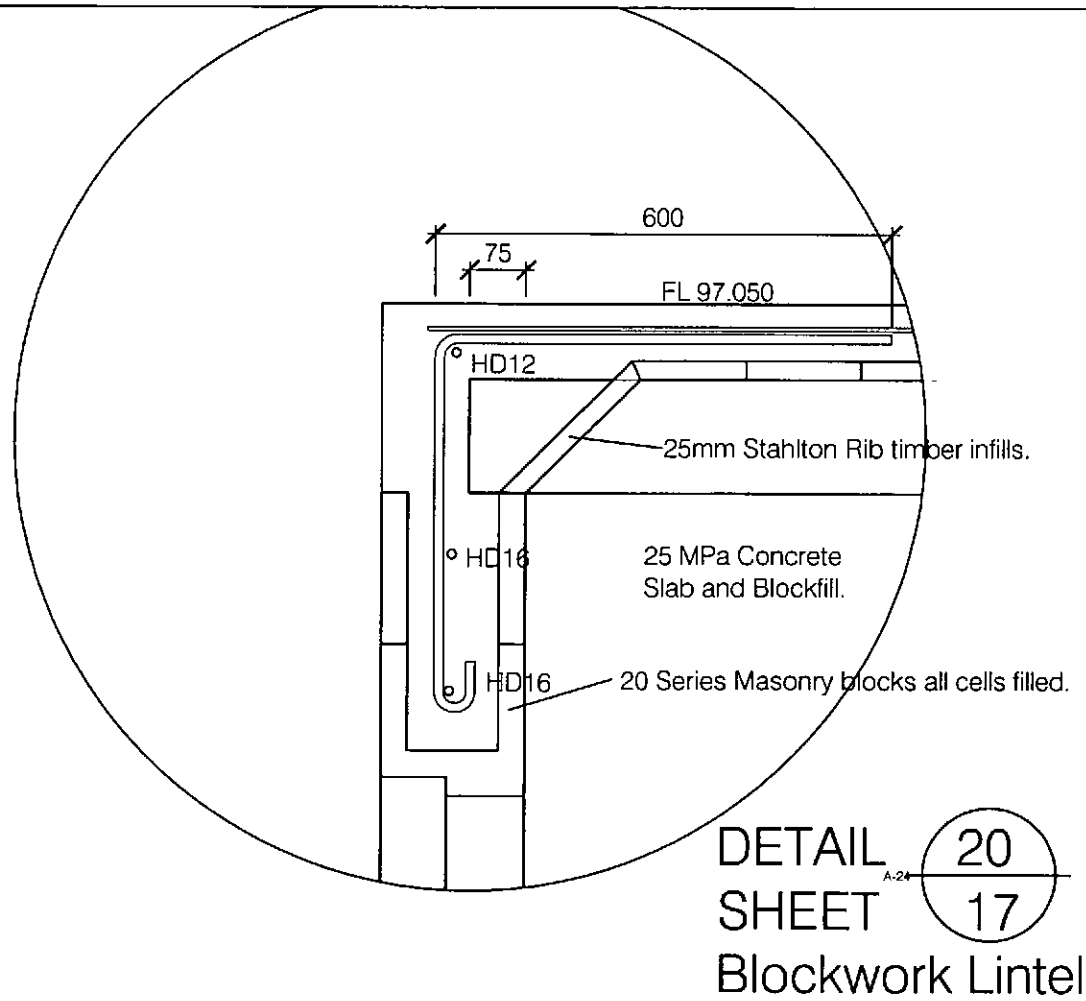
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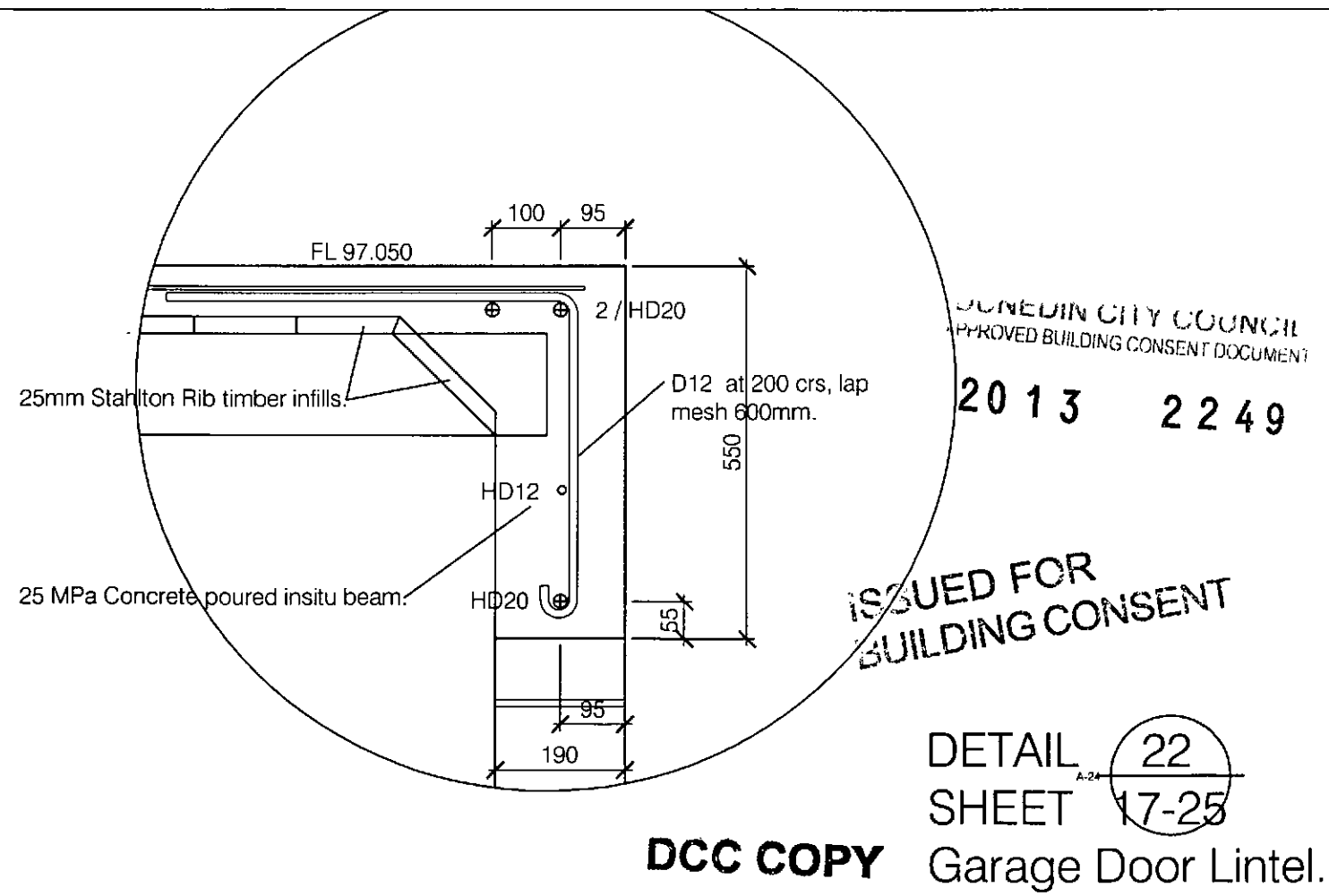
DETAIL SHEET **19**
17
Blockwork Lintel.



DETAIL SHEET **21**
17
Blockwork Lintel.



DETAIL SHEET **20**
17
Blockwork Lintel.



DETAIL SHEET **22**
17-25
Garage Door Lintel.

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APPROVED BUILDING CONSENT DOCUMENT
2013 2249

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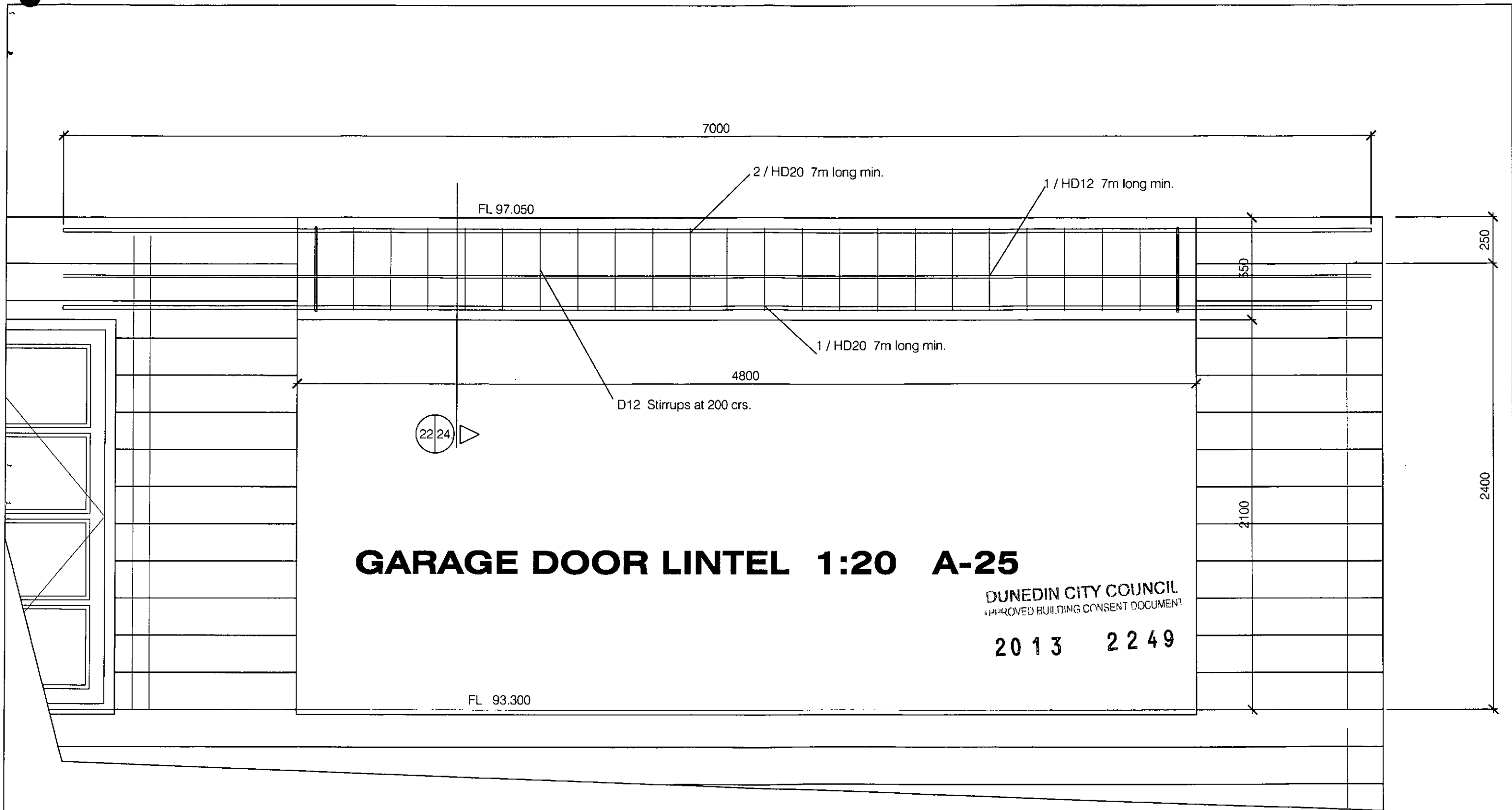
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graeme @ houseplanz.co.nz
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Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin.
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
BLOCK LINTEL DETAILS

Sheet Number: **A-24**
Date: NOVEMBER 2013
Project #: **2080/07/12**



GARAGE DOOR LINTEL 1:20 A-25

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

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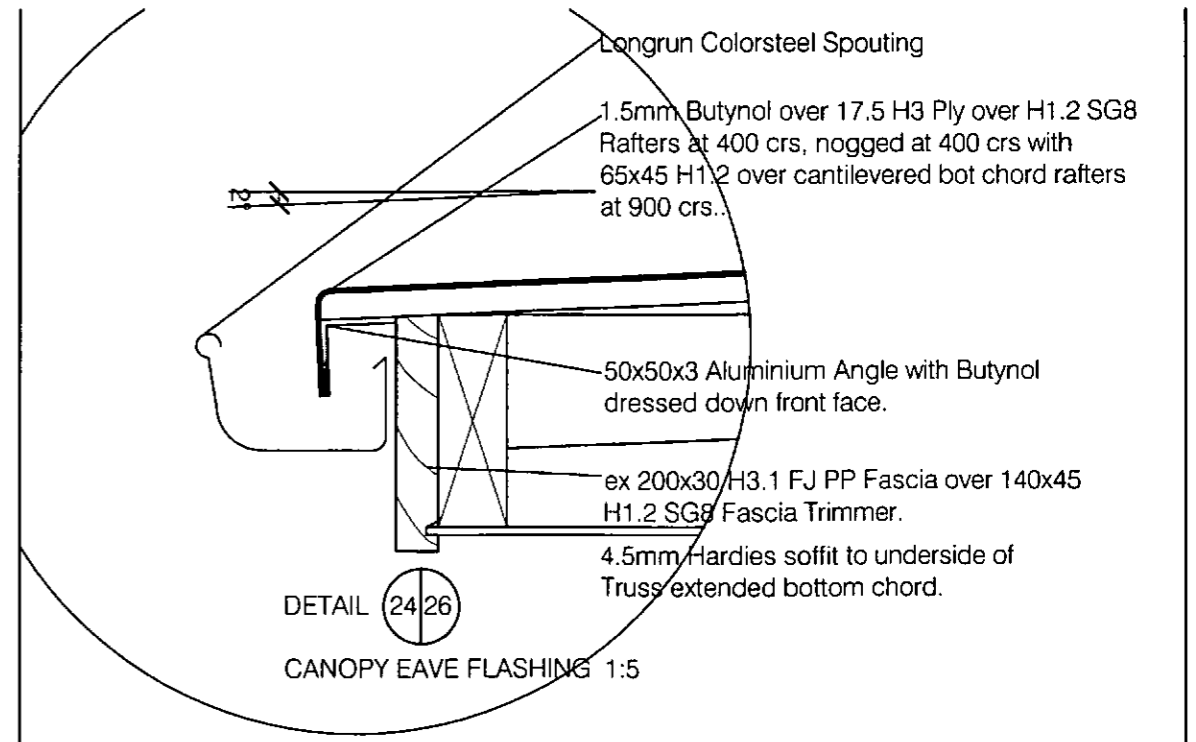
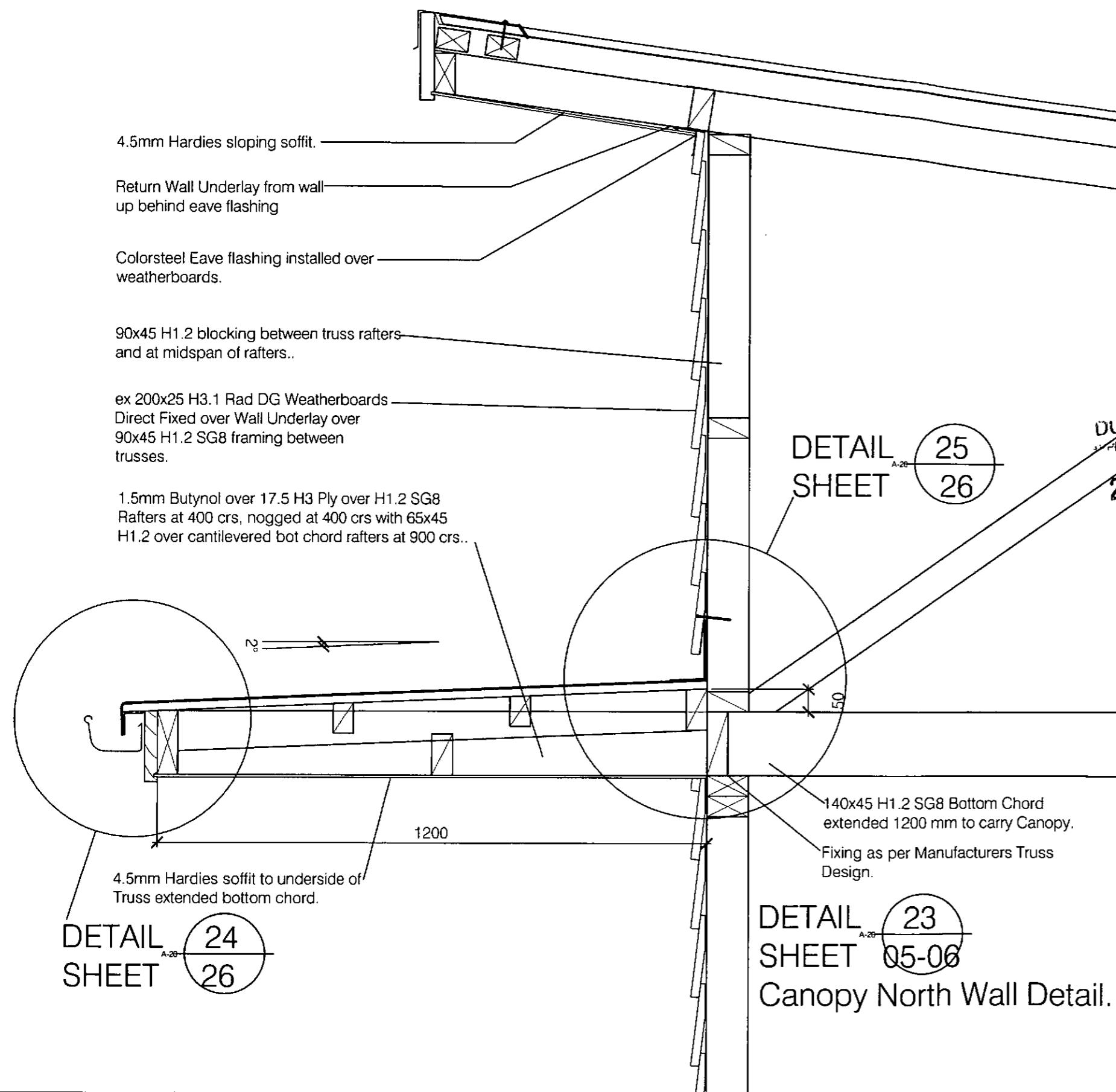
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Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin.
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

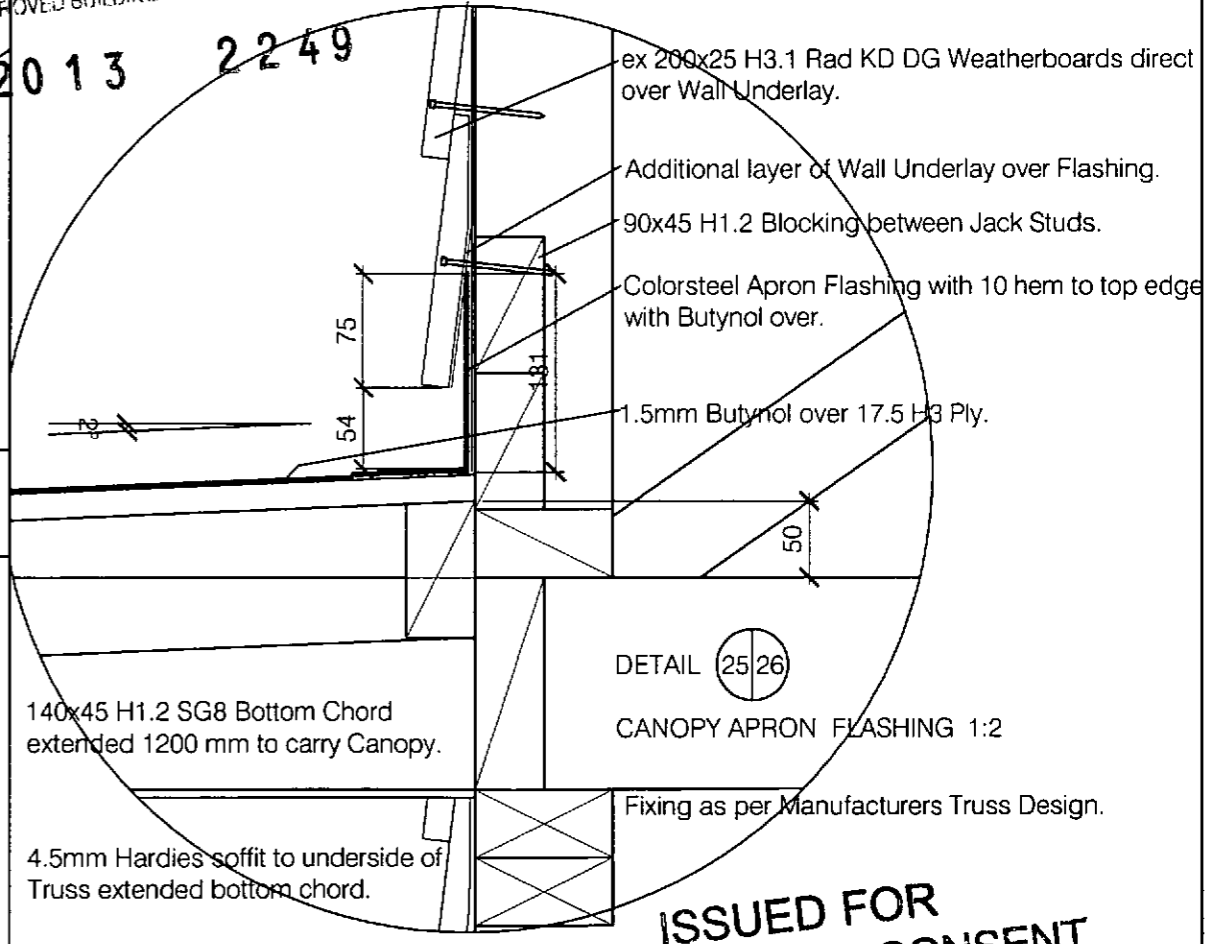
Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
GARAGE DOOR LINTEL

Sheet Number: **A-25**
Date: NOVEMBER 2013
Project #: **2080/07/12**



DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT
 2013 2249



DETAIL SHEET 24/26

DETAIL SHEET 23/05-06
 Canopy North Wall Detail.

DETAIL 25/26
 CANOPY APRON FLASHING 1:2

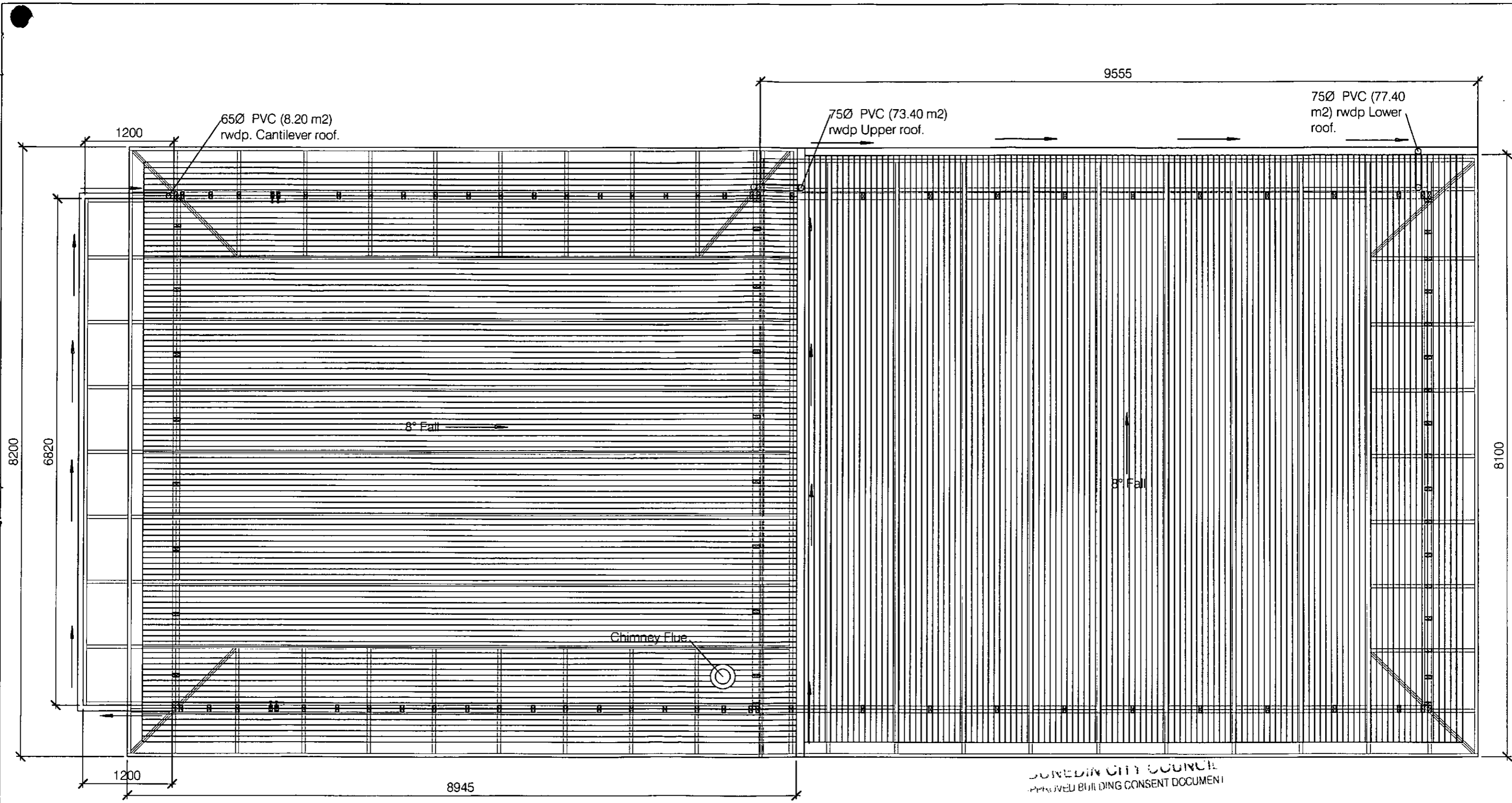
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Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin
 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Sheet Description: CANOPY DETAILS
 Scale @ A3.

Sheet Number: **A-26**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**



ROOF PLAN 1 : 50 A-28 2013 2249
 Roof pitch = 8° = 75Ø rwdp = 85 m2
 E1/AS1 Table 5.

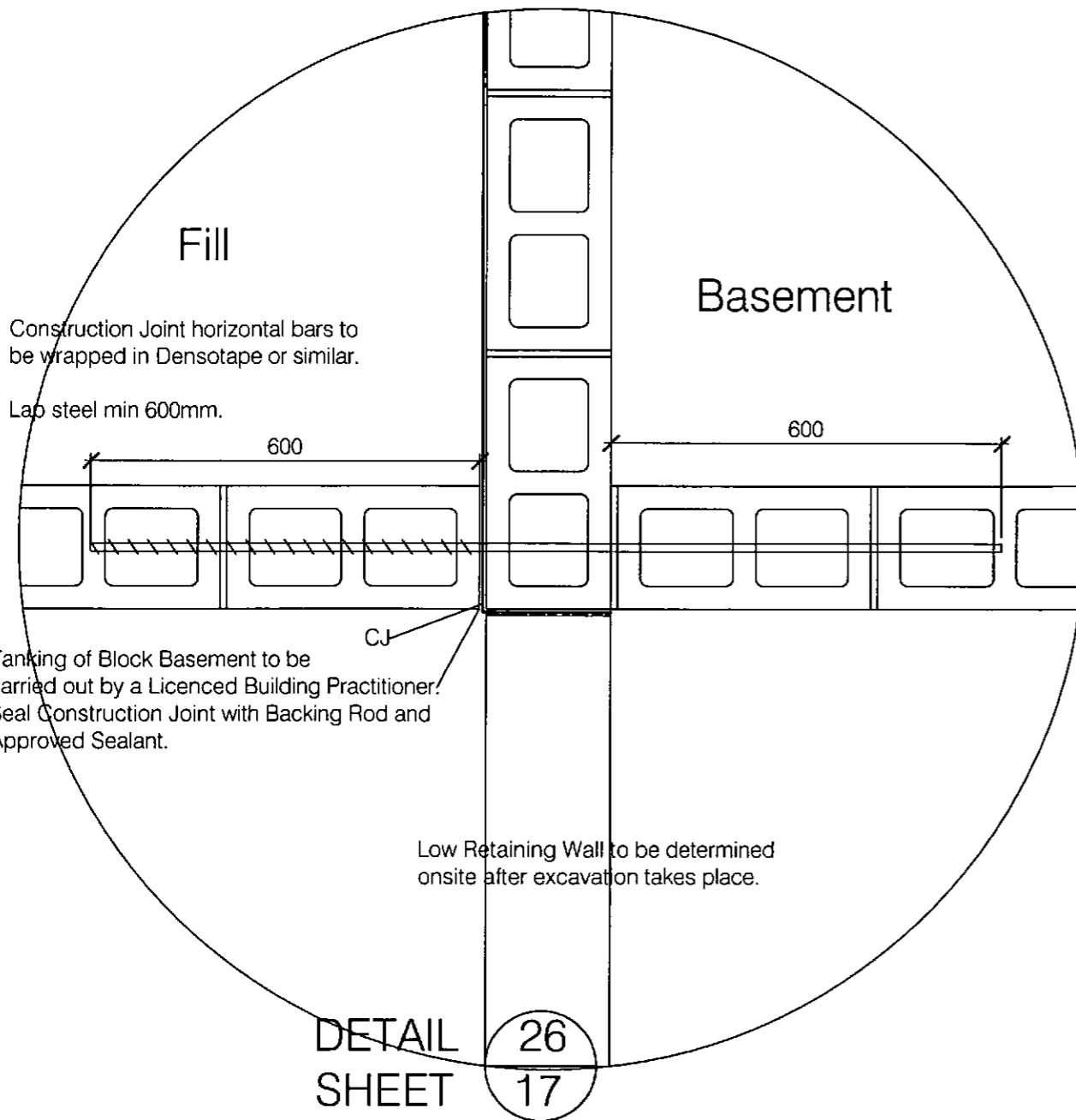
ISSUED FOR BUILDING CONSENT

Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin.
 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED NEW RESIDENCE

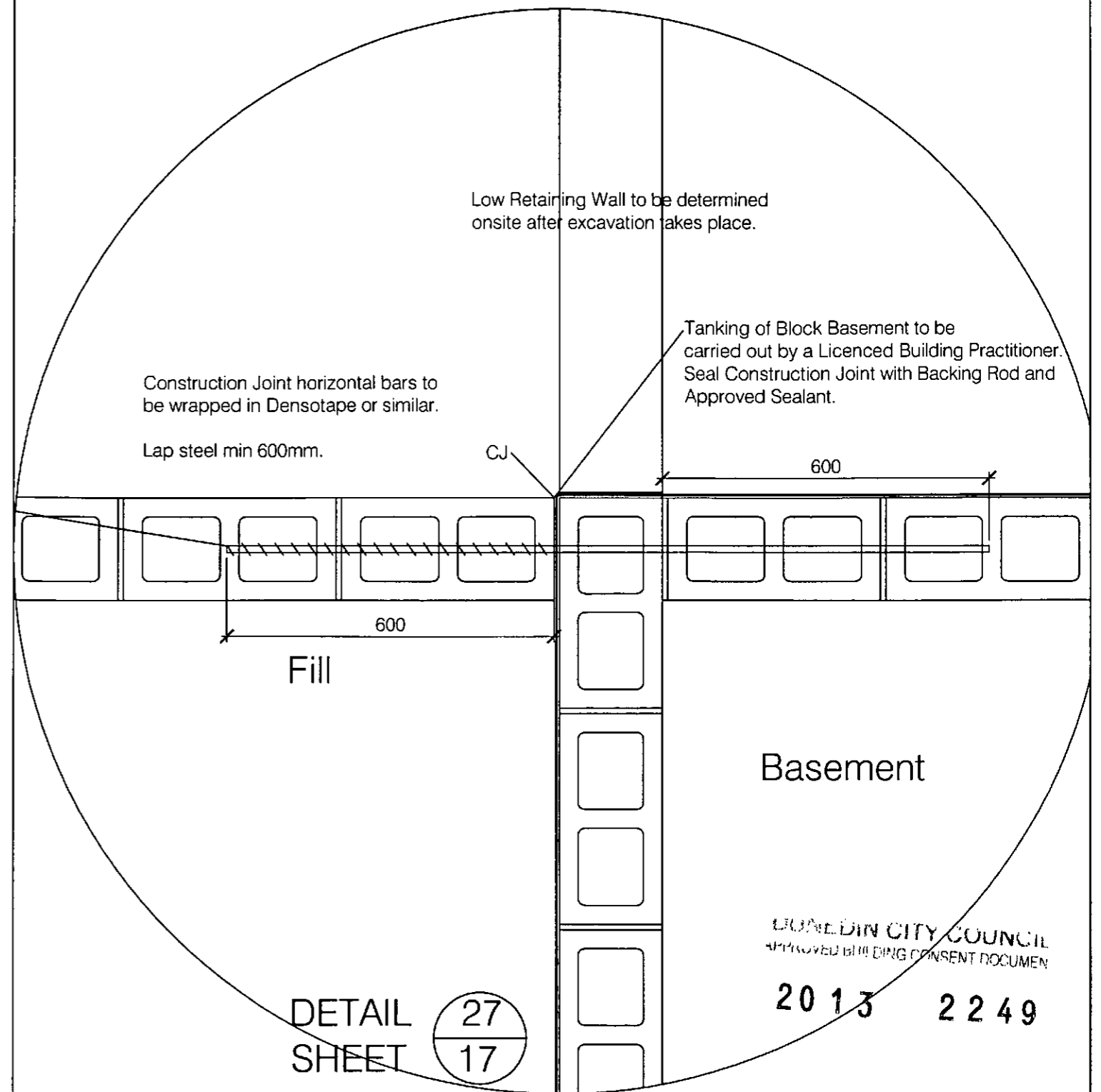
Wind Zone : A/High
 E'quake Zone : Zone 1, D&E
 Scale @ A3.
 Sheet Description:
 ROOF PLAN

Sheet Number: **A-28**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**

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West Wall Construction Joint.



East Wall Construction Joint.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

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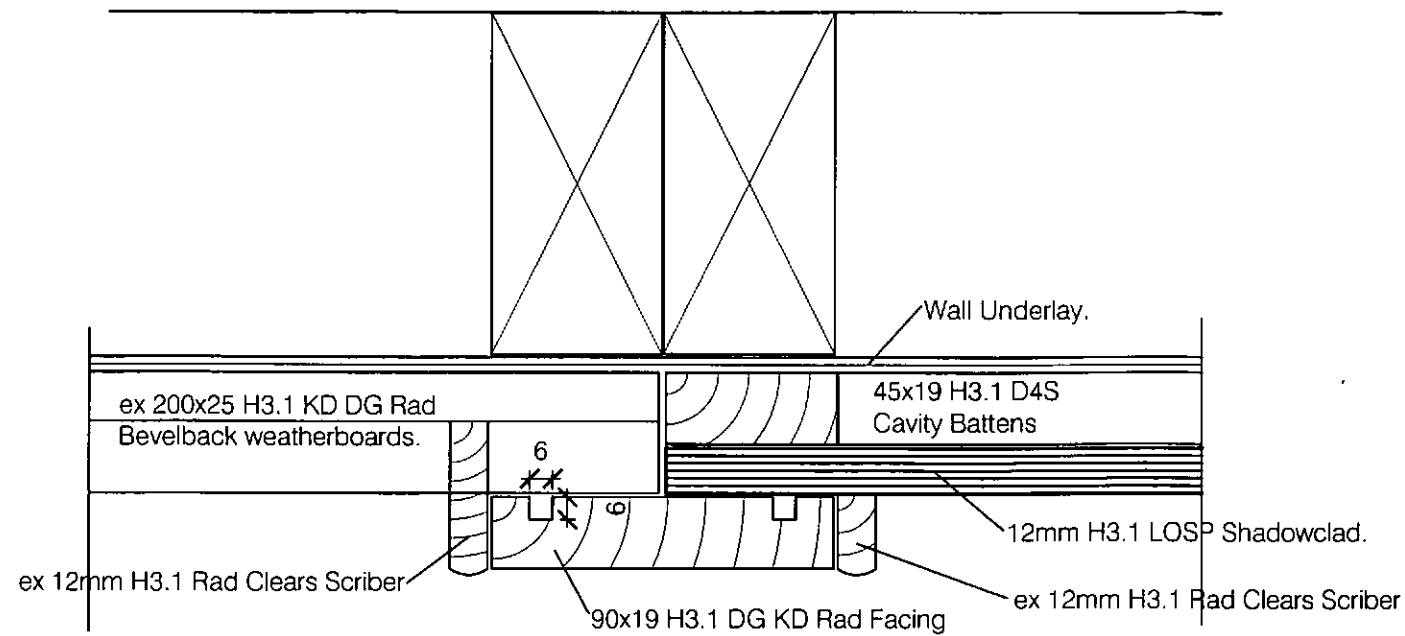
NZPS Co. Ltd. Phone 03 467 5169.
graeme @ houseplanz.co.nz
www.houseplanz.co.nz

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin.
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
BLOCK CONSTRUCTION
JOINT DETAILS.

Sheet Number: **A-29**
Date: NOVEMBER 2013
Project #: **2080/07/12**



DETAIL (28/09/10) WEATHERBOARD / SHADOWCLAD JUNCTION 1:2

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2013 2249

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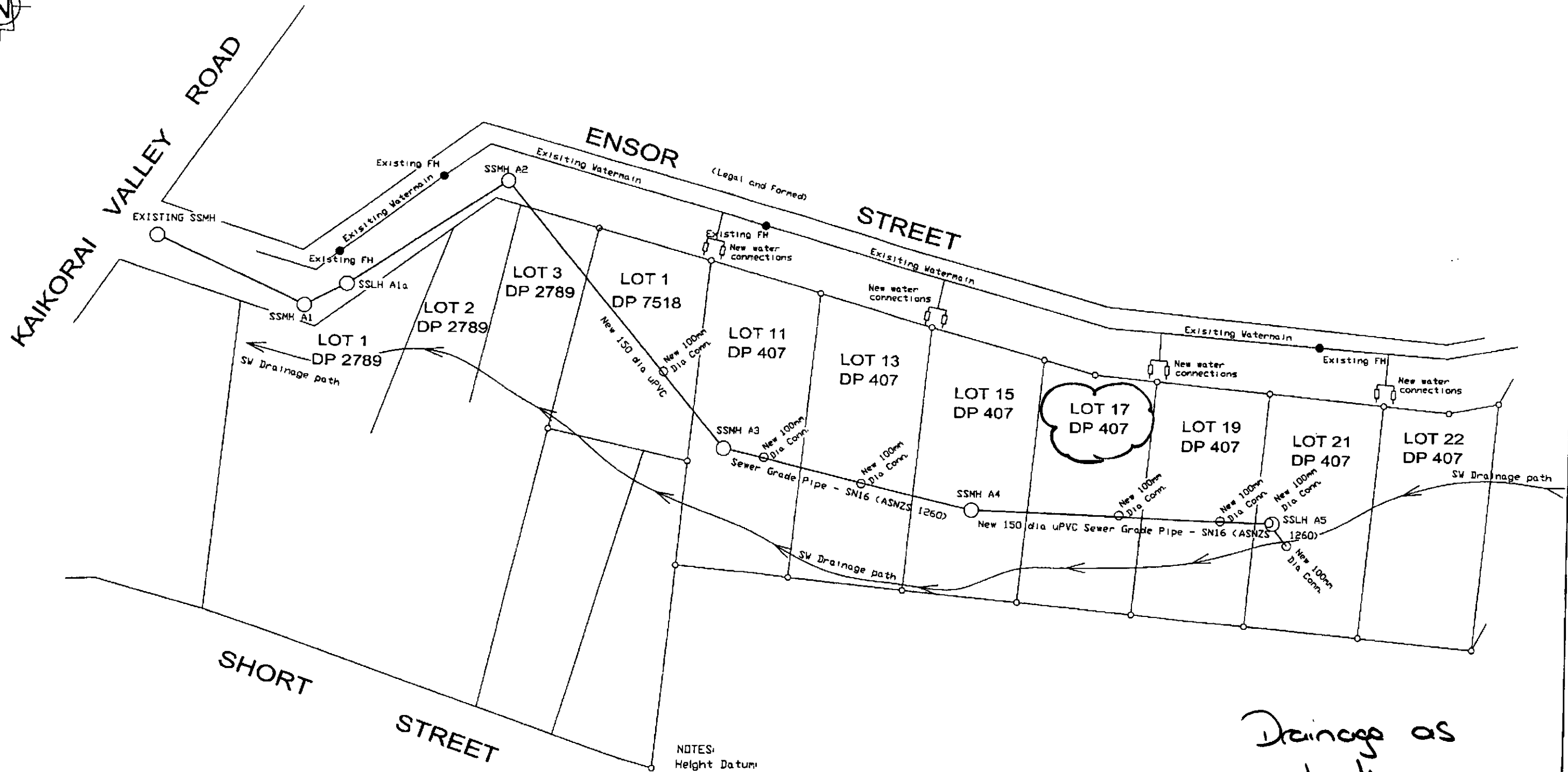
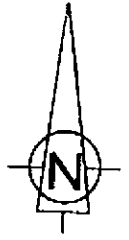
NZPS Co. Ltd. Phone 03 467 5169.
graeme @ houseplanz.co.nz
www.houseplanz.co.nz

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
CLADDING JUNCTION DETAIL

Sheet Number: **A-30**
Date: NOVEMBER 2013
Project #: **2080/07/12**



Drainage as built

*plotted GIS/Hanson
 30/5/06 JMC 10.113-1*

Prepared For:
Ensor Street Investments

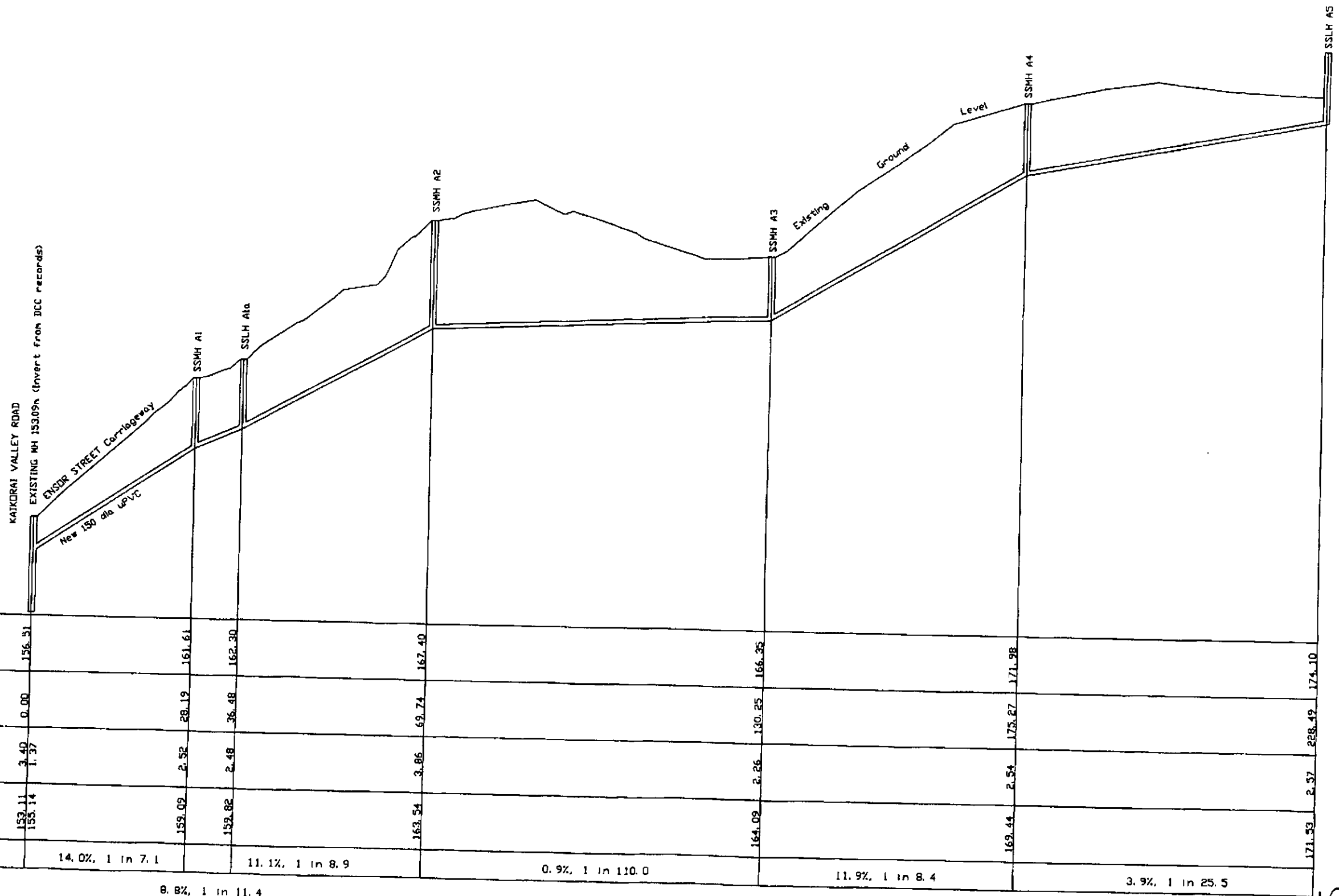
No.	Amendments	Drawn	Date

**AS-BUILT PLAN OF SANITARY SEWER
 AND WATER RETICULATION ENSOR STREET, DUNEDIN**

Project No.: 05792	Surveyed: D. Smeaton
Scale: 1:500 (A2)	Designed: Steve/John/Dan
Date: 03/11/2005	Drawn: D. Smeaton
Sheet: 1 of 2	Checked:

Survey Services Surveying Consultants
TL Survey Services Limited
 Lower Ground Floor Wrightsons Building
 164 High Street, P.O. Box 901, DUNEDIN
 Phone (03) 477 11 33 Fax (03) 477 11 27

Horizontal scale 1:500
Vertical scale 1:100



Prepared For:

Ensor Street Investments

No.	Amendments	Drawn	Date

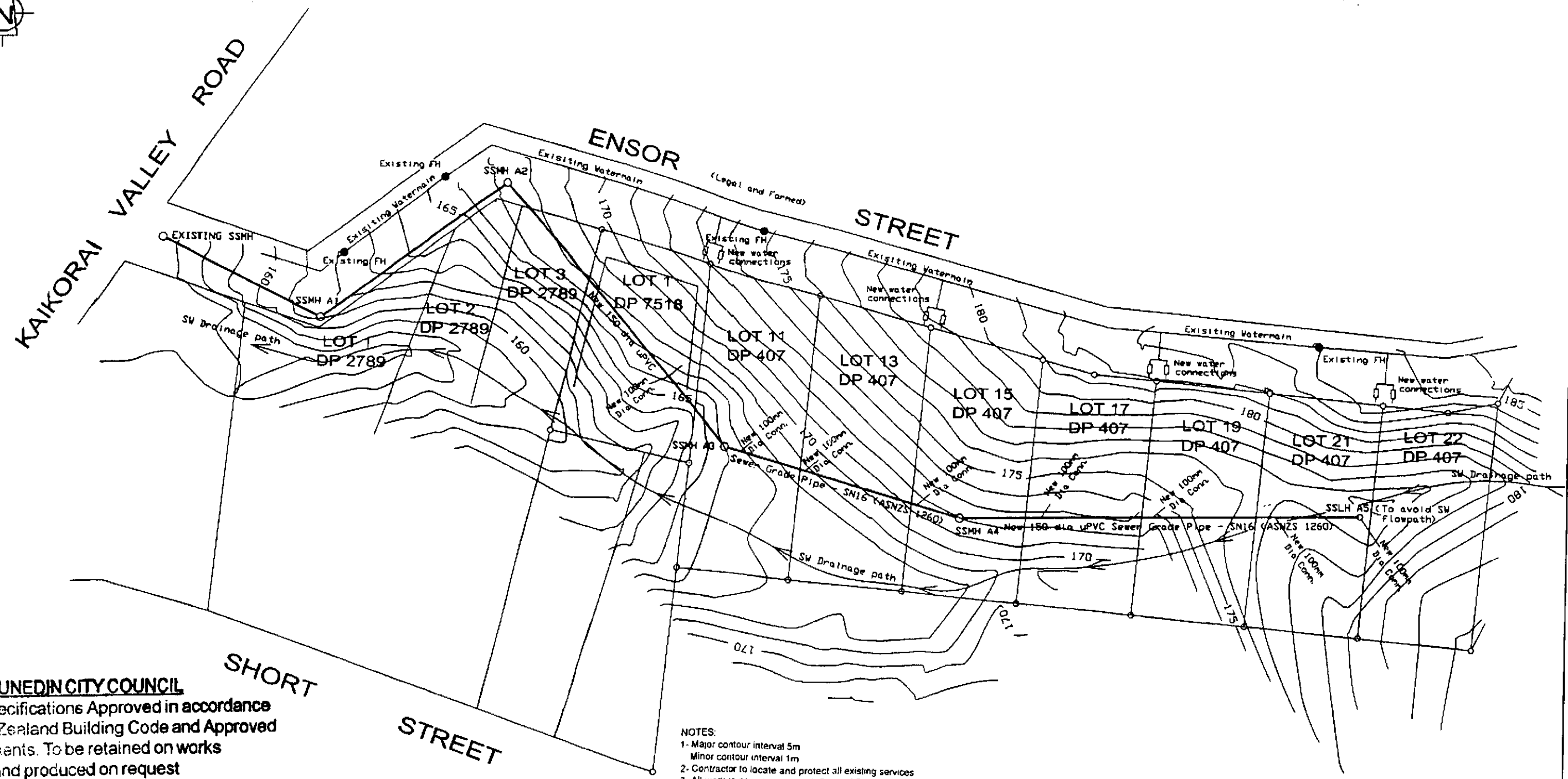
AS-BUILT PLAN OF SANITARY SEWER RETICULATION ENSOR STREET, DUNEDIN

Project No.: 05792	Surveyed: D. Smeaton
Scale: 1:500 hor	Designed: Steve/John/Dan
Date: 09/11/2005	Drawn: D. Smeaton
Sheet: 2 of 2	Checked:

10113-2



Survey Services Consulting
TL Survey Services Limited
Lower Ground Floor Wrightsons Building
184 High Street, P.O. Box 901, DUNEDIN
Phone (03) 477 11 33 Fax (03) 477 11 27



DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance
 with The New Zealand Building Code and Approved
 Documents. To be retained on works
 and produced on request

Building Date
 Drainage *Rhusan* Date 13.5.05
 Health Date

NOTE

- NOTES:**
- 1- Major contour interval 5m
 Minor contour interval 1m
 - 2- Contractor to locate and protect all existing services
 - 3- All work to comply with DCC Code of Subdivision specifications and standards
 - 4- A portion of the pipe between manhole A2 - A3 may be covered by a domestic dwelling
 if so it may be incased within another pipe of suitable material and diameter (Council to be informed).
- Height Datum:
 MH corner Kaikorai Valley Road and Ensor Street (DCC GIS)
 Lid RL = 156.52m (DCC GIS)

No	Amendments	Drawn	Date

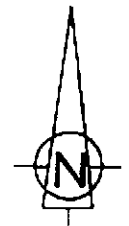
**PROPOSED SANITARY SEWER AND WATER RETICULATION
 ENSOR STREET, DUNEDIN**

Project No: 05792	Surveyed: S. Oldfield
Scale: 1:500 (A2)	Designed: Steve/John
Date: 14/04/2005	Drawn: Steve/John/Brent
Sheet: 1 of 2	Checked:

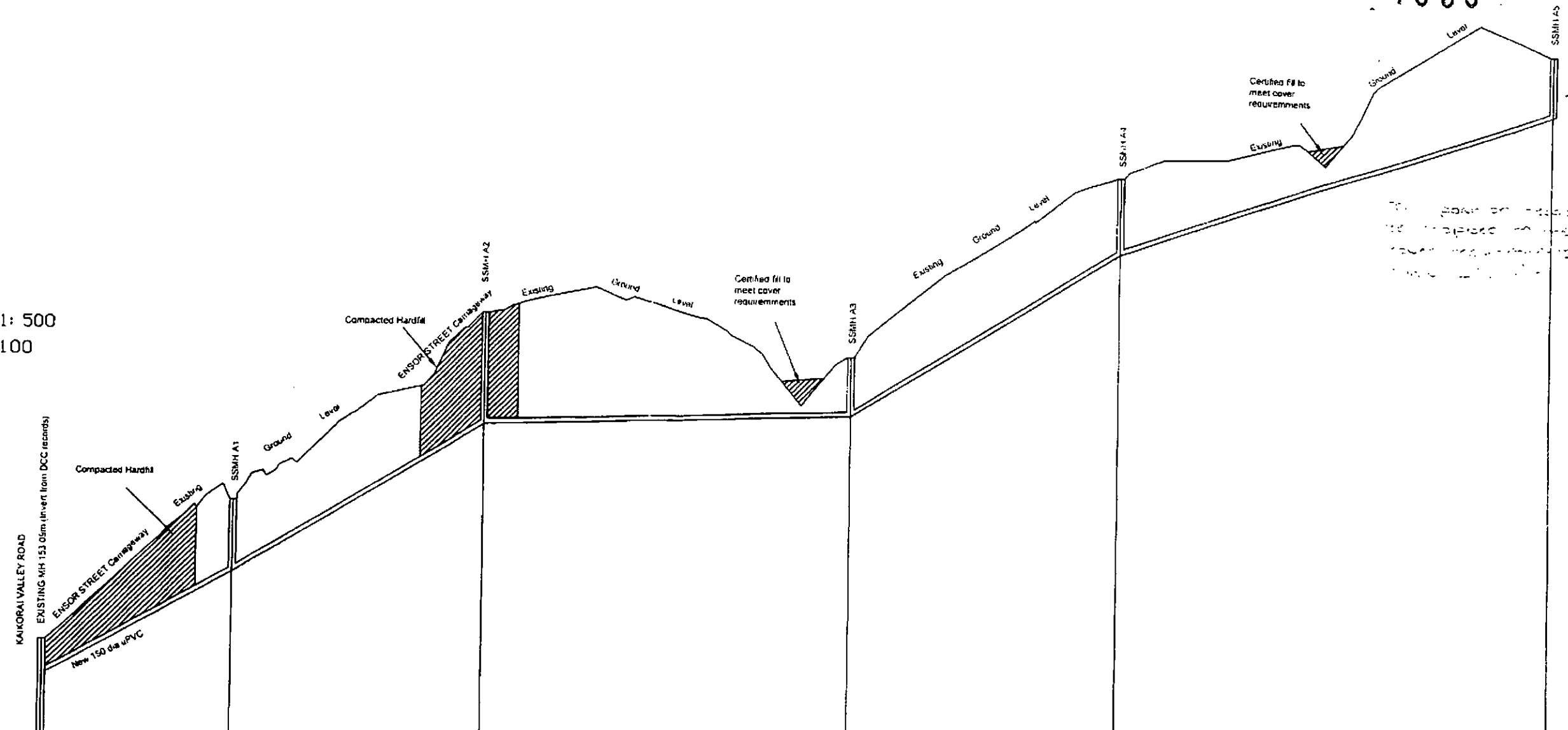
Survey Services Consultants

TL Survey Services Limited
 Lower Ground Floor Wrigleys Building
 184 High Street, P.O. Box 901, DUNEDIN
 Phone (03) 477 11 33 Fax (03) 477 11 27

#51386



Horizontal scale 1:500
Vertical scale 1:100



Datum R. L. 153.000

DEPTH TO INVERT	3.41	1.15		2.35	3.64	1.95	2.49	2.63
INVERT LEVEL	153.09	155.36		158.78	163.70	164.10	169.47	173.52
GROUND LEVEL	156.51		161.13		167.34		171.96	176.35
DISTANCE	0.00		30.84		71.39		175.04	245.48
GRADIENT		1 in 9		1 in 8.2		1 in 150		1 in 8.1
								1 in 14.4

Prepared For:
Ensor Street Investments

No.	Amendments	Drawn	Date

**PROPOSED SANITARY SEWER RETICULATION
ENSOR STREET, DUNEDIN**

Project No.: 05792
Scale: 1:500 hor
Date: 14/04/2005
Sheet: 2 of 2

Surveyed: S. Oldfield
Designed:
Drawn:
Checked:

Survey Services Surveying Consultants
TL Survey Services Limited
Lower Ground Floor Wrightsons Building
184 High Street, P.O. Box 901, DUNEDIN
Phone (03) 477 11 33 Fax (03) 477 11 27

PROPOSED DECK ADDITION

DRAWING LEGEND.

for:

SHAYNE MACLEOD
15A ENSOR STREET
BURNSIDE
DUNEDIN

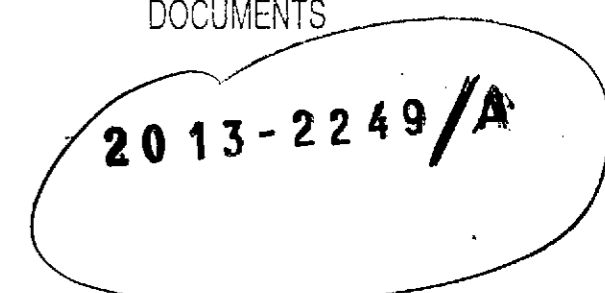
- CS-01 COVER SHEET.
- A-31 SITE PLAN AND DRAINAGE
- A-32 DECK FOUNDATION PLAN
- A-33 DECK SECTION S4
- A-34 DECK SECTION S5
- A-35 DECK WEST ELEVATION
- A-36 DECK SOUTH ELEVATION
- A-37 DECK DETAILS

Lot 17
DP 407
Area 842 m2

BUILDING PARAMETERS
20 Series Block
Dimond Hibond Concrete Floor
~~Safety Glass Balustrade.~~
CEDAR CLADDING.

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS



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www.houseplanz.co.nz

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED DECK ADDITION.

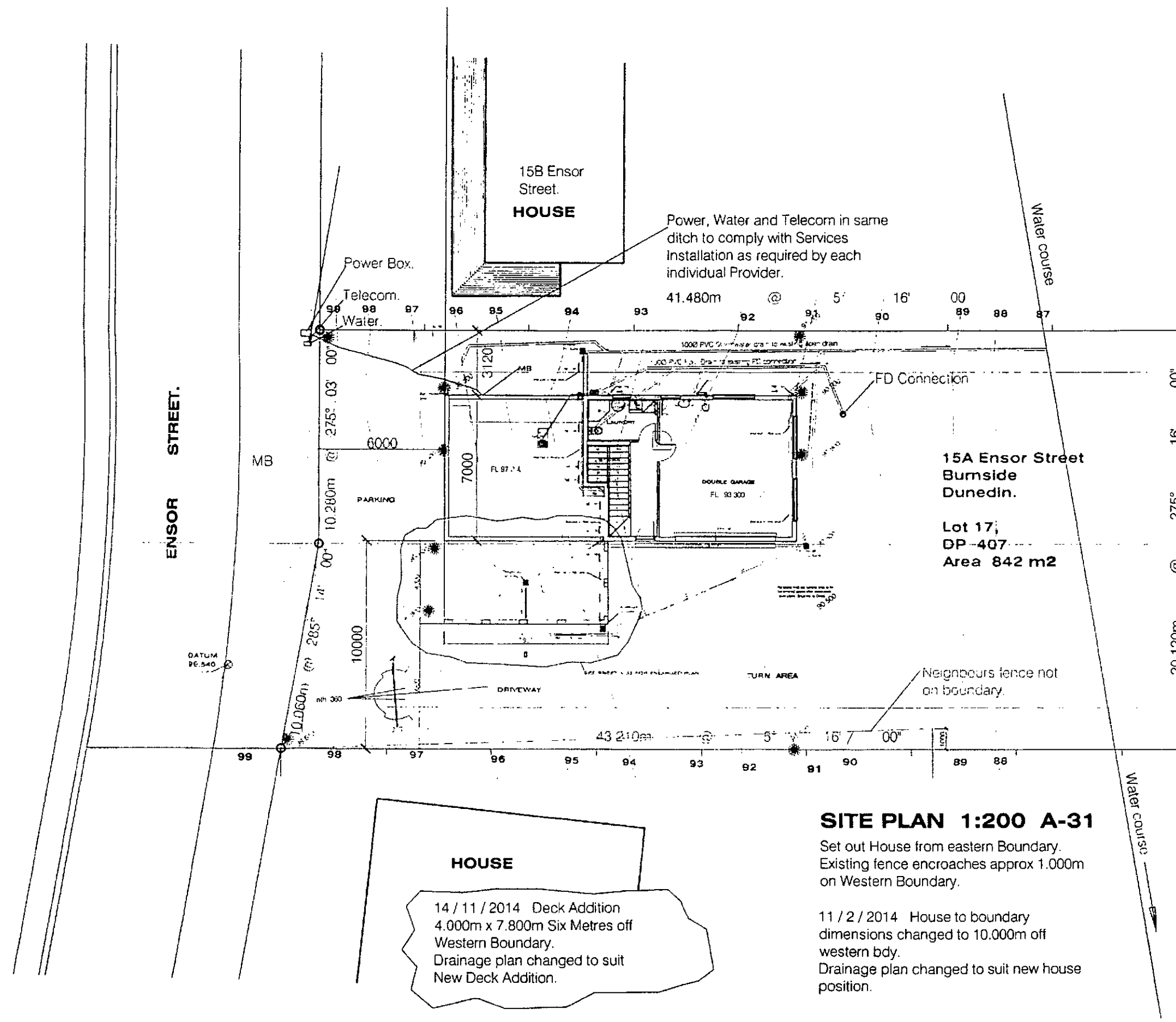
Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
COVER SHEET

Sheet Number: **CS-01**
Date: NOVEMBER 2014
Project #: **2124/11/14**

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance with The New Zealand Building Code and other Documents. To be retained on works and produced on request.
 Building *C. Thomas* Date *14/5/15*
 Plumbing *John Beer* Date *23/11/2014*
 Health Date

NOTE
Drawings enclosed by permission from the architect.



DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENTS

2013-2249/A

DCC CITY PLANNING
THESE PLANS ARE APPROVED
 This development complies with the District Plan(s) subject to: *LCR-2014-80*
ISSUED 3-3-2014
[Signature] 27-11-2014
 Signed Dated

SITE PLAN 1:200 A-31
 Set out House from eastern Boundary. Existing fence encroaches approx 1.000m on Western Boundary.
 11/2/2014 House to boundary dimensions changed to 10.000m off western bdy.
 Drainage plan changed to suit new house position.

HOUSE
 14/11/2014 Deck Addition 4.000m x 7.800m Six Metres off Western Boundary.
 Drainage plan changed to suit New Deck Addition.

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NZPS Co. Ltd. Phone 03 467 5169.
 graeme @ houseplanz.co.nz
 www.houseplanz.co.nz

Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin
 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED DECK ADDITION.

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

Sheet Description:
 DECK SITE PLAN.
 AND DRAINAGE

Sheet Number: **A-31**
 Date: NOVEMBER 2014
 Project #: **2124/11/14**

B 07

9.0

DCC COPY

Cantilevered Canopy.
1.5mm Butynol on 17.5 H3 Ply
on 140 Bottom Chords
cantilevered 1200 mm.

ex 200x25 H3.1 KD DG
BB Wbds Direct Fixed.

Yunca Hobson Flue.

1000

28 DETAIL SHEET
30 Wbd / Shadowclad Junction.

Noon Mid Winter Sun angle.
Noon Mid Summer Sun angle.

W5

W6

Treble Bifold Door.
SG. SG. SG.

ex 200x25 H3.1 KD DG
BB Wbds Direct Fixed.

fixed
W7
fixed

fixed
W8
fixed

Bdy.

DETAIL SHEET 30 37

DETAIL SHEET 31 37

HDT2 Reinforcing central of
20 Series Masonry Blocks.

Foundations stepped to
suit ground slope.
Engineer to confirm
on-site Excavation and
Ground Stability.

S5
34.

DETAIL SHEET 32 38

WEST ELEVATION 1:50 A-33
FOUNDATION SECTION S4.

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS

2013-2249/A

See Details Sheet A-2

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Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED DECK ADDITION.

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
DECK SECTION S4.
FOUNDATIONS

Sheet Number: **A-33**
Date: NOVEMBER 2014
Project #: **2124/11/14**

9.000m Max Height.

B 07

FIXINGS TO BE HOT DIP GALVANISED.

Cantilevered Canopy.
1.5mm Butynol on 17.5 H3 Ply
on 140 Bottom Chords
cantilevered 1200 mm.

8°

Yunca Hobson Flue.

1000

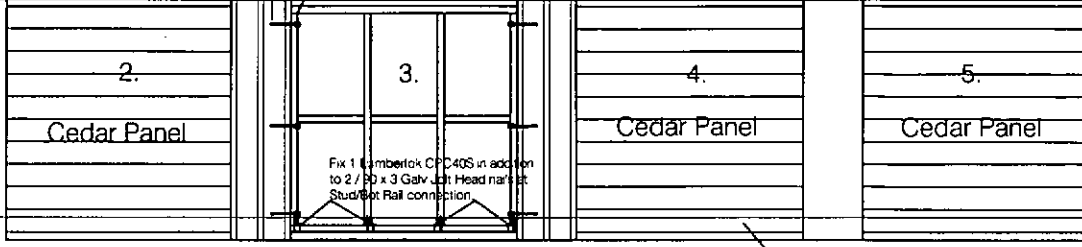
ex 200x25 H3.1 KD DG
BB Wbds Direct Fixed.

28
30
DETAIL
SHEET
Wbd / Shadowclad
Junction.

Noon Mid Winter Sun angle.

Construct panels between columns with 90x45 H3.1 SG8 framing fixed
with T12180 Trubolts as shown. Clad with ex 200x25 Cedar BB Wbds each
side and fix ex 200x50 H3.1 Rad Panel Cap over. Bottom rail of framing to
be 50mm up from concrete slab. Fix all timber over DPC.

Shadowclad fixed
over Cavity Battens.



FL 97.200

fixed
W7
fixed

fixed
W8

fixed
W9

Fix Cedar Weatherboards
with 65x3.2 Raised Head
Annular Grooved Stainless
Steel nails.

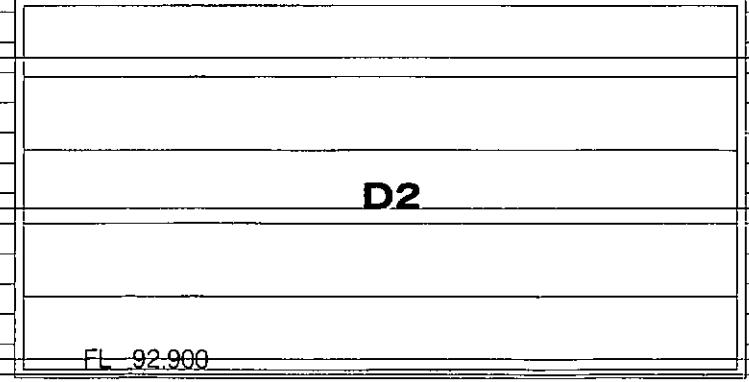
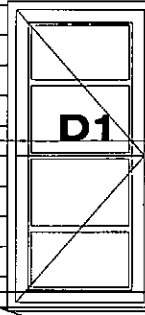
Shadowclad fixed
over Cavity Battens.

FL 95.950

Foundations stepped to
suit ground slope.
Engineer to confirm
on-site Excavation and
Ground Stability.

7800

6000



FL 92.900

20 Series Masonry Blocks.

S5
34.

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS

WEST ELEVATION 1:50 A-35

2013-2249/A

Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED DECK ADDITION.

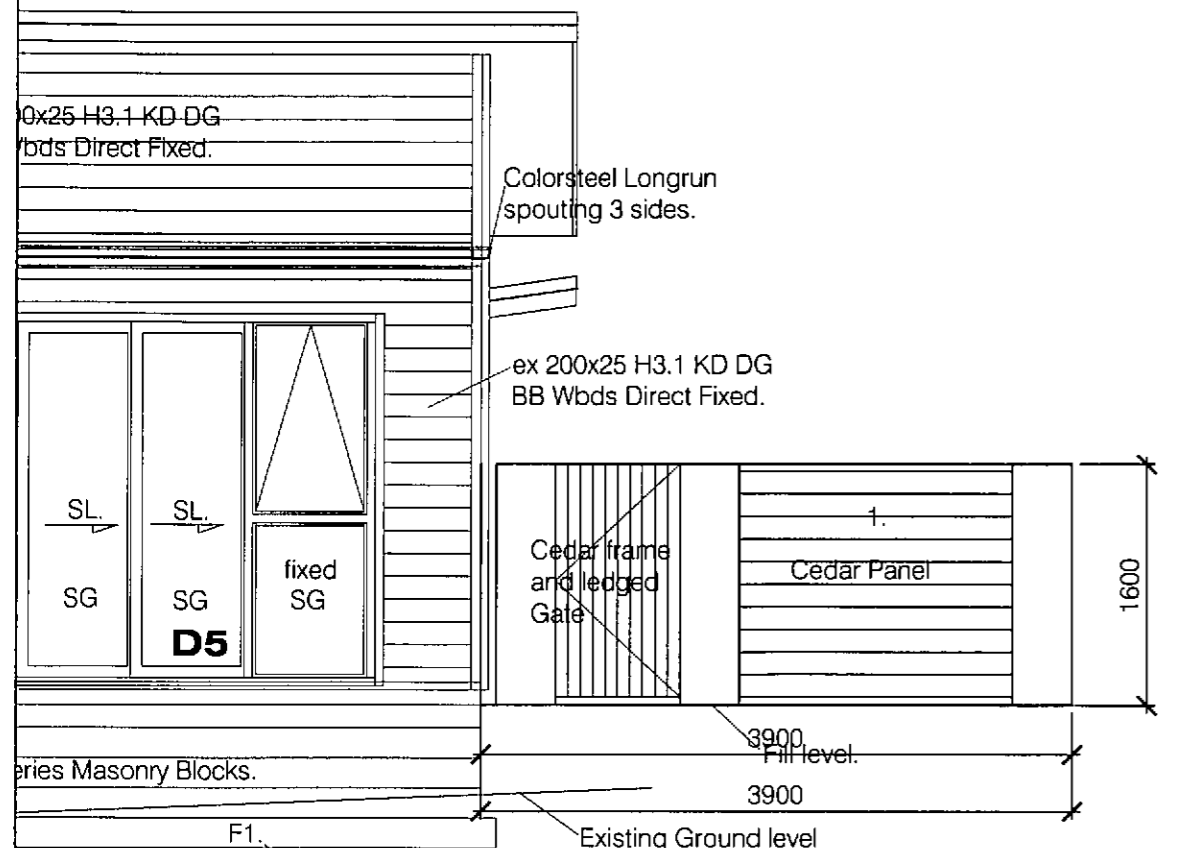
Wind Zone : A/High
E'quake Zone : Zone 1, D&E
Scale @ A3.

Sheet Description:
DECK
WEST ELEVATION

Sheet Number: **A-35**
Date: NOVEMBER 2014
Project #: **2124/11/14**

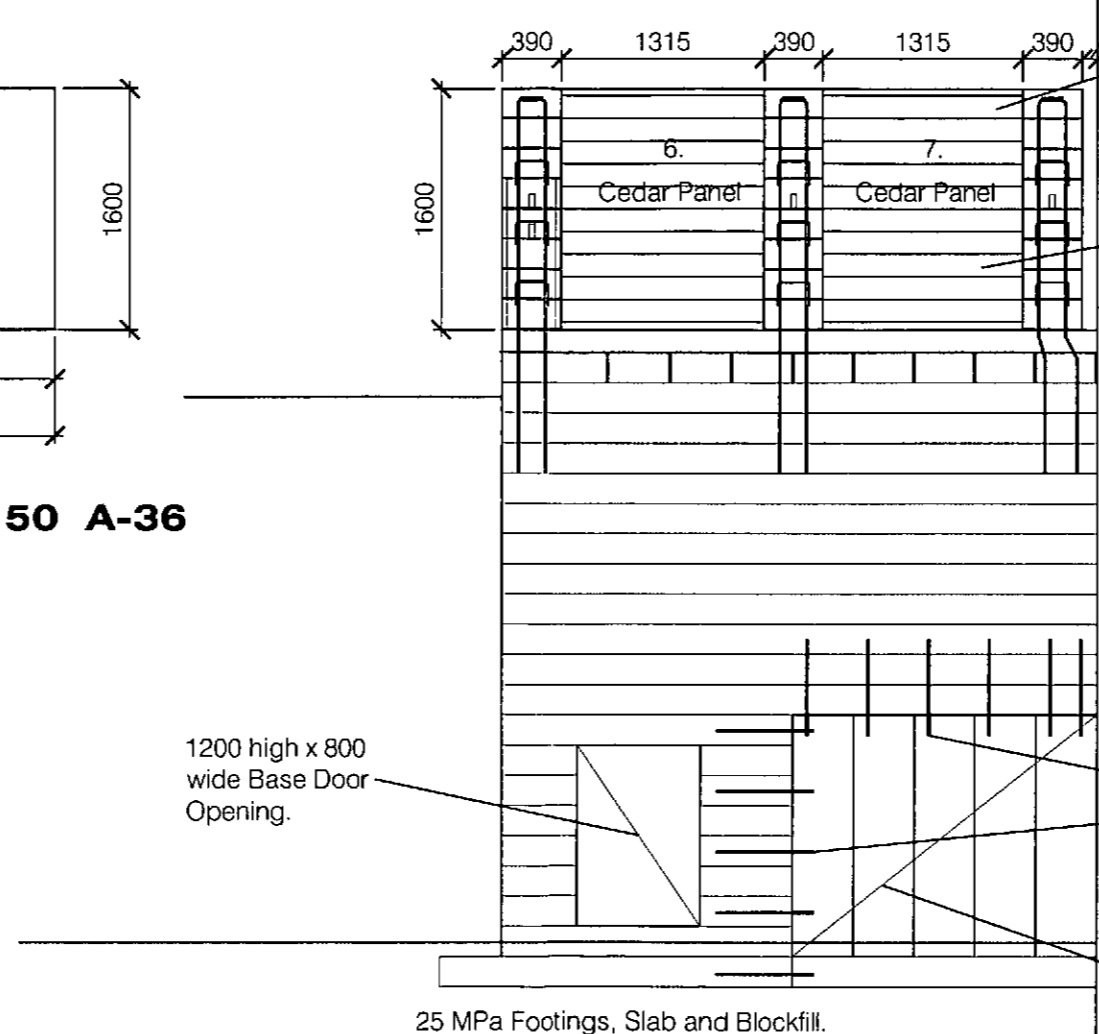
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NORTH ELEVATION 1 : 50 A-36

See Details Sheet A-20



SOUTH ELEVATION 1:50 A-36

Construct panels between columns with 90x45 H3.1 SG8 framing fixed with T12180 Trubolts as shown on Sheet A-35. Clad with ex 200x25 Cedar BB Wbds each side and fix ex 200x50 H3.1 Rad Panel Cap over. Bottom rail of framing to be 50mm up from concrete slab. Fix all timber over DPC.

Fix Cedar Weatherboards with 65x3.2 Raised Head Annular Grooved Stainless Steel nails.

Drill 14Ø hole 140 deep for D12 Starters set in Chemset.
Lap HD12 Horizontal and Vertical bars 500.
Use same format connections to existing foundations.

Existing Block Retaining Wall.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

2013-2249/A

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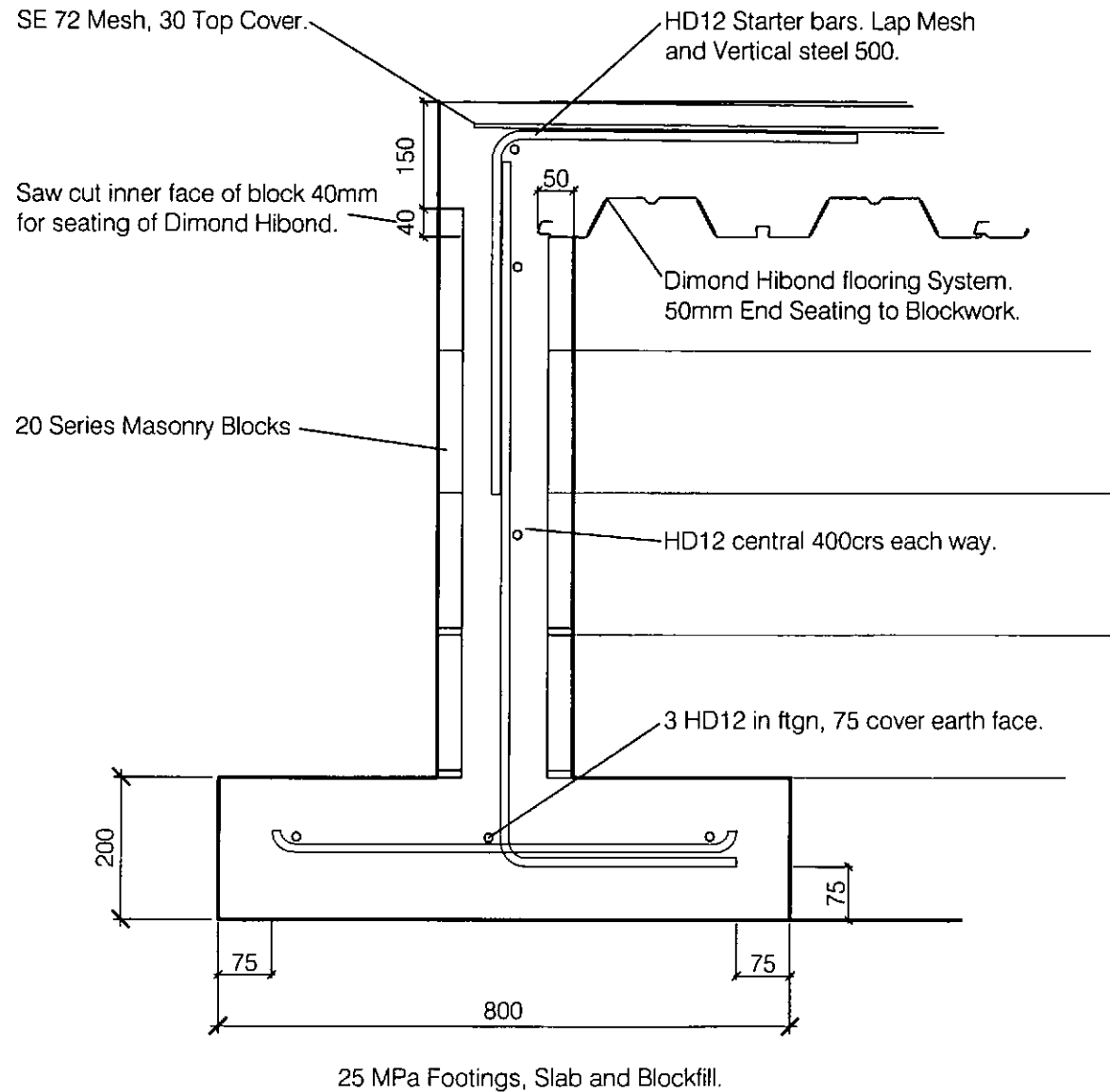
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Client : SHAYNE MACLEOD
15A Ensor St, Burnside, Dunedin
Lot# : Lot 17, DP 407, 842 m2.
Project : PROPOSED DECK ADDITION.

Wind Zone : A/High
Earthquake Zone : Zone 1, D&E
Scale @ A3.

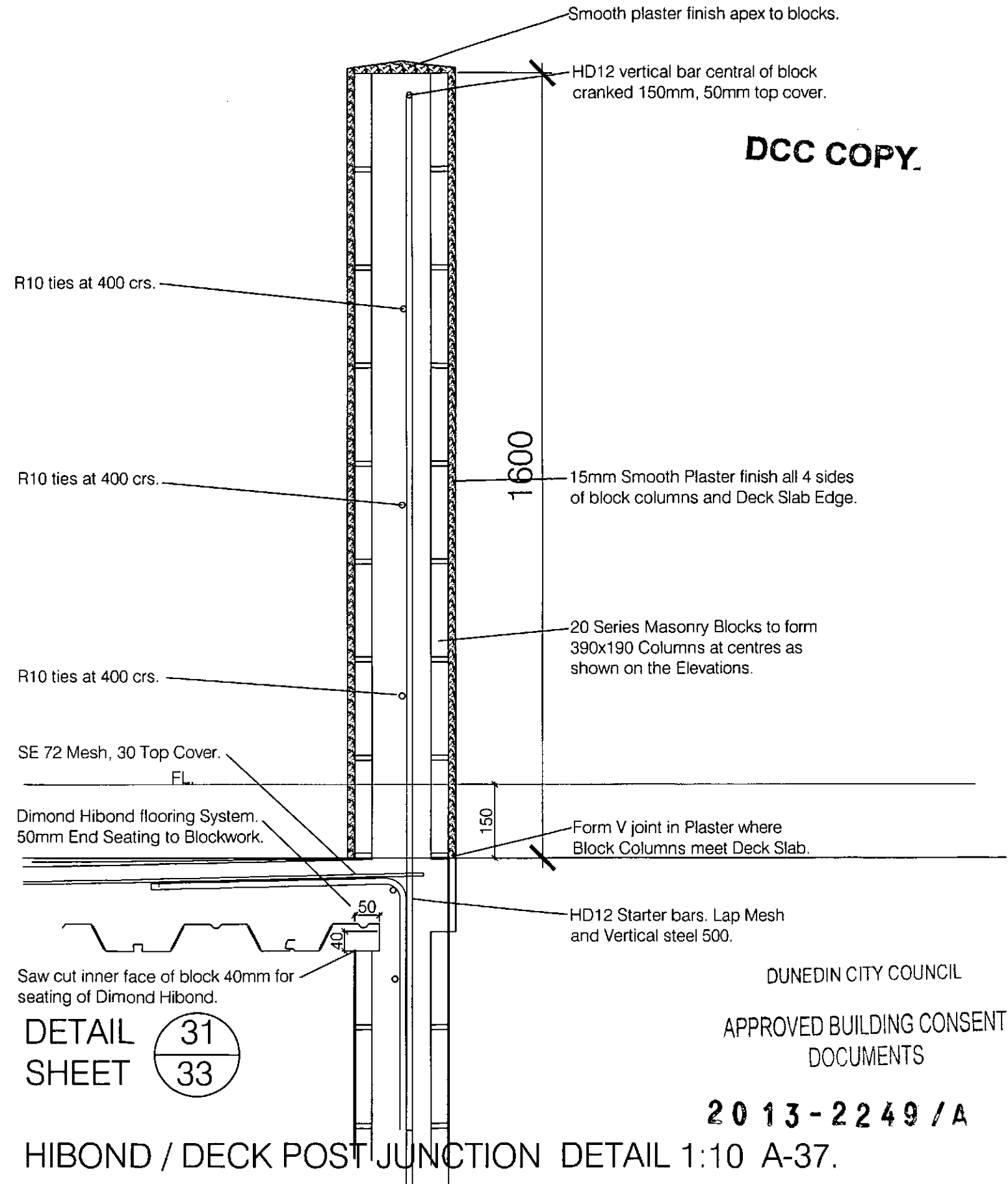
Sheet Description:
DECK
SOUTH ELEVATION

Sheet Number: **A-36**
Date: NOVEMBER 2014
Project #: **2124/11/14**



DETAIL SHEET 30
33

FOUNDATION DETAIL 1:10 A-37.



DCC COPY.

DETAIL SHEET 31
33

HIBOND / DECK POST JUNCTION DETAIL 1:10 A-37.

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT DOCUMENTS

2013-2249/A

Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin
 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED DECK ADDITION.

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

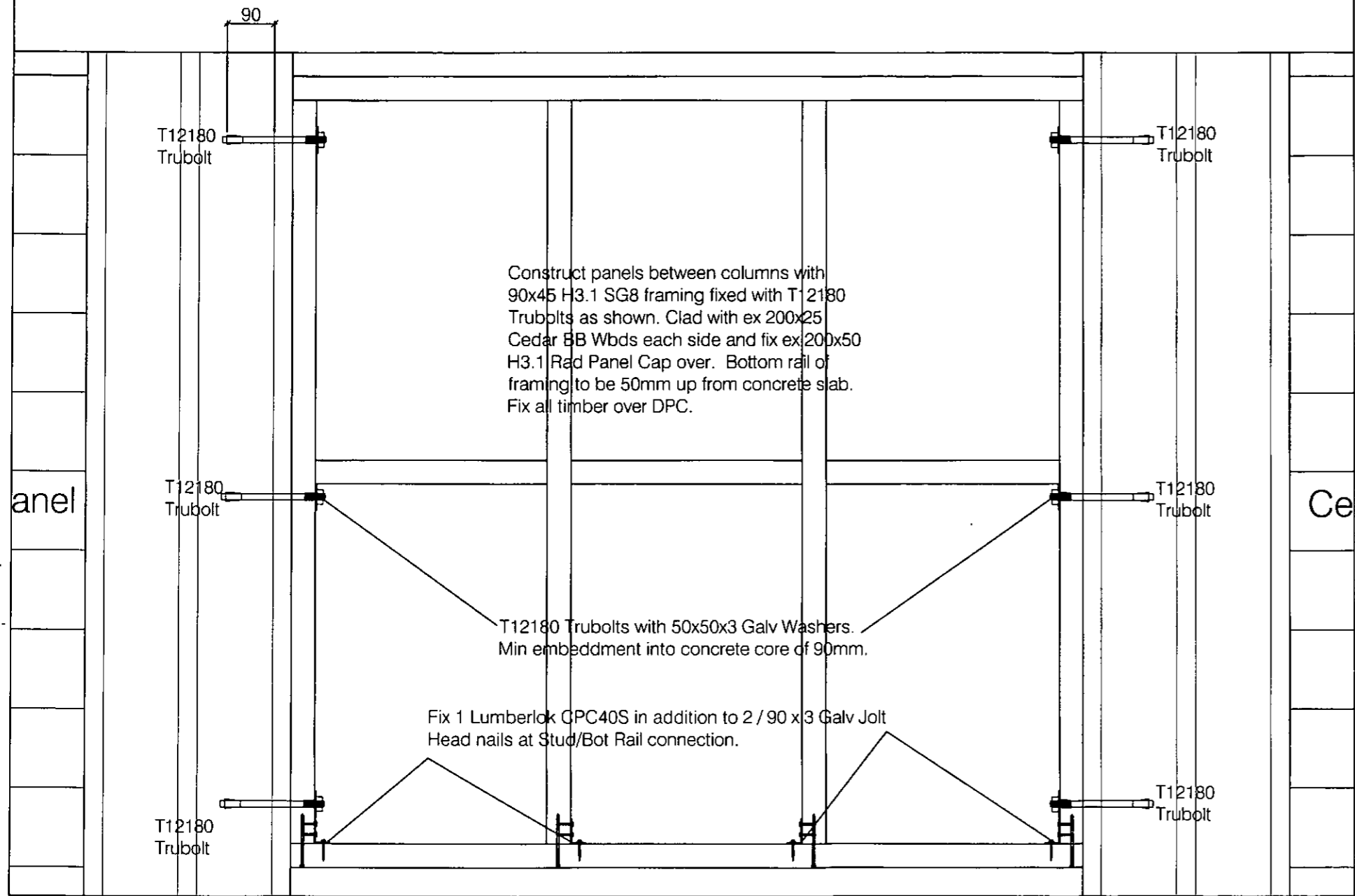
Sheet Description:
 DETAILS

Sheet Number: **A-37**
 Date: NOVEMBER 2014
 Project #: **2124/11/14**

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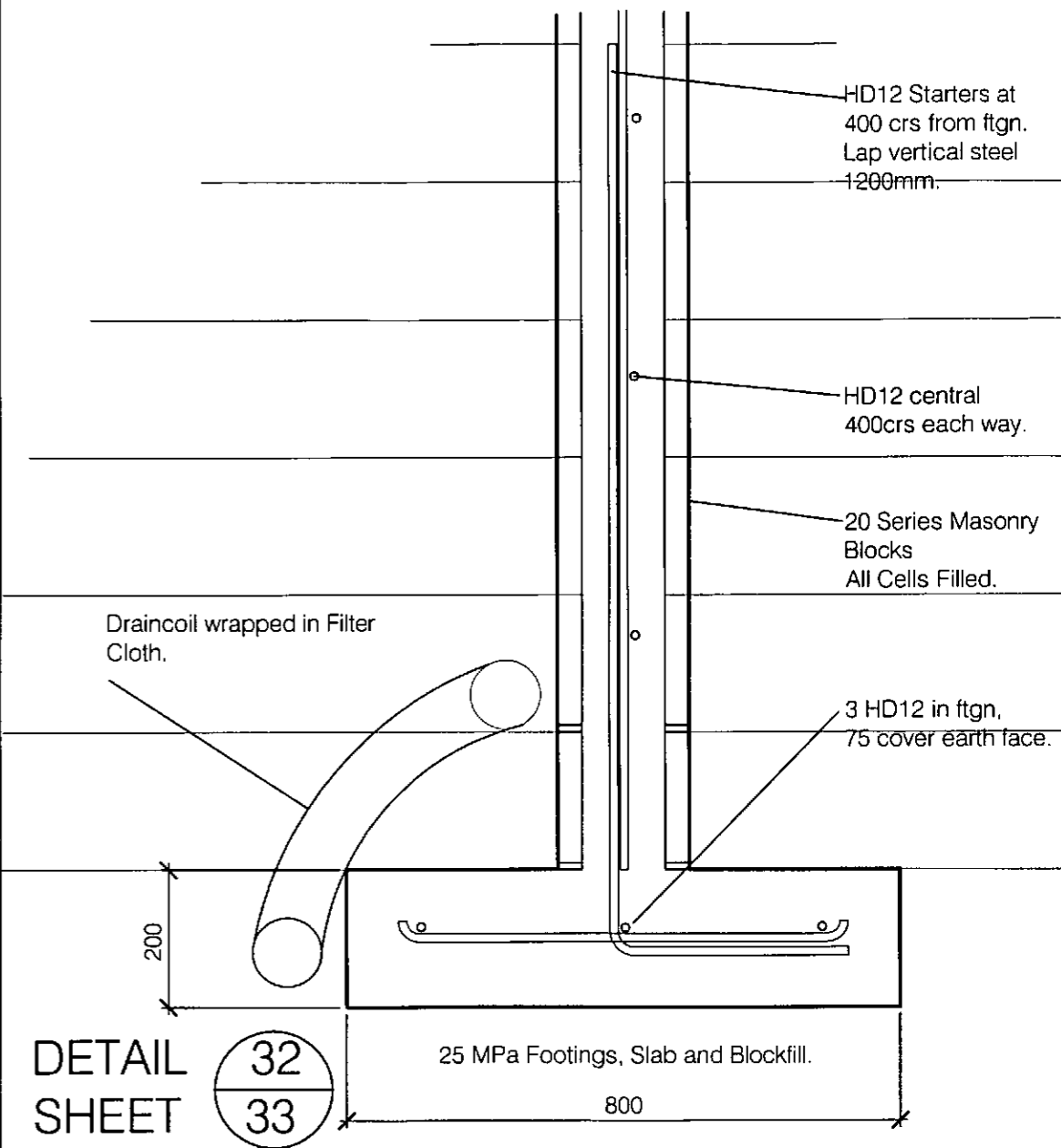
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 graeme @ houseplanz.co.nz
 www.houseplanz.co.nz



Fix Cedar Weatherboards with 65x3.2 Raised Head Annular Grooved Stainless Steel nails.

WEST ELEVATION 1 : 50 A-38



BLOCK WALL FOUNDATION DETAIL 1:10 A-38.

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT DOCUMENTS

2013-2249/A

Sheet Number: **A-38**

Date: NOVEMBER 2014

Project #: **2124/11/14**

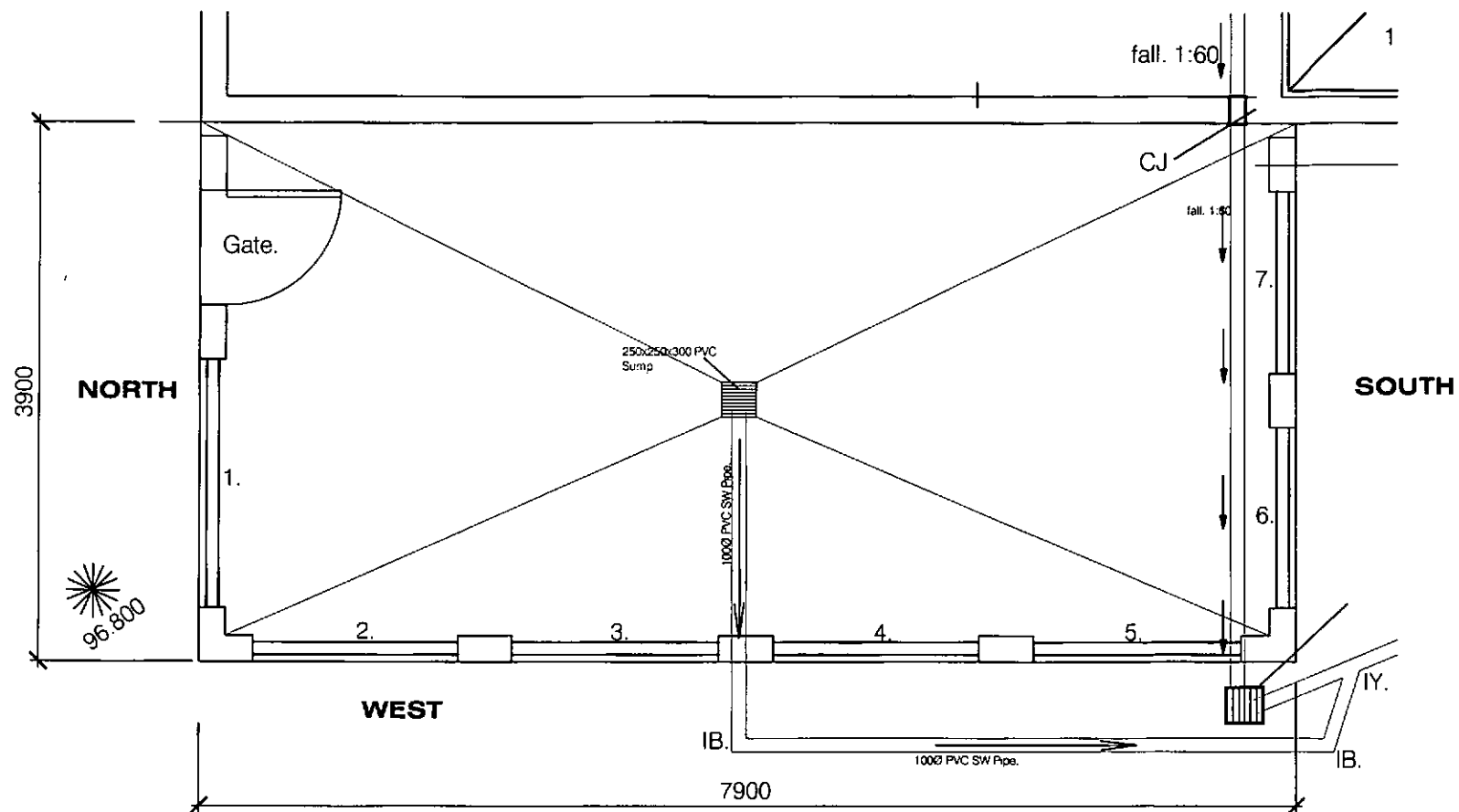
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 www.houseplanz.co.nz

Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin
 Lot# : Lot 17, DP 407, 842 m2.
 Project : PROPOSED DECK ADDITION.

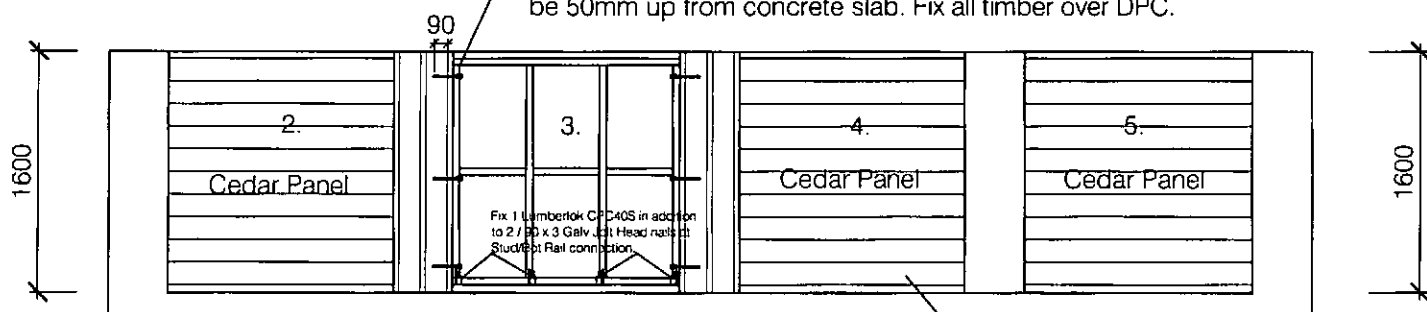
Wind Zone : A/High
 E'quake Zone : Zone 1, D&E
 Scale @ A3.

Sheet Description:
 DETAILS



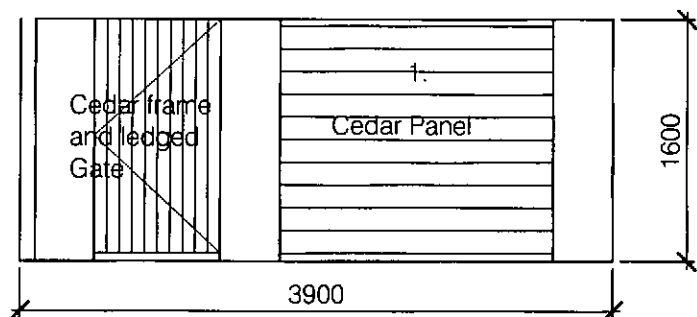
REVISED DECK PLAN - 16 / 4 / 15 A-39

Construct panels between columns with 90x45 H3.1 SG8 framing fixed with T12180 Trubolts as shown. Clad with ex 200x25 Cedar BB Wbds each side and fix ex 200x50 H3.1 Rad Panel Cap over. Bottom rail of framing to be 50mm up from concrete slab. Fix all timber over DPC.

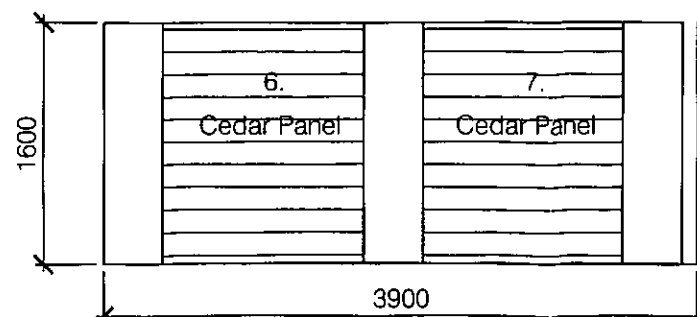


WEST ELEVATION 1 : 50 A-39

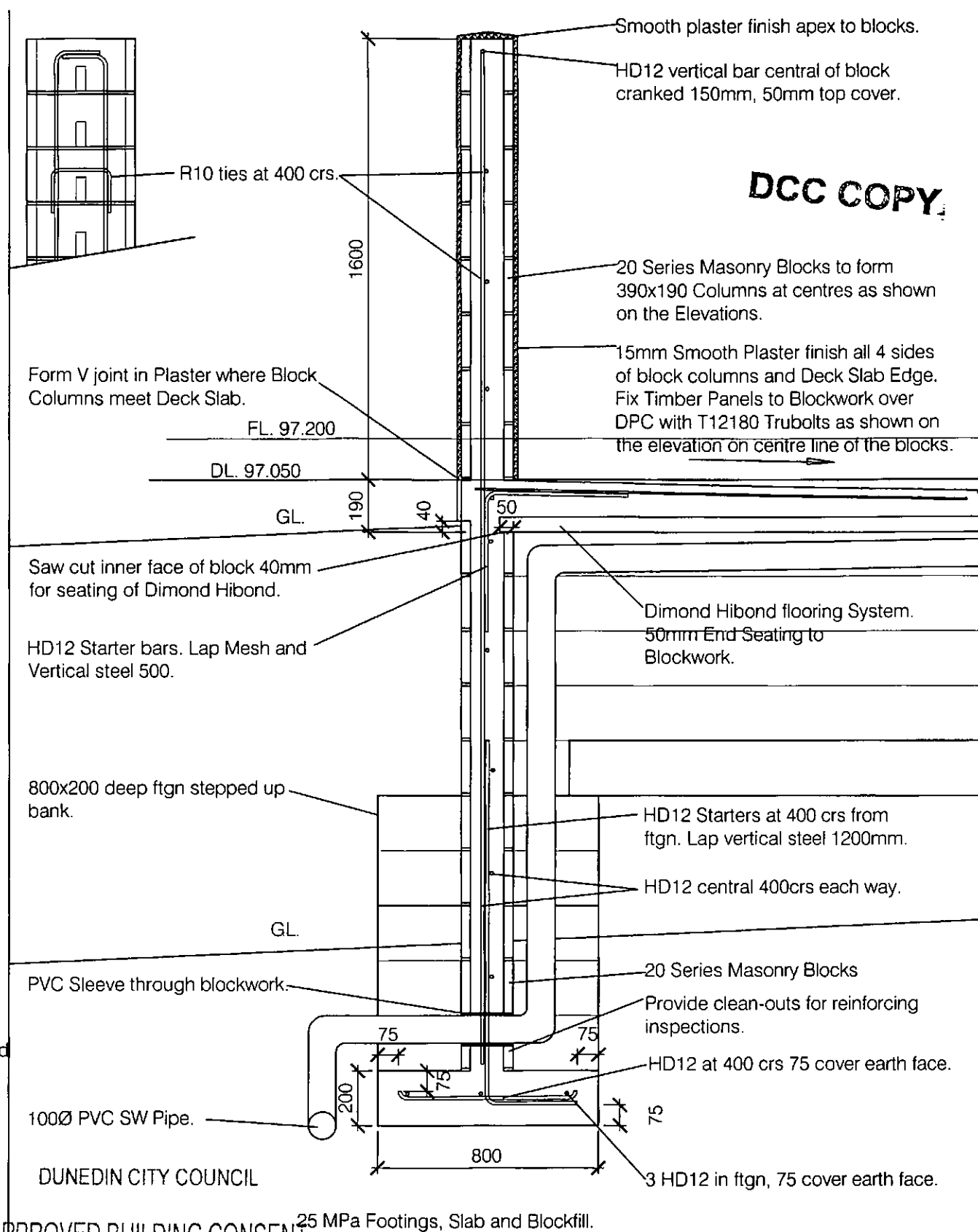
Fix Cedar Weatherboards with 65x3.2 Raised Head Stainless Steel nails.



NORTH ELEVATION 1 : 50 A-39



SOUTH ELEVATION 1 : 50 A-39



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

REVISED DECK SECTION S5 1:20 A-39
From 1.000m high Columns to 1.600m high above DL. 97.050

1 20 43 - 22 40 / A

Client : BRENDAN MORRISON

15A Ensor St, Burnside, Dunedin

Lot# : Lot 17, DP 407, 842 m2.

Project : REVISED DECK ADDITION.

Wind Zone : A/High

Equake Zone : Zone 1, D&E

Scale @ A3.

Sheet Description:

REVISED DECK PLAN

Sheet Number:

A-39

Date:

APRIL 2015

Project #.

2124/11/14

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www.houseplanz.co.nz

CERTIFICATE OF ACCEPTANCE

DCCBCA-F4-09-v1.0

Section 99, Building Act 2004

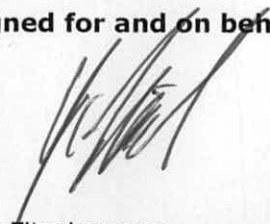
COA No:	COA-2016-19	Telephone No:	03 477 4000
APPLICANT		LEGAL DESCRIPTION	
O C W Limited PO Box 55 Mosgiel 9053		Legal Description: LOT 17 DP 407 Location: 15A Ensor Street Burnside Valuation Roll No: 27770-03505 Description of Work: Construct Two Retaining Walls	

The territorial authority named above is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

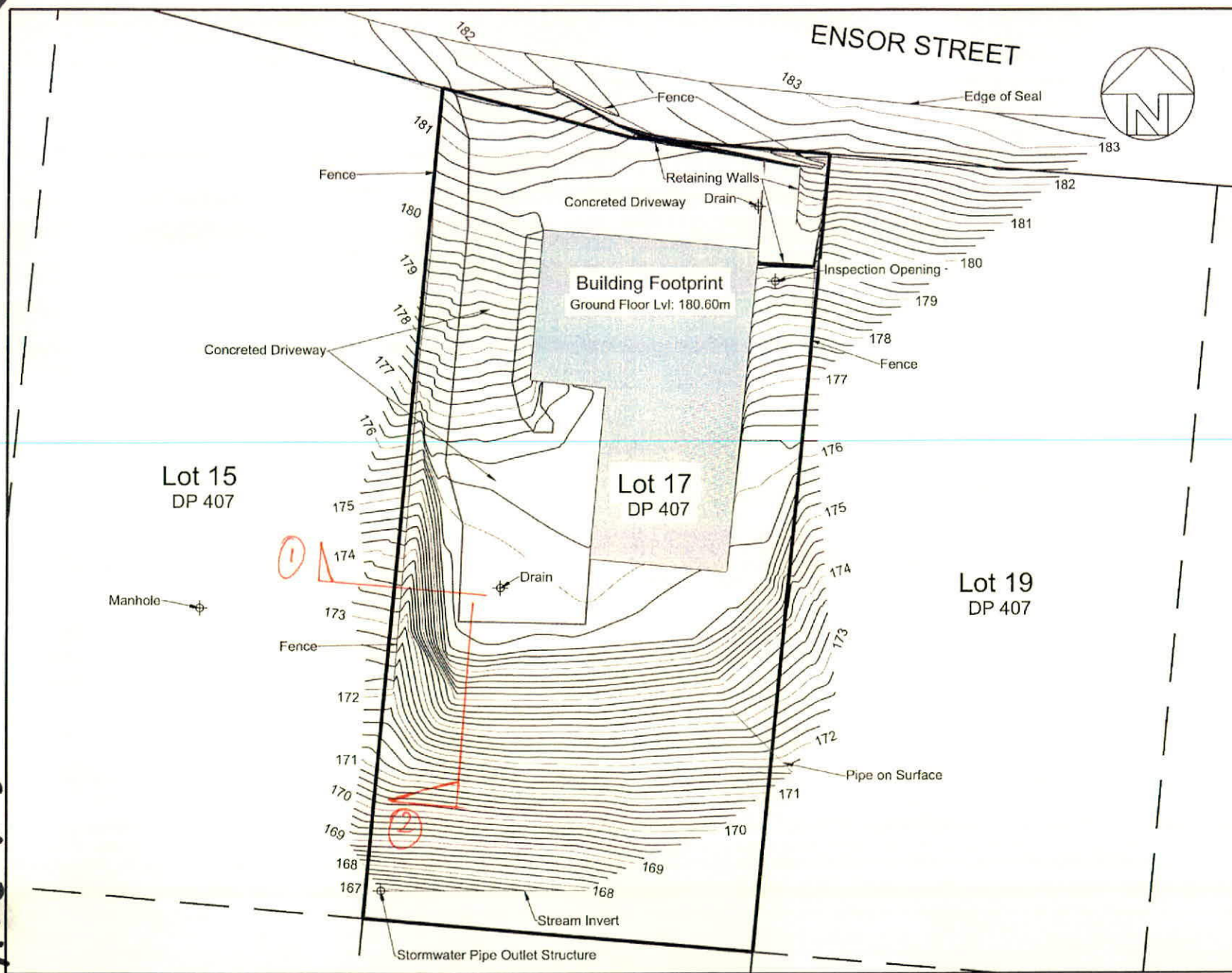
- PS4 received from Bernard Whitham CEPENG engineer for the timber retaining wall at the front of the property and the rock retaining wall at the rear of the property (south west corner).
- A temporary barrier has been erected to enable the plantings to grow and form the final barrier.

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building Consent, nor does it relieve any person from the requirement to obtain a Building Consent for building work.

Signed for and on behalf of the Council:



Joe Fitzsimmons
 Team Leader Inspections
 Date: 9 September 2016



Prepared For: *Ref: 2262*
 Brendan Morrison
 14 MAR 2016

NOTE:
 -Major contour interval: 1m
 -Minor Contour Interval: 0.2m
 -Boundaries have been displayed as thick black lines

Drawing Title:
Topographical Survey of Lot 17 DP 204
 Address: 15a Ensor Street

Survey Services Surveying Consultants
 TL Survey Services Limited
 4th Floor Queens Building - 109 Princes St.
 P.O. Box 201 DUNEDIN 9054
 Phone (03) 477 1133 Fax (03) 477 1127

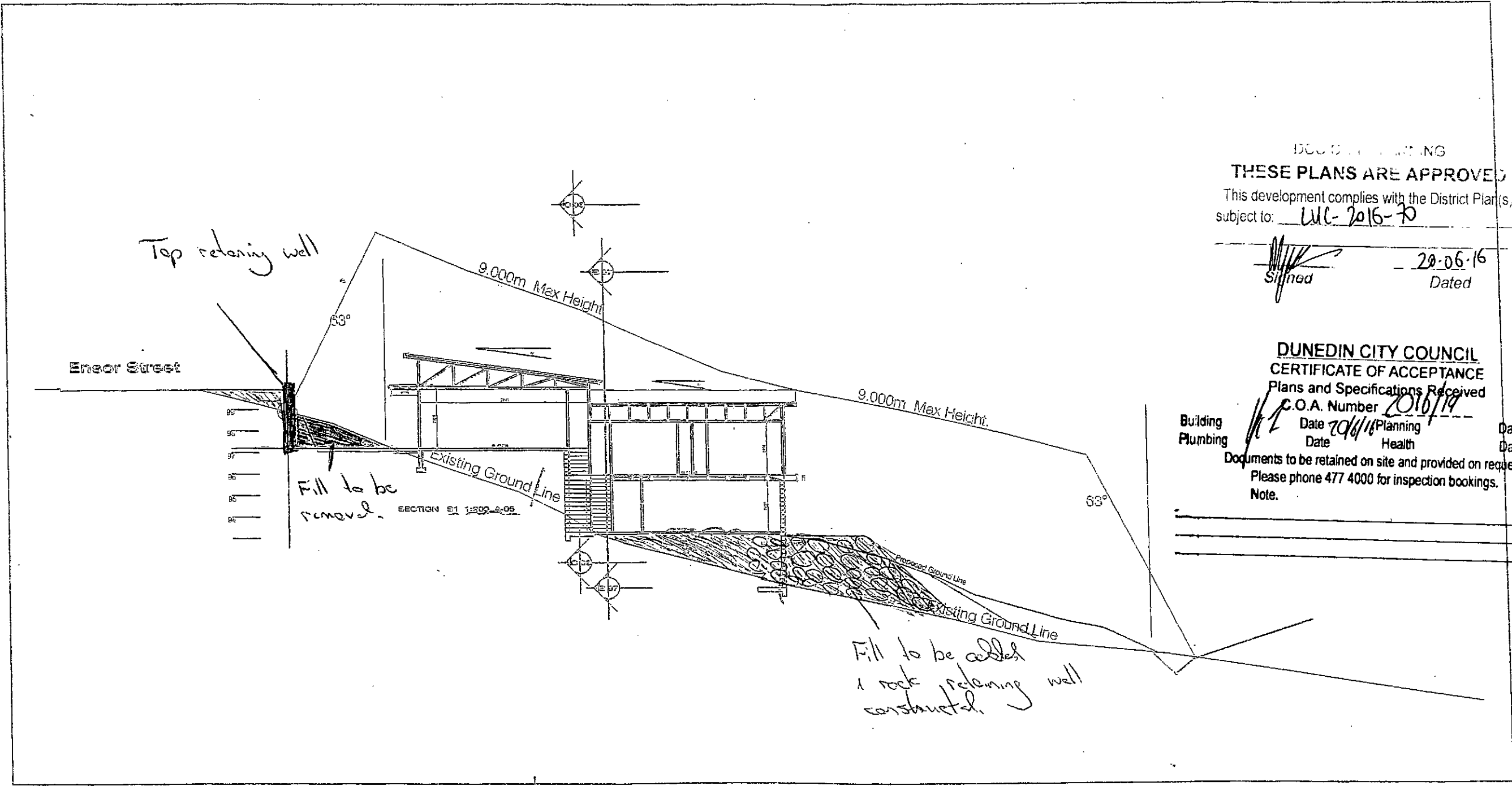
Drawing File: 15a Ensor Topo Survey
 TL Job Number: 16041

COA 2016-19

LAND DISTRICT OTAGO

15A ENSOR STREET TOPOGRAPHICAL SURVEY

TERRITORIAL AUTHORITY DUNEDIN CITY
 Prepared by TL SURVEY SERVICES LTD
 Scale 1 : 200 Date: 14 MAR 2016



DOCUMENT PREPARING
THESE PLANS ARE APPROVED
 This development complies with the District Plan(s)
 subject to: ULC-2016-70
 Signed: _____ Dated: 20.06.16

DUNEDIN CITY COUNCIL
CERTIFICATE OF ACCEPTANCE
 Plans and Specifications Received
 C.O.A. Number 2016/19
 Building Date 20/6/16 Planning Date _____ Date _____
 Plumbing Date _____ Health Date _____
 Documents to be retained on site and provided on request.
 Please phone 477 4000 for inspection bookings.
 Note.

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 graeme@houseplanz.co.nz
 www.houseplanz.co.nz

Client : SHAYNE MACLEOD
 15A Ensor St, Burnside, Dunedin
 Lot# : Lot 17, DP 407, 842 m2
 Project : PROPOSED NEW RESIDENCE

Wind Zone : A/High
 Earthquake Zone : Zone 1, D&E
 Scale @ A3.

Sheet Description:
 SECTION S1 1:200

COA 2016-19
 Sheet Number: **A-05**
 Date: NOVEMBER 2013
 Project #: **2080/07/12**

In accordance with Rule 8.7.4 a permitted activity that fails to comply with the conditions contained within Rule 8.7.2 is considered to be a **restricted discretionary activity**. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.

PLANNING ASSESSMENT

Affected Persons

The written approval of the person detailed in the table below has been obtained. In accordance with section 104(3)(a)(ii) of the Resource Management Act 1991, the Council cannot have regard to the effects of the activity on this person.

Person	Owner	Address	Obtained
Brendon kerr	✓	15B Ensor Street	12 February 2014

No other persons are considered to be adversely affected by this proposal.

Effects on the Environment

The proposal has been assessed in accordance with the requirements set out in section 104(1) of the Resource Management Act 1991, taking into account the relevant assessment matters listed in Section 8.13 of the District Plan. The existing and reasonably foreseeable receiving environment is characterised by low to medium density residential activity on the fringe of an industrial zone.

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

- The Council can only consider the effects relating to the condition or conditions with which the proposal fails to comply. It is not considered necessary to apply the permitted baseline;
- The bulk and location of the structure will not cause any adverse effects on the wider environment surrounding the site. The effects are contained within the subject site and adjacent land and the written approval of the affected adjoining neighbour has been obtained. (Assessment Matter 8.13.1);
- The proposal will not detract from the amenity values of the zone, and will not adversely affect the character of the area. This is because the proposal is set back from the street frontage and the work is consistent with the receiving environment. (Assessment Matter 8.13.5);
- The activity will not affect the general scale or character of the area and will not have an adverse effect on the neighbourhood. The design and appearance is typical of such structures in the locality. (Assessment Matter 8.13.6);
- The effects from this proposal are not expected to add to the existing effects on the subject site or on adjoining sites such that the cumulative effects are more than minor. (Assessment Matter 8.13.13).

DECISION

*That, pursuant to sections 34A(1), 104 and 104C of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary activity** to establish a new dwelling which breaches the height plane angle on the site at 15A Ensor street, legally described as Lot 17 Deposited Plan 407 (Computer Freehold Register 236677), subject to the condition imposed under section 108 of the Act, as shown on the attached 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. 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)** that seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.

The proposal is also considered to be consistent with the anticipated environmental results of Section 8.14 of the District Plan.

RIGHTS OF OBJECTION

In accordance with section 357A 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:

Senior Planner – Enquiries
Ground Floor Plaza
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Yours faithfully

Kirstyn Lindsay
Senior Planner

Consent Type: Land Use Consent

Consent Number: LUC-2014-80

Pursuant to sections 34A(1), 104 and 104C of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary activity** to establish a new dwelling which breaches the height plane angle on the site at 15A Ensor Street, legally described as Lot 17 Deposited Plan 407 (Computer Freehold Register 236677), subject to the condition imposed under section 108 of the Act.

Location of Activity: 15A Ensor Street

Legal Description: Lot 17 Deposited Plan 407 (Computer Freehold Register 236677)

Lapse Date: 3 March 2018, unless the consent has been given effect to before this date.

Conditions:

- 1 The proposed activity shall be undertaken in general accordance with the information provided with the resource consent application received by the Council on 27 February 2014 and the approved plan attached as Appendix One.

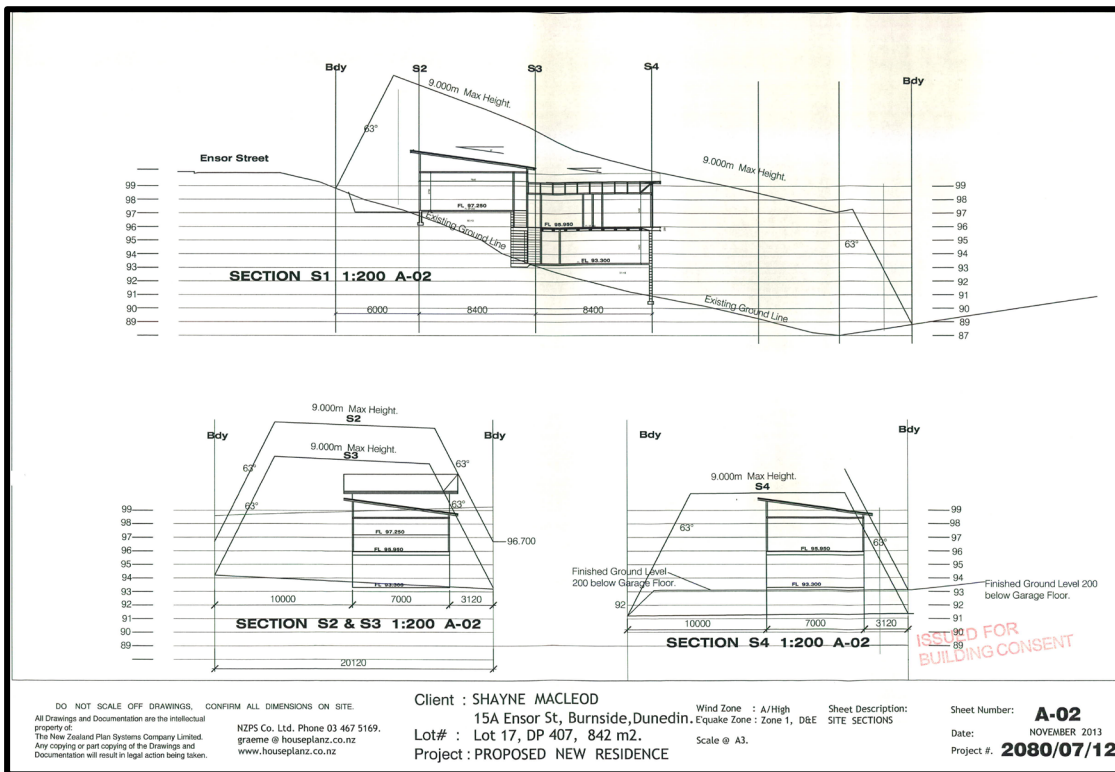
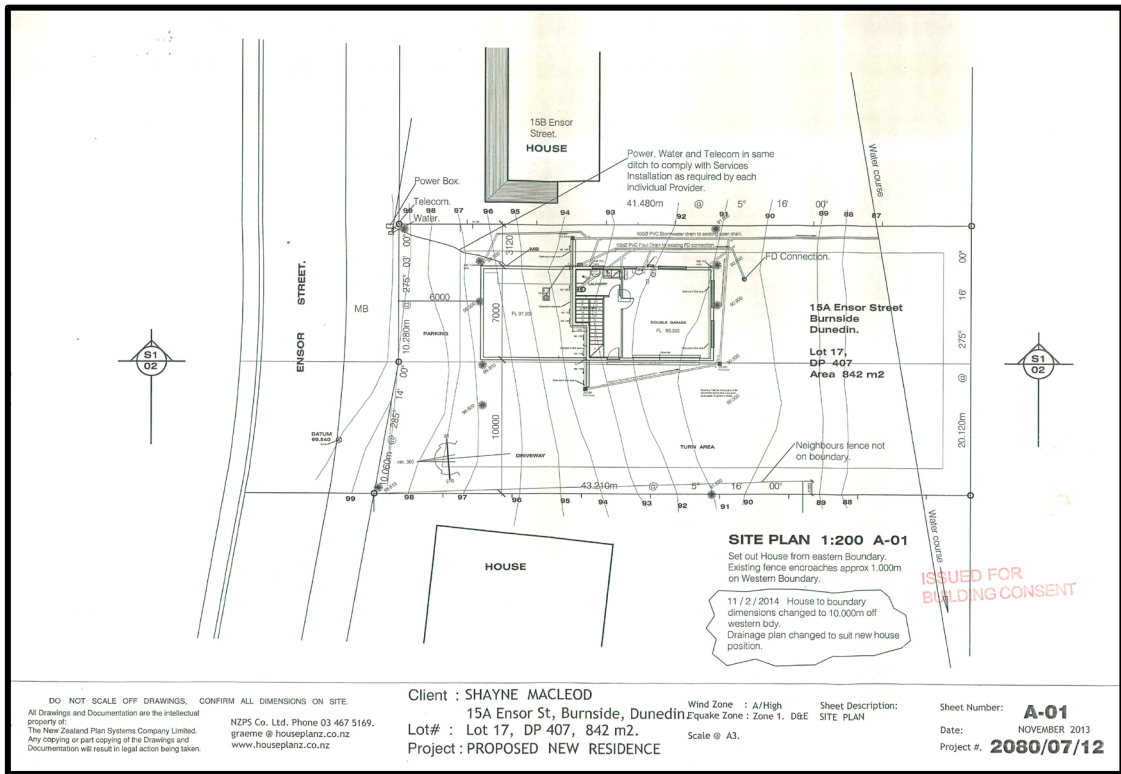
Advice Notes:

- 1 In addition to the conditions of a resource consent, the Resource Management Act 1991 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.
- 2 A resource consent is pertinent to the property to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 No earthworks which exceed the permitted scale threshold rules contained within section 17 of the Dunedin City District Plan may be undertaken on the site without first obtaining resource consent. Failure to obtain the necessary consents before earthworks commence will result in enforcement action.
- 6 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.

Issued at Dunedin on 3 March 2014

Kirstyn Lindsay
Senior Planner

Appendix One: Copy of Approved Plan for LUC-2014-80
(Scanned image, not to scale)



17 June 2016

B R Morrison
104 Tirohanga Road
Mosgiel 9092

Dear Brendan

RESOURCE CONSENT APPLICATION: LUC-2016-70
15A ENSOR STREET
DUNEDIN

Your application for retrospective land use consent to carry out earthworks and construct a retaining wall was processed on a non-notified basis in accordance with Sections 95A to 95G of the Resource Management Act 1991. In considering Sections 95A to 95G, it was determined that any adverse effects would be no more than minor, there were no potentially affected parties to the application and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered by a Senior Planner – Consents, under delegated authority, on 17 June 2016.

I advise that the Council has **granted** consent to the application. The report underpinning the decision is outlined below, and the decision certificate, which includes details of the consent condition, is attached to this letter.

DESCRIPTION OF ACTIVITY

The applicant has applied for consent to retrospectively authorise earthworks and the construction of a retaining wall on the site. The site and works were the subject of a complaint and a Notice to Fix from the Council’s Building Control Department.

A retaining wall 3.5m high is set against the boundary where fill has been taken from downslope on the site and relocated behind the retaining wall. To create a level building platform rock was also imported to the property and compacted with fill creating a wedge of levelled ground. Approximately 28m³ of excavations was cut from the front of the site and redistributed to the rear. A mix of gravel and clay was imported from a Hall Bros site to complete the levelling.

The site is legally described as Lot 17 Deposited Plan 407, held in Computer Freehold Register 236677, and comprises 842m² (more or less).

REASONS FOR APPLICATION

Dunedin City District Plan

The subject site is zoned **Residential 1** in the Dunedin City District Plan. Ensor Street is classified as a Local Road in the Plan’s Roading Hierarchy. The site, like many of the surrounding properties, is annotated in the Council’s natural hazards register as being potentially susceptible to land stability issues.

The proposal does not comply with the following rule of the zone:

- Rule 17.7.3(i)(c)(ii) states that for retaining walls supporting a cut, that has not been approved by building consent, the structure shall be set back from the boundary at least the height of the structure. In this case, the retaining wall will abut the road reserve.

The proposed earthworks involve up to 400m³ of excavations and cuts of up to 3.5m deep, and therefore do not comply with either Rule 17.7.3(ii) Scale Thresholds or Rule 17.7.4(iii) for depth of excavations. As such, the proposal is assessed as a **restricted discretionary activity**, pursuant to Rule 17.7.5 (ii).

The Council's discretion under this rule is restricted to:

- (a) Adverse effects on the amenity of neighbouring properties.
- (b) Effects on visual amenity and landscape.
- (c) Effects on any archaeological site and/or any cultural site.
- (d) Effects on the transportation network, caused by the transport of excavated material or fill.
- (e) Effects from the release of sediment beyond site boundaries, including transport of sediment by stormwater systems.
- (f) Cumulative effects relating to any of these matters.

As the earthworks were not granted an earthworks permit prior to 1 July 2010 and do not form part of a project that was granted building consent on or after 1 July 2010, the Council's discretion will also extend to the following matters:

- Design and engineering of retaining structures and earthworks.
- Effects on the stability of land and buildings.
- Effects on the surface flow of water and on flood risk.
- Effects on underground utilities.

In assessing these effects, the Council will have regard to the matters in 17.8.1 to 17.8.6.

Proposed Second Generation Dunedin City District Plan ("Proposed 2GP")

The site is zoned General Residential 1 in the 2GP. The application was lodged on 1 March 2016, following the close of submissions on the Proposed Plan. None of the relevant rule provisions were in effect at that time. Accordingly, the operative plan is the current Dunedin City District Plan, and the activity is considered to be a restricted discretionary activity.

At the time of the issuing of this decision, none of the relevant Proposed Plan rule provisions have been given effect or made operative. The relevant provisions are subject to submissions and could change as a consequence of the submission process. Accordingly, the Council need not have regard to the rule provisions of the Proposed Plan as part of the assessment of this application.

Activity Status

The proposal is therefore a **restricted discretionary** activity in accordance with the current operative plan. Accordingly, the Council need not have regard to the rule provisions of the Proposed Plan as part of the assessment of this application.

PLANNING ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity. This is because the environmental effects of the proposal are limited to effects on parties that are less than minor.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with Section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Rules 8.13 of the Dunedin City District Plan considered relevant to the proposed activity. The existing environment is characterised as a low density Residential 1 area on a sloping site accessed via a cul-de-sac with few traffic movements. At a wider level the State Highway to Lookout Point and a range of industrial activities are relatively nearby.

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

Dunedin City District Plan

1 Bulk and Location, Amenity Values and Character and Design

The retaining wall has been constructed to ensure the site is suitable for residential activity. As the site slopes away immediately from the road reserve, the retaining structure supports the cut from the road reserve boundary. The retaining wall is not obvious from the public space or other properties as the dwelling will sit against the structure appearing as if the house sits within the ground profile.

The retaining wall does not affect the amenity or character of the surrounding sites and locality, and will allow efficient use of the space.

2 Effects on Stability and Sedimentation Effects (Assessment Matter 17.8.1 and 17.8.6)

The application was forwarded to the Council's Consulting Engineer for his comment. He noted Building control have their own requirements for any retaining structures, and will likely require a PS1 / PS4 and or a letter of professional opinion on the construction if the original designer is unavailable to provide a PS1 (Design Producer Statement).

The Council's Consulting Engineer noted that the applicant is arranging for BF Whitman to provide PS4 (Construction Review). As a result, the Consulting Engineer was generally comfortable with the upper retaining wall construction. He noted the cobbled rock construction at the toe of the slope is steeper than what would normally be recommended as fill. The Consulting Engineer considered the rock toe construction area is also certified as stable by an appropriately qualified person.

Overall, the Consulting Engineer was agreeable to the works and recommended a number of consent conditions for inclusion in the decision certificate. I have read and concur with his assessment.

3 Effects on Neighbours (Assessment Matter 17.8.2)

It is expected that there will be noise effects associated with the construction of any development. However, the proposed earthworks have already been carried out and therefore the inclusion of any noise controls in the consent conditions would be largely academic.

In regard to any additional construction activity associated with the site, this is expected to be limited to the times set out below and shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999.

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85

	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

Overall, I consider that the development of the site is associated with residential activity and is to be expected within this zone. Provided conditions of consent are adhered to and advice notes followed, I consider any additional effects on the neighbours will be no more than minor. In addition, it is my opinion that the design and appearance of the activity will not affect the general scale or character of the area and will not have an adverse effect on the neighbourhood.

4 Effects on Archaeological and Cultural Sites (Assessment Matter 17.8.4)

There is no indication that the site has any archaeological and cultural significance. That said it is considered prudent to attach an accidental discovery advice note to the consent to ensure that should an item of interest be uncovered during any additional works, proper protocol will be followed.

5 Effects on the Transportation Network (Assessment Matter 17.8.5)

The proposal was not forwarded to the Council's Transport Department for comment, as the works relating to an existing access and vehicle crossing will be upgraded in a manner bringing it into compliance with the Plan for vehicle access.

6 Proposed 2GP

In this instance, assessment against the proposed plan is not required. However it is anticipated that this would be assessed and considered under much the same as that under the operative plan.

CONSENT DECISION

*That, pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Dunedin City District Plan and/or the Proposed Second Generation District Plan, the Dunedin City Council **grants** retrospective consent to a **discretionary (restricted)** activity to erect a retaining wall, and to carry out earthworks at 15A Ensor Street, Dunedin, legally described as Lot 17 Deposited Plan 407, held in Computer Freehold Register 236677, subject to the conditions imposed under Section 108 of the Act, as shown on the attached 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.

Objectives and Policies

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Dunedin City District Plan and the proposed 2GP were taken into account when assessing the application.

Dunedin City District Plan

The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** that seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 17.2.3 and Policy 17.3.9 (Hazards, Hazardous Substances and Earthworks)**, which seek to ensure that earthworks are undertaken in a manner that does not put the safety of people or property at risk, and minimises adverse effects on the environment
- **Objective 20.2.1 and Policy 20.3.1 (Transportation Section)** that seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.

Proposed 2GP

The objectives and policies of the 2GP must be considered alongside the objectives and policies of the current district plan. The proposal is considered to be consistent with the following 2GP objectives and policies:

- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**, which seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones)**, which seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.
- **Objective 15.2.5 and Policies 15.2.5.1 and 15.2.5.2 (Residential Zones)** which seek to provide for earthworks and retaining structures to be designed and located in a manner that avoids adverse effects of stability, amenity and sediment migration on adjoining properties.
- **Objectives 6.2.3 and 6.2.4 (Transport Section)** that land use and development activities maintain the safety and efficiency of the transportation network for all travel methods. That parking, loading areas and vehicle access are designed and located to provide safe and efficient operation of the transportation network and parking/loading area.

As the Proposed 2GP is going through the submission and decision-making process, the objectives and policies of the Dunedin City District Plan have been given more consideration than those of the Proposed 2GP.

RIGHTS OF OBJECTION

In accordance with Section 357A 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:

Senior Planner - Enquiries
Dunedin City Council
P O Box 5045
Moray Place
Dunedin 9058

MONITORING

Section 35(2)(d) of the RMA requires every council to monitor resource consents that have effect in its region or district. The scale and nature of the activity, the complexity and number of the conditions needed to address the environmental effects and whether the conditions have been complied with determines the number of monitoring inspections required. Given the nature of your intended works/activity, this consent will require one annual inspection.

The City Planning Department sets out the fixed fees charged for monitoring in its schedule of fees. The fee for your scheduled inspection will be included in the invoice for your application.

It should be noted that if additional inspections are required, beyond those scheduled at the time the consent is issued, then there is the ability to apply additional charges to cover the costs of these extra inspections. Often you can reduce the need for additional inspections by complying with the conditions of consent in a timely manner and by ensuring on-going compliance with those conditions. Please ensure that you read the conditions of your consent carefully to establish your obligations when exercising your consents.

Yours faithfully

Darryl Sycamore
Planner

Consent Type: Land Use Consent

Consent Number: LUC-2016-70

*That, pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Dunedin City District Plan and/or the Proposed Second Generation District Plan, the Dunedin City Council **grants** retrospective consent to a **discretionary (restricted)** activity to erect a retaining wall, and to carry out earthworks on the site, subject to the conditions imposed under Section 108 of the Act.*

Location of Activity: 15A Ensor Street, Dunedin

Legal Description: Lot 17 Deposited Plan 407, held in Computer Freehold Register 236677

Lapse Date: 17 June 2021, unless the consent has been given effect to before this date.

Conditions:

- 1 *The consent holder shall confirm in writing the earthworks were undertaken in general accordance with the site plan, elevations and the information provided with the resource consent application, received by the Council on 1 March 2016, and the further information received by Council on 13 June 2016, except where modified by the following conditions of consent. This confirmation shall be by email to rcmonitoring@dcc.govt.nz.*
- 2 *The walls retaining over 1.5m or a surcharged slope (including terracing) require design, specification and supervision by appropriately qualified person. A letter from a suitably qualified person shall be forwarded within two months of the grant of this consent via email to rcmonitoring@dcc.govt.nz titled 'LUC-2015-70 confirmation of compliance with condition 2'.*
- 3 *Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties.*

For the purpose of clarity, a suitably qualified person shall prepare a letter confirming this condition can be satisfied. This letter shall be forwarded to Council within two months of the grant of consent via email to rcmonitoring@dcc.govt.nz and titled 'LUC-2016-70 confirmation of compliance with condition 3'.

- 4 *Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.*
- 5 *The consent holder shall:*
 - a. *be responsible for all contracted operations relating to the exercise of this consent; and*
 - b. *ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and*
 - c. *ensure compliance with land use consent conditions.*

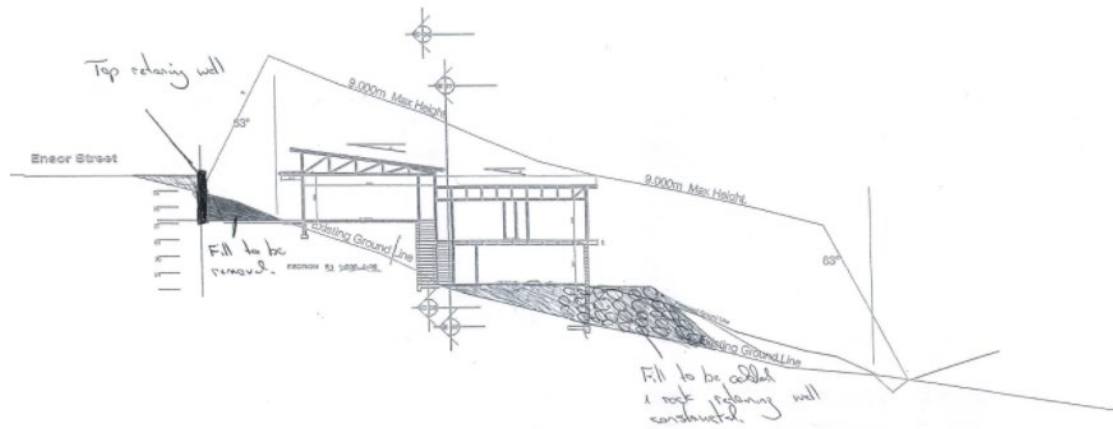
Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act 1991 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.
- 1 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 2 The lapse period specified above may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.
- 3 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the 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.
- 4 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.
- 5 All measures (including dampening of loose soil) should be undertaken to ensure that dust, resulting from the proposed earthworks, does not escape the property boundary.
- 6 Developers have a duty of care to avoid discharge of sediment off their property, and reasonable care should be undertaken to control this risk.
- 7 The consent holder is advised that if poorly installed or maintained systems and practices cause sediment discharge into the Council's storm-water drain or into local waterways, enforcement action may be taken under the Resource Management Act.

Issued at Dunedin this 17 June 2016

Darryl Sycamore
Planner

Appendix One - Approved plan for LUC-2016-70
[Scanned image -Not to Scale]



29 November 2013



VEHICLE ENTRANCE – 15A ENSOR STREET, BURNSIDE

In response to your Building Consent application, I wish to advise that the installation of a vehicle entrance to the above property is approved subject to the following conditions:

- 1 The crossing shall be a 50mm thick asphalt dish crossing.
- 2 The dish channel shall have an invert depth of 50mm and width of 500mm.
- 3 The centre line of the dish channel shall be 1000mm from the white edge line.
- 4 The invert of the dish shall be 70mm below the adjacent edge of seal level.
- 5 A rise of 50mm from the edge of the dish shall be constructed prior to the drive gradient becoming negative.
- 6 The grass berm be excavated and reconstructed in accordance with the Specification for the Construction of Vehicle Entrances.
- 7 The finished level of the driveway at the property boundary shall be equal to the crown of the road. If this is not desired please contact the undersigned to arrange an alternative.
- 8 The on street drive shall be a normal type crossing with an asphalt surface from the edge of the carriageway to the property boundary.
- 9 The drive within the property shall be sealed or hard surfaced for the first five (5) metres.
- 10 The work shall be carried out in accordance with the Council's Specifications for the Construction of Vehicle Entrances.

Attached is the Council's list of approved contractors for the construction of vehicle entrances. A quotation for the construction of your entrance can be obtained from any contractor on this list.

This approval is valid for one year from the above date or 3 months after Code of Compliance signoff, whichever of the two is longer.

Please note: This information addresses the requirements of the Dunedin City Council's Transportation Operations Department only. The information outlined above is subject to compliance with the Council's District Plan, the Building Code and/or any associated resource consent issued. Please contact City Planning's Public Enquiries Counter and Dunedin City Council Development Services or telephone 477 4000 if you wish to discuss these aspects.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Nimish Deo'.

Nimish Deo
Asset Supervisor
Transportation Operations

Encl: The Council's list of approved contractors for the construction of vehicle entrances